

Public Document Pack

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



**Belfast
City Council**

MEETING OF THE LICENSING COMMITTEE COMBINED PACK

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Wednesday, 21st August, 2024 at 5.15 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. Delegated Matters

- (a) Licences Issued Under Delegated Authority (Pages 1 - 10)
- (b) Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority (Pages 11 - 18)
- (c) Muriel's, The Spaniard and The Jeggy Nettle - Entertainments Licence Variation (Pages 19 - 34)
- (d) Proposed Revocation of an HMO Licence (RESTRICTED - Pages 35 - 66)

3. **Non-Delegated Matters**

- (a) Airbnbs and Short Term Let Accommodation (Pages 67 - 80)
- (b) HMO Review of Licence Scheme Charges and Proposed Increase in Licence Fee from 1 October 2024 (RESTRICTED - Pages 81 - 84)



Subject:	Licences Issued Under Delegated Authority
Date:	21 August 2024
Reporting Officer:	Stephen Hewitt, Building Control Manager, Ext. 2435
Contact Officer:	James Cunningham, Senior Licensing Officer, Ext. 3375

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number <input style="width: 30px; height: 20px;" type="text"/>	
<ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 	
If Yes, when will the report become unrestricted?	
<p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p>	<input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues																																				
1.1	Under the Scheme of Delegation, the Director of Planning and Building Control is responsible for exercising all powers in relation to the issue, but not refusal, of Permits and Licences, excluding provisions relating to the issue of Licences where adverse representations have been made.																																				
2.0	Recommendations																																				
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3.0	Main report																																				
	<u>Key Issues</u>																																				
3.1	Under the terms of the Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985 the following Entertainments Licences were issued since your last meeting.																																				
	<table border="1"> <thead> <tr> <th>Premises and Location</th> <th>Type of Application</th> <th>Applicant</th> </tr> </thead> <tbody> <tr> <td>39 Gordon St, 2-14 Dunbar Street, Belfast, BT1 2LH.</td> <td>Renewal</td> <td>Mr Lawrence Bannon, Carlisle Inns Ltd</td> </tr> <tr> <td>Alibi, 23-31 Bradbury Place, Belfast, BT7 1RR.</td> <td>Renewal</td> <td>Mr Robert Davis, Regency Hotel (NI) Ltd</td> </tr> <tr> <td>Balmoral Hotel, Blacks Road, Belfast, BT10 0ND.</td> <td>Renewal</td> <td>Mr Brendan Vallely, Clady Inns Ltd</td> </tr> <tr> <td>Bar & Block Restaurant, 2-6 Waring Street, Belfast, BT1 2DX.</td> <td>Renewal</td> <td>Mr Kristopher Arthur</td> </tr> <tr> <td>Beechlawn House Hotel, 4 Dunmurry Lane, Belfast, BT17 9RR.</td> <td>Renewal</td> <td>Mrs Roisin McIlhone, Ethril Ltd</td> </tr> <tr> <td>Botanic Inn, 23-27 Malone Road, Belfast, BT9 6RU.</td> <td>Renewal</td> <td>Mr Cathal Sinnott, Sinnott Property Services</td> </tr> <tr> <td>Branial Community Centre, Warren Grove, Belfast, BT5 7PX.</td> <td>Renewal</td> <td>Ms Catherine Taggart, Belfast City Council</td> </tr> <tr> <td>C.S Lewis Square, Holywood Arches, Newtownards Road, Belfast, BT4 1HE.</td> <td>Renewal (Outdoor)</td> <td>Mr David Sales, Belfast City Council</td> </tr> <tr> <td>Campbell College, Belmont Road, Belfast, BT4 2ND.</td> <td>Renewal</td> <td>Mr Wayne Harper</td> </tr> <tr> <td>Cardinal O'Donnells GAC, 43 Whiterock Road, Belfast, BT12</td> <td>Renewal</td> <td>Mr Joseph McNeerney</td> </tr> <tr> <td>Caulfields, 685 Springfield Road, Belfast, BT12 7FP.</td> <td>Renewal</td> <td>Mr Tony Clarke</td> </tr> </tbody> </table>	Premises and Location	Type of Application	Applicant	39 Gordon St, 2-14 Dunbar Street, Belfast, BT1 2LH.	Renewal	Mr Lawrence Bannon, Carlisle Inns Ltd	Alibi, 23-31 Bradbury Place, Belfast, BT7 1RR.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd	Balmoral Hotel, Blacks Road, Belfast, BT10 0ND.	Renewal	Mr Brendan Vallely, Clady Inns Ltd	Bar & Block Restaurant, 2-6 Waring Street, Belfast, BT1 2DX.	Renewal	Mr Kristopher Arthur	Beechlawn House Hotel, 4 Dunmurry Lane, Belfast, BT17 9RR.	Renewal	Mrs Roisin McIlhone, Ethril Ltd	Botanic Inn, 23-27 Malone Road, Belfast, BT9 6RU.	Renewal	Mr Cathal Sinnott, Sinnott Property Services	Branial Community Centre, Warren Grove, Belfast, BT5 7PX.	Renewal	Ms Catherine Taggart, Belfast City Council	C.S Lewis Square, Holywood Arches, Newtownards Road, Belfast, BT4 1HE.	Renewal (Outdoor)	Mr David Sales, Belfast City Council	Campbell College, Belmont Road, Belfast, BT4 2ND.	Renewal	Mr Wayne Harper	Cardinal O'Donnells GAC, 43 Whiterock Road, Belfast, BT12	Renewal	Mr Joseph McNeerney	Caulfields, 685 Springfield Road, Belfast, BT12 7FP.	Renewal	Mr Tony Clarke
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Premises and Location	Type of Application	Applicant
Chelsea Wine Bar, 344-346 Lisburn Road, Belfast, BT9	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd
Circusful, 23-25 Gordon Street, Belfast, BT1 2LG.	Renewal	Ms Jenna Hall
Clonduff Community Centre, 125 Clonduff Drive, Belfast, BT6 9NT.	Renewal	Ms Catherine Taggart, Belfast City Council
Concorde Community Centre, 36 Alliance Road, Belfast, BT14 7JB.	Renewal	Ms Catherine Taggart, Belfast City Council
Cosy Bar, 44-46 Omeath Street, Belfast, BT6 8ND.	Renewal	Mr Colin Bell, Hillhall Ltd
Cregagh Youth & Community Centre, 69b Mount Merrion Avenue, Belfast, BT6 0FG.	Renewal	Ms Catherine Taggart, Belfast City Council
Cumann Na Meirleach Poblachtach Eire, 537 Falls Road, Belfast, BT11 9AB.	Renewal	Mr Thomas Rocks
Cutters Wharf, Lockview Road, Belfast, BT9 5FJ.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd
Cutters Wharf, Lockview Road, Belfast, BT9 5FJ.	Renewal (Outdoor)	Mr Robert Davis, Regency Hotel (NI) Ltd
Dark Horse, 30-34 Hill Street, Belfast, BT1 2LB.	Renewal	Mr Willie Jack, Commercial Court Inns Ltd
Deanes Restaurant, 28-40 Howard Street, Belfast, BT1	Renewal	Mr Michael Deane, Deanes Restaurant Group
Dee Street Community Centre, 12-16 Dee Street, Belfast, BT4 1FT.	Renewal	Ms Catherine Taggart, Belfast City Council
Divis Community Centre, 9 Ardmoulin Place, Belfast, BT12 4RT.	Renewal	Ms Catherine Taggart, Belfast City Council
Donegall Pass Community Centre, Apsley Street, Belfast, BT7 1BL.	Renewal	Ms Catherine Taggart, Belfast City Council
Duncairn Community Centre, Upper Mervue Street, Belfast, BT15	Renewal	Ms Catherine Taggart, Belfast City Council
Empire Bar, 42 Botanic Avenue, Belfast, BT7 1JQ.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd
Europa Hotel, 11 Great Victoria Street, Belfast, BT2 7AP.	Renewal	Mr Peter Gibson, HHG No4 Ltd
Finaghy Community Centre, Geeragh Place, Belfast, BT10 0ER.	Renewal	Ms Catherine Taggart, Belfast City Council
Fratelli Belfast, Unit 1, Andras House, 60 Great Victoria Street, Belfast, BT2 7BB.	Renewal	Mr Colin Johnston, Fratelli Belfast Ltd
Glen Park, 12-18 Ardoyne Avenue, Belfast, BT14 7DA.	Renewal & Transfer	Mr Stephen McCormick, Glen Park Belfast Ltd

Premises and Location	Type of Application	Applicant
Glen Road Community Centre, 2a Carrigart Avenue, Belfast, BT11	Renewal	Ms Catherine Taggart, Belfast City Council
Hammer Main Hall, Agnes Street, Belfast, BT13 1GG.	Renewal	Ms Catherine Taggart, Belfast City Council
Hell Cat Maggie's, 2 Donegall Square West, Belfast, BT1 6JA.	Renewal	Mr Henry Downey, Eagle-Glen Ltd
Highfield Community Centre, High Green, Belfast, BT13 3SA.	Renewal	Ms Catherine Taggart, Belfast City Council
Hill Street Hotel, 10-16 Hill Street, Belfast, BT1 2LA.	Grant	Mr Peter Jennings, Ducales Trading No.4 Ltd
HMS Caroline, Alexandra Dock, Queens Road, Belfast, BT3 9DT.	Renewal	Mr Marc Farrance
Holy Cross Boys Pitch, Butler Walk, Belfast, BT14 7NY.	Renewal	Ms Niamh Burns, Ardoyne Association
Horn Drive Community Centre, 44A Horn Drive, Belfast, BT11 9NB.	Renewal	Ms Catherine Taggart, Belfast City Council
Inverary Community Centre, Inverary Avenue, Belfast, BT4 1RN.	Renewal	Ms Catherine Taggart, Belfast City Council
Knocknagoney Community Centre, 41A Knocknagoney Drive, Belfast, BT4 2QF.	Renewal	Ms Catherine Taggart, Belfast City Council
Larionad An Droichid, 20 Cooke Street, Belfast, BT7 2EP.	Renewal	Ms Claire Kieran
Laurelglen Roadhouse, 208 Stewartstown Road, Belfast, BT17	Renewal	Mr Conall Dunne
Linen Hall Library, 17 Donegall Square North, BT1 5GB.	Renewal	Ms Julie Andrews
Maggies Lounge, Unit 14 Twin Spires Centre, 155 Northumberland Street, Belfast, BT13 2JF.	Renewal & Variation	Mr Brendan McKee, Sky Blue Pubs NI Ltd
Malone House, 300 Malone Road, Belfast, BT9 5PB.	Renewal	Ms Ciara Glennon
Michael Davitt GAC, 75-79 Falls Road, Belfast, BT12 4PE.	Renewal	Mr Kieran Rowntree
Morton Community Centre, Lorne Street, Belfast, BT9 7DU.	Renewal	Ms Catherine Taggart, Belfast City Council
My Ladys Inn, 36 My Ladys Road, Belfast, BT6 8FB.	Grant	Mr Zaffar Ali, My Ladys Inn Ltd
North Queen Street Community Centre, 46A Victoria Parade, Belfast, BT15 2EN.	Renewal	Ms Catherine Taggart, Belfast City Council
Parlour Bar, 2-4 Elmwood Avenue, Belfast, BT9 6AY.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd

Premises and Location	Type of Application	Applicant
Pug Uglys, 21 Bedford Street, Belfast, BT2 7EJ.	Renewal	Mr Paul Langsford, Bedford Taverns Ltd
QE1 Snooker Club, 32-46 Castlereagh Road, Belfast, BT5 5FP.	Renewal	Mr Alex Rainey
QUB, Sir William Whitla Hall, University Road, Belfast, BT9 6RT.	Renewal	Ms Joanne Clague, Queens University Belfast
RAOB Headquarters Club & Institute, 17 Church Street, Belfast, BT1 1PG.	Renewal	Mr Robert Jameson
Raven Social Club, 11-15 Castlereagh Street, Belfast, BT5 4NE.	Renewal	Mr Stephen Beattie
Robinsons Bar, 38-40 Great Victoria Street, Belfast, BT2 7BA.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd
Sandy Row Community Centre, 67-75 Sandy Row, Belfast, BT12 5ER.	Renewal	Ms Catherine Taggart, Belfast City Council
Sarsfield GAC, 25A Stewartstown Avenue, Belfast, BT11 9GE.	Renewal	Ms Fiona Maguire
Shoe Factory, 12-14 Union Street, Belfast, BT1 2JF.	Renewal	Ms Anthea Wilson, Anthology N.I. Ltd
Short Brothers Recreation Club, 366a Holywood Road, Belfast, BT4	Renewal & Variation	Mr Jack Edmonds
SS Nomadic, Hamilton Dock, Queens Road, Belfast, BT3 9DT.	Renewal	Ms Judith Owens, Titanic Belfast Ltd
St Georges Market, 12-20 East Bridge Street, Belfast, BT1 3NQ.	Renewal	Ms Clodagh Cassin, Belfast City Council
Suffolk Community Centre, Carnanmore Park, Belfast, BT11 9LX.	Renewal	Ms Catherine Taggart, Belfast City Council
The Deers Head, 1-3 Lower Garfield Street, Belfast, BT1 1FP.	Renewal	Mr Paul Camplisson, JAR(IRE) Ltd
The Doyen, 829-831 Lisburn Road, Belfast, BT9 7GY.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd
Titanic Belfast, 1 Olympic Way, Belfast, BT3 9EP.	Renewal (Marquee)	Ms Judith Owens, Titanic Belfast Ltd
Titanic Hotel, 3 Olympic Way, Belfast, BT3 9EP.	Renewal	Mr Adrian McNally
Tullycarnet Community & Resource Centre, Kinross Avenue, Belfast, BT5 7GE.	Renewal	Ms Catherine Taggart, Belfast City Council
Turf Lodge Tenants Association, 35A Norglen Gardens, Belfast, BT11	Renewal	Mr Thomas McLarnon
Ulster University Block BA, York Street, Belfast, BT15 1ED.	Renewal	Ms Cathy Gormley-Heenan

Premises and Location	Type of Application	Applicant
Westbourne Supporters of Glentoran, 3 Solway Street, Belfast, BT4 1HN.	Renewal	Mr Curtis Harvey
Whitecity Community Centre, Navarra Place, Belfast, BT36 7JX.	Renewal	Ms Catherine Taggart, Belfast City Council
Whiterock Community Centre, Whiterock Road, Belfast, BT12 1FW.	Renewal	Ms Catherine Taggart, Belfast City Council
Whites Tavern, 2-6 Winecellar Entry & 16-18 High Street, Belfast, BT1 1QN.	Renewal (Outdoor)	Mr Paul Langsford, Clover Pubs NI No.3 Ltd
Whites Tavern, 2-6 Winecellar Entry & 16-18 High Street, Belfast, BT1 1QN.	Renewal (Indoor)	Mr Paul Langsford, Clover Pubs NI No.3 Ltd
Windsor Lawn Tennis Club, 37 Windsor Avenue, Belfast, BT9 6EJ.	Renewal	Ms Maxine Pauley
Woodvale Community Centre, 74A Disraeli Street, Belfast, BT13	Renewal	Ms Catherine Taggart, Belfast City Council
Youth Action NI, 14 College Square North, Belfast, BT1 6AS.	Renewal	Mr Martin McMullan

3.2

Under the terms of the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985 no Amusement Permits were issued since your last meeting.

