



7 h August, 2025

**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, 12th August, 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. **Committee Site Visits**

- (a) Note of Committee Site Visits (Pages 1 - 4)
- (b) Pre-emptive Site Visit: LA04/2024/2134/F - Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works. - Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive

3. **Notification of Provision/Removal of Parking Bays**

- (a) Removal at 10 Castlereagh Place (Pages 5 - 8)

4. **Notification from Statutory Bodies - Stopping Up Order**
  - (a) Proposed Stopping-Up at St Andrews Square West (Pages 9 - 12)
5. **Notifications from Statutory Bodies: Abandonment and Extinguishment**
  - (a) Abandonment at Exchange Street, Glencairn Road, Little Victoria Street, Maple Hill, Wandsworth Road (Pages 13 - 26)
6. **Notifications from Statutory Bodies: Experimental Traffic Control Scheme**
  - (a) Waiting Restrictions - Bedford Street (Pages 27 - 30)
7. **Planning Appeals Notified (Pages 31 - 36)**
8. **Planning Decisions Issued (Pages 37 - 76)**
9. **Live applications for Major Development (Pages 77 - 80)**
10. **Committee Decisions that have yet to issue (Pages 81 - 92)**
11. **Miscellaneous Reports**
  - (a) Listing of 174 Upper Malone Road and Gardner Robb Building, City Hospital, 51 Lisburn Road (Pages 93 - 100)
  - (b) Committee Review of Implemented Applications (Pages 101 - 102)
  - (c) Local Applications Subject to Objections from NI Water (Pages 103 - 108)
12. **Planning Applications previously considered**
  - (a) **LA04/2022/1046/F** - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue (Pages 109 - 148)
  - (b) **LA04/2024/1466/F** - Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level and part of ground floor level to 6 bed / 6 person HMO (amended description and plans). - 41 Rosetta Road (Pages 149 - 170)
  - (c) **LA04/2024/1654/F** - Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis) - 432 Falls Road (Pages 171 - 182)
  - (d) **LA04/2024/1865/O** - 3no. detached dwellings part 2 storey part 3 storey (amended plans) - Land between No 22 Squires View and Nos 57 and 59 Squires Hill Road (Pages 183 - 198)
  - (e) **LA04/2025/0122/F** - Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans) - Lands Between 14 and 16 Lancedean Road (Pages 199 - 216)

13. **New Planning Applications**

- (a) **LA04/2025/0242/F** - Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building - 2 - 10 Botanic Avenue (report to follow)
- (b) **LA04/2024/2077/F** - Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone and Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations and roof profile. (Change to Description). - Adelaide Business Centre 2-6 Apollo Road (Pages 217 - 232)
- (c) **LA04/2023/2868/F** - Section 54 application to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods. (Amended Description). - Lesley Retail Park, Unit 1 Boucher Road (Pages 233 - 242)
- (d) **LA04/2025/0537/F** - Proposed erection of drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F - no change to supermarket building). - Lands at access to Olympia Leisure Centre, directly opposite and approx. 70m east of Nos 9-15 Boucher Road (Pages 243 - 256)
- (e) **LA04/2025/0311/A** - Street Art directly on facade of Donegall Street Elevation - Telegraph Building, 124-144 Royal Avenue (Pages 257 - 264)