

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



**Belfast  
City Council**

7th October, 2020

**MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet remotely, via Microsoft Teams, on Tuesday, 13th October, 2020 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

**AGENDA:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Minutes (Pages 1 - 32)
  - (c) Declarations of Interest
2. **Planning Appeals Notified (Pages 33 - 34)**
3. **Planning Decisions Issued (Pages 35 - 66)**
4. **Planning Applications**
  - (a) LA04/2020/0865/RM - Mixed-Use building ranging from 3 no. to 5 no. storeys (plus roof plant) comprising ground floor retail/food and beverage/office uses, and offices above. Development includes associated public realm, landscaping and all other associated site works on Lands at existing surface level car park between Nos 108 North Street/1 Gresham Street and No. 25 Gresham Street; and adjacent to Nos. 13 - 23 Winetavern Street (Pages 67 - 88)

- (b) LA04/2020/0325/F - Redevelopment of vacant surface level car park to facilitate the erection of a Mixed-Use building ranging from 4. to 9. storeys in height (plus roof plant) comprising ground floor retail/restaurant/coffee shop/business uses with 'Grade A' offices above, development includes associated public realm, landscaping and all other associated site works on vacant lands at existing surface level car park bound by North Street Winetavern Street and Gresham Street north west and south west of 108 North Street and 1 Gresham Street and north of 23 Winetavern Street (Pages 89 - 112)
- (c) LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street on Land adjacent to Quay Gate House 15 Scrabo Street, footpaths and public realm at Scrabo Street, Station Street and Middlepath Street. (Pages 113 - 138)
- (d) LA04/2020/0761/F - Demolition of existing buildings and erection of 10 storey mixed use development comprising a cafe on the ground floor and 85no. serviced apartments for both short and long term occupancy on the floors above at 57-59 & 61-63 Dublin Road (Pages 139 - 164)
- (e) LA04/2020/0659/F - Refurbishment of existing four storey terrace including alteration, extension to rear, partial demolition and reinstatement. Part change of use from art galleries to two cafes at ground floor. Retention of offices within existing building at second, third and fourth floor. Erection of new 13 storey aparthotel building to rear and associated works including public realm improvements at 29-33 Bedford Street (Pages 165 - 188)
- (f) LA04/2020/1356/F - Variation of Approvals LA04/2019/1398/F and LA04/2017/0235/F for 53 residential units as follows: Condition 16 relating to remediation of contamination to include reference to the remedial measures outlined in both the Generic Quantitative Risk Assessment Report dated January 2017 and an updated Ground Gas Risk Assessment and Remedial Strategy dated May 2019 and an updated remedial strategy for the site on Lands at former Rosepark House, Upper Newtownards Road (Pages 189 - 220)

5. **Miscellaneous Items**

- (a) Finance Update (Restricted) (Pages 221 - 224)