3.3

Under the terms of the Cinemas (Northern Ireland) Order 1991 the following Cinema Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Movie House Cinemas Yorkgate, Cityside Mall, 100-150 York Street, Belfast, BT15 1WA.	Renewal	Ms Laura Dysart
ODEON Cinema, Unit 13SF, 1 Victoria Square, Belfast, BT1 4QG.	Renewal	Ms Shannon Collins, Odeon Cinemas Belfast

3.4

Under the terms of the Petroleum Consolidation Act 1929 the following Petroleum Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Ballymore Filling Station, 2-10 Andersonstown Road, Belfast, BT11 9AJ.	Renewal	Mr Alan Pollock, Maxol Oil Ltd
Embankment Service Station, 287 Shore Road, Belfast, BT15 3PW.	Renewal	Mr Arthur O' Reilly, Jesroe Services Ltd
Eurospar Shankill, 52-58 Shankill Road, Belfast, BT13 2BB.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Farrans Construction, 99 Kingsway, Belfast, BT17 9NU.	Renewal	Mr Tony Mulholland

Premises and Location	Type of Application	Applicant
Landscape Service Station, 135 Crumlin Road, Belfast, BT14 6AD.	Renewal	Mr Gavan Wall, Landscape Enterprise Ltd
Lisnasharragh PSNI Station, 42 Montgomery Road, Belfast, BT6	Renewal	Ms Angela McAllister, Transport Services Branch PSNI
Mount Merrion Service Station, The Creamery, 54 Rosetta Road, Belfast, BT6 0LT.	Renewal	Mr Feargal Woods, Woods Stores NI Ltd
Sainsburys Petrol Station, 302 Airport Road West, Belfast, BT3	Renewal	Ms Michelle Robertson, Sainsburys Shared Services
Tesco Filling Station Yorkgate, 100-150 York Street, Belfast, BT15	Renewal	Mr Jim O'Connor, Tesco Stores Ltd

3.5

Under the terms of the Street Trading Act (Northern Ireland) 2001 the following Street Trading Licences were issued since your last meeting.

Location	Type of Application	Commodity	Hours Licensed	Applicant
Antrim Road at 179-181 Antrim Road.	Stationary	Fish	Thursday 09:00 – 15:30	Mr Michael Halpin
Blackstaff Way at Delta Print and Packaging, Belfast, BT11 9DT.	Stationary	Hot & Cold Food & Beverages	Monday – Friday 08:00 – 18:00	Mr Gavin Brown
Custom House Square, Belfast, BT1 3ET.	Temporary	Clothing Accessories, Jokes, Novelty Items, Souvenirs, Toys	Saturday 27 July 2024 11:00 – 19:00	Mr Sean McDaid
Dublin Road at old Movie House, Belfast.	Temporary	Clothing Accessories, Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 08:00 – 17:00	Mr Robert Crooks
Dublin Road opposite public toilets near Movie House, Belfast, BT2 7HN.	Temporary	Hot & Cold Beverages, Hot Food	Friday, 12 July 2024 08:00 – 18:30	Mr Stephen Baxter
Dublin Road opposite public toilets near Movie House, Belfast, BT2.	Temporary	Cold Beverages, Confectionary, Ice Cream	Friday, 12 July 2024 08:30 – 18:30	Mr Stephen Baxter
Lisburn Road at Bradbury Clinic.	Temporary	Clothing Accessories, Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 08:00 – 17:00	Mr Robert Crooks
Lisburn Road at junction with Bradbury Place and Sandy Row.	Temporary	Hot & Cold Beverages, Hot Food	Friday, 12 July 2024 08:00 – 18:30	Ms Denise Baxter

Location	Type of Application	Commodity	Hours Licensed	Applicant
Lisburn Road at the Junction with Lower Windsor Avenue.	Temporary	Hot & Cold Beverages, Hot Food	Friday, 12 July 2024 08:00 – 18:30	Mr Stephen Baxter
Lisburn Road near junction with Derryvolgie Avenue, Belfast, BT9.	Temporary	Novelty Items, Toys	Friday, 12 July 2024 08:00 – 18:00	Mr Nathan Johnston
Lisburn Road near junction with Edinburgh Street.	Temporary	Clothing Accessories, Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 08:00 – 18:00	Mr Raymond Coulter
Mobile temporary along parade route, Dublin Rd, Shaftsbury Sq, Bradbury Pl, Lisburn Rd, Balmoral, BT9.	Temporary	Novelty Items, Toys	Friday, 12 July 2024 08:00 – 18:00	Mr Nathan Johnston
Mobile temporary along parade route, Dublin Road, Shaftsbury Square, Bradbury Place, Lisburn Road, Belfast, BT9.	Temporary	Clothing, Novelty Items, Toys	Friday, 12 July 2024 07:00 – 19:00	Mr Robert Crooks
Outside 102 Lisburn Road, Belfast.	Temporary	Clothing Accessories, Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 08:00 – 17:00	Mr Robert Crooks
Royal Avenue Junction with North Street, Belfast, BT1 1FE.	Temporary	Cold Beverages, Confectionary, Ice Cream	Friday, 12 July 2024 09:00 – 18:00	Mr Stephen Baxter
Shaftsbury Square at Halifax building, Belfast, BT2 7DG.	Temporary	Hot & Cold Beverages, Hot Food	Friday, 12 July 2024 08:00 – 20:00	Mr George Pirie
Shaftsbury Square at junction with Fulton Street, Belfast.	Temporary	Clothing Accessories, Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 08:00 – 17:00	Mr Robert Crooks
Shaw's Bridge roundabout, front of House of Sport, Upper Malone Road, BT9 5LA.	Temporary	Hot & Cold Beverages, Hot Food	Friday, 12 July 2024 09:00 – 18:00	Mr David Deacon
Shaw's Bridge Roundabout, House of Sport, Belfast.	Temporary	Novelty Items, Souvenirs, Toys	Friday, 12 July 2024 07:00 – 19:00	Mr Jim Bell

Location	Type of Application	Commodity	Hours Licensed	Applicant
Shaw's Bridge, roundabout on grass verge in front of House of Sport.	Temporary	Hot Beverages, Hot Food, Groceries, Confectionary	Friday, 12 July 2024 08:00 – 18:00	Mr Desmond Hill
Springfield Road at Junction with Springfield Avenue.	Stationary	Fish	Friday 09:00 – 15:30	Mr Michael Halpin

3.6

Under the terms of the Road Traffic Regulation (Northern Ireland) Order 1997 the following Road Closure Orders were issued since your last meeting.

Location	Type of Activity	Date and Hours permitted	Applicant
Stranmillis Embankment	Theatre Street Festival	3, 4, 5 July 2024 19:00 – 23:00 6, 7 July 2024 13:00 – 17:00	Mr Adrian Mullan
Donegall Road	Community Event	11 July 2024 12noon – 16:00	Ms Jessica Spratt
Edenderry Road, Giants Ring Road, Ballynahatty Road	Club Run	26 July 2024 19:00 – 20:00	Mr Brian Jack
Holland Drive	Community Event	27 July 2024 10:00 – 18:00	Mr Thomas Ferris
Donegall Park Avenue	Filming	31 July 2024 06:00 – 18:00	Mr David McKee
Stratheden Street	Filming	2 August 2024 14:00 – 02:00	Mr David McKee
Greater Andersonstown / Falls Road	Féile 10K Run	4 August 2024 08:30 – 11:30	Mr Gerry McClory
Donegall Park Avenue	Filming	6 August 2024 08:00 – 15:00	Mr David McKee
Manderson Street	Community Event	17:00 8 August to 20:00 11 August 2024	Ms Christie Mayne
Collingwood Avenue	Street Party	17 August 2024 11:30 – 15:30	Ms Denis Long
Ormeau Embankment, Ravenhill Road, Albert Bridge, Maysfield, Lagan towpath, Ormeau Bridge, Ormeau Park	Club Run	1 September 2024 14:00 – 16:00	Ms Fionnuala O'Hare
Cross Parade	Street Party	8 September 2024 08:00 – 14:00	Ms Martina Klappkova
Townsend Street	Community Event	21 September 2024 09:00 – 22:00	Ms Vittoria Cafolla

3.7

Under the terms of the Licensing of Pavement Cafés Act (Northern Ireland) 2014 no Pavement Café Licences were issued since your last meeting.

3.8	<u>Financial & Resource Implications</u> None
3.9	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no issues associated with this report.



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	21st August 2024
Reporting Officer:	Kevin Bloomfield, NIHMO Manager
Contact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	Under the Scheme of Delegation, the Director of City & Neighbourhood Services Department is responsible for exercising all powers in relation to the issue and variation, but not refusal, of HMO Licences, excluding provisions relating to the issue of HMO Licences where adverse representations have been made. Those applications which were dealt with under the Scheme are listed below.
2.0	Recommendations
2.1	The Committee is requested to note the applications that have been issued under the Scheme of Delegation during June and July 2024.

3.0	Main report																																																																																																		
3.1	<p data-bbox="236 226 392 255"><u>Key Issues</u></p> <p data-bbox="236 293 1474 353">Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during June and July 2024.</p> <table border="1" data-bbox="236 389 1386 1975"> <thead> <tr> <th data-bbox="236 389 512 483">Premise Name</th> <th data-bbox="512 389 794 483">Licensee</th> <th data-bbox="794 389 1077 483">Ward</th> <th data-bbox="1077 389 1386 483">Housing Management Areas (HMAs)</th> </tr> </thead> <tbody> <tr> <td>99 Melrose Street</td> <td>Mrs Rosalynd Price</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>15 College Gardens</td> <td>McHugh Developments Limited</td> <td>WINDSOR</td> <td>FITZWILLIAM HMO 2/10</td> </tr> <tr> <td>30 Palestine Street</td> <td>Mr Mark O'Kane</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>10 Cairo Street</td> <td>Mr Kieran Campbell</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>Flat 2, 45 Rugby Avenue</td> <td>Trustees of Kirby O'Connor Discretionary Trust</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>Flat 3 8 Ireton Street</td> <td>Mr Neil Blundell</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>97 Edinburgh Street</td> <td>Mr Stephen Reid</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>Flat 1 8 Ireton Street</td> <td>Mr Neil Blundell</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>165 Dunluce Avenue</td> <td>Mrs Marie McKay</td> <td>WINDSOR</td> <td>ULSTERVILLE HMO 2/21</td> </tr> <tr> <td>54 Donnybrook Street</td> <td>Mr John Connolly</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>107 Dunluce Avenue</td> <td>Mr George Nelson</td> <td>WINDSOR</td> <td>ULSTERVILLE HMO 2/21</td> </tr> <tr> <td>14 The Cloisters</td> <td>Mr Sean O'Rourke</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>2 Ashley Mews</td> <td>Mrs Ursula Murray</td> <td>WINDSOR</td> <td>ULSTERVILLE HMO 2/21</td> </tr> <tr> <td>70 Sandhurst Gardens</td> <td>Kadium Limited</td> <td>CENTRAL</td> <td>STRANMILLIS HMO 2/19</td> </tr> <tr> <td>Flat 5, 128 Malone Avenue</td> <td>SOBE DEVELOPMENTS LIMITED</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>Flat 1, 128 Malone Avenue</td> <td>SOBE DEVELOPMENTS LIMITED</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>Flat 3, 128 Malone Avenue</td> <td>SOBE DEVELOPMENTS LIMITED</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>Flat 4, 128 Malone Avenue</td> <td>SOBE DEVELOPMENTS LIMITED</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>119 Agincourt Avenue</td> <td>Mr Martin Carlin</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>112 Dunluce Avenue</td> <td>Mrs Aisling Toner</td> <td>WINDSOR</td> <td>ULSTERVILLE HMO 2/21</td> </tr> <tr> <td>78 Rugby Avenue</td> <td>Ms Lucy Brackley</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>30 Carmel Street</td> <td>Mr Conor Justin Davey</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>4 Haypark Avenue</td> <td>ARDMORE RENTALS LIMITED</td> <td>ORMEAU</td> <td>BALLYNAFEIGH HMO 2/03</td> </tr> </tbody> </table>			Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	99 Melrose Street	Mrs Rosalynd Price	WINDSOR	EDINBURGH ST HMO 2/08	15 College Gardens	McHugh Developments Limited	WINDSOR	FITZWILLIAM HMO 2/10	30 Palestine Street	Mr Mark O'Kane	CENTRAL	HOLYLAND HMO 2/22	10 Cairo Street	Mr Kieran Campbell	CENTRAL	HOLYLAND HMO 2/22	Flat 2, 45 Rugby Avenue	Trustees of Kirby O'Connor Discretionary Trust	CENTRAL	HOLYLAND HMO 2/22	Flat 3 8 Ireton Street	Mr Neil Blundell	CENTRAL	HOLYLAND HMO 2/22	97 Edinburgh Street	Mr Stephen Reid	WINDSOR	EDINBURGH ST HMO 2/08	Flat 1 8 Ireton Street	Mr Neil Blundell	CENTRAL	HOLYLAND HMO 2/22	165 Dunluce Avenue	Mrs Marie McKay	WINDSOR	ULSTERVILLE HMO 2/21	54 Donnybrook Street	Mr John Connolly	WINDSOR	EDINBURGH ST HMO 2/08	107 Dunluce Avenue	Mr George Nelson	WINDSOR	ULSTERVILLE HMO 2/21	14 The Cloisters	Mr Sean O'Rourke	CENTRAL	HOLYLAND HMO 2/22	2 Ashley Mews	Mrs Ursula Murray	WINDSOR	ULSTERVILLE HMO 2/21	70 Sandhurst Gardens	Kadium Limited	CENTRAL	STRANMILLIS HMO 2/19	Flat 5, 128 Malone Avenue	SOBE DEVELOPMENTS LIMITED	WINDSOR	EGLANTINE HMO 2/09	Flat 1, 128 Malone Avenue	SOBE DEVELOPMENTS LIMITED	WINDSOR	EGLANTINE HMO 2/09	Flat 3, 128 Malone Avenue	SOBE DEVELOPMENTS LIMITED	WINDSOR	EGLANTINE HMO 2/09	Flat 4, 128 Malone Avenue	SOBE DEVELOPMENTS LIMITED	WINDSOR	EGLANTINE HMO 2/09	119 Agincourt Avenue	Mr Martin Carlin	CENTRAL	HOLYLAND HMO 2/22	112 Dunluce Avenue	Mrs Aisling Toner	WINDSOR	ULSTERVILLE HMO 2/21	78 Rugby Avenue	Ms Lucy Brackley	CENTRAL	HOLYLAND HMO 2/22	30 Carmel Street	Mr Conor Justin Davey	CENTRAL	HOLYLAND HMO 2/22	4 Haypark Avenue	ARDMORE RENTALS LIMITED	ORMEAU	BALLYNAFEIGH HMO 2/03
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Flat 3, 84 Malone Avenue	Mr James Harkness	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 84 Malone Avenue	Mr James Harkness	WINDSOR	EGLANTINE HMO 2/09
78 Dunluce Avenue	Mr James Devlin	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 84 Malone Avenue	Mr James Harkness	WINDSOR	EGLANTINE HMO 2/09
105 Malone Avenue	Mr Conor Doyle	WINDSOR	EGLANTINE HMO 2/09
213 Dunluce Avenue	Ms Roisin McCullough	WINDSOR	ULSTERVILLE HMO 2/21
60 Dunluce Avenue	Mr Stephen Ball	WINDSOR	ULSTERVILLE HMO 2/21
Rose Terrace, 25 Chlorine Gardens	Mr Peter Kelly	STRANMILLIS	NONE
7 Rathdrum Street	Mrs Grainne McKay	WINDSOR	ADELAIDE HMO 2/01
16 Wellesley Avenue	Miss Cara Macklin	WINDSOR	EGLANTINE HMO 2/09
79 Dunluce Avenue	Mr David Cuddy	WINDSOR	ULSTERVILLE HMO 2/21
96 Sandhurst Drive	Mr Richard Hudson	STRANMILLIS	STRANMILLIS HMO 2/19
8 India Street	Mr James Desmond Walmsley	CENTRAL	HOLYLAND HMO 2/22
125 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 4 Eglantine Gardens	Dr Paul Francis Rice	WINDSOR	ULSTERVILLE HMO 2/21
63 Donnybrook Street	Mr Maurice Macaulay	WINDSOR	EDINBURGH ST HMO 2/08
65 Carmel Street	THE CASSIDY FAMILY TRUST	CENTRAL	HOLYLAND HMO 2/22
2 Dunville Street	Mr Stephen McNulty	FALLS	NONE
98 Malone Avenue	Mrs Monica Yarr	WINDSOR	EGLANTINE HMO 2/09
32 Ashley Avenue	Mr Joseph Morgan	WINDSOR	ULSTERVILLE HMO 2/21
Apartment 60, St. Johns Wharf, 1-3 Laganbank Road	Mr Gary Burns	CENTRAL	NONE
40 St Albans Gardens	Mr Graham Irvine	STRANMILLIS	SANDYMOUNT HMO 2/17
15 Sandymount Street	Mrs Hazel Browne	STRANMILLIS	SANDYMOUNT HMO 2/17
11 St Ives Gardens	Mr Joseph Healy	STRANMILLIS	SANDYMOUNT HMO 2/17
8 Cadogan Street	NIPATO LIMITED	CENTRAL	HOLYLAND HMO 2/22
72 Castlereagh Street	Mr John O'Callaghan	BEERSBRIDGE	NONE
4a College Green	Queens Quarter Housing Limited	CENTRAL	HOLYLAND HMO 2/22
13 Curzon Street	Mr Desmond Ramakant Chada	CENTRAL	HOLYLAND HMO 2/22
15 Cairo Street	Mr Simon Charlton	CENTRAL	HOLYLAND HMO 2/22
88 Donnybrook Street	Mr Sean McCallion	WINDSOR	EDINBURGH ST HMO 2/08

