

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



**Belfast
City Council**

7th October, 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, 13th October, 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**

- (a) **Pre-emptive Site Visit:** LA04/2026/0978/O - Renewal of outline planning permission LA04/2018/0811/O. Mixed use development comprising offices, residential apartments (including affordable), hotel and serviced apartments, retail and professional services, community and cultural, leisure uses, cafes, bars, restaurants, with associated car parking, circulation and servicing arrangements; public realm works, landscaping, replacement of existing pedestrian bridge fixed to railway bridge and associated access works to Short Strand and Bridge End with other infrastructural works, and demolition of existing structures including boundary walls. - Lands at former Sirocco Works, Short Strand and adjacent to Bridge End and River Lagan, Belfast

3. **Planning Appeals Notified** (Report to follow)
4. **Planning Decisions Issued** (Report to follow)
5. **Live Applications for Major Development** (Pages 1 - 6)
6. **Committee Decisions that have yet to issue** (Pages 7 - 16)
7. **Planning Applications**
 - (a) **LA04/2025/0088/F** - Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View - Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works (Pages 17 - 36)
 - (b) **LA04/2026/0814/F** - Nos 128, 128C, 130, 132, 134, 136-138, & 140-144 Kingsway, Dunmurry - Demolition of existing commercial units, erection of discount foodstore, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works (Pages 37 - 48)
 - (c) **LA04/2026/0129/F** - Lands north of Barnfield Road and south and southwest of Mount Eagles Avenue - Erection of 29no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Mount Eagles Avenue (Pages 49 - 68)
 - (d) **LA04/2024/1651/F** and **LA04/2024/1735/DCA** - 79 Somerton Road - Extensions and demolition (Pages 69 - 92)
 - (e) **LA04/2026/1160/F** and **LA04/2026/1161/LBC** - Former City Of Belfast School Of Music 99 Donegall Pass - Alterations and refurbishment, including construction of new lift to external courtyard (Pages 93 - 100)
8. **Restricted Items**
 - (a) **LA04/2025/0605/F** - 341-345 Albertbridge Road - Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels (Report to follow)

