

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



**Belfast
City Council**

4th December, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 10th December, 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**
3. **Notification of Provision/Removal of Accessible Parking Bays**
 - (a) Provision at 79 Cavendish Street (Pages 1 - 4)
 - (b) Provision at Cuba Walk adjacent to Scotch Row (Pages 5 - 8)
4. **Planning Appeals Notified (Pages 9 - 10)**
5. **Planning Decisions Issued (Pages 11 - 38)**
6. **Live Applications for Major Development (Pages 39 - 42)**
7. **Committee decisions that have yet to issue (Pages 43 - 52)**

8. **Miscellaneous Reports**

- (a) Draft Planning Committee Operating Protocol
- (b) Advanced Notice of Listed Buildings - 14 Carolan Road, 86 Lisburn Road, 88 Lisburn Road and 50 Windsor Avenue (Pages 53 - 62)
- (c) Delegation of Local applications subject to a NIW objection (Pages 63 - 68)

9. **Planning Applications previously considered**

- (a) LA04/2020/0568/F & LA04/2020/0569/LBC - Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description). Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street.
- (b) 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.
- (c) LA04/2019/0081/F - Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout) - Lands at former Maple Leaf Club, 41-43 Park Avenue.
- (d) LA04/2020/2325/F - Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information) - Lands at former Maple Leaf Club, 41-43 Park Avenue
- (e) LA04/2024/1020/F - Proposed change of use from dwelling (C1) to 3 Bedroom HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description). - 6 Paxton Street (Pages 69 - 82)
- (f) LA04/2024/1623/F - Change of use from 4 bed dwelling (C1) to 5 bed House of Multiple Occupancy (Sui Generis) - 49 Woodcot Avenue.

10. **New Planning Applications**

- (a) LA04/2024/0626/F - Erection of 104no. residential units across two detached blocks [ranging between 3 and 5 storeys] including 84 no. Social Rented Housing Units (comprising a mix of General Social Housing and Category 1 over 55's accommodation), landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works - 1 Havelock House Havelock Place.

- (b) LA04/2024/1138/F and LA04/2024/1141/DCA - Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses. (Amended Description) - Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street
- (c) LA04/2023/4405/F - Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories - Westland House, 40 Old Westland Road (Pages 83 - 102)
- (d) LA04/2024/0122/F - Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works. - Former Belfast Metropolitan College Campus, Whiterock Road. (Pages 103 - 126)
- (e) LA04/2024/0475/F - Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas. - Ulidia Resource Centre, Somerset Street. (Pages 127 - 138)
- (f) LA04/2024/1591/F and LA04/2024/1593/DCA - Demolition of the existing dwelling and construction of a two-storey replacement dwelling with accommodation in the roof, new garden store, widened site access, new gates and pillars and associated site works. - 20 Deramore Park. (Pages 139 - 152)
- (g) LA04/2024/1744/LBC - Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall - Belfast City Hall, 2 Donegall Square North (Pages 153 - 160)
- (h) LA04/2023/3691/F - Public realm scheme: Reconfiguration of Little Patrick Street to single lane carriageway, including localised shared space, traffic calming and restricted access to enable servicing / emergency access. Traffic calming measures provided to Little York Street. Other works to include installation of planters with integrated seating, tree planting, rain gardens, bespoke lighting pillars, catenary lighting and surface improvements. (Amended Plans and Information Received) - Little Patrick Street and Little York Street. (Pages 161 - 174)
- (i) LA04/2024/1046/F - Erection of a store to be used as a workshop for Eurobins. - Duncrue Complex, Duncrue Road
- (j) LA04/2024/2016/F - Erection of a life-sized statue of Rory Gallagher on the existing patio area to the side of Ulster Hall - Ulster Hall 30 Bedford Street

11. **Restricted Items**

- (a) Quarter 2 Finance Report (Pages 175 - 182)

12. **Restricted Items**

- (a) Update on the replacement Planning Portal