

Planning applications for consideration by Planning Committee at meeting on 7 November 2023

Reference No.	Proposal	Site Location	Officer Recommendation	Committee Interest
LA06/2023/1500/F	Demolition of existing buildings at 5-12 and 35-41 Queen's Parade, 22-30 Main Street (formerly B & M Bargains), 34-36 Main Street (Oxfam and Hospice shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffe Nero); creation of new means of escape and installation of rooflights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor facade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 66 bedroom hotel, retail units, food and beverage outlets, offices (class B1- (a)), 137 residential units comprising 113 apartments in 3 blocks and 12 duplex apartments along King Street, creation of a new vehicular access onto Southwell Road to serve undercroft car park comprising	Lands at and to the rear of 18 – 52 Main Street (Reeds Rain to TK Maxx), 2 – 34 King Street, 5 - 17 Southwell Road, 5 – 41 Queen's Parade, Marine Gardens car park, the Esplanade Gardens, and area around McKee Clock, Queen's Parade, Bangor.	Approval	An application in the major category of development.

217 spaces together with 14 courtyard spaces and 24 on street, creation of new vehicular access onto King Street to serve residential parking, minor modifications to the Main Street and King Street junction and creation of a two-way street along Southwell Road from the junction with Primrose Street, creation of a new service vehicle access onto Main Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea-wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 4 kiosks and 2 pavilions (housing food and beverage operators), and water feature together with other ancillary development:

VARIATION OF CONDITION
NO. 2 of LA06/2020/0097/F
FROM:

'The development hereby approved shall be carried out in accordance with the sequential (numeric) phasing plans as

indicated on Drawing Nos. 58C, 59C, 60C and 61C bearing the date stamp 30th June 2022. The development hereby approved shall commence with Phase 1 and be built out sequentially thereafter. No subsequent phase of development shall be commenced unless the preceding phase has been completed and written approval issued by the Council confirming completion.'

TO:

'The development hereby approved shall be carried out in the following sequence and restrictions thereon, with each phase as referred to being as delineated on approved plans 58C, 59C, 60C and 61C bearing the date stamp 30th June 2022:

1. The developer may commence concurrently, phases 1, 2 and 3 of the development hereby approved.
2. The developer may not occupy or operate phases 1, 2 or 3 of the development until the areas of open space within phases 1 and 2 of the development as delineated on

	<p>drawing No. 64 date stamped received 28th January 2022, hereby approved have been completed in full and written confirmation of such satisfaction provided by the Council.</p> <p>3. The developer may not occupy or operate phase 3 of the development until the areas of open space within phase 3 of the development hereby approved comprising the Market Place, Trinity Square and the pedestrian linkage between Market Place and Marine Gardens, as delineated on drawing No. 60C date stamped 30th June 2022, have been completed in full and written confirmation of such satisfaction provided by the Council.</p> <p>4. Prior to the commencement of construction of any building within phase 4 of the development, the construction of phases 1 and 2 of the development hereby approved must be completed (excluding interior fit out) and confirmation of completion of construction provided in writing by the Council.</p> <p>5. Prior to the occupation of, or operation from, any building</p>			
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within phase 4, the construction of phases 1, 2 and 3 of the development hereby approved must be completed (excluding interior fit out) and confirmation of completion of construction provided in writing by the Council.

VARIATION OF CONDITION NO. 3 of LA06/2020/0097/F FROM:

'The proposed public realm areas of open space as indicated on drawing No. 64 bearing the date stamp 28 January 2020 shall be laid out in accordance with drawing Nos. 64, 65, 66, 67 and 68 bearing the date stamp 28 January 2020 and in accordance with the timing as set out in the above phasing plans. The public realm areas of open space within phases 1 and 2 shall be completed prior to the occupation of any residential unit in phase 2. These areas shall not thereafter be used for any purpose other than as open space (with the exception of the approved kiosks and pavilion buildings) as indicated on drawing No. 64

	<p>bearing the date stamp 28 January 2020.'</p> <p>TO:</p> <p>'The proposed public realm areas of open space as indicated on the approved drawing No. 64 bearing the Council date stamp 28 January 2020, shall be laid out in accordance with drawing Nos. 64, 65, 66, 67 and 68 bearing the Council date stamp 28 January 2020 and in accordance with the timing and requirements set out in condition 2 above. These areas shall not thereafter be used for any purpose other than open space with the exception of the approved kiosks and pavilion buildings as indicated on drawing No. 64 bearing the date stamp 28 January 2020.'</p>			
LA06/2021/0118/F	Housing development of 98 units and detached garages, site nos. 175 to 272 inclusive.	West of Nos. 39 and 80 St Andrews Avenue Ballyhalbert immediately West of 45 Longfield Way and North of Nos. 72 and 84 Longfield Way Ballyhalbert.	Approval	An application in the major category of development.
LA06/2022/0689/F	Erection of a Coated Roadstone Plant and associated ancillary development to include	Land at Craigantlet Quarry, 73 Hollywood Road, Newtownards	Approval	An application in the major category of development.

	bitumen storage tanks, aggregate storage bays, staff facilities, weighbridge and recycled asphalt pavement (RAP) processing and storage area.			
LA06/2021/0834/F	Residential development of 40 units comprising 14 detached, 22 semi-detached and 4 apartments, car ports, landscaping and associated site works (reduced no. of units from 41 to 40).	Zoned housing land (HPA 1) and former builder's yard lands to rear of 10 Prospect Road accessed from and north of 100-118 Oakdale south of 1-4 Prospect Court southwest of 14-30 (even) Prospect Road and east of 9 and 10 The Paddock Ballygowan.	Approval	A local development application attracting six or more separate individual objections which are contrary to officers' recommendation.
LA06/2022/0794/F	Dwelling and shed (addition of retrospective shed and minor alteration to site boundary to Approval LA06/2021/0917/F).	Lands 30m East of 7 Cardy Road, Greyabbey BT22 2LS	Approval	A Local development application 'called-in' to Planning Committee from the delegated list by a member of that Committee.
LA06/2021/0282/F	Dwelling, landscaping, widened road access and associated parking (amended plans).	46 Newtownards Road, Bangor	Approval	A local development application attracting six or more separate individual objections which are contrary to officers' recommendation.
LA06/2020/1052/F	Demolition of existing retail shop and offices and redevelopment comprising of 2no. three storey units with retail shops on the ground floor and office accommodation above.	136 and 136a High Street, Hollywood	Approval	A local development application attracting six or more separate individual objections which are contrary to officers' recommendation.
LA06/2022/1141/F	14 two storey detached houses, garages and associated works: (Change of house type to plots 23-37 of	Land within 'Hightrees' Development 90m SE of No.25 Hightrees Drive, Donaghadee	Approval	A planning (legal) agreement or modification to a legal agreement is required.

	approval LA06/2016/0982/RM and overall reduction from 15, 9 detached and 6 semi-detached houses).			
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Requests for speaking rights for the above items will be accepted up until **5pm on 31 October 2023**.

Please click the link below to join the webinar:

https://us06web.zoom.us/j/87468339236?pwd=8_E0fBwRBH0ZANLm9Xqep6AOvljcyg.3csuP9icJTzmkxpb

Passcode: 315398