



4th March, 2026

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, 10th March, 2026 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 Visit (Pages 1 - 2)**
3. **Planning Appeals Notified (Pages 3 - 4)**
4. **Planning Decisions Issued (Pages 5 - 26)**
5. **Live Applications for Major Development (Pages 27 - 30)**
6. **Committee Decisions that have yet to issue (Pages 31 - 40)**
7. **Miscellaneous Reports**
 - (a) Planning Performance Network

- (b) Local Applications subject to NI Water Objections
- (c) Planning Learning and Engagement Programme - Request for Nominations (Pages 41 - 42)

8. **Planning Applications previously considered**

- (a) **LA04/2024/0483/F** and **LA04/2024/0480/DCA** - Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works. Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use. - 34-44 Bedford Street and 6 Clarence Street
- (b) **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 (revised information). - Lands at Cabin Hill, Upper Newtownards Road
- (c) **LA04/2025/0288/F** - Retrospective change of use from ground floor taxi passenger terminal, cafe, office and newsagent to a Homeless 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

9. **Planning Applications**

- (a) **LA04/2024/0569/O** - Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description). - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road, Belfast (amended address) (Pages 43 - 64)
- (b) **LA04/2024/0570/F** - Change of use of an existing 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 (amended plans and description to remove reference to demotion of number 39 Summerhill Park). - Stormont Hotel, 587 Upper Newtownards Road (Pages 65 - 88)
- (c) **LA04/2025/0574/F** - Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building - Surface level car park at lands to east of Lanyon Place Station Mays Meadow

- (d) **LA04/2025/1272/F** - Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping. (Amended Plans) - Harberton North Special School 29a Fortwilliam Park
- (e) **LA04/2025/1003/F** - Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time - 81-107 York Street (Pages 89 - 98)
- (f) **LA04/2025/0973/F** - Retrospective change of use from student accommodation to short term lets accommodation (limited to July & August only) - Bradbury Place 30-44 Bradbury Place
- (g) **LA04/2025/0837/F** - Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage. - Land of the former Mount Masonic Hall, 45 Park Avenue (Pages 99 - 122)
- (h) **LA04/2025/0594/F** - Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis) - 163 Ballygomartin Road (Pages 123 - 136)
- (i) **LA04/2025/1002/F** - Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people - 24 Rutherglen Street
- (j) **LA04/2025/1350/F** - Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis) - 29 Glencairn Street (Pages 137 - 150)
- (k) **LA04/2025/0463/F** - Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works - Decco Ltd 1-5 Redcar Street (Pages 151 - 162)
- (l) **LA04/2025/0951/F** - Proposed 25m monopole with 6no. antennas, 4no. transmission dishes, 2no. equipment cabinets and ancillary development thereto. - Loughside playing fields, Shore Road
- (m) **LA04/2025/1692/F** - Extension of existing ballstop fencing from 5m to 8m along three sides. This will total 220m in length. (Amended Proposal Description) - Existing soccer pitch at Marrowbone Millenium Park (approx. 25m north of No. 8 Ardoyne Court), Ardoyne Avenue

