



Belfast
City Council

CHIEF EXECUTIVE'S DECISIONS TAKEN UNDER DELEGATED AUTHORITY FOR THE PLANNING COMMITTEE

Date of Meeting: 19th August, 2021

CX Decision Register Published: 20th August, 2021

Recommendations sent to CX: 19th August, 2021
CX Comments Received: 20th August, 2021

Final Date for Call-in (10am): 27th August, 2021

<i>Item no.</i>	<i>Agenda Item</i>	<i>CX Decision</i>	<i>Subject to call in</i>
2	Pre-emptive Site Visits	<p>The Committee agreed to undertake pre-emptive site visits in respect of the following applications:</p> <ul style="list-style-type: none">• LA04/2021/0493/F – Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation and associated works at Former Park Avenue Hotel, 158 Hollywood Road; and• LA04/2020/1959/F – New parkland (Section 2 Forthmeadow Community Greenway) – foot and cycle pathways, lighting columns, new entrances and street furniture, site to be developed includes vacant land bounded by the Forthriver Industrial Park in the east, Springfield Road to the South and Paisley Park & West Circular Road & Crescent to the West. Area also includes links through the Forthriver Industrial Park to Woodvale Avenue, land at Springfield Dam (Springfield Road), Paisley Park (West Circular Road) and the Junction of West Circular Road & Ballygomartin Road.	No

Correspondence received			
3a	PPR Project - Participation and the Practice of Rights	<p>In accordance with the Council decision of 4th May 2021, the Chief Executive exercised her delegated authority to:</p> <ul style="list-style-type: none"> refer the invitation for a walkabout of the former Mackie's site to the City Growth and Regeneration Committee, given that it would be inappropriate for Members of the Planning Committee to accept the invitation from PPR, who were objectors to a current planning application lodged within that site; and accept the invitation for Members of the Planning Committee to attend future workshops coordinated by Mr. Hugh Ellis, Policy Director at the Town and Country Planning Association, to explore the key issues in developing social housing in Belfast, on themes such as sustainability, planning, financing and contested spaces, given that they were general and not site specific, and that officers would liaise with the PPR Project and update Members of the Committee with the workshop dates and topics. 	Yes
4	Planning Applications (Please note that these are not subject to Call-in)		
a	LA04/2021/0516/F - Erection of a Purpose-Built Managed Student Accommodation development comprising 724 no. units, courtyards, ancillary accommodation and facilities, cycle and car parking and all other associated site and access works. (Amendment to planning approval LA04/2015/0609/F) at 140 Donegall Street	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to approve the application subject to conditions and to finalise the wording, and enter into the Section 76 Planning Agreement subject to no new substantive planning issues being raised and to resolve any issues arising from any outstanding consultation responses.	No
b	LA04/2021/0303/F - Redevelopment, refurbishment, and partial change of use of building at 35-39 Queen St & demolition of building and redevelopment of site at	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the Section 76 Planning	No

	31-33 Queen St. Provision of ground floor offices/professional services units (use class B1/A2), cafe and retail unit and offices above (use class B1)	Agreement and the wording of conditions subject to no new substantive planning issues being raised by third parties.	
c	LA04/2021/0244/F - Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long- and short-term occupancy on the floors above at 52-54 Dublin Road	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the Section 76 Planning Agreement and the wording of conditions subject to no new substantive planning issues being raised by third parties.	No
d	LA04/2021/0629/F - Residential development of 72no. apartments in 3no. blocks with associated car parking, landscaping and road widening works to Stockmans Way on lands north east of 43 Stockmans Way and south west of 49 Stockmans Way	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the Section 76 Planning Agreement and the wording of conditions subject to no new substantive planning issues being raised by third parties.	No
e	LA04/2020/1158/F - Demolition of existing building and erection of 65No Apartments including 20% social housing at 1-5 Redcar Street	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the Section 76 Planning Agreement and the wording of conditions subject to no new substantive planning issues being raised by third parties.	No
f	LA04/2021/1358/F - Section 54 application seeking amendments to condition Nos 2 (access), 7, 13, 20 (CEMP), 8, 9, 10, 15, 16, 19 (ground conditions), 12 (noise/vibration), 17 (piling risk), 21 (drainage), 27 (landscaping) to enable a	In accordance with the Council decision of 4 th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the wording of conditions.	No

	<p>phased approach to the construction of the permitted film studios complex approved under planning permission LA04/2020/0474/F on lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park).</p>		
g	<p>LA04/2021/0789/F - Application under Section 54 to vary conditions applied to approval LA04/202019/1100/F to facilitate development of this proposal. Relevant conditions which require to be amended are: -Condition 2 (Landscaping, Condition 5 (public realm), Condition 25 (retail plant and associated equipment), Condition 26 (verification report for noise), Condition 28 (odour technologies). Condition to be deleted Conditions 17 (verification report for contamination), this is a duplication of Condition 15 at 721-739 Lisburn Road</p>	<p>In accordance with the Council decision of 4th May 2021, the Chief Executive exercised her delegated authority to grant approval to the application, subject to conditions, with power delegated to the Director of Planning and Building Control to finalise the wording of conditions.</p>	No

Link for the agenda is here: <https://minutes.belfastcity.gov.uk/ieListDocuments.aspx?CId=167&MId=10193&Ver=4>