

# Public Document Pack

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

13th January, 2023

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 17th January, 2023 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

## **AGENDA:**

3. **Planning Decisions Issued (Pages 1 - 10)**

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# Agenda Item 3

PLANNING APPLICATIONS ISSUED BETWEEN 5 December 2022 and 9 January 2023				Total 54
Application number	Category	Location	Proposal	Decision
LA04/2020/1944/LBC	LOC	3-19 (Former Warehouse) Rydalmere Street Belfast BT12 6GF.	Residential conversion of the existing listed structures to form 57 apartments.	Consent Granted
LA04/2021/1721/F	LOC	Lands immediately east of 271 and south of 257-271 Lower Braniel Road and west of 2 Middle Braniel Road, Belfast	Proposed residential development of 9no dwellings, carparking, landscaping, and all associated site and access works.	Permission Granted
LA04/2021/2044/LDE	LOC	25 Ulsterville Gardens Lisburn Road Belfast BT9 7BA.	House in multiple occupancy (HMO).	Permitted Development
LA04/2021/2869/DCA	LOC	19-27 Lombard Street Belfast BT1 1RB	Demolition of existing single storey building and erection of ground and four upper storeys providing new cafe/restaurant on ground floor and 12no. apartments on the upper four storeys. Provision of bin storage and cycle areas.	Consent Granted
LA04/2021/2870/F	LOC	19-27 Lombard Street, Belfast BT1 1RB	Demolition of existing single storey building and erection of ground and four upper storeys providing new cafe/restaurant on ground floor and 12no. apartments on the upper four storeys. Provision	Permission Granted

			of bin storage and cycle areas.	
LA04/2022/0574/LDE	LOC	Apartment 54 (5th Floor), Citygate 2 Sussex Place Belfast BT2 8LN.	Short Term Stay Apartment Use	Permitted Development
LA04/2022/0598/F	LOC	44 Denorrton Park Belfast BT4 1SF.	Replacement 2 Storey dwelling and garage.	Permission Granted
LA04/2022/0651/F	LOC	6 - 20 Bloomfield Avenue Belfast BT5 5AD.	Erection of 16no apartments with associated car parking and landscaping	Permission Granted
LA04/2022/0670/F	LOC	Queen's University Garage University Square Mews Belfast BT7	Change of use from class B4: storage to class D1: Community and Cultural uses, (d) for the provision of education. Existing building to be retained and refurbished to provide new Capture Studio for Queen's University. Internal layout reorganised to provide control room, hub room and ancillary facilities including WC and kitchenette.	Permission Granted
LA04/2022/0724/DCA	LOC	Flat 1 & 2 30 Bladon Park Belfast BT9 5LG.	Part demolition of existing structures as drawing no. GA-011 rev B (Demolition Layouts).	Consent Granted
LA04/2022/0888/LDE	LOC	16B Canterbury Street, Belfast BT7 1LB	House in Multiple Occupation (HMO)	Permitted Development

LA04/2022/1014/F	LOC	Unit 1 Benmore House 353 Lisburn Road, Belfast BT9 7EP	Outdoor seating area with associated railings and elevation changes. (Amended Description)	Permission Granted
LA04/2022/1171/F	LOC	206 Upper Malone Road Dunmurry Belfast BT17 9JZ.	Two storey replacement dwelling and garage with realignment of driveway and associated site works.	Permission Granted
LA04/2022/1301/F	LOC	Existing base station installation at Whitla Fire Station Marine Street Queens Island Belfast BT15 1JP.	Proposed upgrade works at existing base station installation including the removal of existing 17.00m high R+T swann sectored column tower, 6No. existing antennas and other ancillary apparatus and the installation of proposed demise extension of 5.5M X 5.5M with 25.00m high swann CSIS lattice tower with new delta headframe on new concrete base, 12No. proposed antennas, 2No. proposed GPS modules, 1No. proposed cable tray on 2No. proposed gantry poles, internal cabin upgrade works and all other ancillary development.	Permission Granted
LA04/2022/1337/F	LOC	32-36 Great Victoria Street Belfast BT2 7BA.	Change of use of retail unit into unit for the sale of food and drink including consumption on the	Permission Granted