82 Willowbank Gardens	Mr Brian Johnstone	WATER WORKS	NONE
42 Lisburn Avenue	Mr Ciaran McCarney	WINDSOR	ADELAIDE HMO 2/01
72 Olympia Drive	Ms Deborah Blair	BLACKSTAFF	NONE
10 St Ives Gardens	TORRBEG PROPERTIES LIMITED	STRANMILLIS	SANDYMOUNT HMO 2/17
9 Broadway	NIRVANA SPACE LIMITED	FALLS	NONE
100 Tates Avenue	Mrs Alexandra Hogg	WINDSOR	EDINBURGH ST HMO 2/08
181 Holywood Road	Christian Fellowship Church	BELMONT	NONE
26 Cairo Street	Ms Julie McNeill	CENTRAL	HOLYLAND HMO 2/22
199 Dunluce Avenue	O'HARE PROPERTIES LTD	WINDSOR	ULSTERVILLE HMO 2/21
159 Donegall Road	Mrs Hazel Kathryn Gibson	BLACKSTAFF	DONEGALL ROAD HMO 2/07
Apartment 2, 6 Eglantine Avenue	Evant Capital Limited	WINDSOR	EGLANTINE HMO 2/09
3 College Heights	Mr William Hunniford	ROSETTA	NONE
65 Ballygomartin Road	Mrs Rachel Kennedy	FORTH RIVER	NONE
1 Ulsterville Gardens	Mr James Desmond Walmsley	WINDSOR	ULSTERVILLE HMO 2/21
Apartment 2, 24 University Street	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
Flat B, 28 University Street Belfast Antrim BT7 1FZ	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
22 University Street	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
41 Malone Avenue	Mr Adrian Winchborne	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 12 Dunluce Avenue Belfast Antrim BT9 7AY	GML PROPERTIES LTD	WINDSOR	ULSTERVILLE HMO 2/21
116 University Avenue	Ms Anne Coulter	CENTRAL	HOLYLAND HMO 2/22
36 Carmel Street	Mr Shane McCarney	CENTRAL	HOLYLAND HMO 2/22
3 Wellington Park Avenue	Mr Trevor Rourke	WINDSOR	EGLANTINE HMO 2/09
8 The Cloisters	Ms Niamh Houston	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 29 Dunluce avenue	Mr Alvar Jamison	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 29 Dunluce Avenue	Mr Alvar Jamison	WINDSOR	ULSTERVILLE HMO 2/21
42 Brookland Street	Ms Patricia Burns	WINDSOR	ADELAIDE HMO 2/01
9 Ulsterville Gardens	Mr John Lambon	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
59 Northbrook Street	Miss Ellen Kelly	WINDSOR	EDINBURGH ST HMO 2/08

Flat 3, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 1, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 49 Magdala Street	Palaia Properties Limited	CENTRAL	HOLYLAND HMO 2/22
51 Rugby Avenue	DGC Homes Ltd	CENTRAL	HOLYLAND HMO 2/22
57 Tates Avenue	Peter Donnelly & Co. Ltd	WINDSOR	EDINBURGH ST HMO 2/08
23 Chlorine Gardens	Mr David Lamont	STRANMILLIS	NONE
Flat 2, 91 Wellesley Avenue	Mr Alyn McKee	WINDSOR	EGLANTINE HMO 2/09
52 Stranmillis Park	Mrs Karen Tracey	CENTRAL	STRANMILLIS HMO 2/19
Flat 2, 25 St Ives Gardens	Mr Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17
Flat 2 8 Ireton Street	Mr Neil Blundell	CENTRAL	HOLYLAND HMO 2/22
155a Stranmillis Road	Mrs Madge Hanna	STRANMILLIS	SANDYMOUNT HMO 2/17
130 Dunluce Avenue	Mrs Marie McKay	WINDSOR	ULSTERVILLE HMO 2/21
63 Cavendish Street	Mr William Miskelly	CLONARD	NONE
29b Chlorine Gardens	MML PROPERTIES (WARRENPOINT) LIMITED	STRANMILLIS	NONE
Flat 2, 53 Agincourt Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMO 2/22
53 Agincourt Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMO 2/22
41 Rugby Avenue	Mr James McGreevy	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
101 Melrose Street	Mr Henry Williamson	WINDSOR	EDINBURGH ST HMO 2/08
Flat B, 21 Stranmillis Gardens	Mr William Hamilton	CENTRAL	STRANMILLIS HMO 2/19
122 University Street	LM HOLDINGS LIMITED	CENTRAL	HOLYLAND HMO 2/22
35 Brookvale Avenue	Mr Stephen McCloskey	WATER WORKS	NONE
33 Brookvale Avenue	Mr Stephen McCloskey	WATER WORKS	NONE
5 Westminster Street	Ms Patricia O'Rourke	CENTRAL	HOLYLAND HMO 2/22
104b Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
104c Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
14B Wellington Park Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
104a Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09

Apartment 113, The Bass Buildings, 38 Alfred Street	House of Zen (Belfast) Ltd	CENTRAL	NONE
Apartment 6, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 4, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 3, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 2, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 1, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
33 Damascus Street	Dr Colm McKenna	CENTRAL	HOLYLAND HMO 2/22
116 Ulsterville Avenue	Mr Wilfred Porter	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 4 Eglantine Gardens	Dr Paul Francis Rice	WINDSOR	EGLANTINE HMO 2/09
48 St Ives Gardens	Mr Eamon Joseph Malone	STRANMILLIS	SANDYMOUNT HMO 2/17
29 Ravenscroft Avenue	RECOZ HOLDING LIMITED	BLOOMFIELD	NONE
Flat 3, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 83 Wellesley Avenue	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 3, 25 Camden Street	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	FITZWILLIAM HMO 2/10
Flat 2, 25 Camden Street	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	FITZWILLIAM HMO 2/10
Flat 1, 25 Camden Street	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	FITZWILLIAM HMO 2/10
Flat 3, 25 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 25 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22

Flat 3, 17 Cromwell Road Belfast Antrim BT7 1JW	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 25 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 17 Cromwell Road Belfast Antrim BT7 1JW	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 17 Cromwell Road	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 27 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 27 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 27 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 138 Agincourt Avenue Belfast Antrim BT7 1QD	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 138 Agincourt Avenue Belfast Antrim BT7 1QD	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 138 Agincourt Avenue Belfast Antrim BT7 1QD	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 39 Wellesley Avenue	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 16 Camden Street	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
Flat 3 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 2 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 6, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 5, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 3, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10

	Flat 4, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
	Flat 2, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
	Flat 1, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
	Flat 3, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
	Flat 2, 16b Wellesley Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
	Flat 3, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
	Flat 2, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
	Flat 1, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
	<u>Financial & Resource Implications</u>			
3.2	None			
	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>			
3.3	There are no issues associated with this report.			



Subject:	Applications for the Variation of 7-Day Annual Entertainments Licences for Muriel's, The Spaniard and The Jeggy Nettle
Date:	21 August 2024
Reporting Officer:	Stephen Hewitt, Building Control Manager, Ext. 2435
Contact Officer:	Quintin Thompson, Senior Building Control Surveyor, Ext 2570

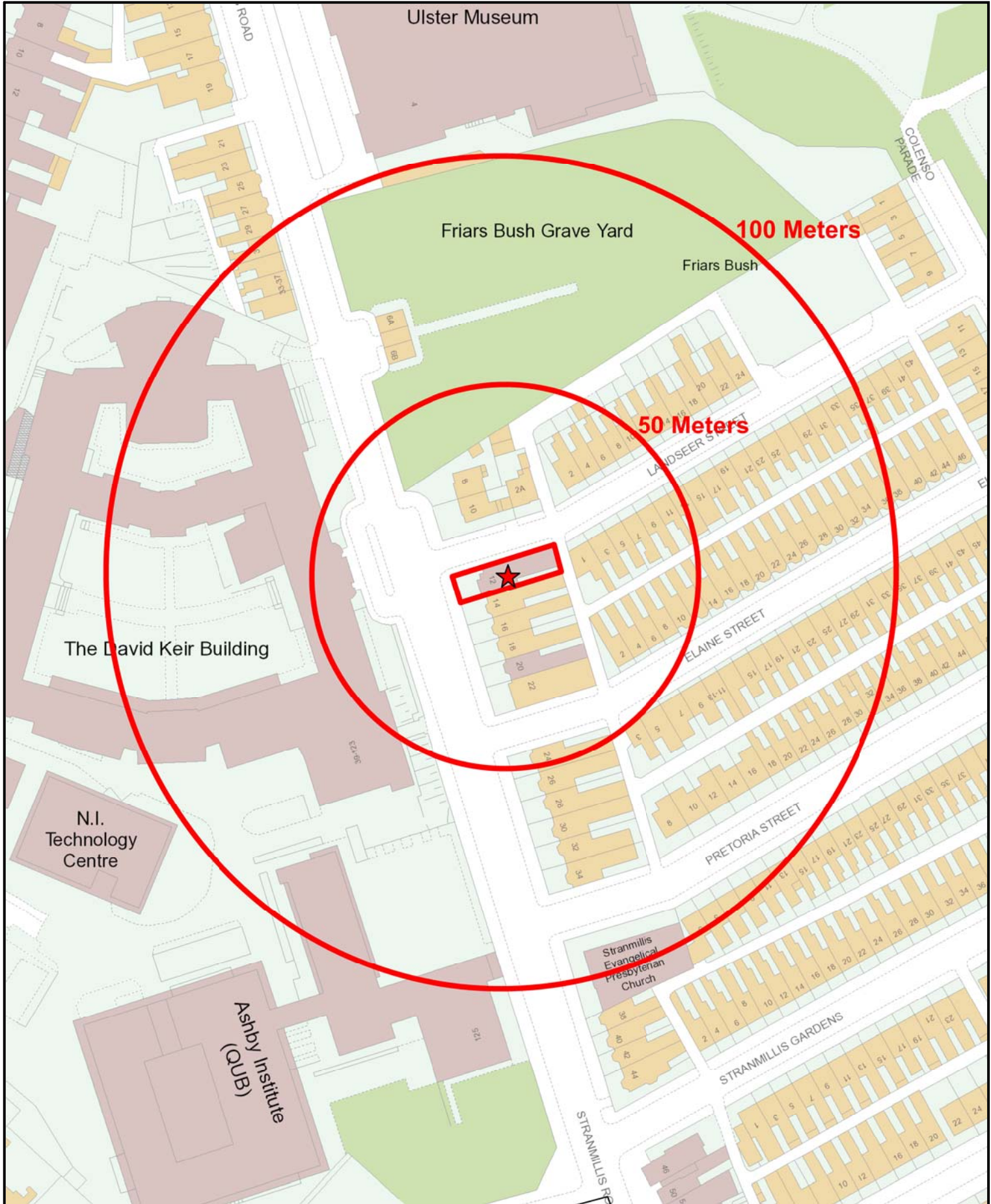
Restricted Reports									
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input style="width: 30px; height: 20px;" type="text"/></p> <ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 									
<p>If Yes, when will the report become unrestricted?</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">After Committee Decision</td> <td style="width: 5%;"><input type="checkbox"/></td> </tr> <tr> <td>After Council Decision</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sometime in the future</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Never</td> <td><input type="checkbox"/></td> </tr> </table>		After Committee Decision	<input type="checkbox"/>	After Council Decision	<input type="checkbox"/>	Sometime in the future	<input type="checkbox"/>	Never	<input type="checkbox"/>
After Committee Decision	<input type="checkbox"/>								
After Council Decision	<input type="checkbox"/>								
Sometime in the future	<input type="checkbox"/>								
Never	<input type="checkbox"/>								

