

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



**Belfast  
City Council**

8th November, 2022

**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, 15th November, 2022 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. **Abandonment**
  - (a) Footpath at 312-320 Ormeau Road (Pages 1 - 4)
3. **Extinguishment**
  - (a) Roumania Rise Street (Pages 5 - 8)
4. **Planning Decisions Issued** (Pages 9 - 30)
5. **Appeals** (Pages 31 - 32)
6. **Planning Applications**

- (a) (Reconsidered Item) LA04/2021/2856/O: Proposed 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. At 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 (Pages 33 - 72)
- (b) LA04/2021/2870/F & LA04/2021/2869/DCA: Demolition of existing single storey building and erection of ground and four upper storeys providing new cafe/restaurant on ground floor and 12no. apartments on the upper four storeys. Provision of bin storage and cycle areas. 19-27 Lombard Street, Belfast, BT1 1RB. (Report to follow)
- (c) LA04/2022/0235/F: 2 Dargan Crescent, Duncrue Road, Belfast - Retrospective Erection of new tyre depot with associated parking, site works and new entrance onto Duncrue Road. (Report to follow)
- (d) LA04/2022/1804/F: Floor art installation measuring 600 X 600mm in support of overall Signature Sculpture proposal (signature sculpture proposal is part of a separate application Ref: LA04/2022/1236/F) and all associated works as part of new Forth Meadow Community Greenway project. Lands located approx. 70m south of 5 Riverside Square Belfast BT12 5RJ (along the Forth Meadow Community Greenway). (Pages 73 - 80)
- (e) LA04/2021/1774/F: Partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also include part reclad of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works. At Lands at Loop Studios, 468-476 Castlereagh Road, Belfast. (Report to follow)
- (f) LA04/2022/0311/F: Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue. At The King's Hall and RUAS site, south of Upper Lisburn, Road/Balmoral Avenue, west of Harberton Park and north-east of Balmoral Golf Club, Belfast. (Report to follow)
- (g) LA04/2022/1511/F: Section 54 Application to vary Condition 17 of the previously approved application LA04/2018/1415/F which reads, "The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation / operation of any part of the development hereby approved." It is proposed to introduce a new landscaping & public realm drawing, accurately reflecting those works carried out on site and in agreement with DfI Roads. Varied wording is proposed to read as "The proposed public realm works, as shown on approved plan No. 6303 L-205 date received 3rd August 2022, shall be carried out in accordance with the approved plan." At The Residence (Former Ballynafeigh Police Station), 332 Ormeau Road, Belfast. (Pages 81 - 96)

7. **Delegation of Local Applications with NIW Objections** (Pages 97 - 104)
8. **Consultation on Permitted Development Rights** (Report to follow)
9. **Miscellaneous Items**
  - (a) Planning Retention and Disposal Schedule (Pages 105 - 110)
  - (b) Statutory Consultees Performance (Pages 111 - 130)
  - (c) Housing Land Availability Monitor Report (Pages 131 - 152)
  - (d) Employment Monitor Report (Pages 153 - 170)
  - (e) Development Plan Practice Note 11 Response (Pages 171 - 192)
10. **Restricted Items**
  - (a) Update on the replacement Planning Portal (Verbal Report)