

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



**Belfast
City Council**

21st June, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Thursday, 27th June, 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) Declarations of Interest

2. **Miscellaneous Reports**

- (a) Delegation of Local Applications with NIW Objections (Pages 1 - 6)
- (b) Confirmation of Listed Buildings - International Research Centre for Experimental Physics, including Railings, Retaining Walls, Queen's University, Belfast University Road Belfast (Pages 7 - 14)

3. **Planning Applications previously considered**

- (a) **LA04/2023/4153/F** - Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property. - 44 Ponsonby Avenue (Pages 15 - 26)

4. New Planning Applications

- (a) **LA04/2023/4613/F** - Proposed building ranging between 5 - 10 storeys (20.60m - 42.35m) including offices (Class B1a), ground floor retail (Class A1), community and cultural (Class D1) and restaurant uses, and licensed restaurant at upper level with external terrace, rooftop plant area, landscaping, servicing, public realm improvements, and all associated site works. - Lands west of Donegall Quay, east of Tomb Street, south of Corporation Square (opposite Belfast Harbour Office) and immediately north of the NCP Multi Storey Car Park (Pages 27 - 60)
- (b) **LA04/2024/0190/F** and **LA04/2024/0203/LBC** - Renewal of planning permission ref: LA04/2018/1991/F for the demolition of existing non listed buildings and redevelopment of site with 6-8 storey buildings to accommodate office led mixed use development comprising Class B1 (a) office, ancillary Class B2 industrial floorspace, active ground floor uses retail (A1), restaurants, cafes and bars (sui generis); basement parking and associated access and circulation. Proposals include the retention and restoration of the listed Seaver building comprising façade restoration; new roof and reintroduction of dormers, replacement windows and reinstatement of original entrance to southern façade. - Former Belfast Telegraph complex at 124-144 Royal Avenue and, 1-29 Little Donegall Street (Pages 61 - 110)
- (c) **LA04/2023/2557/F** - 260 no. dwellings, children's play area and other ancillary and associated works. - Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove (Report to follow)
- (d) **LA04/2024/0438/F** - Section 54 application to vary condition 27 (parking, servicing and circulating), condition 28 (parking facilities), condition 29 (vehicular access) , condition 30 (cycle parking) and condition 31 (service management plan) of planning approval LA04/2019/2756/F (alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational whiskey distillery with tourist centre. - A Wing, Crumlin Road Gaol 53-55 Crumlin Road (Pages 111 - 122)
- (e) **LA04/2024/0574/F** - Proposed temporary (up to 5 years) nursery and primary school, soft play area, access, parking, landscaping and ancillary site works - Land adjacent and east of No. 44 Montgomery Road (Report to follow)
- (f) **LA04/2023/4215/F** - Proposed 3no. residential apartments blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping. - 141-147 Upper Dunmurry Lane (Report to follow)
- (g) **LA04/2024/0044/F** - Change of use from HMO to single dwelling and rear dormer (amended description). 17 Lower Courtyard, BT7 3LH (Pages 123 - 130)
- (h) **LA04/2023/4607/F** - Removal of existing temporary sectional buildings and construction of new three storey childcare building with external play area, associated landscaping and alterations to existing access. Parkmore Building, 284A Ormeau Road (Pages 131 - 144)

- (i) **LA04/2024/0819/F** - 47 Greystown Park (Single storey rear extension and front elevation changes to facilitate conversion of garage to playroom / home office (Pages 145 - 152)

5. **Restricted Items**

- (a) Draft Purpose Built and Managed Student Accommodation - Supplementary Planning Guidance (Pages 153 - 192)