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

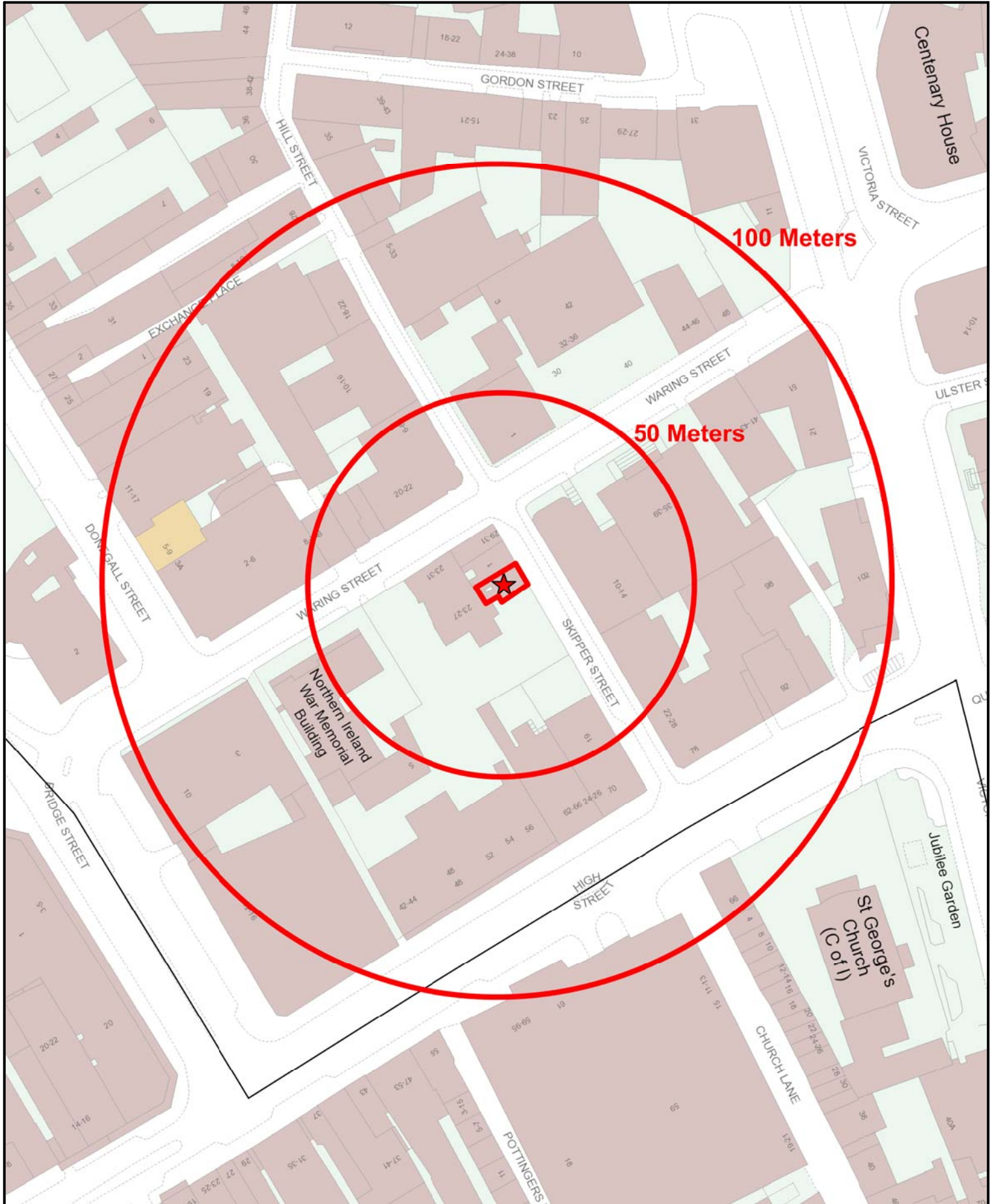
1.0	Purpose of Report or Summary of main Issues												
1.1	<p>To consider the applications, from JK Pubs Limited, for the variation of their 7-Day Annual Entertainments Licences based on the Council's standard conditions, to provide music, singing, dancing or any other entertainment of a like kind, for the following three premises:</p> <table border="0"> <thead> <tr> <th>Area and Location</th> <th>Ref. No.</th> <th>Applicant</th> </tr> </thead> <tbody> <tr> <td>Muriel's, 12-14 Church Lane, Belfast BT1 4QN</td> <td>WK/2022/03931</td> <td>Ms Janine Kane, JK Pubs Limited.</td> </tr> <tr> <td>The Spaniard, 3 Skipper Street, Belfast, BT1 2DZ</td> <td>WK/2022/03933</td> <td></td> </tr> <tr> <td>The Jeggy Nettle, 12 Stranmillis Road, Belfast, BT9 5AA</td> <td>WK/2022/03935</td> <td></td> </tr> </tbody> </table>	Area and Location	Ref. No.	Applicant	Muriel's, 12-14 Church Lane, Belfast BT1 4QN	WK/2022/03931	Ms Janine Kane, JK Pubs Limited.	The Spaniard, 3 Skipper Street, Belfast, BT1 2DZ	WK/2022/03933		The Jeggy Nettle, 12 Stranmillis Road, Belfast, BT9 5AA	WK/2022/03935	
Area and Location	Ref. No.	Applicant											
Muriel's, 12-14 Church Lane, Belfast BT1 4QN	WK/2022/03931	Ms Janine Kane, JK Pubs Limited.											
The Spaniard, 3 Skipper Street, Belfast, BT1 2DZ	WK/2022/03933												
The Jeggy Nettle, 12 Stranmillis Road, Belfast, BT9 5AA	WK/2022/03935												
1.2	The location maps for the three premises are attached as Appendix 1												
2.0	Recommendations												
2.1	<p>Taking into account the information presented and any representations made in respect of the applications you are required to <u>consider each application in turn</u> and make a decision to either:</p> <ol style="list-style-type: none"> Approve the application for the variation of the 7-Day Annual Entertainments Licence to vary the hours during which entertainment may be provided as requested, or Approve the application for the variation with special conditions, or Refuse the application for the variation of the 7-Day Annual Entertainments Licence. 												
2.2	If an application is refused, or special conditions are attached to the licence to which the applicant does not consent, then the applicant may appeal the Council's decision within 21 days of notification of that decision to the County Court. In the case that the applicant subsequently decides to appeal, entertainment may not be provided to the later hours requested until any such appeal is determined.												
3.0	Main report												
	<u>Key Issues</u>												
3.1	<p>The days and hours during which entertainment may be provided under the terms of the current Entertainments Licences are:</p> <p>Muriel's</p> <ul style="list-style-type: none"> • Monday – Saturday 11:30am to 1.00am the following morning • Sunday 12:30pm to 1.00am the following morning. <p>The Spaniard</p> <ul style="list-style-type: none"> • Monday – Saturday 11:30am to 1.00am the following morning • Sunday 12:30pm to 1.00am the following morning. 												

	<p>The Jeggy Nettle</p> <ul style="list-style-type: none"> • Monday – Saturday 11:30am to 1.00am the following morning • Sunday 12:30pm to 12.00 midnight.
3.2	The nature of the variation applied for is to extend the hours during which entertainment may be provided in each of the three premises to 2.00am the following morning on every night of the week.
3.3	At present entertainment is provided in the form of DJ's and live bands on the following nights:-
3.4	<p>Muriels and The Spaniard Friday and Saturday nights.</p> <p>The Jeggy Nettle Monday and Wednesday to Sunday nights inclusive.</p>
3.5	
3.6	The licensee has stated that they would like the variation to extend the permitted hours until 2.00am as the Licensee feels that the three premises are an integral part of Belfast's nightlife and that an increase in operating hours will allow them to compete within the sector, which is essential for the commercial success of the businesses.
3.7	Layout plans for the three premises are attached as Appendix 2.
	<u>Representations</u>
3.8	Public notice of each of the applications has been placed in the newspaper and no written representation has been lodged as a result of the advertisements.
	<u>PSNI</u>
3.9	The Police Service of Northern Ireland have been consulted in relation to each of the applications and have confirmed that they have no objection to the variation applications.
3.10	A copy of their response is included as Appendix 3 to this report.
	<u>NIFRS</u>
3.11	The Northern Ireland Fire and Rescue Service have been consulted in relation to each of the applications and have confirmed that they have no objection to the applications.
	<u>Health, safety and welfare</u>
3.12	Each of the premises have been subject to inspections as part of the licensing application process and all technical requirements and associated operational and management procedures have been checked and are satisfactory for all three.
	<u>Noise</u>
3.13	No noise complaints have been received by the Service in the past 12 months in relation to any of the three venues.
3.14	Members are reminded that the Clean Neighbourhood and Environment Act 2011 gives the council additional powers in relation to the control of entertainment noise after 11.00 pm.

	<u>Applicant</u>
3.15	The applicant, and/or their representative will be available at your meeting to answer any queries you may have in relation to the applications.
4.0	Financial & Resource Implications
4.1	None
5.0	Equality or Good Relations Implications/Rural Needs Assessment
5.1	There are no issues associated with this report.
6.0	Appendices – Documents Attached
	<ul style="list-style-type: none"> • Appendix 1 – Location maps • Appendix 2 – Layout plans • Appendix 3 – PSNI Comments



