

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



**Belfast
City Council**

6th November, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both remotely via Microsoft Teams, and in the Lavery Room - City Hall on Tuesday, 12th November, 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
- (d) Planning Committee Schedule of Meetings 2025 (Pages 1 - 4)

2. **Committee Site Visits**

- (a) Note of Committee Site Visits (Pages 5 - 6)
- (b) Pre-emptive Committee Site Visit: 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 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 - Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street

3. **Notifications of Provision/Removal of Accessible Parking Bays**
 - (a) Provision at 42 Ballycairn Close (Pages 7 - 10)
 - (b) Provision at 48 Carncaver Road (Pages 11 - 14)
 - (c) Removal at 79 Wheatfield Crescent (Pages 15 - 18)
 - (d) Removal at 173 Donegall Avenue (Pages 19 - 22)
 - (e) Provision at 65 North Parade (Pages 23 - 26)
4. **Planning Appeals (Pages 27 - 28)**
5. **Planning Decisions Issued (Pages 29 - 54)**
6. **Live Applications for Major Development**
7. **Committee Decisions yet to issue**
8. **Planning Applications previously considered**
 - (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 and ancillary facilities. Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street, Belfast BT1 6EA
9. **Planning Applications**
 - (a) **LA04/2024/0369/F** - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road
 - (b) **LA04/2024/0664/F** - Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised of 594-bed Purpose Built Managed Student Accommodation (comprising a mix of clusters and studios) including landscaped roof terraces, and all other site and access works. - Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street
 - (c) **LA04/2024/0393/F** - Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works - ECIT Building Queen's Road, Queen's Island

- (d) **LA04/2022/1206/F** and **LA04/2022/1458/F** - Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans) - Glenwood Primary School, 4-22 Upper Riga Street
- (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 55 - 66)
- (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 (Pages 67 - 80)
- (g) **LA04/2024/1486/F** - Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works. - Green space adjacent to Highfield Community Centre. (Pages 81 - 88)
- (h) **LA04/2024/0755/F** - Retrospective application for extension to film studio for switch room/dimmer array building with associated external plant deck, installation of a new sliding access gate and reconfiguration of internal access arrangements on site. - Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast (Pages 89 - 96)
- (i) **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