

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



**Belfast  
City Council**

5th December, 2025

## **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, 9th December, 2025 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**
  - (a) Note of Committee Site Visit (Pages 1 - 2)
3. **Notification of Provision of Accessible Parking Bay - Essex Grove** (Pages 3 - 4)
4. **Notification of Abandonment at 141-147 Upper Dunmurry Lane** (Pages 5 - 8)
5. **Planning Appeals Notified** (Pages 9 - 10)
6. **Planning Decisions Issued** (Pages 11 - 40)
7. **Live Applications for Major Development** (Pages 41 - 44)

8. **Committee Decisions that have yet to issue** (Pages 45 - 54)
9. **Miscellaneous Reports**
  - (a) Housing Land Monitor Report (Pages 55 - 76)
  - (b) Employment Land Monitor Report (Pages 77 - 98)
  - (c) Local applications subject to objections from NI Water (Pages 99 - 106)
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 94 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 107 - 134)
  - (b) **LA04/2025/0556/F & LA04/2025/0557/DCA** - Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations (change of description and amended plans). - Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry) (Pages 135 - 162)
11. **Planning Applications**
  - (a) **LA04/2025/0605/F** - Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solarpanels - 341-345 Albertbridge Road (Pages 163 - 178)
  - (b) **WITHDRAWN FROM AGENDA - LA04/2025/0570/F & LA04/2025/0571/LBC - Retrospective change of use from residential (Use Class C1) to short term let accommodation (Sui Generis) - 39 Hamilton Street**
  - (c) **LA04/2025/1525/F** - Removal of condition 9 of LA04/2024/0714/F (Removal of fuel storage tanks) - Units 2a and 2b 38 Boucher Road (Pages 179 - 186)
  - (d) **LA04/2025/1454/F** - New community wellbeing centre and cafe extension to existing lockhouse building - The Lockhouse 13 River Terrace (Pages 187 - 196)
12. **Restricted Items**
  - (a) Quarter 2 Finance Report - 2025/2026 (Pages 197 - 204)



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## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 18th November, 2025

- **LA04/2025/0574/F** - Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building - Surface level car park at lands to east of Lanyon Place Station, Mays Meadow;

**Members Present:** Councillor R. Murphy (Chairperson), and  
Councillors Anglin, T. Brooks, Carson,  
S. Douglas and Groogan.

**Officers in Attendance:** Ms. C. Reville, Principal Planning Officer; and  
Mr. N. Hasson, Senior Planning Officer.

The Members and the officers convened at Lanyon Place Station (12.15 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:35 p.m.

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Department for

**Infrastructure**

An Roinn

**Bonneagair**

Department for

**Infrastructure**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

**Network Traffic  
Eastern Division**

Mr John Walsh  
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Belfast City Hall  
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BT1 5GS

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Being dealt with by: John McMullan  
Direct Line 028 90 526255

Your reference:  
Our reference: TM3 AB

4 November 2025

Dear Mr Walsh,

**ACCESSIBLE/DISABLED PARKING BAY ON ESSEX GROVE (ADJACENT TO  
111 ORMEAU ROAD, BELFAST)**

I am writing to advise you that we propose to provide an accessible / disabled parking bay at the address above (see attached plan).

After considering the plan I would be grateful for your written comments on this proposal.

Thank you for your assistance in this matter.

Yours sincerely

*Stephen McMeekin*

**STEPHEN MCMEEKIN**  
**Traffic Manager, Traffic Management 3**

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<b>Subject:</b>	Notifications from statutory bodies
<b>Date:</b>	09 <sup>th</sup> December 2025
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning & Building Control
<b>Contact Officer:</b>	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

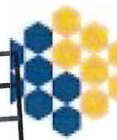
Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	To bring to the attention of the Planning Committee a notification received from the Department for Infrastructure (DfI) (see <b>Appendix 1</b> ) relating to a proposed abandonment at 141-147 Upper Dunmurry Lane, Belfast.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the notification correspondence received.
<b>3.0</b>	<b>Main Report</b>
3.1	The Council has received the following notification from DfI:
3.2	<p><b>Proposed abandonment at 141-147 Upper Dunmurry Lane, Belfast</b></p> <p>Received on 11<sup>th</sup> November 2025 this notification concerns the abandonment of an area of land (approximately 194 square metres) at Upper Dunmurry Lane (see <b>Appendix 1</b>). This proposal relates to planning application LA04/2023/4215/F which was granted permission by the Council on 27<sup>th</sup> January 2025 for 21 no. residential units (19 no. Cat 1 Elderly apartments and 2 no. Wheelchair apartments) and associated car parking, site works and landscaping.</p>
3.3	In considering this notification other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to this consultation and it is recommended that the Committee notes this report.
3.4	<p><u>Financial &amp; Resource Implications</u></p> <p>There are no resource implications associated with this report.</p> <p><u>Equality implications or Good Relations implications / Rural needs assessment</u></p> <p>None.</p>

<b>4.0</b>	<b>Appendices – Document Attached</b>
	<b>Appendix 1:</b> Proposed Abandonment – Upper Dunmurry Lane

**EASTERN DIVISION**

Chief Executive's Office	
Date:	11/11/25
Noted by CX:	Y/N
Ref:	JW 7.11
Referred to:	CX
Copy sent	<input checked="" type="checkbox"/> Original sent
MB updated	<input type="checkbox"/> Invite reg



Department for

**Infrastructure**

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Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Lillian Lewis

Email: [lillian.lewis@infrastructure-ni.gov.uk](mailto:lillian.lewis@infrastructure-ni.gov.uk)

Direct Line: 02890 526161

Your Ref:

Our Ref: MD2/Z/03/1128

Date: 05 November 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993**

**PROPOSED ABANDONMENT 141-147 UPPER DUNMURRY LANE, BELFAST**

DFI Roads has received an application from Apple Orchard Construction to abandon the land as shown hatched/highlighted on the attached map.

Please let me have your comments on the above proposal.

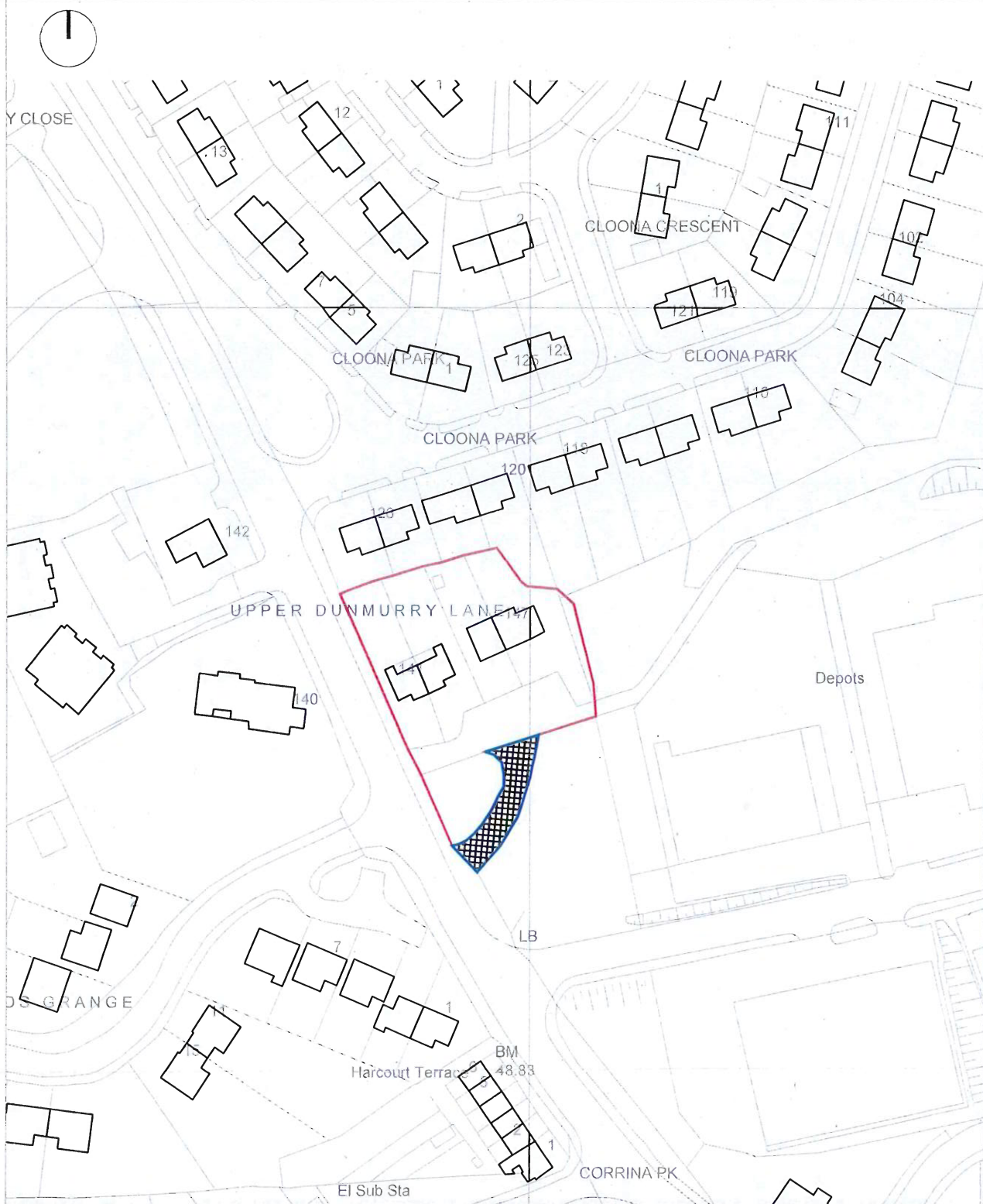
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

*Lillian Lewis*

Lillian Lewis  
Lands Section

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ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

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**MCALEENAN**

architects + interior design

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project Proposed Apartment Development at  
141-147 Upper Dunmurry Lane Belfast  
For Farlstone Developments LTD

drawing **SITE LOCATION MAP**

dwn by RMC  
date JUN' 2025  
scale (A4) 1:1250  
sheet A4P

status  
**BUILDING CONTROL**

pro no.  
22-534

stage  
4

dig no.  
**IN(00)001**

rev  
1



## PLANNING COMMITTEE – 9 DECEMBER 2025

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0087
PLANNING REF:	LA04/2024/1113/F		
APPLICANT:	Mr Jordan Fraser		
LOCATION:	75m NW of 29 Middle Braniel Road, Belfast		
PROPOSAL:	Change of use of barn and outbuildings to Class C1 dwellinghouse with extension, septic tank and soakaway, vehicular access and associated works		
PROCEDURE:			

