

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



**Belfast
City Council**

11th September, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 17th September, 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 (Pages 1 - 2)
- (b) **Pre-emptive Committee Site Visit:** LA04/2024/0626/F - Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1 over 55's accommodation consisting of a varied housing mix including family maisonettes, apartments and wheelchair accessible units with all associated site works including; landscaping communal and private amenity space and ancillary cycle and car parking provision. 1 Havelock House Havelock Place

- (c) **Pre-emptive Committee Site Visit:** LA04/2024/0483/F & LA04/2024/0480/DCA - Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, demolition, internal and external refurbishment and alterations, and all associated site works. - 34-44 Bedford Street and 6 Clarence Street

- 3. **Notification of Provision/Removal of Accessible Parking Bay**
 - (a) Provision at 81 Joanmount Park (Pages 3 - 6)
 - (b) Provision at 108 Ligoniel Road (Pages 7 - 10)

- 4. **Notifications of Abandonment and Extinguishment**
 - (a) Notifications from Statutory Bodies - Marcus Ward Street
 - (b) Notifications from Statutory Bodies - Mill Avenue

- 5. **Appeals**

- 6. **Planning Decisions issued (Pages 11 - 28)**

- 7. **Live Applications for Major Development (Pages 29 - 34)**

- 8. **Committee Decisions yet to issue (Pages 35 - 40)**

- 9. **Miscellaneous Reports**
 - (a) Update on Planning Performance (Pages 41 - 56)
 - (b) Belfast Waterfront Framework - Waterfront Tour Request (Pages 57 - 74)
 - (c) Notices of Motion - Annual Update (Pages 75 - 80)
 - (d) LDP Engagement Strategy (Pages 81 - 86)

- 10. **Planning Applications previously considered**
 - (a) **LA04/2023/4215/F** - Proposed 3no. residential apartment 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 (Pages 87 - 110)
 - (b) **LA04/2023/4162/F** - Change of use from retail unit to amusement arcade and adult gaming centre. - 51 Rosemary Street (Pages 111 - 128)
 - (c) **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 129 - 144)

- 11. **New Planning Applications**

- (a) **LA04/2024/1086/F** - Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop. - Unit 1, Connswater Retail Park (Pages 145 - 152)
- (b) **LA04/2023/3879/F** - Vary of condition 11 of LA04/2021/2815/F to extend opening hours. Vacant lands at access road to Olympia Leisure Centre - directly opposite and approx. 70m east of, Nos 9-15 Boucher Road (Pages 153 - 162)
- (c) **LA04/2024/0470/F** - To develop a community garden for sustainable food growth and education purposes - Lower Botanical Gardens (Pages 163 - 172)

12. **Restricted Items**

- (a) Quarter 1 Finance Report (Pages 173 - 180)