

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

8th February, 2018

**MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Banqueting Hall - City Hall on Thursday, 15th February, 2018 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

**AGENDA:**

1. **Routine Matters**

- (a) Apologies
- (b) Declarations of Interest

2. **Planning Application and Associated Consents**

- (a) Planning Application - LA04/2017/2126/F - Redevelopment including the construction of a new six storey building on the existing surface level car park and part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street. Lands bound by North Street Royal Avenue Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station (Pages 1 - 46)

- (b) Associated Application - LA04/2017/2081/LBC - Partial demolition of boundary wall and associated works including repair and redecoration of railings and resurfacing around the church, First Presbyterian Church at 41 Rosemary Street (Pages 47 - 56)
- (c) Associated Application - LA04/2017/2082/LBC - Partial demolition of side and rear extension and internal alteration including amended floor levels, removal of internal partitions. New elevations to create an entrance to retail accommodation and restaurant uses. 3 storey (staircase) side extension. Lower ground, first and second floor side extension Masonic Hall at 15 Rosemary Street (Pages 57 - 68)
- (d) Associated Application - LA04/2017/2120/LBC - Demolition of rear return and construction of 5 storey rear extension consisting ground floor retail unit and 6 apartments above, reconfiguration of ground floor retail units and 1st floor double height assembly hall, elevation changes at Central Hall 37 - 39 Rosemary Street (Pages 69 - 78)
- (e) Associated Application - LA04/2017/2138/DCA - Demolition of buildings at 27-31 Rosemary Street (Pages 79 - 86)
- (f) Associated Application - LA04/2017/2139/DCA - Demolition of building at 53 Royal Avenue (Pages 87 - 94)
- (g) Associated Application - LA04/2017/2196/DCA Demolition of rear extension and partial demolition of eastern and southern elevations at 43 Rosemary Street (Pages 95 - 102)
- (h) Associated Application - LA04/2017/2213/F - Partial demolition, 5 storey rear extension and refurbishment to provide retail uses at ground floor level and office accommodation to the upper floors 41-51 Royal Avenue (Pages 103 - 120)
- (i) Associated Application - LA04/2017/2207/LBC - Partial demolition, extension and refurbishment to provide retail uses at ground floor level and office accommodation to the upper floors 41-51 Royal Avenue (Pages 121 - 134)
- (j) Associated Application - LA04/2017/2575/DCA - Demolition of building at 30-34 North Street (Pages 135 - 142)
- (k) Associated Application - LA04/2017/2597/F - Demolition of building and development of temporary hard landscaping at 30-34 North Street (Pages 143 - 150)