ITEM NO	2	PAC REF	2025/A0090
PLANNING REF:	LA04/2022/1046/F		
APPLICANT:	Cregagh Developments Ltd		
LOCATION:	18 Annadale Avenue, Belfast, BT7 3JH		
PROPOSAL:	Proposed demolition of existing building and construction of a residential development consisting of 14 No units (9 No apartments within a 3 storey building and 5 No 2 storey terraced dwellings) with associated landscaping and car parking (amended description)		
PROCEDURE:			

ITEM NO	3	PAC REF	2025/A0100
PLANNING REF:	LA04/2023/2971/F		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park, Belfast, BT9 6NL		
PROPOSAL:	Demolition of existing dwelling and erection of a new detached dwelling and associated site works		
PROCEDURE:			

### **APPEALS NOTIFIED (CONTINUED)**

ITEM NO	4	PAC REF	2025/A0101
PLANNING REF:	LA04/2023/2972/DCA		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park, Belfast, BT9 6NL		
PROPOSAL:	Demolition of existing dwelling to facilitate erection of a new detached dwelling		
PROCEDURE:			

### **APPEAL DECISIONS NOTIFIED**

ITEM NO	1	PAC REF:	2025/A0043
PLANNING REF:	LA04/2024/0981/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Matthew Simms		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Retrospective change of use from a residential dwelling (Class C1) to short-term let accommodation (sui generis). Appeal against condition 2: The short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 02a is occupied by a person as their primary, permanent residence. For the avoidance of doubt the bedroom/s shall not be occupied as a second home or short term let accommodation. The owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with		

### **COSTS DECISION**

ITEM NO	1	PAC REF:	2025/E0002
PLANNING REF:	LA04/2023/0980/CA (EN01)		
RESULT OF APPEAL:	APPELLANT DENIED		
APPLICANT:	Malachy Loughrey		
LOCATION:	7 Inver Avenue, Belfast, BT15 5DG		
PROPOSAL:	Unauthorised change of use to short term let		

## Planning decisions issued November 2025- No 169

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2022/0087/PAD	MAJ	Lands to the south-east of the Albert Bridge Ravenhill Road Belfast BT6 8DN.	Residential led mixed use regeneration scheme (units tbc), to include potential realignment of the public road network.	PAD Concluded

LA04/2022/1824/NMC	LOC	Lands To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Rd; At The Intersection Of Fisherwick Place And Howard Street; At Great Victoria Street (between Nos. 1-3 To 27-45); At Glengall St. (between Nos. 3-21); At The Junction Of Hope St. Bruce Street And Great Victoria Street; At The Junction Of Durham St. Linfield Road Sandy Row And Hope Street; At Sandy Row From 2 Hurst Park To 85-87 Sandy Row Gilpins Site; To North Of Former Whitehall Tobacco Works At Linfield Rd Weavers Court Business Park/ Linfield Industrial Estate Blythefield Primary School And Charter Youth Club; At Weavers Court Business Park And Railway Track Lands Surrounding Arellian Nursery And Bounded By Utility Street/Bentham Drive/Egmot Gardens/ Felt Street (to North); Prince Andrew Park And Abingdon Drive (to South); Beit Street Roosevelt Rise Roosevelt Square.	Non material change (condition 9) LA04/2017/1388/F.	Application Withdrawn
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LA04/2023/2919/F	LOC	240 Cambrai Street, Belfast, BT13 3JJ.	Renewal of existing approval (LA04/2016/1288/F) for 4no. single storey terrace dwellings with attached boiler house construction and brick chimney, with associated site works including alteration to existing entrance to Cambrai Court.	Permission Granted
LA04/2023/2971/F	LOC	45 Malone Park, Belfast, BT9 6NL	DEMOLITION OF EXISTING DWELLING AND ERECTION OF A NEW DETACHED DWELLING AND ASSOCIATED SITE WORKS	Permission Refused
LA04/2023/2972/DCA	LOC	45 Malone Park, Belfast, BT9 6NL	DEMOLITION OF EXISTING DWELLING TO FACILITATE ERECTION OF A NEW DETACHED DWELLING	Consent Refused
LA04/2023/3181/F	LOC	289 NEWTOWNARDS ROAD BALLYMACARRET BELFAST DOWN BT4 1AG	Change of Use from Vacant first and second floor storage to 2 self-contained apartments with walkway and enclosed staircase to the rear. New dormer windows to rear.	Permission Granted
LA04/2023/3741/PAD	LOC	781 Antrim Road, Belfast, BT36 7PW	Apartment development consisting of 11 No. units and associated landscaping and car parking.	PAD Concluded
LA04/2023/4124/F	LOC	383 Holywood Road, Belfast, BT4 2LS	Change of use from dwelling to B&B accommodation to extend existing B&B and fenestration changes.	Permission Granted

LA04/2023/4530/F	LOC	44E Glen Road, Belfast, BT11 8BG	Proposed change of use from a retail shop unit (Vacant, last used as a barber shop) to a Cafe/Sandwich Bar. Installation of extraction flue and storage shed to rear. (RETROSPECTIVE) (Amended description)	Permission Refused
LA04/2024/0058/F	LOC	68 Fortwilliam Park, Belfast BT15 4AS	Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	Permission Granted
LA04/2024/0149/F	LOC	171B Andersonstown Road, Belfast, BT11 9EA	Retrospective change of use from an apartment to short term letting accommodation.	Permission Granted
LA04/2024/0267/F	LOC	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	Permission Refused
LA04/2024/0552/F	LOC	5 Kensington Gardens Knock Belfast BT5 6NP	Demolition of dwelling for replacement with 2No detached dwellings including attached garages and new vehicular accesses	Permission Granted
LA04/2024/0624/F	LOC	107 Orangefield Road, Belfast, BT5 6DD	Retrospective erection of timber fence, stone gabion walls, including proposed planting, level changes and all associated site works (amended description).	Permission Refused

LA04/2024/0675/F	MAJ	The Arches Centre 11-13 Bloomfield Avenue / 387-389 Newtownards Road, , Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	Permission Granted
LA04/2024/0895/DC	LOC	Lands immediately south of the junction of Mountpottinger Road and Mountpottinger Link and east of Short Strand Bus Station, Belfast, BT5 4LA.	Discharge of condition 5 and 6 of planning approval LA04/2022/0428/F. Final drainage assessment and details of foul and surface water drainage.	Condition Discharged
LA04/2024/0954/F	LOC	16 May Street, Belfast, BT1 4NL	Proposed demolition of existing building/rear return and change of use from former Girls Brigade HQ to provide 6No short term let accommodation units. Works to include new 3 storey accommodation block to rear with under croft car parking, ancillary bin/bike storage and open amenity space (amended description & additional plans)	Permission Granted
LA04/2024/0941/LBC	LOC	16 May Street, Belfast, BT1 4NL	Proposed demolition of existing building/rear return and change of use from former Girls Brigade HQ to provide 6No short term let accommodation units. Works to include new 3 storey accommodation block to rear with under croft car parking, ancillary bin/bike storage and open amenity space (amended description & additional plans)	Consent Granted

LA04/2024/0948/F	LOC	Derelict lands at and to the rear of no.s 34-36 The Mount, Belfast, BT5 4NA	Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works	Permission Granted
LA04/2024/1000/CLOPUD	LOC	Graham House, 1-5 Albert Square, Belfast, BT1 3EQ	Development has commenced on site in accordance with planning permission ref. LA04/2017/1707/F.	Permitted Development
LA04/2024/0946/A	LOC	10-16 Hill Street, Belfast, BT1 2LA	Retrospective: Two signs at ground floor level and one projecting sign at second floor.	Consent Partially Granted
LA04/2024/0955/LBC	LOC	34-36 The Mount, Belfast, BT5 4NA	Restoration of external features with a new rear projection to no. 34 The Mount and new partitioning walls in both buildings to facilitate use for 6no. apartments	Consent Granted
LA04/2024/1079/PAD	LOC	Lands adjacent and north of No. 219 Shore Road (Asda); and adjacent and east of Nos. 23 and 24 Oakmount Drive, Belfast	Proposed social housing development comprising 24 units, landscaping, access, communal amenity space and ancillary site works	PAD Concluded



LA04/2024/1166/CLOPUD	LOC	Existing Belfast Wastewater Treatment Works, Duncrue Street, Belfast and Bretland House, 115-121 Duncrue Street, Belfast	Demolition and clearance of Bretland House site, diversion of inlet sewer and subsequent upgrade of Belfast Wastewater Treatment Works (WwTW) to include civil, mechanical and electrical upgrades. Development to include diversion and modifications to the inlet sewer and combined sewer overflow, an additional Inlet Works lane (Lane 7), construction of two additional Activated Sludge Process (ASP) tanks (Tanks 9 and 10), installation of IFAS process in all ASP tanks, new Tankered Trade Effluent area, new blower units, pumping stations, kiosk, pipework, additional standby power generator and new areas of hardstanding.	Permitted Development
LA04/2024/1159/F	LOC	41 Montgomery Road (former Lidl supermarket), Belfast, BT6 9HL	Extensions and alterations to former Lidl building and change of use to builders merchants premises (Class B4) with external stock yard, acoustic fence and associated site works (amended description)	Permission Granted

LA04/2024/1476/F	LOC	Ladas House, 285-287 Castlereagh Road, Belfast, BT5 5FL	Elevational changes and reconfiguration of existing ground floor financial / professional services units (use class A2). Change of use of first floor from vacant offices to 3no. residential apartments. Roof extension to create second floor level for 1no. residential apartment. Carparking, landscaping and site works. (Amended Drawings).	Permission Granted
LA04/2024/1579/F	LOC	58 Wynchurch Road, Belfast, BT6 0JJ	Proposed ground floor extension to side and rear of existing property and demolition of garage.	Permission Granted
LA04/2024/1734/A	LOC	Existing car park to the south west of Odyssey Pavilion, 2 Odyssey Pavilion, Queens Quay , Belfast, BT3 9GG	Replace existing 24m wide x 3m tall double sided back lit display with a 12m wide x 3m tall double sided display- backlit on the Western elevation and with a digital LED display on the Eastern elevation.	Consent Granted
LA04/2024/1857/PAD	LOC	Vacant lands at junction of Shankill Road and North Boundary Street, and to the south of Boundary Way.	Proposed 4 storey apartment scheme (48 no. units) with associated parking (14 no. spaces) and amenity provision.	PAD Concluded
LA04/2024/1813/F	LOC	58 Knock Eden Park, Belfast, BT6 0JG	Demolition of existing garage and utility including rear patio of dining area. Internal reconfigurations. Addition of a partial single storey and two-storey rear & side extensions. Addition of a rear dormer. Retention of existing 1.8m high boundary fence. (Amended Scheme & Amended Description).	Permission Granted
LA04/2024/2031/F	LOC	1B Ballarat Street, Belfast, BT6 8FW	Demolition of existing building and construction 6 residential apartments.	Permission Granted

