



13th March, 2024

**PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Tuesday, 19th March, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

**AGENDA:**

1. **Routine Matters**

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. **Committee Site Visits**

- (a) Note of Committee Site Visits
- (b) Proposed pre-emptive Committee Site Visit for:LA04/2022/1046/F - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments and 5 No. terraced dwellings) with associated landscaping and car parking (amended plans received). -18 Annadale Avenue.
- (c) Proposed pre-emptive Committee Site Visit for:LA04/2023/4366/F - Proposed 14 storey (plus basement) purpose-Built Grade A Office premises with retail/restaurant unit at ground floor, including external landscaped terrace areas, public realm works, and all associated site works.- 14 Dublin Road

- (d) Proposed pre-emptive Committee Site Visit for: LA04/2023/4373/F - Erection of 17 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 459 no. units with communal facilities, internal and external communal amenity space and ancillary accommodation - 14 Dublin Road

3. **Notifications of Provision/Removal of Accessible Parking Bays**

- (a) Provision: 38 Geary Road (Pages 1 - 4)
- (b) Provision: 219 Cregagh Road (Pages 5 - 8)

4. **Planning Appeals Notified (Pages 9 - 10)**

5. **Planning Decisions Issued (Pages 11 - 34)**

6. **Miscellaneous Reports**

- (a) Delegation of Local Applications with NI Water Objections (Pages 35 - 40)
- (b) DFI Consultation Paper - Potential update to SPPS respect of Climate Change Policy (Pages 41 - 46)
- (c) Advanced Notice of Listed Buildings - Colenso Parade, Botanic Gardens and University Road/Stranmillis Road

7. **Planning Applications Previously Considered**

- (a) LA04/2017/1991/F - Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works. - Land adjacent to Concourse Buildings, Queens Road (Pages 47 - 72)
- (b) LA04/2020/2105/F - Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works. - 1-5 Gaffikin Street
- (c) LA04/2023/4021/F - Change of use from dwelling to 5 Bed House in Multiple Occupation (amended description). - 166 Upper Newtownards Road (Pages 73 - 84)
- (d) LA04/2022/1384/F - Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks. - Lands at 12 Inverary Avenue (Pages 85 - 102)
- (e) LA04/2023/3481/F - Change of use from dwelling to 6 bed HMO (sui generis) - 272 Limestone Road (Pages 103 - 114)
- (f) LA04/2023/3319/F - Change of use from dwelling to 6 Bed House in Multiple Occupation (amended description). - 27 Ponsonby Avenue (Pages 115 - 126)

8. **New Planning Applications**

- (a) LA04/2020/2607/F - Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme] - Former Belvoir Park Hospital Site Hospital Road
- (b) LA04/2023/3778/F - Demolition of existing Russell Court buildings and re development of existing surface car park to accommodate two new buildings (five storey and four storey) for the QUB Institute of Research Excellence for Advanced Clinical Healthcare (iREACH Health), including landscaping, parking, and servicing. - 38-52 Lisburn Road (Pages 127 - 144)
- (c) LA04/2023/2890/F - Proposed demolition of existing buildings and erection of a housing development comprising of 43No. social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works - Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive
- (d) LA04/2023/3856/F - Short duration Geothermal Ground Source Heating Demonstration Project comprising shallow drilling, testing and completion of 5 no. exploratory boreholes, associated temporary access, compound areas and mobile public information kiosk. - Lands at Stormont Estate Upper Newtownards Road (Pages 145 - 158)
- (e) LA04/2023/4208/F - Change of use from Dwelling to HMO - 24 Orient Gardens
- (f) LA04/2023/3076/F - Single storey extension to the Gael-Ionad Mhic Goill building, to provide additional common room space and classroom facilities, reception area, a multi-purpose room and heritage cafe space, with associated toilets and ancillary spaces in addition. An external outdoor performance area and landscaped areas will be provided in addition to car parking areas and bin stores. - Glór na Móna, Gaelionad Mhic Goill 4 Whiterock Close (Pages 159 - 172)
- (g) LA04/2024/0054/F - Change of use to conference centre facility with associated use as events/entertainment space - Former Print Hall, Ground Floor, 124-144 Royal Avenue (Pages 173 - 184)
- (h) LA04/2023/3758/F - New Pedestrian Footbridge and replacement steps to comply with DDA requirements. - Waterworks, 40m North of 260 Antrim Road (Pages 185 - 190)

9. **Restricted Items**

- (a) Financial Reporting - Qtr 3 2023/24
- (b) Update on closure of Call for Sites Public Consultation
- (c) Presentation: Living with Water

