

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



**Belfast
City Council**

11th June, 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, 16th June, 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. **Committee Site Visit**
3. **Planning Appeals Notified (Pages 1 - 2)**
4. **Planning Decisions Issued (Pages 3 - 24)**
5. **Live Applications for Major Development (Pages 25 - 28)**
6. **Committee Decisions that have yet to issue (Pages 29 - 34)**
7. **Miscellaneous Reports**
 - (a) NIAO Strategic Review of the Planning Appeals Commission (Pages 35 - 96)

- (b) Local Applications subject to NI Water Objections (Pages 97 - 102)

8. **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, Belfast (Pages 103 - 136)
- (b) LA04/2025/0288/F - Retrospective change of use from ground floor 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 (Pages 137 - 148)

9. **Planning Applications**

- (a) LA04/2025/1991/F - Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park. - Makro, 97 Kingsway (Pages 149 - 162)
- (b) LA04/2025/2215/F - Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works. - Halifax Building, 24 Cromac Place (Pages 163 - 178)
- (c) LA04/2024/0570/F - Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space. - Stormont Hotel, 587 Upper Newtownards Road
- (d) LA04/2024/0569/O - Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description). - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road

- (e) LA04/2025/2013/F & LA04/2025/2013/LBC - Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works - Netherleigh House, 1 Massey Avenue (Pages 179 - 206)
- (f) LA04/2026/0021/F & LA04/2026/0022/LBC - Conversion of former convent to 28no. apartments (1, 2 & 3 bed) involving internal and external refurbishment/retention and re-configuration. Provision of ground floor extension with partial demolition and provision of new stairwell and lift. Provision of dormers, rooflights and extension to first, second floor and attic levels regarding new stairwell and lift. External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin stores, landscaping, substation and associated works. - Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road (Pages 207 - 234)
- (g) LA04/2026/0340/F - Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only. - The Edge, 1 Frederick Street, Belfast, BT1 2LW (formally 48-52 York Street) (Pages 235 - 246)
- (h) LA04/2026/0716/F - Proposed change of use of 342 no. Student rooms to short term let accommodation outside of term time (July & August). - Alma Place, 16 Library Street (Pages 247 - 258)
- (i) LA04/2026/0306/F - Section 54 of the Planning Act (NI) 2011 for non-compliance with planning conditions 15 and 16 of planning permission LA04/2021/0516/F (relating to junction improvements and provision of disabled parking spaces) - 140 Donegall Street (Pages 259 - 268)
- (j) LA04/2024/1195/F - Proposed residential development comprising 20 no dwelling units including 8 no semi-detached dwellings, 1 no detached dwelling, 2 no 3-bed apartments and 9 no 2-bed apartments with associated car parking, landscaping and associated works. Lands south of 7-14 Wolfhill Manor, east of No 42 Mill Avenue and west and north west of No 11 Mill Avenue, Ligoniel (Pages 269 - 292)
- (k) LA04/2025/1839/F & LA04/2025/1841/DCA - Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights. - Lindsay House, 8 - 14 Callender Street
- (l) LA04/2026/0066/F - Erection of 2.4m high perimeter fencing around 1 No. existing soccer pitch and internal 1.2m high spectator rail. Additional tree planting (Amended proposal) - Existing soccer pitches at Wedderburn Park Playing Fields (approx. 20m east of Orpen Ave. and 10m west of Wedderburn Gdns) (Pages 293 - 302)

- (m) LA04/2026/0659/F & LA04/2026/0505/LBC - Fenestration changes to include insertion of new windows at first floor level on north facing elevation and creation of new access door and new windows at ground floor level on north elevation. - 2 Royal Avenue (Pages 303 - 312)
- (n) LA04/2026/0787/LBC - Proposed Remedial works to bandstand roof. - Bandstand, Ormeau Park, Ormeau Rd (Pages 313 - 320)
- (o) LA04/2025/1651/F - Retention, conversion, refurbishment and change of use of existing office building (Class A2) and 2 no. vacant retails units (Class A1) to hotel accommodation and associated facilities and café (sui generis) and extension of 5th floor (30no. hotel bedrooms in total). - 20 Rosemary Street (Pages 321 - 330)

10. **Restricted Items**

- (a) Building Control - Outstanding Accounts