

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



**Belfast
City Council**

11th February, 2026

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, 17th February, 2026 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. **Presentation**

- (a) Mr. Seamus Leheny, Chief Executive at Northern Ireland Federation of Housing Associations

3. **Committee Site Visits**

- (a) Note of Committee Site Visit

- (b) Pre-emptive Committee site visit: LA04/2025/0837/F - Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage. - Land of the former Mount Masonic Hall, 45 Park Avenue
- 4. **Notifications from Statutory Bodies - Traffic Control Measures**
 - (a) Waiting Restrictions - Bedford Street (Pages 1 - 4)
- 5. **Planning Appeals Notified (Pages 5 - 6)**
- 6. **Planning Decisions Issued**
- 7. **Live Applications for Major Development (Pages 7 - 12)**
- 8. **Committee Decisions that have yet to issue (Pages 13 - 20)**
- 9. **Miscellaneous Items**
 - (a) Review of implementation of the Planning Act (Northern Ireland) 2011 (Pages 21 - 32)
 - (b) Review of Pre-Application Discussion (PAD) Fees (Pages 33 - 38)
 - (c) Local Applications subject to NIW Objections (Pages 39 - 46)
- 10. **Planning Applications previously considered**
 - (a) **LA04/2022/0809/F** - Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 92 No. dwellings and associated and ancillary works. - Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews (Pages 47 - 78)
 - (b) **LA04/2025/0605/F** - Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels - 341-345 Albertbridge Road (Pages 79 - 98)
- 11. **Planning Applications**
 - (a) **LA04/2024/0015/F** - Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (revised information). - Lands at Cabin Hill, Upper Newtownards Road (Pages 99 - 142)

- (b) **LA04/2023/2633/F** - Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities - St Teresa's GAC, 2 Glen Road Heights (Pages 143 - 162)
- (c) **LA04/2025/1896/F** - Proposed mixed use development comprising of 77 No. social housing units (mix of 26 dwellings and 51 apartments) and a new children's centre, car parking, landscaping, open space, access and all associated site works including the installation of a new substation.(amendment to planning permission ref: LA04/2024/0122/F). - Former Belfast Metropolitan College Campus Whiterock Road (Pages 163 - 186)
- (d) **LA04/2025/2183/F** - Removal of conditions 14 and 15 from the permission referenced LA04/2024/0714/F (Contamination). - Units 2a and 2b 38 Boucher Road (Pages 187 - 194)
- (e) **LA04/2025/1716/F** - Proposed change of use from, Use class B1(a) office, to short term Transitional Care Unit, Use Class C3 b) comprising of 73 no. ensuite beds, associated ancillary facilities including café, rehabilitation suites and treatment rooms, laboratory, consulting rooms, 2 no. external terraces and all other ancillary, staff and storage rooms. Development includes ambulance drop off bay, replacement of existing windows, and all other associated site and access works. - Santander House, 1 Mays Meadow (Pages 195 - 204)
- (f) **LA04/2025/0288/F** - Retrospective change of use from taxi passenger terminal, cafe, office and newsagent to a Homeless Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users.
The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm
(Amended Description) - Existing taxi passenger terminal and former retail unit located within 35a King Street (report to follow)
- (g) **LA04/2024/1389/F** - Community garden and improvements to existing unused space, scheme to include multi-use play-court, allotment area, pizza and BBQ area and pathways. - Newhill Youth and Community Centre, 261 Whiterock Road (Pages 205 - 212)
- (h) **LA04/2025/2216/LBC** - Installation of Facade Lighting. - Ulster Hall, 30 Bedford Street (Pages 213 - 220)
- (i) **LA04/2025/1135/F** - Demolition of first floor rear return, first floor rear extension and additional site works - 57 Knock Eden Park (Pages 221 - 228)

