

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



**Belfast
City Council**

10th January, 2024

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, 16th January, 2024 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
 - (b) Schedule of Committee Site Visits - 2024
3. **Notifications of Provision/Removal of Accessible Parking Bays**
 - (a) Provision - 152 Locksley Park
 - (b) Provision - 33 Pacific Avenue
 - (c) Provision - 103 Bloomfield Avenue

4. **Notifications from Statutory Bodies: Abandonment and Extinguishment**
 - (a) Abandonment at Botanic Avenue and Donegall Pass and at Marcus Ward Street (Pages 1 - 10)
5. **Appeals (Pages 11 - 12)**
6. **Planning Decisions Issued (Pages 13 - 36)**
7. **Miscellaneous Reports**
 - (a) Pilot for notification of Conservation Area Consent (DCA) Applications (Pages 37 - 44)
8. **Previously considered Planning Applications**
 - (a) 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
 - (b) LA04/2023/2668/F - Demolition of existing buildings and the erection of an affordable housing development comprising of 69 No. 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 (amended description). - 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
 - (c) LA04/2021/2016/F - Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received) - 21-29 Corporation Street and 18-24 Tomb Street
 - (d) LA04/2022/0097/F - Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings) - 22-30 Hopefield Avenue (Pages 45 - 60)
 - (e) 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 (Pages 61 - 76)
9. **New Planning Applications**
 - (a) 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

- (b) LA04/2023/2418/F - Demolition of existing retail units and vehicle drop off area of 215-225 Castlereagh Road, Belfast and erection of 4 storey apartment building containing, 16 no apartments with associated development and ancillary works. - 215 - 225 Castlereagh Road (Pages 77 - 92)
- (c) LA04/2023/3635/RM - Redevelopment of existing surface level car park for erection of residential development comprising of 205 No. units, car parking, landscaping and all associated site works. - Lands bound by Glenalpin Street, Wellwood Street and Norwood Street
- (d) LA04/2020/0568/F and LA04/2020/0569/LBC - Change of use (including refurbishment of and extension to) of former police station to 74 bedroom hotel with associated restaurant, bar and ancillary facilities. - 21 Queen Street
- (e) LA04/2021/1531/F - Construction of 3 No. apartment blocks consisting of 20 No. 2 bed apartments and 4 no. 3 bed apartments (Amended drawings) - 7 and 9 Ballygomartin Road (Pages 93 - 106)
- (f) LA04/2023/4021/F - Change of use from dwelling to 5. Bed House in Multiple Occupation (amended description) - 166 Upper Newtownards Road (Pages 107 - 116)
- (g) LA04/2023/4093/F - Raise ridge to accommodate dormer to side elevation and fenestrational changes to front and rear elevation and 2x skylights - 5 Squires Hill Road (Pages 117 - 124)
- (h) LA04/2023/3888/F - Proposed two year extension to planning approval LA04/2021/1707/F for an Active Travel Hub Comprising 2no. Shipping Containers. - Cathedral Gardens (Pages 125 - 132)

10. **Restricted Items**

- (a) Solace NI Update (Pages 133 - 144)