			premises (Sui generis).	
LA04/2022/1423/F	LOC	Adjacent and North of 57 Colinglen Dunmurry Belfast BT17 0LW.	Storey and half dwelling and single storey garage.	Permission Granted
LA04/2022/1586/A	LOC	Moyard House 203 Glen Road Belfast BT11 8BU.	New road side free standing sign with 3D text including some internally lit letters to mark entrance of heritage centre.	Consent Granted
LA04/2022/1591/F	LOC	9 Rosemary Park Belfast BT9 6RF.	Extension at first floor over existing roof terrace to form home office.	Permission Granted
LA04/2022/1653/F	LOC	29 Ladybrook Park, Belfast BT11 9EL	Proposed 2 storey extension to rear of existing dwelling.	Permission Granted
LA04/2022/1781/F	LOC	88 Rosgoill Park Belfast BT11 9QU.	Retrospective application for attic conversion with raised height and dormer windows to front and rear.	Permission Granted
LA04/2022/1797/F	LOC	180 Cliftonville Road, Belfast BT14 6LB.	Single storey rear extension.	Permission Granted
LA04/2022/1809/F	LOC	43 Wellington Park, Belfast BT9 6DN.	Change of use from 3 (Houses in Multiple Occupation) apartments to assisted housing (C3 use) (Additional Supporting Information)	Permission Granted

LA04/2022/1901/F	LOC	21 Old Coach Road, Belfast BT9 5PR	Single storey rear/side extension.	Permission Granted
LA04/2022/1938/F	LOC	16 Glenbawn Crescent	Single storey extension to rear of property with new graded steps. Amendment to previous approval - extension length increased by 400mm due to location of NI Water sewer running underneath (LA04/2021/2566/F)	Permission Granted
LA04/2022/1949/F	LOC	14 Moyne Park Belfast BT5 7QT.	Proposed garage to the front / side of the site	Permission Granted
LA04/2022/2090/CONTPO	LOC	18 Cranmore Gardens Belfast BT9 6JL.	Tree surgery	Permission Granted
LA04/2022/2097/CONTPO	LOC	1 Somerton Grange Belfast BT15 4HA.	Works to 4 trees.	Permission Granted
LA04/2022/2107/NMC	LOC	13-25 Castle Lane Belfast BT1 5DA; Castle Arcade	Non material change LA04/2022/0535/F.	Non Material Change Granted
LA04/2020/1829/F	LOC	Fernagh 31 Saintfield Road, Belfast BT86AF	Part demolition of existing detached dwelling. Redevelopment including extensions, alterations and refurbishment to provide 2 no. 2-bed apartments and 7	Permission Granted

			no. 1-bed apartments with associated car parking and landscape (Amended description and drawings)	
LA04/2020/1943/F	MAJ	3-19 (Former Warehouse) Rydalmere Street, Belfast BT12 6GF.	Residential conversion of the existing listed warehouses to form 57 (1 to 3 bed units, including 60% social and affordable to include a minimum of 20% social housing [amended description]).	Permission Granted
LA04/2021/0004/F	LOC	Side garden of No 25 Dermore Drive, Belfast BT9 5JR	New infill 2.5 storey dwelling house with single storey ground floor store and living space to include new pedestrian and vehicular access onto Dermore Drive. On site foul drainage to be via waste water drip distribution system & below ground waste water treatment tank.(amended description & plan)	Permission Granted
LA04/2021/1288/F	LOC	1 Damascus Street Belfast BT7 1QQ.	Demolition with retention of front facade and erection of 2no. apartments.	Permission Granted
LA04/2021/1423/A	LOC	Spar Ravenhill 318 Ravenhill Road Belfast BT6 8GL.	Non illuminated Brand / image frames within a black aluminium PPC frame, perimeter site	Consent Granted



			boundary branding vinyl banners.	
LA04/2021/1774/F	MAJ	Lands at Loop Studios 468-476 Castlereagh Road, Belfast BT5 6RG	Partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also include part reclad of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works (amended plans & additional info)	Permission Granted
LA04/2021/1833/RM	LOC	Lands at no. 2-4 Good Shepherd Road Dunmurry BT17 OLS	3 no. 2 storey, 3 person terraced houses and a single storey disabled accessible bungalow for social housing purposes. New access road for vehicular and pedestrian access to the houses and a mixture of assigned and unassigned car parking spaces for the residents along with private rear gardens.	Permission Granted
LA04/2021/2097/F	LOC	Flats 1 & 2 30 Bladon Park Belfast BT9 5LG	Erection of two storey dwelling incorporating existing coach house also single story garage and site works	Permission Granted

