

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



**Belfast
City Council**

8th February, 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, 13th February, 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) Proposed briefing and pre-emptive Committee Site Visit for:
LA04/2023/2459/F - Redevelopment of the NICSSA pavilion complex within the Stormont Estate creating a centre of excellence for sport. The development will comprise of demolition of the existing pavilion building and replacement with new 2 storey building providing state of the art indoor sports halls, changing accommodation, function/meeting space offering improvements to the existing offering. Site works will include the demolition and site clearance of the Dundonald House site to facilitate the extension and development of new international standard outdoor multi-sports playing, training and ancillary facilities. Day to Day operation of the site will be improved by way of improvements to internal road network via new access/egress arrangements from the existing Stoney Road junction, additional car and cycle parking and new waste/recycling areas. (Further Information received). Lands within the Stormont Estate to include
- (c) Proposed pre-emptive Committee Site Visit for:
LA04/2023/3778/F - Demolition of existing Russell Court buildings and re development of existing surface car park to accommodate two new buildings for the QUB Institute of Research Excellence for Advanced Clinical Healthcare (iREACH Health), including landscaping, parking, and servicing. 38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA.

3. **Notifications of Provision/Removal of Accessible Parking Bays**

- (a) Provision of 22B Cloghan Park (Pages 1 - 4)
- (b) Provision of 34 Lothair Avenue (Pages 5 - 8)
- (c) Provision of 4 Paxton Street (Pages 9 - 12)
- (d) Provision of 30 Hillview Avenue (Pages 13 - 16)

4. **Notifications from Statutory Bodies: Abandonment and Extinguishment**

- (a) Abandonment at Cairnmartin Crescent (Pages 17 - 30)
- (b) Abandonment at Parkgate Avenue (Pages 31 - 44)

5. **Planning Appeals Notified (Pages 45 - 46)**

6. **Planning Decisions Issued (Pages 47 - 66)**

7. **Miscellaneous Reports**

- (a) Delegation of Local Applications with NI Water Objections (Pages 67 - 72)
- (b) DFI Consultation on review of the Development Management Regulations (Pages 73 - 122)

8. **Planning Applications Previously Considered**

- (a) **LA04/2022/0646/F** - Application under Section 54 of the planning (Northern Ireland) Act 2011 to vary Condition 2 of planning permission LA04/2017/2753/F (relating to details of public realm improvements) - 30-44 Bradbury Place (Pages 123 - 160)
- (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 161 - 176)
- (c) **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 177 - 194)
- (d) **LA04/2023/4021/F** - Change of use from dwelling to 5 Bed House in Multiple Occupation (amended description). - 166 Upper Newtownards Road (Pages 195 - 204)

9. **New Planning Applications**

- (a) **LA04/2020/0568/F** and **LA04/2020/0569/LBC** - Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities. - 21 Queen Street (Pages 205 - 224)
- (b) **LA04/2022/1384/F** - Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks. - Lands at 12 Inverary Avenue (Pages 225 - 240)
- (c) **LA04/2023/4219/F** - Single storey extension to rear and side. Changes to side elevation. Demolition of existing garage (amended description). - 6 Haddington Gardens (Pages 241 - 246)
- (d) **LA04/2023/3319/F** - Proposed change of use from an existing dwelling to a house of multiple occupancies - 27 Ponsonby Avenue (Pages 247 - 256)
- (e) **LA04/2023/3481/F** - Change of use from dwelling to 6 bed HMO (sui generis) - 272 Limestone Road (Pages 257 - 266)
- (f) **LA04/2023/4592/F** - Change of use from Retail (A1) to Community facility (D1) - Ground Floor 102 Royal Avenue (Pages 267 - 272)
- (g) **LA04/2023/3646/F** - Proposed outbuilding to provide ancillary office space and meeting room - The Stableyard, Barnett's Demesne Malone Road (Pages 273 - 280)