LA04/2025/0108/F	LOC	30 Circular Road, Belfast, BT4 2GA	First floor extension above garage to side of dwelling	Permission Granted
LA04/2025/0187/F	LOC	30 Church Road, Newtownbreda, Belfast, BT8 7AQ	Replacement of existing two-storey derelict store with new two-storey fitness and games room.	Permission Granted
LA04/2025/0124/F	LOC	58 Circular Road, Belfast, BT4 2GB	Two storey extension to front/side to provide replacement garage and bedroom	Permission Granted
LA04/2025/0125/F	LOC	38 Cyprus Avenue, Belfast, BT5 5NT	Single storey extension to rear with new 2.2m fence. Replacement roof with addition of 2 No dormers to rear of roof. (Amended Plans)	Permission Granted
LA04/2025/0126/DCA	LOC	38 Cyprus Avenue, Belfast, BT5 5NT	Demolition of detached garage and yard wall. Demolition of single storey store/outbuilding to rear of two storey return. Demolition of roof. (Amended Plans)	Condition Partially Discharged
LA04/2025/0137/F	LOC	Bethshan Tabernacle, North Boundary Street, Belfast, BT13 1DH	Change of use of church hall to community offices and local history and interpretive exhibition area and social space. Elevational changes, landscaping, and associated site works. Renewal of planning permission ref. LA04/2019/1668/F.	Permission Granted
LA04/2025/0167/F	LOC	British Telecom, Telephone Exchange, 62-78 Grosvenor Road, Belfast, BT12 5AP.	Proposed upgrade to existing transformer and provision of an upgraded substation with enclosing fencing works to include cable housing and below ground trenching.	Permission Granted
LA04/2025/0176/F	LOC	50 Iveagh Crescent, Belfast, BT12 6AW	Two storey, single storey and single storey first floor rear extension	Permission Granted
LA04/2025/0190/F	LOC	2a Deramore Park, Belfast, BT9 5JT	Retrospective replacement gates to front of dwelling.	Permission Refused
LA04/2025/0244/PAD	LOC	35 Kings Road, Belfast, BT5 6JG	Domestic house extension	PAD Concluded

LA04/2025/1923/A	LOC	The Strand Arts Centre 152-154 Hollywood Road, Belfast, BT4 1NY	5 signs including; illuminated LED lettering, outdoor lightbox, LED display screen, illuminated readograph and illuminated neon lettering	Consent Granted
LA04/2025/0352/F	LOC	Land approx. 30 m east of No's 1-12 Malone Beeches, corner of Malone Road and Norton Drive, Belfast	17.5m high monopole, along with 6no antennas, 1no dish, 1no GPS module, 3no cabinets, and ancillary development thereto.	Permission Granted
LA04/2025/0405/F	LOC	9 Mill Valley Drive Belfast, Belfast, BT14 8FE	Single storey side extension	Permission Granted
LA04/2025/0504/F	LOC	5 & 5a Lockview Road, Belfast, BT9 5FH	Retrospective awning and support frame (with retractable side panels) constructed to front of premises	Permission Granted
LA04/2025/0467/F	LOC	1-3 Summerhill Avenue, Belfast, BT5 7HD	Alterations and refurbishments to shop front. Erection of boundary fencing. Associated site works. (retrospective)	Permission Granted
LA04/2025/0468/A	LOC	1-3 Summerhill Avenue, Belfast, BT5 7HD	17no. advertisements to be displayed at retail shop. (1no. totem sign, 2no. fascia signs and 14no. poster advertisements) (retrospective)	Consent Granted
LA04/2025/0534/F	LOC	59 Wynchurch Avenue, Belfast, BT6 0JP	Two storey side and rear extension. Single storey rear extension, detached single storey garage and additional works. (Amended Plans Received).	Permission Granted
LA04/2025/0573/F	LOC	56 Ballynahatty Road, Belfast, BT8 8LE	Demolition of existing dwelling and outhouses, and construction of new dwelling	Permission Granted
LA04/2025/0611/F	LOC	31 Hopefield Avenue, Belfast, BT15 5AP	Retention of two-storey shed	Permission Refused

LA04/2025/0607/F	LOC	5 Squires Hill Road, Belfast, BT14 8FJ	Amendments to previously approved application(LA04/2023/4093/F). Proposal includes raising of ridge, fenestration changes to side and juliet balcony to front.	Permission Granted
LA04/2025/0613/F	LOC	23 Everton Drive, Belfast, BT6 0LJ	Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer. Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.	Permission Granted
LA04/2025/0655/F	LOC	147 Kings Road, Belfast, BT5 7EG	Two storey extension to rear of dwelling to replace existing extension and carport (Amended Plans)	Permission Granted
LA04/2025/0666/F	LOC	33 Wellington Park, Belfast, BT9 6DL	Change of use from B1 office to 2no. semi-detached dwellings with proposed three storey rear extension, rear dormer windows and alterations to front elevation. Proposed new access, parking and boundary treatments. (Change of Description)	Permission Granted
LA04/2025/0667/DCA	LOC	33 Wellington Park, Belfast, BT9 6DL	Proposed demolition of two storey rear return and rear elevation, sections of the ground floor of the front elevation, sections of roof and single garage.	Consent Granted

LA04/2025/0685/PAD	LOC	Lands south of Mount Eagles Avenue and East of Barnfield Road, Belfast	Proposed residential development comprising 13 detached and 16 semi-detached dwellings, access arrangements from Mount Eagles Avenue, parking, open space, landscaping and associated site works (29 no. residential units in total)	PAD Concluded
LA04/2025/0703/F	LOC	Good Shepherd Church, Holy Rosary Parish, 511 Ormeau Road, Belfast, BT7 3GS	Erection of external columbarium to the rear of church and associated works.	Permission Granted
LA04/2025/0783/F	LOC	32 Sharman Road, Belfast, BT9 5FW	Demolition of rear wall and partial demolition of side wall of dwelling and provision of single storey side and rear extension and raised garden patio. Demolition of existing garage	Permission Granted
LA04/2025/0847/F	LOC	26-28 Ann Street, Belfast, BT1 4EF	Change of use of existing retail premises (Use Class A1), for use as restaurant (Sui Generis), including new windows to side elevation	Permission Granted
LA04/2025/0848/DCA	LOC	26-28 Ann Street, Belfast, BT1 4EF	Change of use of existing retail premises (Use Class A1), for use as restaurant (Sui Generis), with associated demolition to side elevation to accommodate new windows	Consent Granted
LA04/2025/0832/DC	LOC	Blackmountain Shared Space	Discharge of condition 9 LA04/2022/0853/F- Landscape management plan	Condition Partially Discharged
LA04/2025/0899/F	LOC	109 Belmont Road, Belfast, BT4 2AD	Demolition of rear return and erection of 2 storey rear extension.	Permission Granted

LA04/2025/0850/LBC	LOC	Good Shepherd Church 511 Ormeau Road, Belfast, BT7 3GS	Erection of external columbarium to the rear of church and associated works.	Consent Granted
LA04/2025/0876/F	LOC	Unit 2, 300 - 310 Ormeau Road, Belfast BT7 2GE	Variation of conditon 3 of planning permission reference LA04/2024/0021/F to amend odour extraction system, with installation of odour extraction system via louvre panels to front façade.	Permission Granted
LA04/2025/0886/F	LOC	64 Sydenham Park, Belfast, BT4 1PW	Two storey side & rear extension, single storey front porch and additional site works (amended plans and description)	Permission Granted
LA04/2025/0892/F	LOC	1 Tudor Avenue, Belfast, BT6 9LR	Single storey side extension.	Permission Granted
LA04/2025/0947/CLEUD	LOC	51 Castlereagh Place, Belfast, BT5 4NN	House in multiple occupation (HMO)	Permitted Development
LA04/2025/0948/CLEUD	LOC	45 Castlereagh Place, Belfast, BT5 4NN	House in multiple occupation (HMO)	Permitted Development
LA04/2025/0998/F	LOC	23 Wynchurch Park, Belfast, BT6 0JL	Single storey rear extension, 2 new windows in existing side elevation and changes to front door.	Permission Granted
LA04/2025/0992/NMC	LOC	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast.	NMC to LA04/2023/3442/F-Minor alterations to landscaping and public realm works.	Non Material Change Granted
LA04/2025/1017/F	LOC	44 St James Park, Belfast, BT12 6DT	Proposed rear dormer window including ancillary demolition works. (Amended Drawings and Description)	Permission Granted
LA04/2025/1027/DC	LOC	McDonald's Restaurant Kennedy Way, Belfast, BT11 9AP	Discharge of Condition 2 LA04/2020/1473/F - Site Management Plan	Condition Not Discharged

LA04/2025/1066/F	LOC	1st to 4th floor, 4-14 Arthur Street , Belfast, BT1 4GD	Change of use of a Listed building from upper floor use of storage & offices to 13 number short term occupation serviced apartments. Use of existing ground floor entrances and staircase case. Provision of new bin storage in rear enclosed yard.	Permission Granted
LA04/2025/1014/LBC	LOC	1st to 4th floor, 4-14 Artur Street, Belfast, BT1 4GD	Alterations to facilitate a change of use of a Listed building from upper floor use of storage & offices to 13 number short term occupation serviced apartments. Use of existing ground floor entrances and staircase case. Provision of new bin storage in rear enclosed yard.	Consent Granted
LA04/2025/1050/F	LOC	163 Ravenhill Road, Belfast, BT6 0BQ	Single-storey rear/side extension. Partial demolition of rear/side wall and removal of rear window (Amended Description).	Permission Granted
LA04/2025/1041/F	LOC	19 Kingsberry Park, Belfast, BT6 0HT	Single storey side and rear extension. Attic conversion with 2 No. roof lights and rear dormer.	Permission Granted
LA04/2025/1057/F	LOC	4 Sunningdale Drive, Belfast, BT14 6SB	Conversion of detached garage into habitable room, garage extension and fenestration changes.	Permission Granted
LA04/2025/1087/F	LOC	111 Upper Lisburn Road, Finaghy, Belfast, BT10 0LG	Single Store Side and Rear Extension	Permission Granted
LA04/2025/1101/F	LOC	82 Gortin Park, Belfast, BT5 7EQ	Single storey rear extension. Creation of rear terrace and steps.	Permission Granted
LA04/2025/1143/F	LOC	49 Malone Park, Belfast, BT9 6NN	Demolition of existing side garage and construction of new garage extension to side of existing dwelling, and extension to rear garden terrace	Permission Granted



