

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



**Belfast  
City Council**

6th February, 2024

**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, 11th February, 2025 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. **Planning Appeals Notified (Pages 1 - 2)**
3. **Planning Decisions Issued (Pages 3 - 28)**
4. **Live Applications for Major Developments (Pages 29 - 32)**
5. **Committee Decisions that have yet to issue (Pages 33 - 38)**
6. **Miscellaneous Reports**
  - (a) Draft Planning Committee Operating Protocol

- (b) Proposed adoption of SPG on Purpose Built and Managed Student Accommodation (PBMSA) including report on Public Consultation of Draft SPG for notation (Pages 39 - 106)
- (c) Response to Consultation on Private Member's Bill relating to Tree Protection (Pages 107 - 118)
- (d) Discussion on Draft Planning Application Validation Checklist (Pages 119 - 172)

7. **Planning Applications previously considered**

- (a) **LA04/2019/0081/F** - Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed and 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout) - Lands at former Maple Leaf Club, 41-43 Park Avenue (Pages 173 - 212)
- (b) **LA04/2020/2325/F** - Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information) - Lands at former Maple Leaf Club, 41-43 Park Avenue (Pages 213 - 246)
- (c) **LA04/2024/1623/F** - Change of use from 4 bed dwelling (C1) to 4 bed House of Multiple Occupancy (Sui Generis) - 49 Woodcot Avenue (Pages 247 - 264)

8. **New Planning Applications**

- (a) **LA04/2024/1458/F** - Alterations to the site include refurbishing and repurposing of 3no existing vernacular buildings and replacing 1 shed, a small garage and an agricultural structure with a new amenity building. Enhancements to the existing pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Wider site improvement works are proposed including path enhancements and new routes, installation of site furniture and interpretation signage. - Divis and The Black Mountain National Trust Site, Divis Road (Pages 265 - 278)
- (b) **LA04/2024/1837/F** - Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of APPROVED foul and surface water drainage programme, from prior to commencement to prior to occupation. Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor (Pages 279 - 290)
- (c) **LA04/2024/1551/F** - Public Realm Environmental Improvement scheme - Cathedral Gardens (Buoy Park), Donegall Street (Pages 291 - 306)

