

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



**Belfast
City Council**

10th April, 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, 15th April, 2025 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) Pre-emptive Site Visit: **LA04/2024/1592/F** and **LA04/2024/1595/LBC** - Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. - Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street

- (c) Pre-emptive Site Visit: **LA04/2024/2044/F** - Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions - Lands at 39 Corporation Street

- (d) Pre-emptive Site Visit:

LA04/2024/1761/RM - Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O;

LA04/2024/2020/F - Extension to Kings Hall Plot 2 building to provide first floor link bridge between Plot 2 and Plot 9. - Land at Kings Hall and RUAS site, southeast of Dataworks building and east of Kings Hall;

LA04/2024/2024/RM - 41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road; and

LA04/2024/2026/RM - Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road.

3. **Planning Appeals Notified** (Pages 1 - 4)

4. **Planning Decisions Issued** (Pages 5 - 34)

5. **Live Applications for Major Development** (Pages 35 - 38)

6. **Committee Decisions that have yet to issue** (Pages 39 - 48)

7. **Miscellaneous Reports**

- (a) Delegation of Local applications with NI Water objections
- (b) Confirmation of Listed Buildings - 119 University Street, 121 University Street, 2 Malone Hill Park, 6 Malone Hill Park

8. **Planning Applications previously considered**

- (a) **LA04/2022/1046/F** - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue (Pages 49 - 82)

9. **New Planning Applications**

- (a) **LA04/2024/1385/F** - Amendment to planning permission Z/2013/0931/F to permit occupation for Class B1(a) office and/or Class B1(c) research and development. (amended description and information) - Olympic House, Titanic Quarter, 5 Queens Road
- (b) **LA04/2024/2131/F** - Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F. 38-52 Lisburn Road, Malone Lower (Pages 83 - 92)
- (c) **LA04/2025/0305/F** - Section 54 application to amend condition 8 of planning approval LA04/2023/3778/F relating to the submission of foul and surface water drainage details. - 38-52 Lisburn Road, Malone Lower
- (d) **LA04/2024/0675/F** - Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description). - The Arches Centre 11-13 Bloomfield Avenue (Pages 93 - 116)
- (e) **LA04/2024/0267/F** - Change of Use from Dwelling to 6no bed HMO (amended description) - 11 Friendly Way
- (f) **LA04/2025/0239/F** and **LA04/2025/0240/DCA** - Renewal of LA04/2019/2651/F - Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works - 21a Cyprus Avenue (Pages 117 - 128)