LA04/2025/1120/DCA	LOC	49 Malone Park, Belfast, BT9 6NN	Demolition of existing side garage and construction of new garage extension to side of existing dwelling, and extension to rear garden terrace	Consent Granted
LA04/2025/1103/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of conditions 10, 11 & 12 LA04/2025/0639/F- Remediation Strategy, Contamination & Verification Report.	Condition Partially Discharged
LA04/2025/1114/F	LOC	54 Areema Drive, Dunmurry, Belfast, BT17 0QG	Partial change of use from dwelling to child care facility for 8 children.	Permission Granted
LA04/2025/1159/F	LOC	Unit 2-3, State Buildings, 16-22 Arthur Street, Belfast, BT1 4GE.	Partial change of use to coffee shop from retail at ground floor level and associated works.	Permission Granted
LA04/2025/1160/F	LOC	29 Cleaver Avenue, Belfast, BT9 5JA	Single story front porch with decorative railing above, single storey rear extension with creation of patio area, replacement of all existing windows and associated landscaping and groundworks.	Permission Granted
LA04/2025/1172/F	LOC	22 Lacefield, Belfast, BT4 3PA	Single storey rear extension with larger patio area. New ground floor window to rear.	Permission Granted
LA04/2025/1174/DC	LOC	Translink Short Strand Bus Depot Mountpottinger Road, Belfast, BT5 4BH	Discharge of Condition 4 of LA04/2023/4184/F- Verification report.	Condition Discharged
LA04/2025/1180/F	LOC	98 Galwally Park, Belfast, BT8 6AH	Loft conversion with side and rear dormers.	Permission Granted
LA04/2025/1178/F	LOC	89 University Street, Belfast, BT7 1HP	Change of use of Ground, First and Second floors of 89 University street from 3 vacant offices to 3 one bedroom apartments.	Permission Granted
LA04/2025/1197/F	LOC	58 North Circular Road, Belfast, BT15 5FE	Single storey rear extension.	Permission Granted

LA04/2025/1233/DC	LOC	One Elmwood Student Centre Queens University Students Centre 1 Elmwood Avenue, Belfast, BT9 6AZ	Discharge of Condition 21 LA04/2019/1019/F - Assessment Methodology and Reporting of Noise	Condition Not Discharged
LA04/2025/1247/CLEUD	LOC	25 Wolseley Street, Belfast, BT7 1LG	Change of use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/1271/F	LOC	23 Porter Park, Belfast, BT10 OBU	Single storey attached garage to side of dwelling	Permission Granted
LA04/2025/1262/NMC	LOC	Parliament Buildings, Ballymiscaw Road, Stormont, Belfast, BT4 3XX	Amendments to permission LA04/2025/0601/LBC- Door alterations.	Non Material Change Granted
LA04/2025/1225/F	LOC	Public Footpath 37m South East of Balmoral Hotel, Blacks Road, Dunmurry, Belfast BT10 0ND	Installation of three bay insignia bus shelter.	Permission Granted
LA04/2025/1226/A	LOC	Public Footpath 37m South East of Balmoral Hotel, Blacks Road, Dunmurry, Belfast BT10 0ND	Bus Shelter Advertisement	Consent Granted
LA04/2025/1294/F	LOC	36 Orangefield Avenue, Belfast, BT5 6DG	Change of roof type (hip to gable), rear dormer window, roof light window to front and additional site works.	Permission Granted
LA04/2025/1291/DCA	LOC	29 Cleaver Avenue , Belfast, BT9 5JA	Part demolition of rear wall to accomodate extension, part demolition of front wall to create a window opening, demoliton and replacement of front porch, part demoliton of some internal walls, removal and replacement of all window and door openings and existing retaining wall to front right side of property to be replaced.	Consent Granted

LA04/2025/1310/F	LOC	25 Hazel View, Belfast, BT17 0WQ	Single-story rear and side extension with roof light and proposed 1.4m high fence to front and side of site boundary. (Amended description)	Permission Granted
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LA04/2025/1325/NMC	LOC	1 Hospital Road, Belfast, BT8 8JP	<p>Mortuary Building - First floor windows omitted from gable elevations, Door removed from East elevation, Retain existing door opening in West elevation, Remove first floor accommodation and stairs &amp; reconfigure ground floor layout as indicated, Remove rooflights and install new rooflights as elevations, Omit new window and door to front elevation(Site 18), Retain existing door opening to front(Site 17), Retain existing window to rear(Site 17),Omit new window to rear (Site 17), Form door opening from existing window at rear (Site 18), Car parking to Site 18 revised.</p> <p>Block of 4 Apartments - Revised parking layout, minor amendments to the elevations to include an entrance canopy (required by Housing Association),change to window head detail and change to front entrance door. Relocation of cycle storage and bins store to rear of apartments to comply with Secured By Design. Position of NIE Meters amended. Addition of low profile solar PV Panels to rear roof. Increase of footprint by 5.9sq.m. Ridge height raised by 375mm.</p>	Non Material Change Granted
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LA04/2025/1327/MDPA	LOC	Kings Hall Healthcare Village	Open Space Management Plan for Plot 8 and public plaza submitted as required by Clause 5 (5.1 - 5.3) of the First Schedule of the Section 76 agreement for LA04/2020/0845/O.	Condition Discharged
LA04/2025/1348/F	LOC	1 Sunnymede Avenue, Dunmurry, Belfast, BT17 0PX	Single storey side & rear extension.	Permission Granted
LA04/2025/1354/F	LOC	Public Footpath in Front of Sports Facility Cavehill Road, Belfast, BT15 5BG	The installation of a 20m high Monopole accommodating 6No. Antennas, 3No. RRUs, and 1No. 0.3m Transmission Dish. The proposal also involves ancillary development on the footpath in the form of the installation of 2No. equipment cabinets adjacent the pole location on Cavehill Road.	Permission Granted
LA04/2025/1361/F	LOC	6 Malone Meadows, Belfast, BT9 5BG	Alterations to fenestrations and expansion of driveway along with formation of secondary access onto Malone Meadows	Permission Granted

LA04/2025/1359/WPT	LOC	Trees to the rear and side of Units 19-25 Kilwee Business Park, Belfast, BT17 0HD	See attached copy of the Birds Nest Survey of Trees and Scrub Woodland, completed by Dr Michael Meharg of Fieldfare Ecology, as commissioned by Killultagh Mercantile Ltd. The trees with structural defects that were removed are represented by numbers 56 - 75 of the numbered trees on the map on page 5 together with the adjacent trees that could not remain in absence of those removed. There were several ash trees in this area suffering from ash die-back. The trees presented a significant health and safety risk and were overhanging the buildings creating significant threat to life and built structures.	Works to TPO Refused
LA04/2025/1366/F	LOC	1 Ardcaoin View, Belfast, BT17 0UY	Single storey rear and side extension.	Permission Granted
LA04/2025/1390/F	LOC	S S Moore Ltd 6-14 Chichester Street, Belfast, BT1 4LA	Installation of plant on rear roof and alterations to shopfront	Permission Granted
LA04/2025/1385/F	LOC	56 Wallasey Park, Belfast, BT14 6PQ	Single storey rear extension.	Permission Granted
LA04/2025/1397/F	LOC	119 Mount Eagles Avenue, Belfast, BT17 0GN	Detached single storey outbuilding to rear garden.	Permission Granted
LA04/2025/1394/DC	LOC	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Discharge Conditions 18 and 20 of LA04/2021/1672/O - acoustic specification	Condition Discharged

LA04/2025/1450/F	LOC	Lands Adjacent to and South East of the River Lagan, West of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Installation of roof mounted photovoltaic panels to Block 9 of approved Loft Lines development	Permission Granted
LA04/2025/1404/A	LOC	15-16 Donegall Square South and 2-14 Bedford Street, Belfast Belfast, BT1 5JG	3 Hotel Advertisement Signs, 1 Glazing Manifestation, 2 Projecting signs, 1 Bar Advertisement Sign	Consent Granted
LA04/2025/1413/F	LOC	84 Andersonstown Road, Andersonstown, Belfast, BT11 9AN	Partial demolition of existing walls and roof to accomodate single storey rear extension.	Permission Granted
LA04/2025/1422/F	LOC	3 Norwood Park, Belfast, BT4 2DY	Single Storey extension with flat roof, Two-storey extension to rear return. Roof alterations to change roof from hipped to flat. Raised patio and landscaping.	Permission Granted
LA04/2025/1466/F	LOC	44 Ard-na-va Road, Belfast, BT12 6FF	Proposed roof space conversion creating dormer to rear of dwelling.	Permission Granted
LA04/2025/1516/CLOPUD	LOC	1-2 Kings Square, Belfast, BT5 7EA	Change of Use Class A2 (BANK) TO A1 (RETAIL) at Former Ulster Bank.	Permitted Development
LA04/2025/1439/F	LOC	Ground Floor Unit, 16 Cromac Place, Belfast, BT7 2JB	Change of use from ground floor office space to cafe unit, new front door to cafe unit and construction of a bin storage area. (Retrospective)	Permission Granted
LA04/2025/1490/A	LOC	Lands adjacent to main entrance of George Best Belfast City Airport, Sydenham Bypass, Belfast, BT3 9JH.	3 hoardings, 2 digital billboards	Consent Granted
LA04/2025/1491/A	LOC	Lands adjacent to main entrance of George Best Belfast City Airport, Sydenham Bypass, Belfast, BT3 9JH.	Replacement of backlit billboard with a digital display	Consent Granted

