



Subject:	Belfast Harbour Draft Masterplan 2025–2050 – Presentation and Request for Council Response
Date:	25 th March 2026
Reporting Officer:	Sean Dolan, Senior Development Manager, City Regeneration & Development
Contact Officer:	Martin O'Neill, City Regeneration & Development

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number	
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The purpose of this report is to advise Members that the Belfast Harbour Commissioners (BHC) will present their Draft Belfast Harbour Masterplan 2025–2050 to the City Growth & Regeneration Committee. The BHC has requested that Belfast City Council provide a formal response to the consultation.
1.2	Members should be aware that, due to the Council’s statutory role as Planning Authority, any response should remain high-level and strategic, with no commentary on specific development proposals. It is appropriate, however, to reference alignment with relevant planning policy, including the Draft Sailortown, Greater Clarendon and City Quays Supplementary Planning Guidance (SPG) masterplan, which was recently out for a 12 week public consultation that closed on 29 th January.
1.3	Members who sit on both CG&R and the Planning Committee should be aware of potential conflicts of interest, particularly as parts of the wider area move through the statutory planning process.
2.0	Recommendations
	Members are asked to: <ol style="list-style-type: none"> 1. Note the forthcoming presentation from Belfast Harbour Commissioners on the Draft Masterplan 2025–2050. 2. Agree that officers will prepare a draft response, reflecting the matters set out within this paper, and any additional comments from Members at this meeting. 3. Note the potential conflict of interest for Members who sit on both CG&R and the Planning Committee.
3.0	Main report
	Background
3.1	Belfast Harbour Commissioners have published their Draft Masterplan 2025–2050, setting out the long-term strategic ambitions for the Harbour Estate and wider waterfront area. The document is available at: https://www.belfast-harbour.co.uk/masterplan/

3.2	<p>The masterplan sets out a 25-year framework for investment, regeneration and sustainability aligned to; increase the port capacity, embracing the Belfast Waterfront, supporting transition to clean energy and protecting the environment, redeveloping the Inner Harbour and supporting connectivity and tourism. Over 50 engagement sessions have been held to date, with BHC currently analysing the feedback received prior to publishing the final Masterplan in May 2026.</p>
3.3	<p>BHC has requested the opportunity to present the Masterplan to the Committee and have specifically asked that Belfast City Council provide a formal response to the consultation.</p>
3.4	<p>The Council recently undertook a 12 week public consultation on two draft Supplementary Planning Guidance (SPG) masterplans, including the Draft Sailortown, Greater Clarendon and City Quays SPG masterplan, which provides planning guidance for areas directly adjacent to and overlapping with parts of the Harbour Estate.</p>
3.5	<p>Members should be aware that, due to the Council’s statutory role as Planning Authority, any response must not be prejudicial to the proper exercise of the Council’s planning functions. Accordingly, the Council should not comment on:</p> <ul style="list-style-type: none"> • The merits or acceptability of any specific development proposal. • Site-specific issues that may come before the Planning Committee.
3.6	<p>Members are asked to consider the Masterplan as presented, and agree to submitting a formal response for consideration prior to the finalisation of the Masterplan. Officers will collate the feedback from the Members of the CG&R Committee prior to presenting the draft response to the April CG&R Committee for approval. Officers have considered the Masterplan and have outlined the following items for consideration for the response;</p> <ul style="list-style-type: none"> • That the Council recognises the strategic importance of the Harbour to the city’s economic growth and regeneration and welcomes the long-term approach to building the Port capacity, the transition to cleaner energy solutions and the progression for regeneration of the Inner Harbour area in line with the Local Development Plan and Supplementary Planning Guidance. • That the Council recognises the important role of the wider Harbour Estate in growing the city’s key growth sectors in film, innovation and tourism, as well as the Harbours role in delivering regeneration and sustainable connectivity connections.

3.7	<ul style="list-style-type: none"> • That the Council recognises and supports the reclassification of trust ports to provide the Harbour with the ability to increase spending in a prudent way, as agreed by the CG&R Committee in March 2025. • That the Council recognises the importance of proper community engagement and encourages the Harbour to continue to ensure that the delivery of the Masterplan is carried out in partnership with city stakeholders and communities. <p>Conflict of Interest – Planning Committee Members</p> <p>Members who are sit on the Belfast Harbour Commissioners Board, and/or sit on both CG&R and the Planning Committee should be aware that discussion of matters linked to live or emerging development proposals may give rise to a perceived or actual conflict of interest, and Members should consider these conflicts prior to taking part in the presentation and subsequent discussion.</p>
4.0	Finance & Resource Implications
	None associated with this report.
5.0	Equality or Good Relations Implications/Rural Needs Assessment
	None associated with this report.
6.0	Appendices
	None