

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



**Belfast
City Council**

15th October, 2021

HYBRID MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Council Chamber and remotely via Microsoft Teams, on Thursday, 21st October, 2021 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 20)
 - (c) Declarations of Interest
2. **Planning Appeals Notified (Pages 21 - 24)**
3. **Planning Decisions Issued (Pages 25 - 62)**
4. **Abandonments (Pages 63 - 66)**
5. **Proposed Listed Building (Pages 67 - 72)**

6. **Planning Applications**

- (a) (Reconsidered Item) LA04/2020/1211/F - Mixed use regeneration scheme involving demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to and subdivision of existing supermarket building to form 4. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses, road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained) at No 46 Montgomery Road (former Hughes Christensen site) and between nos 44 and 46 Montgomery Road and no 41 Montgomery Road (Lidl) (Pages 73 - 120)
- (b) (Reconsidered Item) LA04/2020/0847/F & LA04/2020/1208/DCA - Partial demolition and redevelopment of existing buildings to provide 16 apartments, communal bin store and landscaped communal garden at 25-29 University Road (Pages 121 - 160)
- (c) (Reconsidered Item) LA04/2019/0775/F - 18 dwellings to include revision of site layout of previous approval Z/2007/1401/F at sites 2-8 (7 dwellings) and additional 11 No. dwellings, including landscaping, access via Hampton Park and other associated site works on lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park, Galwally (Pages 161 - 190)
- (d) (Reconsidered Item) LA04/2019/1886/F - 13 Residential Apartments (One block of 11 No. Apartments, one block of 2 No. Apartments) with associated amenity space and site works at 42-50 Ormeau Road (Pages 191 - 206)
- (e) (Reconsidered Item) LA04/2020/0493/F - Alteration and extension of existing building to provide 4 No one bed apartments at 23 Glandore Avenue and 2 Glanworth Gardens (Pages 207 - 222)
- (f) LA04/2021/0911/F - Demolition of existing building and construction of 9 no. apartments and associated site works at 236 Upper Newtownards Road (Pages 223 - 236)
- (g) LA04/2019/2279/F - Demolition of existing buildings on site and erection of 29 no. apartments across 4 buildings (4 no. apartments in Block No. 1, 8 no. apartments in Block 2, 8 no. apartments in Block 3 and 9 no. apartments in Block 4) with associated landscaping and car parking at Blocks 4, 5 and 6 Clonaver Drive (Pages 237 - 250)
- (h) LA04/2021/0165/F - Demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works at 176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl) (Pages 251 - 276)
- (i) LA04/2021/1119/F - Change of use from industrial storage units to waste metal recycling facility for export with offices, in curtilage parking and turning and associated works at 58 Duncrue Street (Pages 277 - 292)

- (j) LA04/2021/0493/F - Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation and associated works at Former Park Avenue Hotel, 158 Holywood Road (Pages 293 - 320)
- (k) LA04/2020/2506/F - Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures at Former Ballynafeigh Police Station, 332 Ormeau Road (Pages 321 - 340)
- (l) LA04/2020/1943/F - Residential conversion of the existing listed warehouses to form 57 (1 to 3 bed units, including 60% social and affordable to include a minimum of 20% social housing at 3-19 (Former Warehouse) Rydalmere Street (Pages 341 - 364)
- (m) LA04/2021/1520/F - Change of use from 2 x first floor offices to an after-school care facility at Belfast Media Group, Teach Basil 2 Hannahstown Hill (Pages 365 - 374)
- (n) LA04/2021/1586/A - Temporary mesh banner signage (19.1m x 9.84m) on former Belfast Telegraph Printworks, 124-132 Royal Avenue (Pages 375 - 382)
- (o) LA04/2019/2938/F - Lighting , including street lighting, lit & branded location 'Beacon' as well as associated electrical control pillars on Lands within the Glencairn park adjacent to Forthriver Road & Glencairn Road (Pages 383 - 392)

7. **Restricted Items**

- (a) Update on Replacement Planning Portal project (Pages 393 - 432)