



8th March, 2022

HYBRID MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in a Hybrid format on Tuesday, 15th March, 2022 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

RONAN CREGAN

Deputy Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 36)
 - (c) Declarations of Interest
2. **Motion: Historic Street Signs (Pages 37 - 40)**
3. **Committee Site Visits (Pages 41 - 42)**
4. **Request to hold a Pre-Determination Hearing and Pre-emptive Site Visit**
LA04/2021/2856/O - Mixed use regeneration development comprising office (Class B1), residential apartments (including affordable), retail (Class A1), hotel, leisure (Class D2), public realm, active travel uses, cafes, bars and restaurants, and community uses (Class D1), on lands surrounding the new Belfast Transport Hub and over the Transport Hub car park, to the east and west of Durham St and south of Grosvenor Rd. on lands to east of West Link (A12) and south of Grosvenor Road; Lands at Grosvenor Road and intersection of Grosvenor Road and Durham Street; Lands to the east of Durham Street and north of Glengall Street; Lands at Glengall Street; Lands between Glengall Street and Hope Street including Europa Bus Station, Great Victoria Rail Station, surface car parks at St Andrew's Square; Translink lands to west of Durham Street, south of BT Exchange building and north of Murray's Tobacco Works

5. **Planning Decisions Issued** (Pages 43 - 74)
6. **Planning Appeals Notified** (Pages 75 - 76)
7. **Planning Applications**
 - (a) (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 77 - 122)
 - (b) LA04/2021/2285/F - Apartment development at Parkside Gardens (Pages 123 - 136)
 - (c) (Reconsidered Item) LA04/2019/0081/F - 12 affordable housing apartments on former site of Maple Leaf at Park Avenue
 - (d) (Reconsidered Item) LA04/2019/0082/F - Section 54 application to remove condition 2 of planning permission Z/2010/0434/F on former site of Maple Leaf at Park Avenue (Condition 2 relates to the requirement for the approved social club to be constructed and operational).
 - (e) (Reconsidered Item) LA04/2019/0083/F - Section 54 application to remove condition 2 of planning permission LA04/2015/0075/F on former site of Maple Leaf at Park Avenue (Condition 2 relates to the requirement for the approved social club to be constructed and operational).
 - (f) LA04/2020/2325/F - 21 dwellings (affordable housing) on former site of Maple Leaf at Park Avenue
 - (g) LA04/2021/1242/F - Change of use from coffee shop to extension of amusements arcade on the ground floor at 28 Bradbury Place (Pages 137 - 144)
 - (h) LA04/2021/2825/A - Retention of mesh banner signage (19.1m by 9.84m) for a temporary period of 24 months on former Belfast Telegraph Printworks, 124-132 Royal Avenue (Pages 145 - 156)
 - (i) LA04/2021/0720/F - Change of use of a dwelling to 2 apartments with an extension at 64 Ashley Avenue (Pages 157 - 166)
 - (j) LA04/2021/2144/F - Residential (social housing) development comprising of 2no. Apartment buildings containing 52no. apartments (housing mix of 5no. 3p/2b Wheelchair & 47no. 3p/2b CAT 1 apartments) at 150 Knock Road. (Change of design to extant planning permission ref: Z/2011/0426/F)
 - (k) LA04/2021/2780/F - Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2018/1932/F (residential development comprising units (47 dwellings, 40 apartments, 3 bungalows) and associated access, landscaping and play park) to vary condition 9A (seeking to vary remediation strategy to be implemented) on lands directly to the South of Kilwee Business Park, Upper Dunmurry Lane (Pages 167 - 192)

8. **Miscellaneous Items**

- (a) Housing Monitor 2021 -2022 (Pages 193 - 214)
- (b) Proposed approach to Employment Monitoring (Pages 215 - 228)

9. **Restricted Items**

- (a) Update on Local Development Plan (LDP)
- (b) Participation in Lisburn and Castlereagh City Council Independent Examination of Local Development Plan