LA04/2025/1494/CLEUD	LOC	82 Carmel Street, Belfast, BT7 1QF	Seeking a Lawful Development Certificate for the continued operation of a 4 Bedroom, 4 person occupancy capacity House of Multiple Occupancy (HMO) property	Permitted Development
LA04/2025/1517/F	LOC	Public Pavement on lands 168metres South West of Holy Trinity Primary School, Monagh Road, Belfast BT11 8EG	Proposed Three Bay Insignia Plus Bus Shelter	Permission Granted
LA04/2025/1539/DC	LOC	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Discharge condition 8 of LA04/2024/0393/F-Proposed drainage layout and details.	Condition Discharged
LA04/2025/1537/DCA	LOC	21 Broomhill Park, Belfast, BT9 5JB	Demolition of PVC porch and restoration of original steps and entrance.	Consent Granted
LA04/2025/1554/CLEUD	LOC	16 Stranmillis Gardens, Belfast, BT9 5AS	House in multiple occupancy (HMO)	Permitted Development
LA04/2025/1564/PAN	LOC	Lands to the east of Corporation Street, north of Donegall Quay, west of Albert Quay, south of Albert Dock, south, east and south west of Pilot Street, and south and south east of Corry Road, Belfast.	Hybrid Planning Application - Proposed residential led, mixed use, mixed tenure development comprising of residential, offices, retail, café/restaurants, an hotel/aparthotel including amenity space, public open space, landscaping, public realm and change of use to listed Clarendon Building, Furnace House and Pump House and repurposing of scheduled Graving Docks 1 and 2 (to include café/restaurant/community/cultural uses) with all associated site and infrastructure works.	Proposal of Application Notice is Acceptable
LA04/2025/1568/CLEUD	LOC	32 Magdala Street, Belfast, BT7 1PU	House in Multiple Occupation (HMO)	Permitted Development



LA04/2025/1640/F	LOC	Maranatha Christian Church 2 Willowfield Street, Belfast, BT6 9AU	External alterations to the church building, demolition of boundary wall and new landscaping to frontage	Permission Granted
LA04/2025/1593/F	LOC	61 Balmoral Avenue, Belfast, BT9 6NX	Single storey first floor side and rear extension	Permission Granted
LA04/2025/1594/DCA	LOC	61 Balmoral Avenue, Belfast, BT9 6NX	Demolition of roof on existing rear extension to accommodate first floor single storey rear and side extension	Consent Granted
LA04/2025/1600/LBC	LOC	Enterprise House, 55-59 Adelaide Street, Belfast, BT2 8FE	Removal of Internal Non-Structural Partition Walls To 2nd and 3rd Floors	Consent Granted
LA04/2025/1605/NMC	LOC	Units 2a & 2b 38 Boucher Road, Belfast, BT12 6HR	Non material change to planning application LA04/2024/0714/F- Amendment to Condition 13 to remove the following words "(including the proposed living wall)"	Non Material Change Granted
LA04/2025/1614/NMC	LOC	210 Roden Street, Belfast, BT12 5QE	Non material change to planning application LA04/2023/4432/F- Change in roof design.	Non Material Change Granted
LA04/2025/1620/MDPA	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	First Schedule Clause 6.1 of Section 76 Agreement- Car Club Strategy LA04/2022/0311/F	Condition Discharged
LA04/2025/1623/DC	LOC	22-24 Windsor Park, Malone Lower, Belfast, BT9 6FR	Discharge of condition 16 LA04/2022/0047/F- Detailed condition survey and method statement	Condition Discharged
LA04/2025/1632/F	LOC	Sainsbury's, Holywood Exchange, 302 Airport Road West, Belfast, BT3 9EJ	Erection of retail pod	Permission Granted

LA04/2025/1634/A	LOC	Sainsbury's, Holywood Exchange, 302 Airport Road West, Belfast, BT3 9EJ	3no. illuminated fascia signs and 4no. non-illuminated fascia signs on detached retail pod	Consent Granted
LA04/2025/1641/F	LOC	26 Kelvin Parade, Belfast, BT14 6NB	Partial demolition of kitchen and additional second storey to rear of dwelling.	Permission Granted
LA04/2025/1670/DC	LOC	Lands north-east of 43 Stockman's Way and south-west of 49 Stockman's Way, Belfast, BT9 7ET	Discharge of Condition 2 of LA04/2021/0629/F - Sample Panels	Condition Discharged
LA04/2025/1674/WPT	LOC	103 Circular Road, Belfast, BT4 2GD	<ul style="list-style-type: none"> <li>•Lime - large section fell removal (Kretzschmaria &amp; Bleeding Canker).</li> <li>•Acer - dead removal including stump.</li> <li>•Cedar- crown-lift roadside only</li> </ul>	Works to TPO Granted
LA04/2025/1663/WPT	LOC	85 Balmoral Avenue, Belfast, BT9 6NZ	<p>Two Trees To rear of property.</p> <p>1st Tree is causing neighbour distress and has grown to over 20m in height. Is currently at risk of blowing over in strong wind.</p> <p>2nd Tree partially damaged in storm of early 2025. Caused damage to Garage.</p> <p>Both trees have asked to be removed by neighbour.</p>	Works to Trees in CA Agreed
LA04/2025/1667/CLEUD	LOC	33 Donnybrook Street, Belfast, BT9 7DB	House of multiple occupancy (HMO)	Permitted Development

LA04/2025/1664/DC	LOC	155 Albertbridge Road, Ballymacarret, Belfast, BT5 4PS	Discharge of condition 2 LA04/2023/2877/F- Sound Level impact assessment.	Condition Discharged
LA04/2025/1710/F	LOC	10 Downfine Park, Belfast, BT11 8NU	Attic conversion with rear dormer.	Permission Granted
LA04/2025/1682/WPT	LOC	718 Antrim Road, Newtownabbey, BT36 7JJ	T034 - Wych Elm (Ulmus glabra) – Remove tree or Coppice down to a small stump circa 1 foot above ground level, this will help regrow/reform a smaller understory shrub, on the property boundary line. T035 – Common Ash (Fraxinus excelsior) - Remove tree or Coppice down to a small stump circa 1 foot above ground level, this will help regrow/reform a smaller understory shrub, on the property boundary line. T041 – Sycamore (Acer pseudoplatanus) – Remove Tree T042 – Sycamore (Acer pseudoplatanus) – Remove Tree T043 - Sycamore (Acer pseudoplatanus) – Remove Tree	Works to TPO Granted
LA04/2025/1718/MDPA	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Section 76 First Schedule Clause 4.1 and 4.2 - Travel Plan LA04/2022/0311/F	Condition Discharged

LA04/2025/1683/WPT	LOC	33 Malone Park, Belfast, BT9 6NL	There are 7 tall beech trees along our border with no 35 Malone Park (our next door neighbours - the Gilmours). A number of branches snapped off in Storm Amy on Friday. We have been advised by a tree surgeon to reduce the height of the trees by 30% to reduce the risk of them coming down in a future storm. If any one of the trees came down it would fall on our house or no 33. We have been advised that this work should be done urgently. Can you please authorise these works asap before the next storm? Thank you	Works to Trees in CA Agreed
LA04/2025/1684/WPT	LOC	Apartment 11 1 Deramore Park South, Belfast, BT9 5JJ	<p>Following a meeting with the director of the development they had mentioned issues with a tree by the communal door of the development. The trees roots are causing an uplift in the paving on a communal walkway causing a trip hazard.</p> <p>We are looking to know if this particular tree is okay to take down.</p>	Works to Trees in CA Agreed
LA04/2025/1685/DC	LOC	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Discharge of condition 12 LA04/2024/0714/F- Sewage Disposal Method.	Condition Not Discharged
LA04/2025/1738/DC	LOC	22-24 Windsor Park, Malone Lower, Belfast, BT9 6FR	Discharge of condition 15 LA04/2022/0047/F- Demolition Plan	Condition Discharged
LA04/2025/1724/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Discharge of Conditions 20 & 23 of Z/2013/1434/F- Ground Gas/Vapour Verification Report by Tetra Tech.	Condition Partially Discharged

LA04/2025/1742/WPT	LOC	81 Marlborough Park North, Belfast, BT9 6HL	Please see attached schedule of proposed work	Works to Trees in CA Agreed
LA04/2025/1713/DC	LOC	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Partial discharge of condition 2 LA04/2023/3778/F- Cladding Samples	Condition Partially Discharged
LA04/2025/1764/DC	LOC	3 Milner Street, Belfast, BT12 6GE	Discharge of condition 8 Z/2014/1053/F - Piling Risk Assessment	Condition Discharged
LA04/2025/1759/WPT	LOC	64 Kings Road, Belfast, BT5 6JL	This notice is to request permission to fell a wild cherry tree in our rear garden. Please see attached PDF document.	Works to Trees in CA Agreed
LA04/2025/1806/CLOPUD	LOC	McClelland House, 10 Heron Road, Belfast, BT39LE	Alterations to the elevations of the building. New windows fitted on the elevations and a combination of new brickworks and block/render to reduce the areas of glazing. The existing tiled roof will also be replaced with a metal standing seam roof.	Application Withdrawn
LA04/2025/1760/CLEUD	LOC	91 Maryville Street, Belfast, BT7 1AE	Existing use as short term let. (First floor apartment)	Application Required
LA04/2025/1780/PAN	LOC	Spirit Aerosystems, Lands circa. 150m East of 7 Airport Road West, Belfast, BT3 9DZ	Erection of a new associated office building (approx. 10,125 m <sup>2</sup> GIA) with associated infrastructure and ancillary facilities, including substations, security and waste management facilities, parking for cars, HGVs and cycles spaces, new site access, internal roads, and all associated works.	Proposal of Application Notice is Acceptable

LA04/2025/1784/DC	LOC	531 Antrim Road, Belfast, BT15 3BS	Discharge of condition 11 of LA04/2024/1933/LBC - Door Details.	Condition Discharged
LA04/2025/1802/A	LOC	Boylesports Bookmakers 8-10 Winetavern Street, Belfast, BT1 1JQ	One projecting sign and two shop signs	Consent Granted
LA04/2025/1817/CLEUD	LOC	38 Sandymount Street, Belfast, BT9 5DP	House in multiple occupation (HMO)	Permitted Development
LA04/2025/1782/PRELIM	LOC	Centred on Brunswick St. and Blackstaff Square, Belfast	Public realm scheme	PAD Concluded
LA04/2025/1824/DC	LOC	28 Malone Park, Belfast, BT9 6NJ	Discharge of condition 2 LA04/2019/1820/DCA- Redevelopment Contract	Condition Discharged

