

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



**Belfast  
City Council**

12th June, 2024

**PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 18th June, 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) Request for Pre-emptive Committee Site Visit: LA04/2023/4613/F - Proposed building ranging between 5 - 10 storeys (20.60m - 42.35m) including offices (Class B1a), ground floor retail (Class A1), community and cultural (Class D1) and restaurant uses, and licensed restaurant at upper level with external terrace, rooftop plant area, landscaping, servicing, public realm improvements, and all associated site works. - Lands west of Donegall Quay, east of Tomb Street, south of Corporation Square (opposite Belfast Harbour Office) and immediately north of the NCP Multi Storey Car Park

- (c) Request for Pre-emptive Committee Site Visit: LA04/2024/0574/F - Proposed temporary (up to 5 years) nursery and primary school, soft play area, access, parking, landscaping and ancillary site works - Land adjacent and east of No. 44 Montgomery Road
- (d) Request for Pre-emptive Committee Site Visit: LA04/2024/0681/F - Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road. - Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College

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

- (a) Provision at 14 St James Road (Pages 1 - 4)
- (b) Provision at 27 Innisfayle Gardens (Pages 5 - 8)
- (c) Provision at 36 Snugville Street (Pages 9 - 12)
- (d) Provision at 81 Cambrai Street (Pages 13 - 16)
- (e) Removal at 27 and 28 Carncaver Road (Pages 17 - 22)
- (f) Provision at 13 Rossnareen Avenue (Pages 23 - 26)
- (g) Provision at 123 Joanmount Gardens (Pages 27 - 30)
- (h) Provision at 10 Andersonstown Park South (Pages 31 - 34)
- (i) Location at 4 Knocknagoney Road (Pages 35 - 38)

4. **Planning Appeals Notified (Pages 39 - 40)**

5. **Planning Decisions Issued (Pages 41 - 64)**

6. **Miscellaneous Reports**

- (a) Committee Decisions awaiting issuing and New Section 76 Planning Agreement Processes
- (b) Notice of Opinion issued by the Department for Infrastructure: LA04/2021/1317/F and LA04/2021/1318/DCA - Demolition of existing dwellings and erection of two new dwellings and associated site works. - 450 and 448 Lisburn Road, Belfast (Pages 65 - 94)
- (c) Committee Visits to Implemented Schemes (Report to follow)
- (d) LDP Plan Strategy - EQIA Stage 7 Monitoring Report (Pages 95 - 104)

7. **Planning Applications previously considered**

- (a) LA04/2023/4162/F - Change of use from retail unit to amusement arcade and adult gaming centre. - 51 Rosemary Street (Pages 105 - 114)
- (b) LA04/2023/3936/O - Proposed replacement dwelling and all associated site works - 89a Upper Springfield Road (Pages 115 - 122)
- (c) LA04/2023/2748/A - 1 Digital Advertisement Display - 12-13 Shaftesbury Square (Pages 123 - 136)

8. **Planning Applications**

- (a) 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. 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. (Revised description, reduction in site boundary and further information received) - Lands within the Stormont Estate to include The Maynard Sinclair Pavilion and Dundonald House (Pages 137 - 170)
- (b) LA04/2022/0612/F - Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works. (revised description & amended plans). - Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street (Pages 171 - 200)
- (c) LA04/2023/4153/F - Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property. - 44 Ponsonby Avenue (Pages 201 - 212)
- (d) LA04/2023/4616/F - Installation of glazed box to enclose existing external seating area - Nicos, 54 Lisburn Road (Report to follow)
- (e) LA04/2024/0128/F - Proposed 11m (Height) x 30m (length) ball stop fencing, including perimeter and spectator fencing, with a pathway surrounding the existing pitch, and associated site works. - Existing GAA pitch at Falls Park (Approx. 80 metres north of No. 13 Norfolk Park), Falls Road (Pages 213 - 218)
- (f) LA04/2024/0778/LBC - Removing existing wall mounted cycle racks and replacing with semi vertical cycle racks (free from wall mounting). - 2 Belfast City Hall, City Hall Donegall Square North (Pages 219 - 224)

9. **Restricted Items**

- (a) Draft Purpose Built and Managed Student Accommodation - Supplementary Planning Guidance (Report to follow)

