

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



**Belfast  
City Council**

10th September, 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, 16th September, 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) Report on Site Visits scheduled (Pages 1 - 2)
- (b) **Pre-emptive Committee Site Visit:** LA04/2024/1576/F - Demolition of existing buildings at no. 733 and no. 735 Antrim Road to facilitate proposed residential (social housing) development comprising of 2no. buildings containing 34no. units (4no. 2p/1b wheelchair apartments and 30no. 3p/2b 'CAT 1'/ Active Elderly apartments) with associated in-curtilage parking and landscaping - 733-735 Antrim Road

- (c) **Pre-emptive Committee Site Visit:** LA04/2024/2145/F - Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc). - Lands at North Foreshore / Giant's Park Dargan Road
  - (d) **Pre-emptive Committee Site Visit:** LA04/2024/0015/F - Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans). - Lands at Cabin Hill, Upper Newtownards Road
3. **Notification of Provision/Removal of Parking Bays**
- (a) Provision at 33 Lower Windsor Avenue, 13 Sydenham Drive, 35 Nevis Avenue, 49 Ponsonby Avenue, 217 Cliftonville Road, 33 Mount Prospect Park, 246 Cliftonville Road, 27 Ballysillan Drive, 150 Mount Merrion Avenue (Pages 3 - 22)
4. **Notification from Statutory Bodies: Traffic Control Measures**
- (a) Belfast Transport Hub (Pages 23 - 26)
5. **Notification from Statutory Bodies: Pedestrianisation**
- (a) Hill Street (Pages 27 - 30)
6. **Planning Appeals Notified (Pages 31 - 32)**
7. **Planning Decisions Issued (Pages 33 - 40)**
8. **Live Applications for Major Development (Pages 41 - 44)**
9. **Committee Decisions that have yet to issue (Pages 45 - 56)**
10. **Miscellaneous Reports**
- (a) Local applications subject to objections from NI Water (Pages 57 - 62)
11. **Planning Applications**
- (a) **LA04/2024/0948/F** - Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works - Derelict lands at and to the rear of nos. 34-36 The Mount (Pages 63 - 86)
  - (b) **LA04/2025/1140/F** and **LA04/2025/0976/LBC** - Alterations to shopfront - 35-39 Royal Avenue (Pages 87 - 96)
  - (c) **LA04/2025/0607/F** - Amendments to previously approved application (LA04/2023/4093/F). Proposal includes raising of ridge, fenestration changes to side and juliet balcony to front. - 5 Squires Hill Road

12. **Restricted Items**

- (a) Quarter 4 Finance Report - 2024/2025 (Pages 97 - 104)
- (b) Quarter 1 Finance Report - 2025/2026 (Pages 105 - 112)
- (c) Draft Supplementary Planning Guidelines (SPG) - DOA-01: Sailortown, Greater Clarendon and City Quays Draft SPG and DOA-07: Cathedral and NE Quarter Draft SPG