

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



**Belfast  
City Council**

8th March, 2023

**PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room - City Hall and remotely, via Microsoft Teams, on Tuesday, 14th March, 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:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. **Schedule of Meetings Update 2023 (Pages 1 - 2)**
3. **Committee Site Visits (Pages 3 - 4)**
4. **Planning Appeals Notified (Pages 5 - 6)**
5. **Planning Decisions Issued (Pages 7 - 16)**
6. **Restricted Items**
  - (a) Update on the Regional Improvement Report
  - (b) Quarter 3 Finance Report (Pages 17 - 24)

7. **Restricted Planning Applications**

- (a) Part Restricted Item: LA04/2019/2653/F Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of Grade A office accommodation. (Amended plans and updated technical information). Chancery House, 88 Victoria Street, Belfast. (Pages 25 - 132)
- (b) Restricted Item: LA04/2022/1503/F Proposed erection of a freestanding 6.8-metre high screen erected on steel structural supports (9 metres in total height) with associated site works. Lands within Musgrave Police Station 60 Victoria Street, Belfast. (Pages 133 - 174)

8. **Planning Applications**

- (a) LA04/2022/1284/F - Deferred Item returning to committee. Erection of Purpose Built Managed Student Accommodation (PBMSA) development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail, and associated bin stores and plant and public realm improvements to surrounding footpaths. Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east) (Pages 175 - 224)
- (b) LA04/2021/2815/F - Deferred Item returning to committee. Erection of Discount supermarket, drive through cafe, landscaping, car parking, and associated site works. Vacant lands at access road to Olympia Leisure Centre directly opposite and approx. 70m East of nos. 9-15 Boucher Road Belfast. (Pages 225 - 266)
- (c) LA04/2022/1479/F - Deferred Item returning to committee. Partial redevelopment of former Kennedy Way Waste Water Treatment Works to include the development of new Mechanical & Electrical (M&E) workshops, storage, changing facilities and ancillary offices (development to include three new buildings 1) the main hub building; 2) a store to hold an alternative bottled water supply; and 3) a generator store), access improvements, parking, service yards, storage areas, contractors compound, boundary fencing, cesspool, solar PV panels and landscaping. Former NI Water Ltd Sewage Treatment Works, Blackstaff Road (Pages 267 - 294)
- (d) LA04/2022/0311/F - Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue. The King's Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue west of Harberton Park and north-east of Balmoral Golf Club Belfast (Pages 295 - 328)
- (e) LA04/2021/0319/F - (Addendum Report, withdrawn from February Committee) Proposed use of hard standing area as overflow car park with a free draining surface and soft landscaping scheme, to serve existing approved uses on-site. 115 Blacks Road - Lands to north of square golf training area east of the 3G Dome, south of 45 and 46 Garnock Hill. (Pages 329 - 338)

- (f) LA04/2021/2396/F - Conversion, alteration and demolition of rear return of former office building to 6No. apartments and construction of 30No. apartments, parking and associated developments, Land to the west and including No. 81 University Street (Pages 339 - 348)
- (g) ITEM WITHDRAWN: LA04/2022/1861/F, LA04/2022/1869/DCA, LA04/2022/1860/A - Replacement facade to active facade to facilitate the display of internally illuminated moving images, 1-3 Arthur Street.
- (h) LA04/2021/2846/F - Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with No22, 22/23 Shaftesbury Square. (Pages 349 - 356)
- (i) LA04/2022/2137/F - Proposed detached modular temporary classroom and toilet unit with ramp for access at Gael-Ionad Mhic Goiland. Relocation of existing temporary classroom (ref LA04/2021/2577/F) and existing palisade fencing on boundary moved 10.5m south to facilitate the new temporary unit. (Pages 357 - 364)
- (j) LA04/2022/2220/F - It is proposed to erect an art installation of 10 no. printed diabond panels of 2400mm x 1200mm, which will be attached to the existing metal boundary fence of the premises using appropriate fixings. The work is to be undertaken as part of a Business Cluster Support Project funded by Belfast City Council, 10-14 York Road (Pages 365 - 370)
- (k) LA04/2023/2458/F - Demolition of existing garage and conservatory and erection of single storey extension to side and rear of dwelling, 61 Belmont Park. (Pages 371 - 374)

9. **Miscellaneous Items**

- (a) Delegation of Local Applications with NIW Objections (Pages 375 - 380)