



13th August, 2021

REMOTE MEETING OF THE MEMBERS OF THE PLANNING COMMITTEE

Dear Alderman/Councillor,

The Members of the Planning Committee will meet remotely, via Microsoft Teams, on Thursday, 19th August, 2021 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**

- (a) Apologies
- (b) Declarations of Interest

2. **Pre-emptive Site Visits**

- **LA04/2021/0493/F** - Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation and associated works at Former Park Avenue Hotel, 158 Holywood Road; and
- **LA04/2020/1959/F** - New parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture, site to be developed includes vacant land bounded by the Forthriver Industrial Park in the east, Springfield Road to the South and Paisley Park & West Circular Road & Crescent to the West. Area also includes links through the Forthriver Industrial Park to Woodvale Avenue, land at Springfield Dam (Springfield Road), Paisley Park (West Circular Road) and the Junction of West circular Road & Ballygomartin Road.

3. **Correspondence received**

- (a) PPR Project - Participation and the Practice of Rights (Pages 1 - 6)

4. **Planning Applications**

- (a) **LA04/2021/0516/F** - Erection of a Purpose-Built Managed Student Accommodation development comprising 724 no. units, courtyards, ancillary accommodation and facilities, cycle and car parking and all other associated site and access works. (Amendment to planning approval LA04/2015/0609/F) at 140 Donegall Street (Pages 7 - 26)
- (b) **LA04/2021/0303/F** - Redevelopment, refurbishment, and partial change of use of building at 35-39 Queen St & demolition of building and redevelopment of site at 31-33 Queen St. Provision of ground floor offices/professional services units (use class B1/A2), cafe and retail unit and offices above (use class B1) (Pages 27 - 50)
- (c) **LA04/2021/0244/F** - Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long- and short-term occupancy on the floors above at 52-54 Dublin Road (Pages 51 - 66)
- (d) **LA04/2021/0629/F** - Residential development of 72no. apartments in 3no. blocks with associated car parking, landscaping and road widening works to Stockmans Way on lands north east of 43 Stockmans Way and south west of 49 Stockmans Way (Pages 67 - 92)
- (e) **LA04/2020/1158/F** - Demolition of existing building and erection of 65No Apartments including 20% social housing at 1-5 Redcar Street (Pages 93 - 114)
- (f) **LA04/2021/1358/F** - Section 54 application seeking amendments to condition Nos 2 (access), 7, 13, 20 (CEMP), 8, 9, 10, 15, 16, 19 (ground conditions), 12 (noise/vibration), 17 (piling risk), 21 (drainage), 27 (landscaping) to enable a phased approach to the construction of the permitted film studios complex approved under planning permission LA04/2020/0474/F on lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park). (Pages 115 - 162)
- (g) **LA04/2021/0789/F** - Application under Section 54 to vary conditions applied to approval LA04/202019/1100/F to facilitate development of this proposal. Relevant conditions which require to be amended are: -Condition 2 (Landscaping, Condition 5 (public realm), Condition 25 (retail plant and associated equipment), Condition 26 (verification report for noise), Condition 28 (odour technologies). Condition to be deleted Conditions 17 (verification report for contamination), this is a duplication of Condition 15 at 721-739 Lisburn Road (Pages 163 - 176)