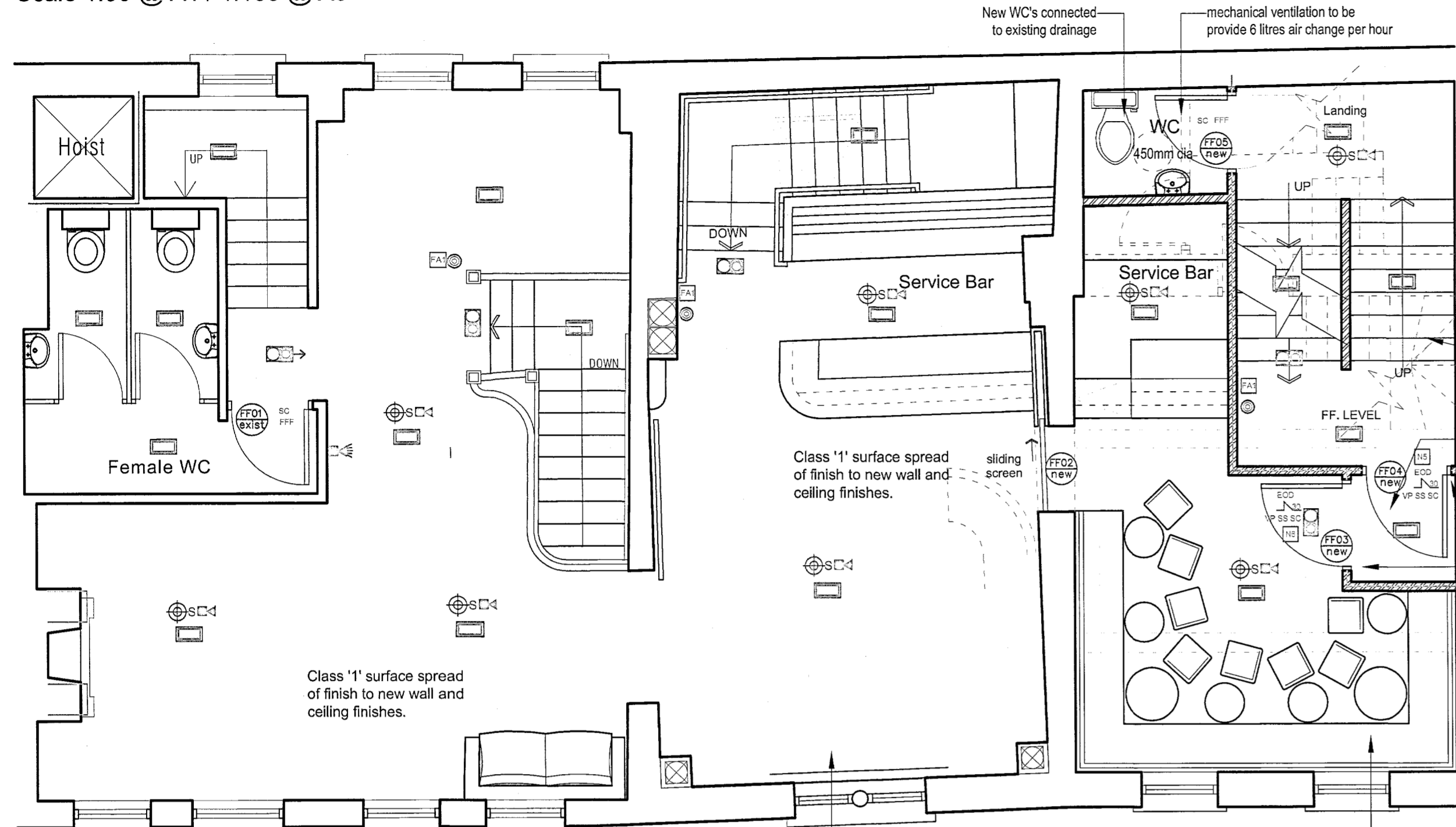




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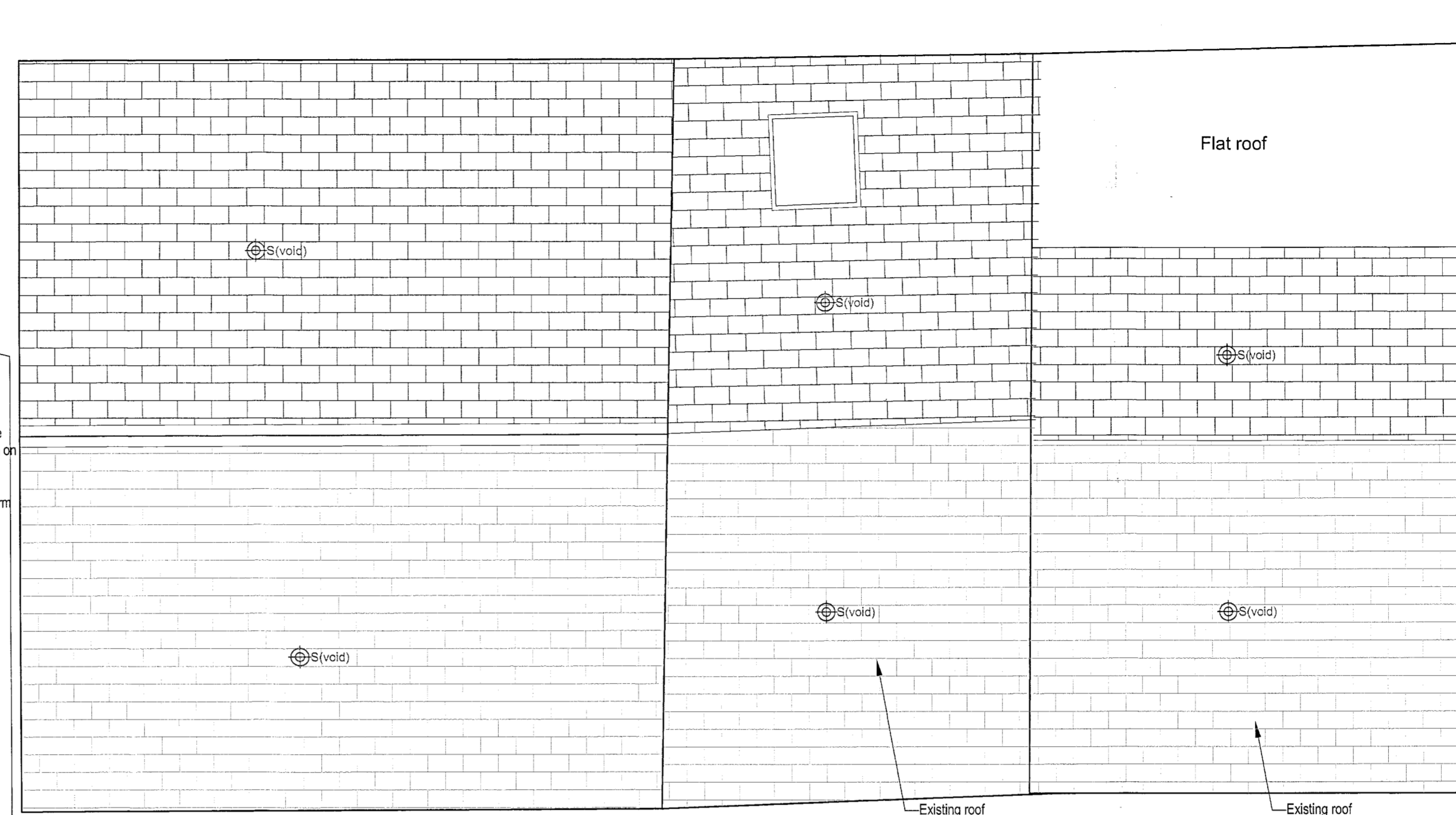
Proposed General Arrangement Plans

Scale 1:50 @ A1 / 1:100 @ A3



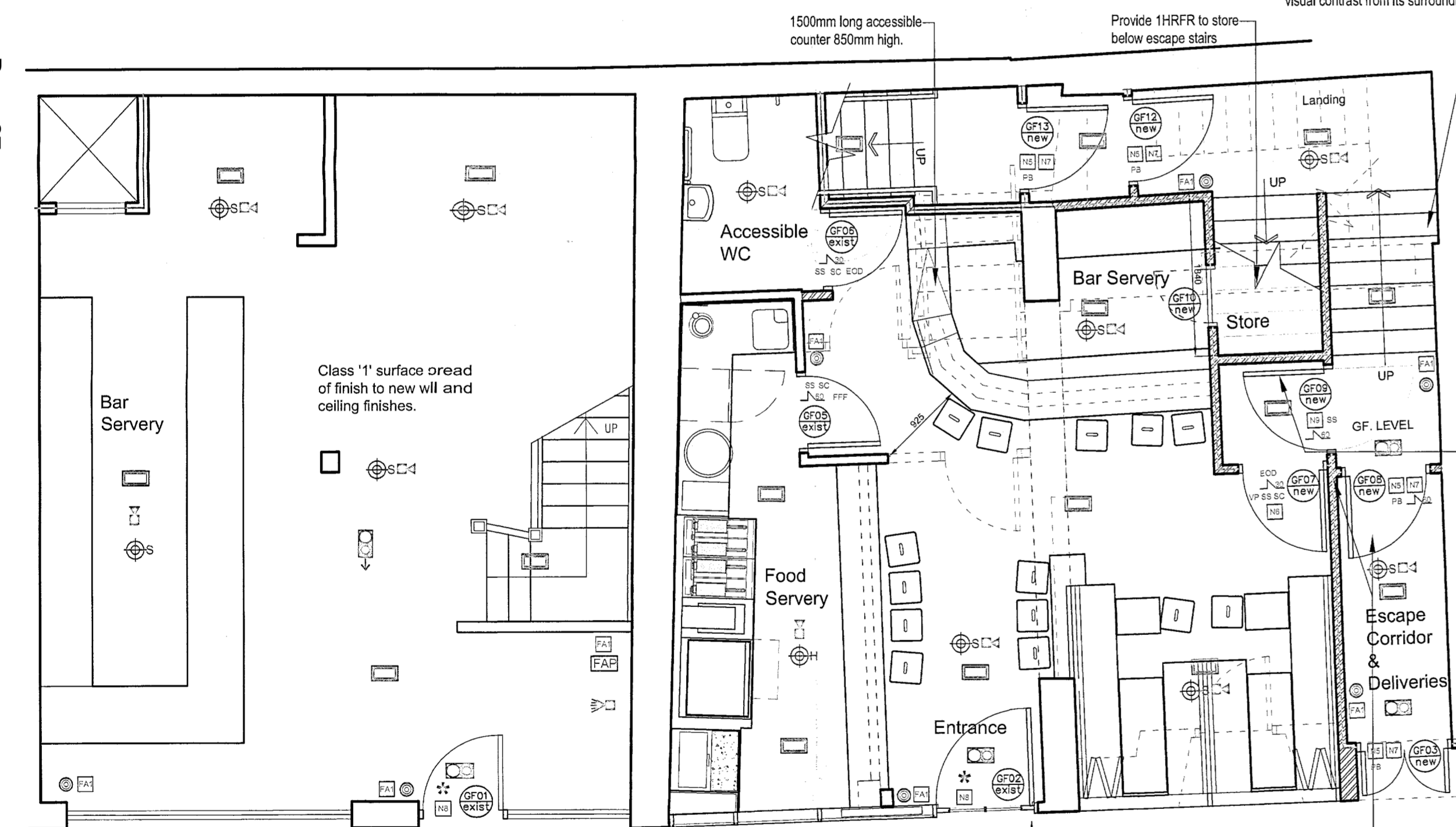
Proposed First Floor Plan

Scale 1:50 @ A1 / 1:100 @ A3



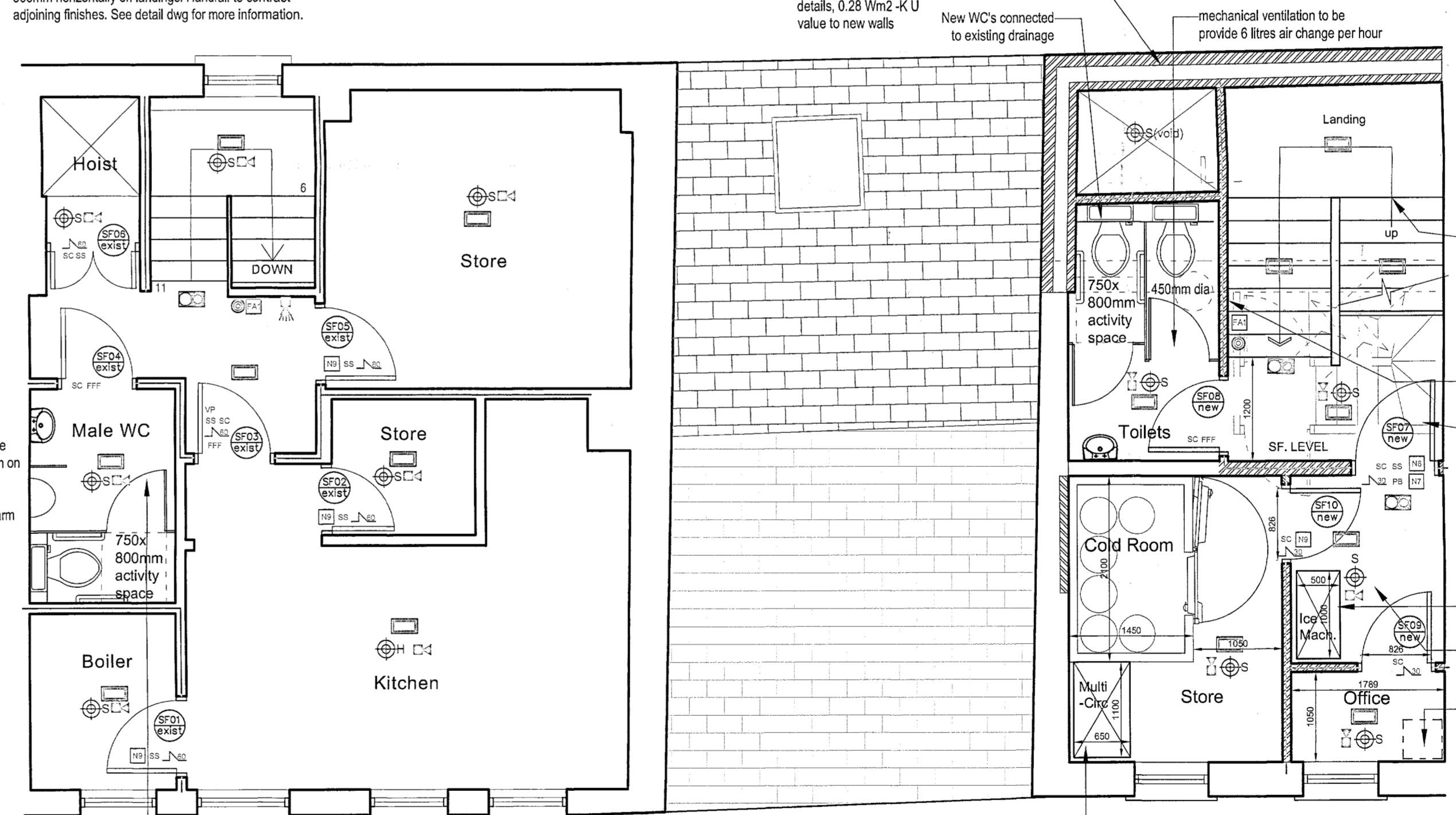
Proposed Roof Plan

Scale 1:50 @ A1 / 1:100 @ A3



Proposed Ground Floor Plan

Scale 1:50 @ A1 / 1:100 @ A3



Proposed Second Floor Plan

Scale 1:50 @ A1 / 1:100 @ A3

key to fire symbols

	Maintained self contained emergency exit light with appropriate Euro legend and 3 hour integral battery pack
	non maintained self contained emergency lighting with 3 hour integral battery pack
	Maintained self contained emergency lighting with 3 hour integral battery pack - 3000 rated
	Wall mounted sounder with integral strobe light
	audible warning device
	ceiling mounter smoke detector
	ceiling mounter heat detector
	ceiling mounter smoke detector in roof void
	fire alarm call point
	refuge call point
	disabled refuge panel
	fire alarm panel
	interface with fire detection system
	easy opening device
	free from fastenings
	fire resistant glazing
	push bar to open
	self closing device
	vision panel
	cold smoke seal
	fire resisting door 30 mins minimum
	fire resisting door 60 mins minimum
	general fire notice
	fire exit - keep clear notice
	fire door - keep shut notice
	push bar to open notice
	fire door - keep locked notice
	fire door - keep locked notice

Exit signs and notices to BS 5499 pt. 1

All emergency lighting to comply with BS 5266

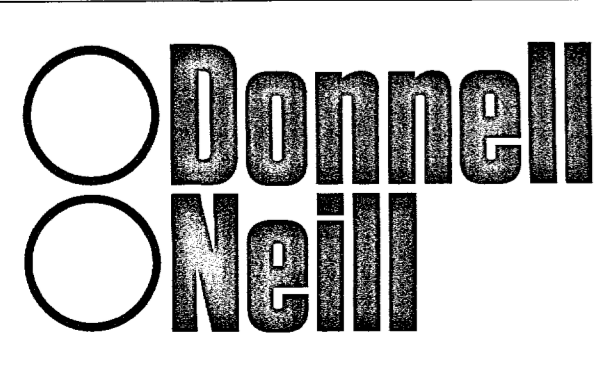
Existing fire detection system and alarms to be retained and adjusted where necessary to comply with BS 5839

Building Control Notes

- Contractor to confirm that the site is free from contamination or provide details of the remediation strategy including any building protection measures where contamination with a harmful effect on the building or the health and safety of the occupants has been identified.
- Walls formed to provide a minimum 1 hour period of fire resistance to be formed from either 100mm block work or with 75x38mm stud work at 300mm centres lined on both side with 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. All ceilings to be lined with 2 layers of 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. New structural steel to be clad with 2 layers of 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. All as per recommendations and specifications as provided by British Gypsum.
- Class '0' finish to plastered wall to be achieved with water based emulsion paint finish. Class '0' finish to timber clad walls and ceilings to be achieved with the application of ZeroFlame clear coatings, applied as per manufacturers recommendations. Certification of supply and application to be provided by the contractor.



