

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



**Belfast
City Council**

10th June, 2025

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, 17th June, 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) Schedule of Committee Site Visits

(c) Pre-emptive Committee site visit:

LA04/2024/0569/F - Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping (amended description and plans). - Stormont hotel, 587 Upper Newtownards Road

(d) Pre-emptive Committee site visit:

LA04/2024/0570/F - Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space. - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).

(e) Pre-emptive Committee site visit:

LA04/2025/0288/F - Change of use from taxi passenger terminal, cafe, office and newsagent to a Homeless Day Centre, Category D1(B).
The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description) - Existing taxi passenger terminal and former retail unit located within 35a King Street

3. **Notification of Vesting Order**

(a) Lands at Woodbourne Crescent (Pages 1 - 6)

4. **Planning Appeals Notified (Pages 7 - 10)**

5. **Planning Decisions Issued (Pages 11 - 34)**

6. **Live Applications for Major Development**

7. **Committee Decisions that have yet to issue**

8. **Miscellaneous Reports**

(a) LA04/2023/4194/F - 2 Storey side and rear extension with single storey flat floor flat roof extension to rear and additional site works. - 2 Lead Hill Park, Belfast, BT6 9RW.

(b) Pre-Determination Hearings

- (c) LA04/2023/2890/F - Proposed demolition of existing buildings and erection of a housing development comprising of 43No. social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works - Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurray, BT17 0TG. - Use of Financial Developer Contribution.
- (d) Local Applications subject to NI Water Objections (Pages 35 - 40)

9. **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 41 - 78)
- (b) LA04/2024/1466/F - Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans). - 41 Rosetta Road (Pages 79 - 98)
- (c) LA04/2024/1584/F - Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat. - 21 Skegoneill Avenue (Pages 99 - 112)
- (d) LA04/2024/0267/F - Change of Use from Dwelling to 6no bed/6person HMO (amended description) - 11 Friendly Way (Pages 113 - 126)
- (e) LA04/2024/0095/F - Change of use from Dwelling to Short term let (retrospective) - 3 Broadway Link

10. **New Planning Applications**

- (a) LA04/2024/1592/F - 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) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description) - Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street (Pages 127 - 164)
- (b) 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

- (c) LA04/2024/0211/F - Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site. - Existing Football Stadium, The Oval, Parkgate Drive
- (d) LA04/2025/0535/F - Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location. - Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School
- (e) LA04/2024/1654/F - Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis) - 432 Falls Road (Pages 165 - 174)
- (f) LA04/2024/1865/O - 3no. detached dwellings part 2 storey part 3 storey (amended plans) - Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road
- (g) LA04/2023/4543/F - Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting - 885 Shore Road
- (h) LA04/2025/0122/F - Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans) - Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP
- (i) LA04/2022/1819/F - Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works - 39 Upper Dunmurry Lane
- (j) LA04/2025/0242/F - Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building - 2 - 10 Botanic Avenue
- (k) 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 (Pages 175 - 196)

- (l) LA04/2025/0399/F - Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F) - Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent (Pages 197 - 202)
- (m) LA04/2024/1036/F - Lagan Gateway Phase 2 - Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works - Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA (Pages 203 - 220)

11. **Restricted Items**

- (a) Building Control Outstanding Accounts (Pages 221 - 222)