			(amended plans and description)	
LA04/2022/0715/O	LOC	30m SE of 45 Old Colin Glen Road Lagmore Dunmurry BT17 0NS	Erection of 2no. detached 2 storey houses.	Permission Refused
LA04/2022/0904/F	LOC	22 Castle Lane Belfast BT1 5DB	Removal of existing shutter and shutter rails to install new glazing and ramp	Permission Granted
LA04/2022/1007/A	LOC	Unit 1 Benmore House 353 Lisburn Road, Belfast BT9 7EP	Advertisement Display	Permission Granted
LA04/2022/1022/F	LOC	First floor of Unit 1 Benmore House 353 Lisburn Road BT9 7EP.	Change of use of first floor from financial services (Class A2) to provide an extension for ancillary accommodation to previously approved hot food premises (providing sit in and takeaway) on ground floor(reference LA04/2021/1587/F)	Permission Granted
LA04/2022/1240/F	LOC	33 Downshire Road, Belfast BT6 9JL	Demolition of Two Storey Rear Return. Proposed Two Storey Rear Extension with Elevational Changes.	Permission Granted
LA04/2022/1648/DCA	LOC	22 Castle Lane Belfast BT1 5DB	To remove shutter and shutter rails. To remove external existing steel cladding.	Consent Granted

LA04/2022/1745/NMC	LOC	Lyndon Court 32-38 Queen Street Belfast BT1 6EF.	Non material change LA04/2019/0553/F.	Permission Granted
LA04/2022/1782/F	LOC	Unit MSU2 Victoria Square Belfast Co. Antrim BT1 4QG.	Change of use from vacant retail unit to office and amendments to existing entrance and window fenestration at Chichester Street.	Permission Granted
LA04/2022/1804/F	LOC	Lands located approx. 70m south of 5 Riverside Square Belfast BT12 5RJ  (along the Forth Meadow Community Greenway).	Floor art installation measuring 600 X 600mm in support of overall Signature Sculpture proposal (signature sculpture proposal is part of a separate application Ref: LA04/2022/1236/F) and all associated works as part of new Forth Meadow Community Greenway project.	Permission Granted
LA04/2022/1890/F	LOC	181 Falls Road Belfast BT12 6BE.	Conversion of existing residential property into a house of multiple occupation.	Permission Granted
LA04/2022/1954/F	LOC	11 Burntollet Way Belfast BT6 0EW.	Single storey rear extension.	Permission Granted
LA04/2022/1997/F	LOC	169 Ardenlee Avenue Belfast BT6 0AE.	Demolition of existing rear return and proposed single storey rear extension.	Permission Granted
LA04/2022/2015/LDE	LOC	14 Prince Edward Park Belfast BT9 5FZ.	House in multiple occupancy (HMO).	Permitted Development

LA04/2022/2049/CONTPO	LOC	Stranmillis University College Stranmillis Road  Belfast.	A number of Ash trees are showing the symptoms of advanced Ash Die-Back.	Permission Granted
LA04/2022/2184/WPT	LOC	28 Cadogan Park Belfast BT9 6HH	Works to trees in a Conservation Area	Permission Granted
LA04/2022/2227/WPT	LOC	3 Cleaver Park Belfast BT9 5HX	Complete prune with a crown reduction of 1.5-2m, 1x Prunus nigra in the rear garden, to allow more light. Complete prune with a crown reduction of 2.5-3m, 1x Acer pseudoplatanus in the neighbouring garden, to allow more light.	Permission Granted
LA04/2022/2228/WPT	LOC	27 Malone Park Belfast BT9 6NJ	Sectional dismantle to ground level, 1x dying Thuja plicata adjacent to the gated entrance, to minimise the potential risk of catastrophic failure.	Works to Trees in CA Agreed
LA04/2022/2242/WPT	LOC	14 Antrim Road Belfast BT15 2AA	Works to trees	Works to TPO Granted