REV	NOTE	DATE	INITIAL
A	Floor arrangement amended	14-09-18	GD
B	Third floor plan omitted, adjustments to second floor.	12-10-18	MR
C	Roof terrace extended	19-10-18	MR
D	Building Control notes added	15-11-18	MR
E	Exterior seating omitted - changes to roof, second & first floor plans. Bar plan change to second floor.	29-01-19	MR
F	Roof terrace over No. 16 omitted.	02-05-19	GD
G	Roof terrace omitted.	28-06-19	MR
H	Amendments to second floor plan, new Office, cold room and equipment shown.	08-10-19	MR
I	Existing column on ground floor retained.	03-12-19	GD
J	Building Control notes added. Hoist omitted.	03-12-19	GD



INTERIOR ARCHITECTS & DESIGNERS
 1 Upr. Georges Street, Dun Laoghaire, Co. Dublin
 tel:01 2300066 fax:01 2145776
 email: info@ooda.ie
 9 Donegall Street Place BT1 2FN
 tel:028 90668363 fax: 028 90663345
 email belfast@ooda.ie
 www.ooda.ie

STAGE INFORMATION

wall key:

	new walls - for fire rating refer to Architects details and specifications
	existing walls
	demolitions

CLIENT:
Janine Kane

JOB:
12-18 Church Lane

TITLE:
Proposed GA Plans

SCALE:
1:50 @ A1
1:100 @ A3

DATE:
Sept '18

DRAWING NO.:
18079-01

FILE:
18079

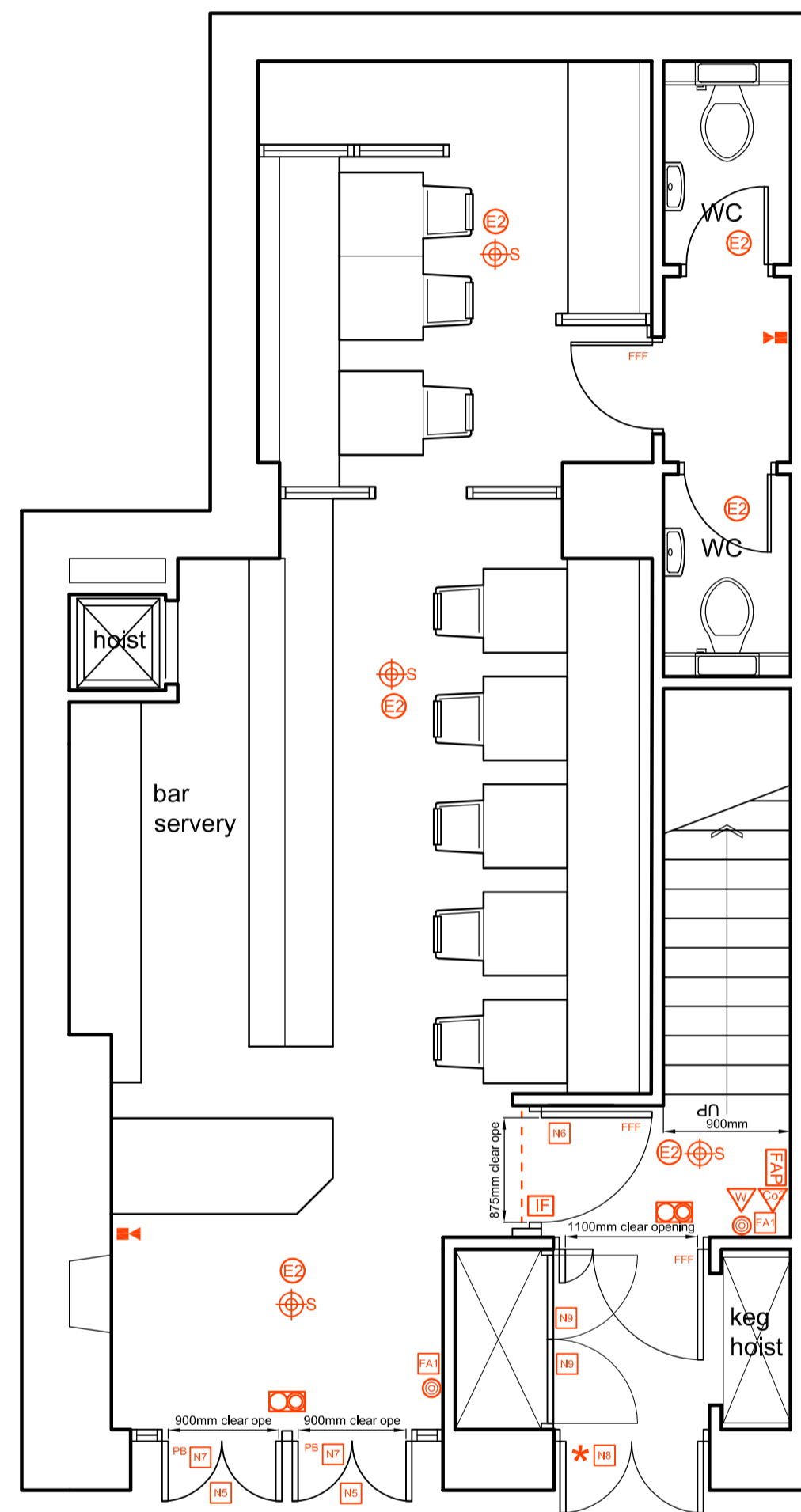
DRAWN BY:
GD

REVISION:
J

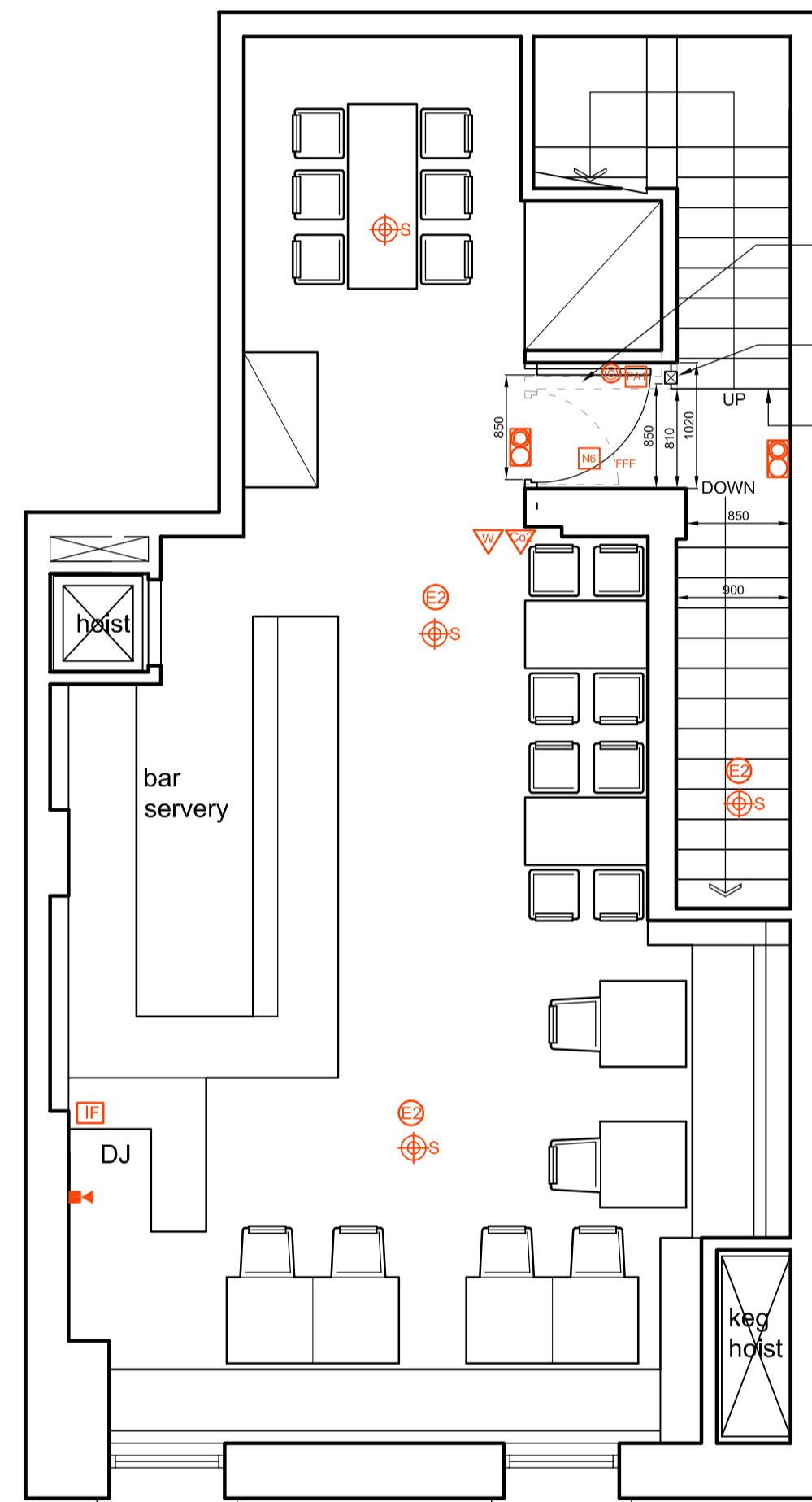
GENERAL CONTRACTORS NOTE

All levels and dimensions to be checked on site and any discrepancies should be referred to O'Donnell O'Neill Design Assoc.Ltd. for their direction. Work to figure dimensions ONLY. Do not scale off these drawings. It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers ensure that all materials and workmanship comply with the relevant Building Regulations and that all Health and Safety regulations are implemented. All to be in full compliance with The Building Regulations (Northern Ireland) 2012 Technical Booklets. Refer to engineers drawing for all structural elements details.

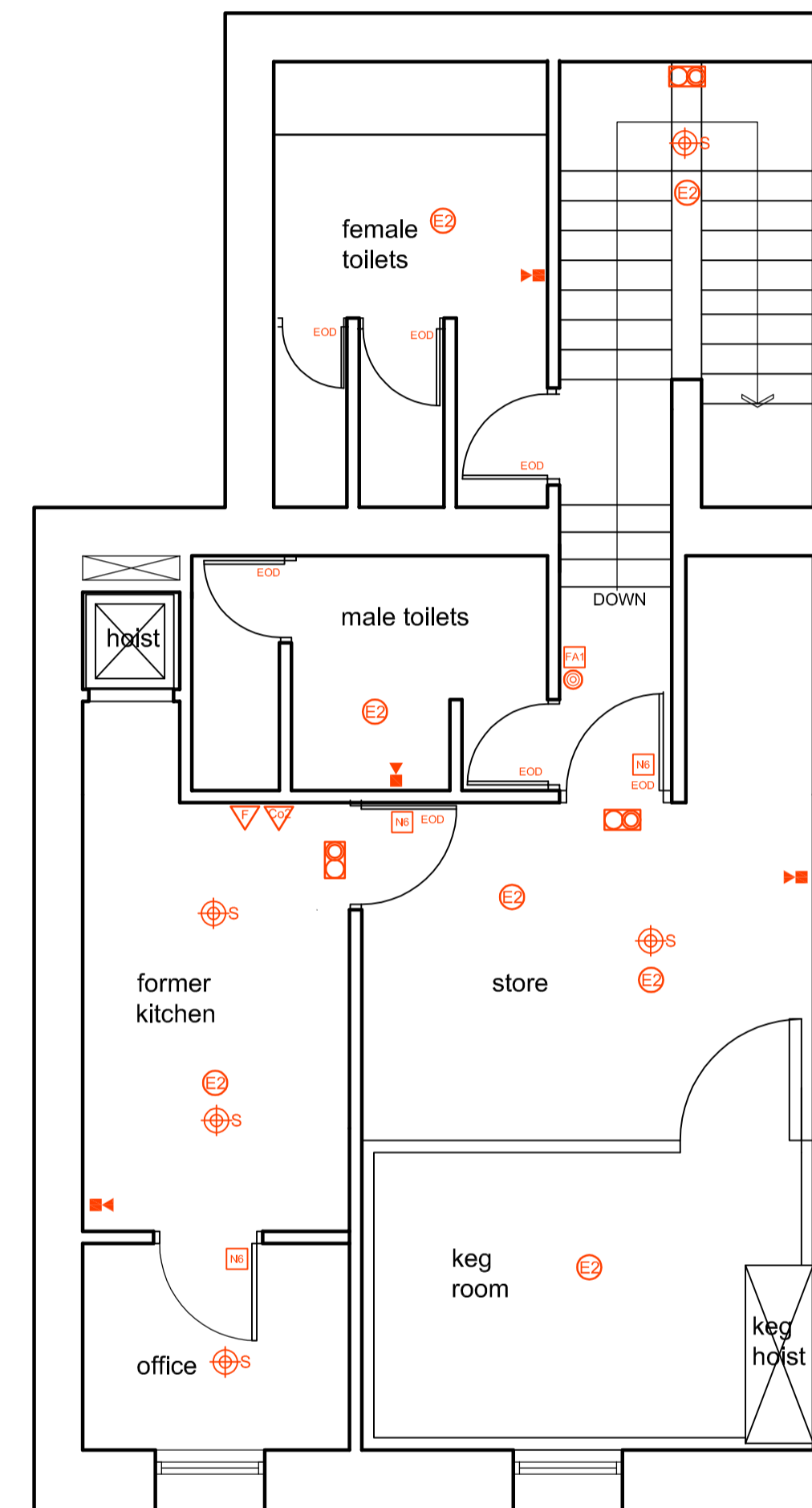
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Ground Floor



First Floor (proposed)