LA04/2025/1831/WPT	LOC	5 Deramore Park South, Malone Upper, Belfast, BT9 5JY	<p>T1-Pine – Crown Reduction by 4 meters, remove failed/torn limb, Remove hung up branch from T2, currently in crown.</p> <p>T2 – Cypress – Crown reduction by 4 meters, tidying up failed limb union.</p> <p>T3 – Rhododendron – Coppice to 2/3ft Stump, and lift root plat back into place.</p> <p>T4- Cotoneaster – Remove 1 Limb, over driveway to allow access.</p> <p>T5 – Magnolia - Remove 1 Limb, over driveway to allow access.</p> <p>T6 – Cypress – Remove Dying Tree, cutting stump as low as practicable.</p> <p>T7 – Eucalyptus – Remove hung up limb, and tidy union joint, Crown reduction by 6 meters to rebalance the crown form, and prune away from roof/property.</p> <p>T8 – Horse Chestnut – Repollard below previous points to lessen potential crown size and spread, to reform a smaller canopy size.</p>	Works to Trees in CA Agreed
LA04/2025/1833/DC	LOC	150 Kingsway, Belfast, BT17 9AA	<p>Discharge of condition 18</p> <p>LA04/2017/1784/F- Submission of cycle stand details</p>	Condition Not Discharged
LA04/2025/1918/CLOPUD	LOC	Durham House, Durham Street, Belfast, BT12 4GB	Continued use of building as 39 residential dwellings and associated ancillary space(s)	Permitted Development

LA04/2025/1878/WPT	LOC	36 Bladon Park, Belfast, BT9 5LG	Reduce 2 no. Birch trees by 3-4m in height Reduce several wayward branches by 2m Hard trim face of neighbouring conifers overhanging boundary line	Works to Trees in CA Agreed
LA04/2025/1881/PAN	LOC	Land bounded by North Street, Union Street, Kent Street and Royal Avenue, Belfast	Erection of a new building to house the Belfast Stories visitor attraction and creative hub, including new internal and external public spaces.	Proposal of Application Notice is Acceptable
LA04/2025/1968/WPT	LOC	50 Green Road, Belfast, BT5 6JB	3 x Hornbeam (Carpinus betulus) - Crown reduction in height by circa 3 meters, general prune to keep nature flame shape, with small crown lifting to just below the height of the fence. to lessen the spread of the canopy, into the neighbouring property.	Works to Trees in CA Agreed
LA04/2025/2037/MDPA	LOC	9 Harberton Park, Malone Upper, Belfast, BT9 6TW	The mature tree is now planted to exactly block the view towards the corner window from planning application LA04/2024/1806/F	Application Withdrawn
				<b><u>Total Decisions</u></b>



Live Major Applications not previously considered by Committee @ 02.12.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G 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.	14-Mar-23	10-Oct-23	Under Consideration
2	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
Page 41	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	Under Consideration
4	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	Under Consideration
5	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent property 37-39 Summerhill Park, Belfast.	Change of use of from 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.	04-Apr-24	31-Oct-24	Under Consideration
6	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39) and rear of 160 Barnetts Road, Belfast (amended address)	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 Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	Under Consideration

7	LA04/2024/0910/F	Major	70 Whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	Under Consideration
8	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	23-Jun-25	Under Consideration
9	LA04/2024/2024/RM	Major	Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	18-Dec-24	16-Jul-25	Under Consideration
Page 42	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under Consideration

11	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under Consideration
12	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 37no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under Consideration
13	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising a three storey building of 36 no. Category 1 (over 55's) social housing apartments and 7 no. single storey Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration
14	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Seven storey building (39.3m AOD) mixed use development comprising of Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing (Amended Description).	10-Feb-25	08-Sep-25	Under Consideration
15	LA04/2025/0574/F	Major	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	17-Apr-25	13-Nov-25	Under Consideration

16	LA04/2025/0974/F	Major	Site to the south of the former Knockbreda High School. Lands bounded by the A55 Upper Knockbreda Road to the south and south-east, Wynchurch Road to the north-east, Knockbreda Primary School to the north and Knockbreda Park to the west.	Development of a new primary school building for Forge Integrated Primary School. including development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road via a new signalised junction; demolition of no. 138a Knockbreda Park and associated site works	04-Jun-25	31-Dec-25	Under Consideration
17	LA04/2025/1272/F	Major	Harberton North Special School 29a Fortwilliam Park, Belfast, BT15 4AP	Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscpaing. (Amended Plans)	31-Jul-25	13-Nov-25	Under Consideration
18	LA04/2025/1525/F	Major	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of condition 9 of LA04/2024/0714/F (Removal of fuel storage tanks)	09-Sep-25	07-Apr-26	Under Consideration
19	LA04/2025/1716/F	Major	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from class B1(a) office to short term Transitional Care Unit (Use Class D1 Medical) 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.	05-Nov-25	03-Jun-26	Under Consideration
Page 44	LA04/2025/1896/F	Major	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	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).	06-Nov-25	04-Jun-26	Under Consideration

# Planning Applications Discussed at Committee Between 01 Apr 2019 and 02 Dec 2025

Decision Description	Totals
	17
Application Withdrawn	
Consent Granted	1
Consent Refused	
Permission Granted	5
Permission Refused	1
Total	24

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F  Page 45	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Social Housing Development comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17-Feb-23	15	161	29/06/2023	33	126	31/12/25	31/01/26	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	24-Mar-22	30	223	16/01/2024	124	98	30/11/25	31/12/25	Awaiting Section 76 Agreement - wording of clauses and CoT finally agreed. S76 sent to applicant for signing

LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	15-Oct-24	30	89	15/10/2024	30	59	Unknown	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side
LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	12-Jul-24	15	88	15/10/2024	28	59	Unknown	Unknown	See above
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	05-Sep-24	30	95	12/11/2024	39	55	31/10/25	Unknown	Awaiting Section 76 Agreement and new contamination issues - development commenced without planning permission and updated contaminated land survey submitted by applicant. Currently being reviewed by Environmental Health

LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	22-Sep-23	30	145	10/12/2024	93	51	Unknown	Unknown	Clauses in s76 agreed following specialist legal advice and discussion with applicant. Certificate of Title to be resolved
LA04/2024/0675/F Page 47	The Arches Centre 11-13 Bloomfield Avenue / 387-389 Newtownards Road, , Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	MAJ	13-May-24	09-Dec-24	30	81	15/04/2025	48	33			Permission Granted
LA04/2024/0058/F	68 Fortwilliam Park, Belfast BT15 4AS	Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	LOC	20-Dec-23	03-Apr-24	15	102	13/05/2025	72	29			Permission Granted

LA04/2023/4543/F	885 Shore Road, Belfast, BT36 7DH	Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting.	LOC	01-Feb-24	16-May-24	15	96	17/06/2025	71	24	Unknown	Unknown	DAERA NIEA recently provided its consultation response - advising that bat surveys required
LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10-May-24	23-Aug-24	15	82	17/06/2025	57	24	Unknown	Unknown	Further information requested from applicant following request from DAERA NIEA
LA04/2024/0267/F	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	LOC	15-Feb-24	30-May-24	15	94	17/06/2025	69	24			Permission Refused



LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	27	17/06/2025	3	24	30/11/25	31/01/26	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)
LA04/2024/1654/F	432 Falls Road, Belfast, BT12 6EN	Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis)	LOC	21-Oct-24	03-Feb-25	15	58	12/08/2025	42	16	31/10/25	30/11/25	Preparing decision notice for issuing
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10-Feb-25	15	57	12/08/2025	41	16	30/11/25	31/01/26	Late objections received. Planning Service requested additional information from applicant in respect of land instablithy issue

LA04/2024/2077/F	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Amended Plans Received).	MAJ	29-Jan-25	27-Aug-25	30	44	12/08/2025	27	16	30/12/25	31/01/26	Late objection received from neighbouring premises. Officers working through issues. Application will need to be reported back to the Committee for reconsideration
LA04/2024/0948/F Page 50	Derelict lands at and to the rear of no.s 34-36 The Mount, Belfast, BT5 4NA	Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works	LOC	03-Jun-24	16-Sep-24	15	78	16/09/2025	67	11			Permission Granted
LA04/2024/0955/LBC	34-36 The Mount, Belfast, BT5 4NA	Restoration of external features with a new rear projection to no. 34 The Mount and new partitioning walls in both buildings to facilitate use for 6no. apartments	LOC	03-Jun-24	16-Sep-24	15	78	16/09/2025	67	11			Consent Granted
LA04/2025/0607/F	5 Squires Hill Road, Belfast, BT14 8FJ	Amendments to previously approved application(LA04/2023/4 093/F). Proposal includes raising of ridge, fenestration changes to side and juliet balcony to front.	LOC	09-Apr-25	23-Jul-25	15	34	16/09/2025	22	11			Permission Granted

LA04/2025/0613/F	23 Everton Drive, Belfast, BT6 0LJ	Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer. Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.	LOC	15-May-25	28-Aug-25	15	29	14/10/2025	21	7			Permission Granted
LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	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 94 No. dwellings and associated and ancillary works.	MAJ	21-Apr-22	17-Nov-22	30	189	14/10/2025	181	7	30/11/25	31/01/26	Application to be reported back to Committee as applicant served incorrect notice when application made and was therefore invalid
LA04/2025/0556/F	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry) BT1 4EF	Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations (change of description and amended plans).	LOC	27-Mar-25	10-Jul-25	15	36	11/11/2025	32	3	N/A	31/01/26	Application to be reported back to Committee as amended plans received

LA04/2025/0557/DCA	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry)	Demolition to include; ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use.	LOC	27-Mar-25	10-Jul-25	15	36	11/11/2025	32	3	N/A	31/01/26	Application to be reported back to Committee as amended plans received
Page 52 LA04/2024/1576/F	733-735 Antrim Road, Belfast, BT15 4EL	Demolition of existing buildings at no. 733 & no. 735 Antrim Road to facilitate proposed residential social housing development comprising of 2no. buildings containing 34no. units with associated in-curtilage parking and landscaping (Amended description)	LOC	18-Sep-24	01-Jan-25	15	63	11/11/2025	59	3	N/A	31/12/25	Awaiting execution of s76 agreement; reviewing final conditions in discussion with applicant

LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	13-Nov-24	30	85	11/11/2025	81	3	N/A	31/01/26	Completion of s76 agreement delayed due to Certificate of Title issue
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<b>Subject:</b>	Housing Land Availability Summary Report
<b>Date:</b>	9/12/2024
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer:</b>	Dermot O’Kane – Acting Development Planning & Policy Manager

## Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. 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 matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. 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

After Council Decision

Sometime in the future

Never

☐  
☐  
☐  
☐

## Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

<b>1.0</b>	<b>Purpose of Report/Summary of Main Issues</b>
1.1	To provide an overview of the Council's Housing Land Availability Summary Report for the 2024/25 monitoring period.
1.2	The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2025. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report for 2024/25 contained at <b>Appendix 1</b> ; and the intention to publish this summary document and accompanying online map portal on the Council's website.
<b>3.0</b>	<b>Main Report</b>
	<b><u>Background</u></b>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	As the current monitor period predates the adoption of the LPP, the data for this period continues to be presented as a separate annual Housing Land Availability Summary report (referred to as the 'Housing Monitor' report) and Employment Land Monitor (ELM - separate Committee agenda item).
3.4	The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as at 31 March 2025, as well as providing the net gains in housing units for the 2024/25 period. This differs from the new dwelling completion statistics published routinely by central Government which only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.
3.6	This information is summarised within the report in relation to: <ul style="list-style-type: none"> <li>• Each settlement within the District, including settlement areas in the case of Belfast;</li> </ul>



	<ul style="list-style-type: none"> <li>Whether land falls within the existing urban footprint<sup>1</sup> or is classified as greenfield land; and</li> <li>The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.</li> </ul>
3.7	The report will be supported by the online map portal showing the status of all existing housing monitor sites. This will be available to access via the Development Plan and Policy part of the Council website. A draft version of the online map for the 2024/25 Housing Monitor has been prepared and can be accessed <a href="#">here</a> <sup>2</sup> .
3.8	During the 2024/25 monitoring year 531 units were completed on 9.7 ha of land across the District. 338.6 ha of land remains, with potential capacity for 20,246 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.
3.9	The total number of dwellings completed in the district has decreased by 9.4% from 586 in 2023/24 to 531 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 89.1% with 29.8% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at 01 April 2025.
3.10	<p>It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>There are no resource implications associated with this report.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>The report presents factual information and makes no recommendations relating to the future allocation of land for development. There are therefore no relevant equality or good relations implications attached to the report.</p>
<b>4.0</b>	<b>Appendices - Documents Attached</b>
	<b>Appendix 1 – Belfast Housing Land Availability Summary Report 2024/25</b>

<sup>1</sup> The continuous built-up area of the settlement.

<sup>2</sup>

[http://explore.belfastcity.gov.uk/connect/analyst/mobile/#!/main?mapcfg=%2FAnalyst%2FNamedProjects%2FHM\\_202425\\_draft](http://explore.belfastcity.gov.uk/connect/analyst/mobile/#!/main?mapcfg=%2FAnalyst%2FNamedProjects%2FHM_202425_draft)

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# Belfast Housing Land Availability Summary Report

2024/2025

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# 1. Introduction

The Strategic Planning Policy Statement (SPPS) for NI (September 2015) outlines a 'plan, monitor and manage' approach to ensure that, as a minimum, a 5 year supply of land for housing is maintained. It states that monitoring should be an ongoing process with annual reporting and review. As a minimum, it states that monitoring must include:

- The housing land supply at the beginning and end of the annual reporting period;
- The number of net additional units built during the annual reporting period; and
- The number of net additional housing units built in the period since adoption of the local plan.

The primary purpose of the Housing Land Availability Monitor (referred to as the 'Housing Monitor') is to inform the formulation of the Council's new Local Development Plan (LDP). However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.

The information collated will allow a clear view of the overall progress in meeting the housing objectives of the existing development plan and in identifying issues likely to require intervention. For example, a need to release phased housing sites in order to maintain a 5 year supply of available housing land, or the release of a site providing for a particular housing need.

The Planning Act (NI) 2011 requires Belfast City Council to make an annual report to the Department for Infrastructure outlining the extent to which the objectives set out in the LDP are being achieved. In accordance with this legislation the Council are currently preparing the first new LDP for Belfast which will comprise two documents; the Plan Strategy (PS) and the Local Policies Plan (LPP). The PS was formally adopted on 2 May 2023 and work has now commenced on the LPP.

Although this report relates to the period following adoption of the PS it continues to take the form of an annual Housing Land Availability Monitor report and is not intended to fulfil the requirements of an Annual Monitoring Report.

## 2. Methodology

The Housing Land Availability Monitor (the “Monitor”) measures net gains in housing within the Belfast City Council boundary. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The process followed to produce the Annual Housing Monitor is summarised at Appendix A.

The Monitor presents a register of potential housing land, based on current planning policy designations<sup>1</sup> and planning permissions, rather than an accurate picture of viable housing land. It is the role of an Urban Capacity Study (UCS), which will be undertaken from time to time, to assess the suitability, availability and achievability of monitored sites to contribute to a viable supply of land. The most recent UCS<sup>2</sup> was completed in March 2018 and, although new sites identified are not included in the Monitor, the outcomes are summarised within the 2017/2018 Belfast Housing Land Availability Summary Report.

Work has commenced on preparation of an updated UCS which will form part of the evidence base for the LPP. Preliminary findings derived from this work which have implications for existing housing monitor sites are reflected in the figures presented in this report. However, no new sites have been added to this report as a result of the UCS work.

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<sup>1</sup> *For the purposes of the Housing Land Availability Monitor, the draft Belfast Metropolitan Area Plan (BMAP) 2015 is utilised rather than the former Belfast Urban Area Plan (BUAP) 2001. The adopted BMAP was quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017 and, although this means the BUAP is now the statutory development plan for the area, the draft BMAP, in its most recent, pre-examination, form remains a significant material consideration in future planning decisions. Draft BMAP therefore refers to that which was purported to be adopted and not the pre-examination draft published in 2004.*

<sup>2</sup> [Belfast City Council Urban Capacity Study – Final, 20 March 2018](https://bit.ly/324Ny8i) or <https://bit.ly/324Ny8i>

### 3. Summary Tables and Graphs

The following summary tables detail the supply of housing for the Belfast district from 1 April 2024 to 31 March 2025 and provide a snapshot of the land remaining for housing and its associated potential capacity to accommodate new homes. Cumulative totals are also provided since the Council’s housing monitor was established – i.e. 1 April 2015, the date at which the Council gained statutory responsibility for planning.

#### 3.1 Settlement Summary

Table 1 provides a breakdown of the housing supply, land availability and capacity for future housing units for each Settlement within the District, including Belfast City and the Small Settlements of Edenderry, Hannahstown and Loughview.

Belfast City is then further sub-divided into a number of settlement areas or sectors based on key designations within the prevailing development plan. These areas include Belfast City Centre, the Belfast Harbour Estate and Outer Belfast, which is defined as the area covered by the Settlement Limit of Belfast City outside of the City Centre and Harbour Area.

The data within the table is divided into the following columns:

- **Area Developed 1 April 2024 to 31 March 2025** – the area of land in hectares (ha) developed during the current monitor year;
- **Area Developed 1 April 2015 to 31 March 2025** – the cumulative area of land in hectares (ha) developed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Units Complete 1 April 2024 to 31 March 2025** – the number of dwellings completed during the current monitor year;
- **Units Complete 1 April 2015 to 31 March 2025** – the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Available Potential (Hectares)** – the area of land estimated as available for additional dwelling completions within monitored sites as at 31 March 2025; and
- **Available Potential (Dwelling Units)** – the estimated number of dwellings that could be accommodated on the available potential land as at 31 March 2025.



During the 2024/25 monitoring year 531 units were completed on 9.7 ha of land across the District. 338.6 ha of land remains, with potential capacity for 20,246 units. Within Belfast City, 435 units completed were within Outer Belfast, with a further 88 units completed within the City Centre. 10,895 of the available potential units are within Outer Belfast, whilst 6,141 and 3,197 potential dwelling units remain in the City Centre and Harbour Area respectively. There were 8 completions in Edenderry, no completions in Hannahstown or Loughview with a total of 13 potential dwelling units available across these three Small Settlements.

Figure 1 shows the total dwellings completed for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The total number of dwellings completed in the district has decreased by 9.4% from 586 in 2023/24 to 531 in the current monitor year.

### 3.2 Urban Footprint Summary

Table 2 provides a breakdown of the housing supply, land availability and capacity for future housing units within Belfast City, further categorised into land within the identified 'Urban Footprint'<sup>3</sup> or Greenfield land. This only refers to Belfast City, given that the Urban Footprint is only defined in relation to settlements with a population greater than 5,000 people. This excludes Belfast's three Small Settlements.

In addition to the columns featured in Table 1 (as described in Section 3.1), the **Units within the Urban Footprint (%)** row calculates the proportion of dwellings completed within the Urban Footprint during the current monitor year and the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning), expressed as a percentage of the total number of dwellings completed over the respective time periods.

89.1% of the 523 units completed within Belfast City were built on land within the Urban

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<sup>3</sup> The Urban Footprint is defined within the Regional Development Strategy 2035 as "the continuous built-up area of the settlement". The Urban Footprint boundary was updated as part of the UCS (March, 2018) as explained in the 2017/2018 Belfast Housing Land Availability Summary Report. The 2018 Urban Footprint forms a revised baseline position for the 2017/2018 monitor period onwards.

Footprint. Of the remaining potential dwelling units, 96% are within the Urban Footprint.

Figure 2 shows the proportion of dwellings completed within the Urban Footprint for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The proportion of dwellings completed within the Urban Footprint has increased from 80.8% in 2023/24 to 89.1% in the current monitor year.

### 3.3 Land Use Zoning Summary

Table 3 provides a breakdown of the dwelling units completed by type of land use zoning within the prevailing development plan within each settlement or settlement area. The data within this table is divided into the following columns:

- **Land Zoned for Housing** – the number of units completed and the remaining potential units on land allocated for residential use within the prevailing development plan;
- **Land Zoned for Mixed Use** – the number of units completed and the remaining potential units on land zoned for mixed use development, which includes an element of residential development within key site requirements;
- **All other land** – the number of units completed and the remaining potential units on any other land not falling within the first two, which include non-zoned land and land zoned for non-residential uses; and
- **Proportion of Zoned Land (%)** – the proportion of units completed on either housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed.

