

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



**Belfast
City Council**

6th December, 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, 12th December, 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. **Committee Site Visits**

- (a) Note of Committee Site Visits (Report to follow)
- (b) Request for Briefing and Site Visit - LA04/2020/2607/F - Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex. Former Belvoir Park Hospital Site Hospital Road, Belfast

- (c) Request for Site Visit - LA04/2022/1219/F - Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street - 177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street

3. **Notification of Provision/Removal of Accessible Parking Bay**

- (a) Provision - Cliftonville Circus (Pages 1 - 4)
- (b) Provision - 28 Ava Crescent (Pages 5 - 8)
- (c) Provision - 236 Duncairn Gardens (Report to follow)
- (d) Provision - 17 Cooke Street (Pages 9 - 12)

4. **Proposed Speed Limit Reduction**

- (a) Notification of Speed Limit Reduction - Ballygowan Road (Pages 13 - 16)

5. **Planning Appeals Notified** (Pages 17 - 18)

6. **Planning Decisions Issued** (Pages 19 - 42)

7. **Miscellaneous Reports**

- (a) Delegation of Applications with NIW Objections (Pages 43 - 48)
- (b) Planning Service Updated Improvement Plan (Report to follow)

8. **Appeal for Non-Determination**

- (a) **LA04/2023/2922/F** - Redevelopment of existing surface car park for the erection of new purpose built, managed student accommodation scheme comprising of 354no. units with shared amenity spaces, ancillary accommodation, on street car parking and landscaping - Site bounded by Glenalpin Street, Wellwood Street and Norwood Street (Pages 49 - 72)

9. **Planning Applications Previously Considered**

- (a) **LA04/2022/0118/F** - Erection of 46No.apartment units over three storeys, with associated car parking site and landscaping works and the alteration of an existing vehicular access. (amended plans received 21-9-23) - 146 Parkgate Avenue (Pages 73 - 104)
- (b) **LA04/2022/1203/F** - Relocation of 5 No. allotments approved under LA04/2020/0042/F. Introduction of an additional No. 8 allotments, a sensory garden and support hub building for day care of young adults (Amended application site boundary, proposal description and drawings) - Glenriver Lands adjacent to 78 Cloona Park (Pages 105 - 124)

- (c) **LA04/2022/2103/F** - Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works. - 1 and 2 Duncrue Pass (Report to follow)
- (d) **LA04/2020/2285/O** - Two storey detached dwelling with garden and associated parking - Land adjacent to 39 and 40 Stirling Road (Pages 125 - 136)

10. **New Planning Applications**

- (a) **LA04/2023/2668/F** - Demolition of existing buildings and the erection of an affordable housing development comprising of 71No. units with a mix of apartments and townhouses, including an ancillary community hub and offices, car parking, landscaping and all associated site and access works - Lands bound by Pilot Street, Short Street, the rear of nos. 11-29 Garmoyle Street and, the rear of Nos. 63 and 65a Dock Street and No. 123 Corporation Street (Report to follow)
- (b) **LA04/2023/2388/F** - Residential development comprising 256no. units, public realm, and associated access and site works. - Lands immediately North of Cross Harbour Bridge, East of Donegall Quay and South of AC Marriott Hotel, City Quays (Report to follow)
- (c) **LA04/2021/2687/F** - Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/ terraces and all associated site works (amended description and plans). - 3 Milner Street (Pages 137 - 160)
- (d) **LA04/2023/3030/F** - Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey) (amended description and plans). - 41-49 Dublin Road and 3-5 Ventry Street (Report to follow)
- (e) **LA04/2022/0097/F** - Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings) - 22-30 Hopefield Avenue (Report to follow)
- (f) **LA04/2023/4165/F** - Vary Conditions 15 and 16 of LA04/2020/0673/F, relating to trees and landscaping - Lands at "The Bullring" located parallel to the Westlink motorway and adjacent Denmark Street/California Close between Peters Hill and Regent Street (Report to follow)
- (g) **LA04/2023/2390/F** - Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road. - Lands West of Monagh By-Pass South of Upper Springfield Road and 30-34 Upper Springfield Road and West of Aitnamona Crescent and St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road and Airfield Heights and St Mary's CBG School (Pages 161 - 176)

- (h) **LA04/2023/3462/F** - Proposed change of use of vacant first floor restaurant seating, storage and ancillary space to amusement and gaming to facilitate extension to existing ground floor amusement and gaming premises, 24-28 Bradbury Place (Report to follow)
- (i) **LA04/2023/3547/F** - Three storey side extension to existing Community Building to provide, Artist's Studio, Gallery Space, Digital Hub on ground and 1st floor and apartment to provide Artist's Residence on 2nd floor, 149-151 Sandy Row (Pages 177 - 184)
- (j) **LA04/ 2023/3832/F**- Section 54 application to vary condition No. 4 of LA04/2013/434/F (as amended in PAC decision 2016/A0033) to vary trigger point for provision of community centre.

Amended text for this condition:

In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit, the Council shall be notified, and no later than six years from that date the Community Centre and associated infrastructure, marked on stamped approved drawing no. 2E, dated 28.08.2015 shall be completed and a report submitted to the Council to verify this, Blacks Gate Development (Former Visteon Factory) Blacks Road (Pages 185 - 192)

11. **Restricted Item**

- (a) Quarter 2 Finance Report (Pages 193 - 200)