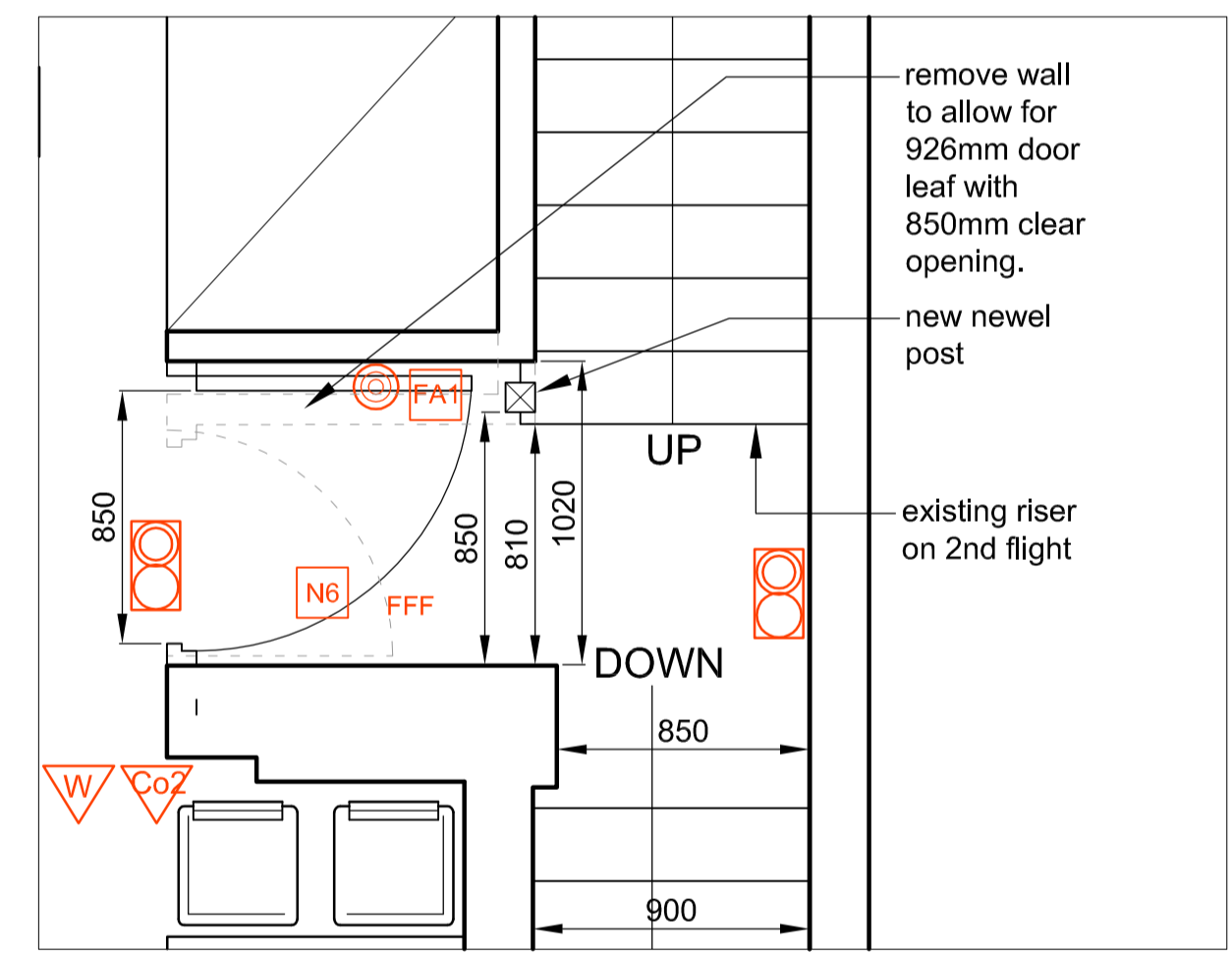


Second Floor

key to fire symbols

	maintained, self contained emergency exit sign with appropriate Euro legend and 3 hour integral battery pack		easy opening device
	non maintained, self contained emergency lighting with 3 hour integral battery pack		free from fastenings
	maintained, self contained emergency lighting with 3 hour integral battery pack - photo sensor		fire resistant glazing
	wall mounted speaker with integral strobe light		push bar to open
	audible warning device		self closing device
	ceiling mounted smoke detector		vision panel
	ceiling mounted heat detector		cold smoke seat
	ceiling mounted smoke detector in roof void		fire resisting door 30 mins minimum
	fire alarm call point		fire resisting door 60 mins minimum
	refuge call point		general fire notice
	disabled refuge panel		"fire exit - keep clear" notice
	fire alarm panel		"fire door - keep shut" notice
	interface with the detection system		"push bar to open" notice
	"HARFR fire shutter linked for the detection system"		to remain unlocked and in open position while premises are in use
			"fire door - keep locked" notice

Fire detection system, emergency lighting and exit signs and portable fire fighting equipment to comply fully with the following BS codes:
 Exit signs and notices to BS 5499 pt. 1
 All emergency lighting to comply with BS 5266: 2005
 Fire detection systems and alarms to BS 5839:1:2002 (L1)
 Extinguishers and other fire fighting equipment shall comply with BS5423 and/or BS5274



First floor detail - 1:25

REVISIONS:
 Revision A 09-12-15
 Proposed adjusted door opening on 1st floor amended.

GENERAL CONTRACTORS NOTE

All levels and dimensions to be checked on site and any discrepancies should be referred to O'Donnell O'Neill Design Assoc.Ltd. for their direction. Work to figured dimensions ONLY. Do not scale off these drawings.
 It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers ensure that all materials and workmanship comply with the relevant Building Regulations and that all Health and Safety regulations are implemented. All to be in full compliance with The Building Regulations Technical Documents 1997-2015. Refer to engineers drawing for all structural elements details.

wall key:

	new walls - for fire rating refer to Architects details and specifications
	existing walls
	demolitions



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 5 Stranmillis Road, Belfast BT95AF
 tel:028 90668363 fax: 028 90663345
 email belfast@ooda.ie
 www.ooda.ie

STAGE INFORMATION

General Contractors Note:
 It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers construct all elements of the project in full compliance with The Building Regulations (Northern Ireland) 2012 Technical Booklets.

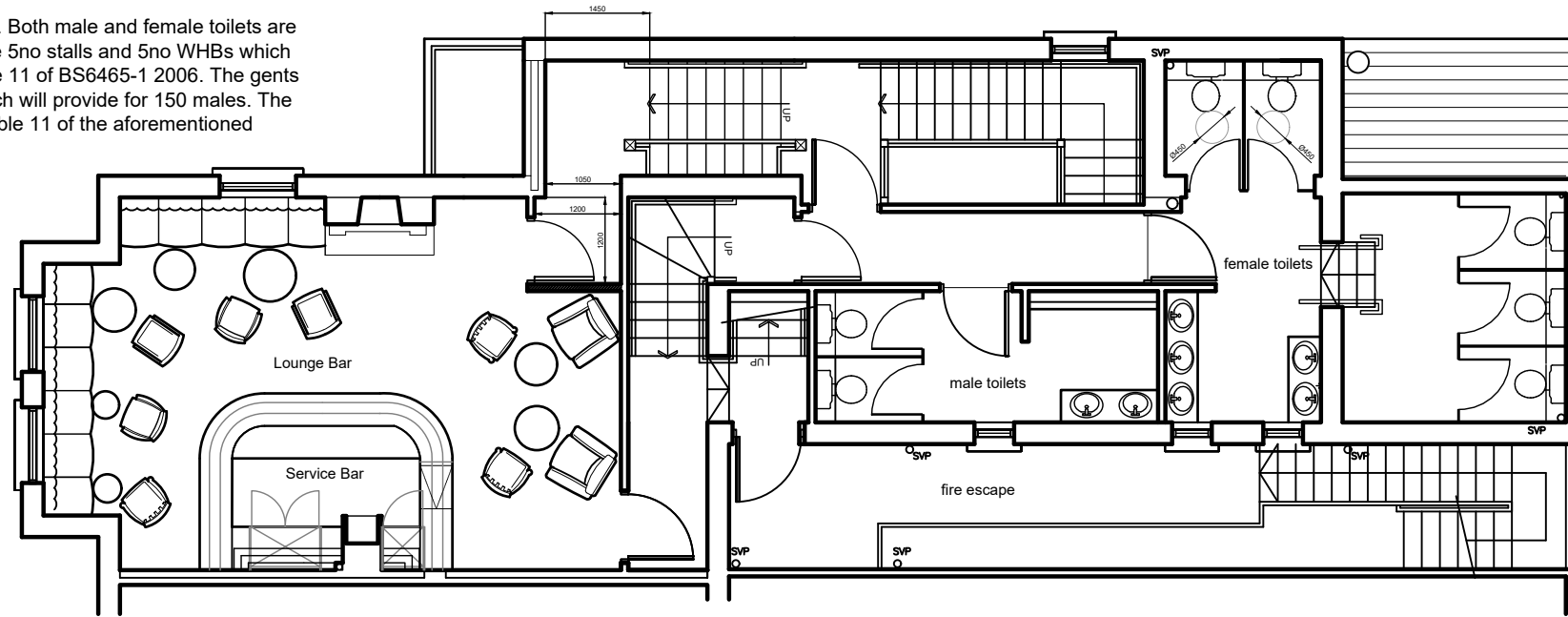
CLIENT: Janine Kane	
JOB: The Spaniard	
TITLE: Proposed fire safety plans	
SCALE: 1:50 (A1)	FILE: 1598
DATE: Dec 2015	DRAWN BY: GD
DRAWING NO: 1598-01	REVISION: A

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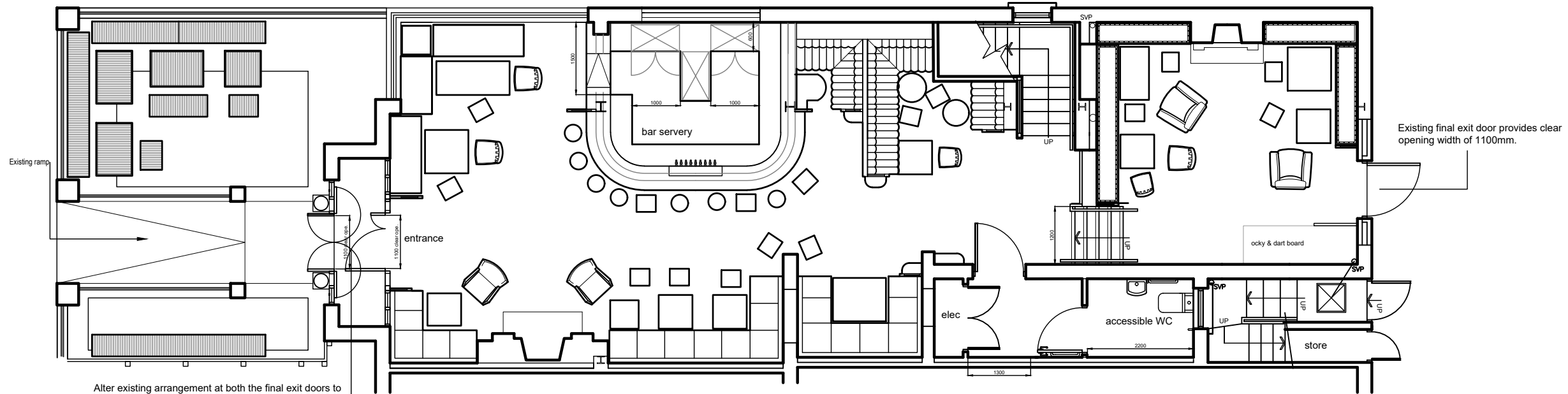


TOILET PROVISION FOR CUSTOMERS

There is an accessible wc facility on the ground floor. Both male and female toilets are situated on the first floor. The female toilets comprise 5no stalls and 5no WHBs which will provide for 125 females in accordance with Table 11 of BS6465-1 2006. The gents toilet is equipped with 2no stalls and 3no urinals which will provide for 150 males. The male toilets will require 3no WHBs to comply with Table 11 of the aforementioned standard..



EXISTING FIRST FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

EXIT CAPACITY

The internal area allocated to customer use on the ground floor extends to approximately 85m² (excluding area behind the bar). Using the standard 2 persons per M² this would equate to 170 persons. However, the arrangement of fixed seating is likely to reduce this number to circa 140 persons. There is an outside seating area which could cater for around 30 persons. It is possible that the onset of inclement weather would cause persons in the external area to move indoors at a time when the premises would be busy. Customer numbers on the ground floor could therefore increase to around 170. The numbers on the small first floor lounge which is provided with settees and the like are likely to be no more than 30. The staff compliment is likely to be circa 10 giving a total occupancy of 210.

This assessment relates to the provision of a variation in the entertainment licence which is not required to extend to the first floor. Whilst the first floor has a separate alternative escape route, it cannot be discounted that some persons on the first floor would attempt to escape via the accommodation stairs and the ground floor final exits. Thus, assuming the total compliment on the first floor uses this latter alternative, the total pressure on the exit capacity would be 210.

There are two final exits on the ground floor. One is via the rear final exit door which gives 1100mm clear opening width (COW). The existing final exit arrangement at the front of the premises will need to be altered to cater for the additional required exit capacity as it has to be assumed that one of the exits on the ground floor will be unavailable.

It is proposed to increase the COW at both the final exit doors and the internal vestibule doors to at least 1100mm. However, physical constraints may result in a maximum available COW of only 1070mm. According to BS9999 2017, the occupancy for a category 2 risk profile can be determined from $1070/4.1 = 260$ persons. This is comfortably in excess of the 210 person capacity required.

The justification for employing BS9999 2017 arises from the fact that the building has in place a package of fire safety measures in compliance with the minimum stipulated in clause 15 of that standard and that management oversight could now be determined to meet the definition of level two in table 5 of clause 7.

JEGGY NETTLE STRANMILLIS ROAD BELFAST
VARIATION IN ENTERTAINMENT LICENCE
Acorn Inspections Design and survey of electrical engineering services and fire safety systems
Date: 6.7.19 Scale: 1:100 on A3

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- Private Security Industry Act 2001 – covers the requirement for the provision of licensed activities that may impact this application.
- Responsible retailing code (NI) – covers the responsible promotion and retail of alcohol.
- The Registration of Clubs (NI) Order 1996
- The Licensing (NI) Order 1996
- The Licensing and Registration of Clubs (amendment) Act (Northern Ireland) 2021.

There are no current grounds for PSNI objections to the above applications being further considered by Belfast City Council, residents - paramount for variation applications, other local business and NIFRS.

Police would also request the following special conditions be considered for inclusion on the licence to ensure the peaceful and orderly conduct of the premises and that the appropriate number of SIA approved only doorstaff be deployed throughout the premises.

- **APPENDIX E – Safer Dancing / Reduction in the supply of drugs within the BCC Rules of Management be complied with ASAP**
- **The licence holder to take positive steps to manage the premises responsibly in a peaceful and orderly manor**
- **Robust complaints procedure in place for dealing with residents' concerns expeditiously.**

Please note if a Pavement Café area is included within the Entertainment Licence an application under the permanent scheme should be made to Belfast City Council ASAP as any existing temporary Pavement Café Licence will no longer be valid.

If the Entertainment Licence is granted in due course police note that APPENDIX E – Safer Dancing / Reduction in the supply of drugs within the BCC Rules of Management it is the responsibility of the licence holder. Any breaches or non-compliance should be managed by Belfast City Council.

Please forward police a copy of the Entertainment Licence with any special conditions or restrictions with confirmation that all Belfast City Council requirements and conditions including all Building Regulations approvals have been adhered to and that the Licensing (NI) Order 1996 will be adhered to by the licence holder.

Can you please ensure that the applicant has registered the premises with the ongoing 'Ask for Angela' campaign as we continue to raise awareness for this simple, yet effective initiative that allows those who may find themselves in a vulnerable situation, with a quick and discreet way to access the help they need. Please feel free to share and encourage your applicants to registered and appear on the province wide map.



The Police Service of Northern Ireland has developed a short training package, in partnership with Hospitality Ulster for the 'Ask for Angela' safeguarding initiative across Northern Ireland. People who feel unsafe, vulnerable or

threatened can discreetly seek help by approaching venue staff. Asking for 'Angela' will indicate to trained staff that this person requires help in the form of; reuniting them with a friend, seeing them to a taxi, or by calling venue security and/or Police. The training package for the scheme is now available to access on the Hospitality Ulster website here: <https://hospitalityulster.org/askforangela> or on the Northern Ireland Hotel Federation website here: <https://www.nihf.co.uk/ask-for-angela/> Any venue that wishes to take part must **first register via the link** above to sign up to the scheme and then they will be given access to the bespoke training package for their staff and promotional materials for their venue.

Once venues have signed up they will be added to a map that has been designed to make the public aware of what once venues have signed up they will be added to a map that has been designed to make the public aware of what venues are involved.

Donna Tolan
Licensing Constable
Belfast City

Extension: 21812

Mobile: 07393143997

Email: Donna.tolan@psni.police.uk Musgrave Police Station • 60

Victoria Street • Belfast • BT1 3GL

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By virtue of paragraph(s) 1, 2, 3, 6, 7 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

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Subject:	Airbnbs and Short term let accommodation
Date:	21 August 2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control, ext. 2300
Contact Officer:	Stephen Hewitt, Building Control Manager, ext. 2435

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To consider the responses from the Department for the Economy (DfE), the Department for Infrastructure (DfI) and the Department for Communities (DfC) to recent correspondence from the Committee regarding the regulation of short term lets, such as Airbnbs, in Northern Ireland.
2.0	Recommendations
2.1	The Committee is asked to note the contents of the responses received from DfE, DfI and DfC.
3.0	Main report

3.1	At the Licensing Committee meeting on 20 March 2024, the Committee agreed to write to the NI Executive regarding the regulation of short term lets, such as Airbnbs, in Northern Ireland. (Copy letter at appendix 1)
3.2	The Committee thought it important that the Executive ensure that an appropriate model is in place for the management of short term lets, and the extent to which they exist in any city and beyond, given the direct impact that they are having on communities, not least in terms of the affordability of buying or renting property.
3.3	The Minister for the Economy responded on the 24 May 2024 (Appendix 2) recognising that this is a complex area to deliver change in, with policy and operational responsibilities spanning a number of Executive Departments, Councils and other agencies.
3.4	The DfE has responsibility for the implementation of the Tourism (NI) Order but the scope of the Order is tightly defined and limits Tourism NI to inspecting properties to ensure that they meet a minimum standard of safety, cleanliness, and the provision of facilities.
3.5	The response sets out that due to significant growth in the number of self-catering properties certified by Tourism NI they will shortly be carrying out a review of the role of the certification of visitor accommodation. This review will examine options for the future regulation of visitor accommodation. However, any changes which are considered following the review will require new and/or amended primary legislation to be debated and approved by the Assembly.
3.6	In a response from the Department for Infrastructure on 20 May 2024 (Appendix 3) they advise that rent regulation is a specific responsibility of DfC under the Private Tenancies Act (Northern Ireland) 2022, and that DfC also has overall responsibility for housing policy including the provision of decent, affordable and sustainable homes.
3.7	In addition, DfI maintains that councils have the important responsibility for setting a vision for the long-term future development of their areas through the preparation of Local Development Plans (LDPs). In doing so councils have the flexibility to bring forward bespoke approaches to dealing with any local issues which affect their communities. Information in relation to Belfast City Council's approach set out in our LDP is included in Appendix 5.
3.8	The response from DfC is included at Appendix 4. It sets out that policy responsibility for Airbnbs and short-term tourist accommodation lies with the Department for Economy and, its Arm's Length Body, Tourism NI. It therefore suggests that the Council write to the Department for Economy about the issues raised in the letter.
3.9	Members are advised whilst we are well aware of the Council's responsibilities and powers under the Planning Act (Northern Ireland) 2011, it is the view of Officers that the necessary regulation of short term lets would go beyond the assessment of acceptability of such uses in land use terms.
	<u>Financial and Resource Implications</u>
3.10	There are currently no financial or resource implications as a result of this report.
	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>
3.11	There are no issues associated with this report.
4.0	<u>Appendices</u>

Appendix 1 letter to DfE 9 May 2024 Appendix 2 letter from DfE 24 May 2024 Appendix 3 letter from DfI 20 May 2024 Appendix 4 letter from DfC 7 May 2024 Appendix 5 Briefing on BCC approach to short term lets in the Local Development Plan

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Legal and Civic Services Department

Democratic Services Section

Your reference:

Being dealt with by: Mrs. L. McLornan

Our reference: LM090524

Ext.

Date: 9th May, 2024

Deirdre Hargey MLA
Minister for Economy

Sent via email to: *Private.Office@economy-ni.gov.uk*

Dear Minister Hargey,

At its meeting in March, the Licensing Committee agreed that the Council would write to the NI Executive regarding the regulation of Airbnbs and other short term lets.

While there is undoubtedly a need for short term lets, particularly in regards to the overall tourism offering, the Committee feels it is important to ensure that an appropriate model is in place for the management of short term lets, and the extent to which they exist in any city and beyond, given the direct impact that they are having on communities, not least in terms of the affordability of buying or renting property.

The Council acknowledges its responsibilities and powers under the Planning Act (Northern Ireland) 2011, however, the Committee believes that the necessary regulation of short term lets would go beyond the assessment of acceptability of such uses in land use terms.

I would be grateful for your response on this matter.

Yours sincerely,

Louise McLornan
Democratic Services Officer

Cc: to John O'Dowd MLA (Minister for Infrastructure) and Gordon Lyons MLA (Minister for Communities)

Belfast City Council, Legal and Civic Services Department
City Hall, Belfast BT1 5GS
Tel: 028 9032 0202 Textphone: 028 9027 0405
Email: democraticservices@belfastcity.co.uk
Dx No.: 383 NR Belfast

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**From the Office of the Minister
DEIRDRE HARGEY MLA**

Louise McLornan
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Our ref: COR-1311-2024

Date: 24 May 2024

Louise a chara

AirBnBs and Short Term Lets

Thank you for your correspondence of 9 May 2024 concerning the management and regulation of short-term lets for visitors (commonly referred to as AirBnBs due to the online platform on which many such properties are advertised) and of short-term lets for other types of tenants.

This is a complex area to deliver change in, with policy and operational responsibilities spanning a number of Executive Departments, Councils and other agencies. The Department for Communities (DfC) is responsible for private tenancies legislation (though this excludes holiday lets); the Courts are responsible for administering it; and the local Councils are responsible for enforcing it. My Department's role is focused on the implementation of the Tourism (Northern Ireland) Order 1992 ("the 1992 Order") which requires visitor accommodation across eight categories, including self-catering accommodation, to be certified once every four years by Tourism NI.

The scope of the 1992 Order is tightly defined, with Tourism NI's role limited to inspecting each property to ensure that it meets a minimum standard of safety, cleanliness, and the provision of facilities. The policy objectives relate to the consistency of standards across the visitor accommodation sector and providing assurance to visitors that when they book and stay in visitor accommodation in NI that it meets a minimum level of standard. The legislation does not provide any power to limit or cap the number of properties available for visitors in any of the accommodation categories or to regulate the rents charged to tenants.

I recognise that the growth of the tourism sector in NI in recent years, plus lifestyle and other external forces, has resulted in significant growth in the number of self-catering properties certified by Tourism NI to provide visitor accommodation. As such, Tourism NI is shortly going to carry out a review of the role of the certification of visitor accommodation. This review will examine options for the future regulation

of visitor accommodation and present findings for the consideration of Tourism NI and my Department. Any changes which are considered following the review will require new and/or amended primary legislation to be debated and approved by the Assembly.

I recognise too that the pool of short-term lets for visitors interacts with the supply of other properties for short-term let, and other property types for rent and sale. It will be important that any policy change in relation to the certification of visitor accommodation aligns with planning, housing and other associated policy areas. It may be that policy change is needed in those areas too in order to achieve the goal of a sustainable and well-regulated accommodation sector.

Is mise le meas

A handwritten signature in black ink, appearing to read 'Deirdre Hargey', written in a cursive style.

DEIRDRE HARGEY MLA
Minister for the Economy

From the office of the Minister for Infrastructure
JOHN O'DOWD MLA

Ms Louise McLornan
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Your reference: LM260424
Our reference: COR-1326-2024
20th May 2024

Dear Ms McLornan

AIR BNBS AND OTHER SHORT TERM LETS

Thank you for your letter dated 26 April 2024. Minister O'Dowd has asked me to respond on his behalf.

You refer to the importance of an appropriate model being in place for the management of short term lets, given their impact on communities, not least in terms of affordability of buying or renting property. You may be aware that TourismNI runs a certification scheme under the Tourism (NI) Order 1992 whereby it inspects tourist accommodation to ensure that they meet with the minimum standards outlined in the Order. However, TourismNI has no powers to cap or limit the numbers of properties which can be certified or to regulate the cost of the accommodation. Rent regulation is a specific responsibility of DfC under Section 7 of the Private Tenancies Act (Northern Ireland) 2022, and DfC also has overall responsibility for housing policy including the provision of decent, affordable and sustainable homes.

The Regional Development Strategy (RDS) 2035 and the Strategic Planning Policy Statement (SPPS) support the creation of balanced communities and, in relation to housing, the policy approach is to facilitate an adequate and available supply of quality housing to meet the needs of everyone. The SPPS states that local development plans (LDPs) prepared by councils should “zone land or include policy, as appropriate, to reflect the local need resulting from the demand for second homes”.

Council Local Development Plans (LDPs) are the main vehicle for housing delivery by assessing future housing land requirements and managing housing growth to achieve sustainable patterns of residential development. This process allows councils to address local housing issues within their communities. Ultimately, councils have the

important responsibility for setting a vision for the long-term future development of their areas through the preparation of LDPs. In doing so councils have the flexibility to bring forward bespoke approaches to dealing with any local issues which affect their communities.

You will be aware that currently the requirement for planning permission, set out in the Planning Act (NI) 2011 is dependent upon the extent to which the use and character of a property is changed and the degree to which it impacts on its surroundings. Each application is therefore determined on its own merits, having regard to the local development plan, regional policy, and all other material considerations, and that the relevance and weight to be given to all material considerations is a matter for the planning authority. Therefore, decision makers will take account of the relevant provisions of regional strategic planning policy and guidance including the SPPS and Planning Policy Statement (PPS) 7: Quality Residential Environments.

I hope that this information is of assistance to you.

Yours sincerely



EMMA STOCKMAN
Private Secretary to the Minister



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Our ref: TOF-1333-2024
Date: 7 May 2024

Via email: McLornanL@belfastcity.gov.uk

Dear Louise,

You emailed the Minister of Communities on 26 April 2024 regarding the regulation of Airbnbs and short term lets. You highlighted a particular need for an appropriate model to manage short term lets, given the impact they are having on communities, including on the affordability of buying or renting property.

I can advise that policy responsibility for Airbnbs and short term tourist accommodation lies with the Department for Economy and, its Arm's Length Body, Tourism NI.

I would therefore suggest that you write to the Department for Economy about the issues raised in your letter.

I trust you find my response helpful.

Yours sincerely,

**Julie Lavery
Private Rented Branch**



Appendix 4

Short Terms Lets – Belfast City Council Planning Powers

1. Under Part 2 of the Planning Act (Northern Ireland) 2011, the Local Development Plan (LDP) is comprised of two development plan documents. The first document is the Plan Strategy which sets the strategic policy framework for the plan area. The second document is the Local Policies Plan. It sets out the Council's site-specific proposals in relation to the development and use of land. Belfast City Council adopted its Plan Strategy on 2 May 2023. It is in the process of preparing its Local Policies Plan. The adoption of the Plan Strategy means that it now provides the policy framework to guide decision making in planning applications.
2. As members are aware, short-term lets have grown in popularity in recent years and the rise in number and concentration in some areas of the city impacts on the availability of affordable homes to buy or rent for residents and on the sustainability of communities more generally. This growth in popularity and the challenges it posed led the Council to introduce a new policy approach to short-term let accommodation in its Plan Strategy.
3. The Housing policies in the Plan Strategy must be read together. The aims of the housing policies in the Plan Strategy are set out in full at part 7.1.5. They include the aims of ensuring an appropriate supply of land to accommodate new housing, facilitate city centre living and nurturing the development of balanced local communities by achieving an appropriate mix of house types, sizes and tenures.
4. Related to the Housing policies is the Council's Growth Strategy which supports the Belfast Agenda's ambition to grow the population of the city by 66,000 additional people over the plan period, resulting in a total population of over 400,000 by 2035. It is in that context which policies HOU3 and HOU13 fall to be read and applied.
5. Policy HOU3 is entitled "Protection of existing residential accommodation". It provides a general presumption in favour of the retention of residential stock for permanent occupation. Paragraph 7.1.16 goes on to explain that "This policy therefore seeks to restrict the type of non-residential proposals permitted in established residential areas..."
6. Policy HOU13 is entitled "Short-term let accommodation". It provides that Planning permission will be granted for short-term let accommodation, whether new build or change of use, where among 6 criteria proposals in the case of a change from permanent residential use, part of the property must be retained as permanent residential housing. Policy HOU13 recognises that short-term let accommodation can help strengthen and diversify the overall visitor accommodation across the city but seeks to balance that with the necessity to retain existing permanent housing stock.
7. The LDP Plan Strategy formed the policy context to refuse a number of planning applications and sustained enforcement notices seeking the cessation of their uses. The Planning Appeals Commission (PAC) subsequently overturned a number of appeals against decisions to refuse planning applications for change of use from residential to short term let holiday use.

8. The Council issued judicial review proceedings against the Commission, claiming a misinterpretation of relevant planning policy. The Council contended that the PAC misdirected itself in failing to correctly interpret, and consequentially failing to correctly apply, Policies HOU3 and HOU13 of the Belfast Local Development Plan.
9. On 11 June 2024, the High Court ruled in favour of the Council and quashed two PAC decisions on two applications in the city centre. Mr Justice Humphreys held that the Planning Appeals Commission misinterpreted policy in allowing retrospective change of use for two flats to Short Term Let accommodation. He ordered that a differently constituted Planning Appeals Commission (PAC) must now re-determine the applications.
10. This clarification is an endorsement of the Local Development Plan and provides considerable certainty around the policy and operational approach to addressing this particular challenge.
11. The Council presently has 54 live planning applications for short term let accommodation; 30 of those are applications for change of use of an apartment from permanent residential accommodation to short term let. The Council also has 148 live enforcement investigations relating to unauthorised short-term lets. This is out of a total enforcement case load of 479 cases. Thus enforcement cases relating to unauthorised short term lets represent approximately one third of the Council's enforcement case load.
12. The Planning Appeals Commission and the Council had temporarily paused planning appeals and the assessment of planning applications pending the outcome of the High Court decision. These are now being determined following the clarity provided by the High Court's decision.

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

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