Figure 3 shows the proportion of units completed for the district on both housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed from 2015/16 to present. This proportion has decreased from 26.8% in 2023/24 to 24.9% in the current monitor year. Figure 4 shows the total number of units completed on all other land. This 'windfall' provision has decreased by 7% from 429 units in 2023/24 to 399 in the current monitor year.

Table 4 provides details of the capacity for future dwelling units on the same basis as Table 3. Of the remaining potential available for future dwellings, 29.8% is currently zoned for housing or mixed use. 2,508 of the available 20,246 potential dwelling units can be delivered on land zoned for housing and 3,534 units on land zoned for mixed use. In comparison, 14,204 of the remaining potential units can be provided on all other land.

Table 1: Settlement Summary 2024/25

Settlement	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25		
Belfast City						
Outer Belfast	8.9	161.5	435	6,085	211.9	10,895
City Centre	0.5	3.2	88	521	38.8	6,141
Harbour Area	0.0	0.0	0	0	86.4	3,197
Belfast City Total	9.4	164.7	523	6,606	337.1	20,233
Small Settlements						
Edenderry	0.3	0.6	8	15	0.6	6
Hannahstown	0.0	1.0	0	23	0.9	6
Loughview	0.0	0.0	0	0	0.2	1
Small Settlement Total	0.3	1.6	8	38	1.7	13
DISTRICT TOTAL	9.7	166.3	531	6,644	338.6	20,246

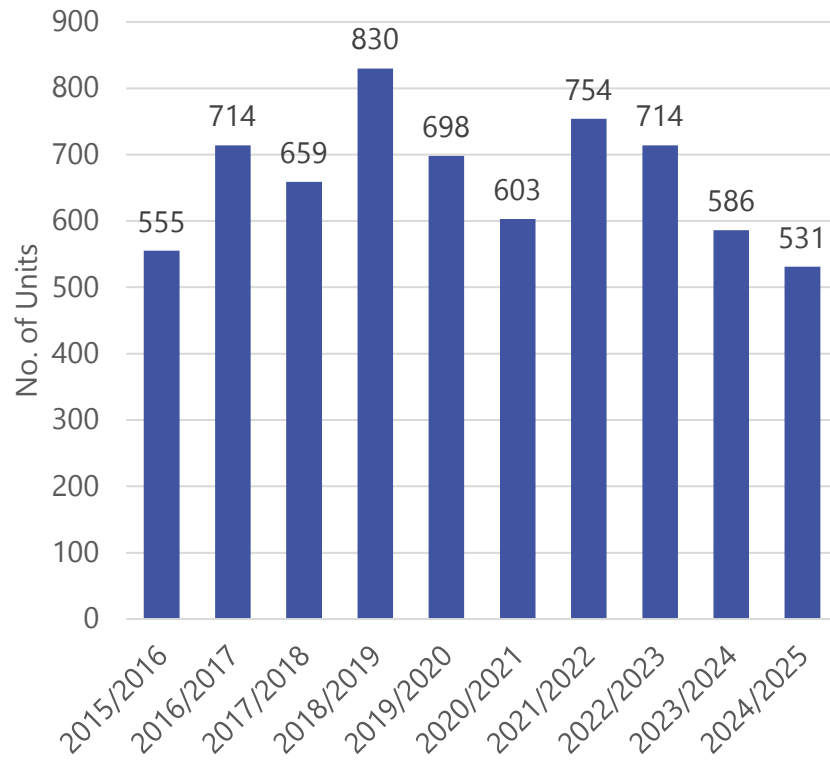
Note – Hectare values may not tally due to rounding

Table 2: Urban Footprint Summary 2024/25

Settlement / Area	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25		
Urban Footprint	6.8	117.7	466	5,616	304.7	19,431
<i>Units within the Urban Footprint (%)</i>	-	-	<i>89.1%</i>	<i>85%</i>	-	<i>96%</i>
Greenfield	2.7	47.1	57	990	32.2	802
<b>Belfast City Total</b>	<b>9.4</b>	<b>164.7</b>	<b>523</b>	<b>6,606</b>	<b>337.1</b>	<b>20,233</b>

Note – Hectare values may not tally due to rounding

**Figure 1: Total Dwellings Completed  
2015-2025**



**Figure 2: Proportion of Dwellings Completed  
within the Urban Footprint 2015-2025**

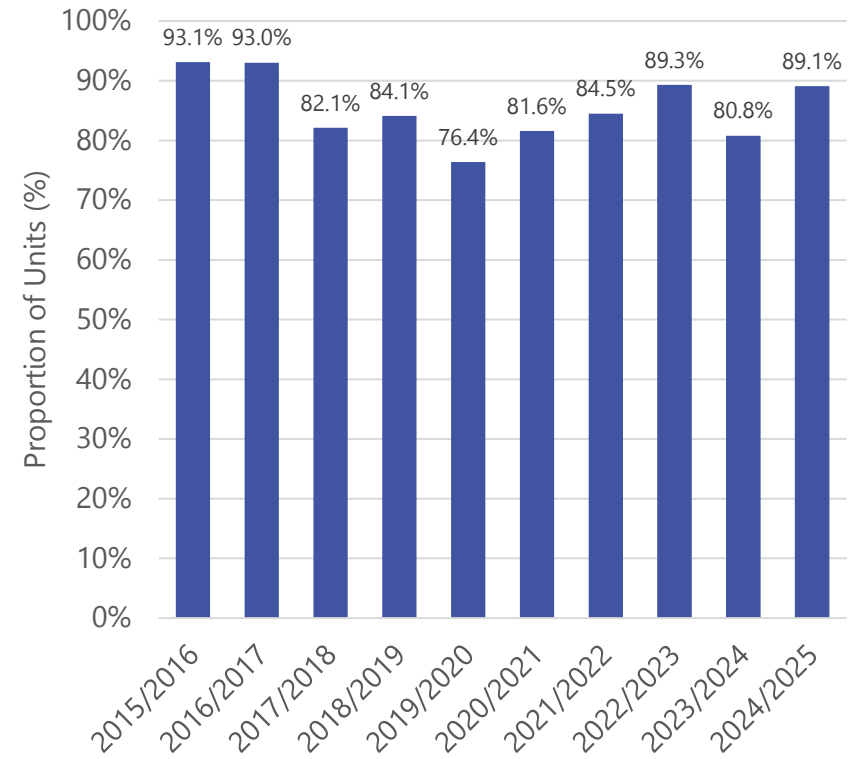
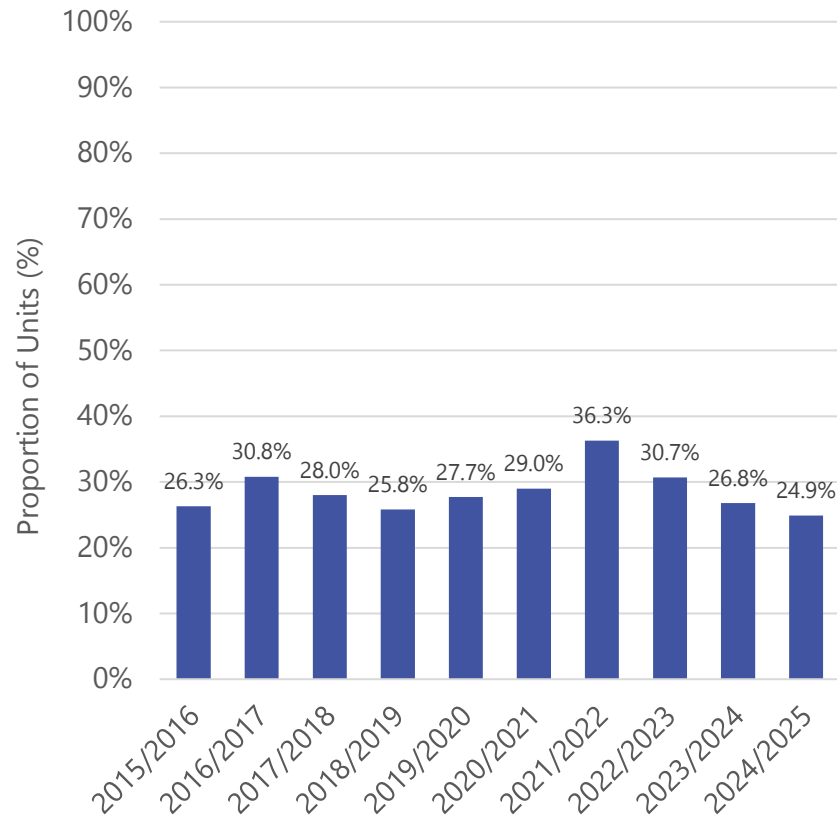


Table 3: Land Use Zoning Completed Units 2024/25

Settlement / Area	Units Complete									
	Land Zoned for Housing		Land Zoned for Mixed Use		All other land		Total		Proportion on Zoned Land (%)	
	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25	01-04-24 to 31-03-25	01-04-15 to 31-03-25
<b>Belfast</b>										
Outer Belfast	60	1,699	63	194	312	4,192	435	6,085	28.3%	31.1%
City Centre	9	46	n/a	n/a	79	475	88	521	10.2%	8.8%
Harbour Area	n/a	n/a	0	0	0	0	0	0	0.0%	0.0%
<b>Belfast Total</b>	<b>69</b>	<b>1,745</b>	<b>63</b>	<b>194</b>	<b>391</b>	<b>4,667</b>	<b>523</b>	<b>6,606</b>	<b>25.2%</b>	<b>29.4%</b>
<b>Small Settlements</b>										
Edenderry	n/a	n/a	n/a	n/a	8	15	8	15	n/a	n/a
Hannahstown	n/a	n/a	n/a	n/a	0	23	0	23	n/a	n/a
Loughview	n/a	n/a	n/a	n/a	0	0	0	0	n/a	n/a
<b>Small Settlement Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>8</b>	<b>38</b>	<b>8</b>	<b>38</b>	<b>n/a</b>	<b>n/a</b>
<b>DISTRICT TOTAL</b>	<b>69</b>	<b>1,745</b>	<b>63</b>	<b>194</b>	<b>399</b>	<b>4,705</b>	<b>531</b>	<b>6,644</b>	<b>24.9%</b>	<b>29.2%</b>

**Figure 3: Proportion of Units Complete on Zoned land  
2015-2025**



**Figure 4: No. of Units Complete on All Other Land  
2015-2025**

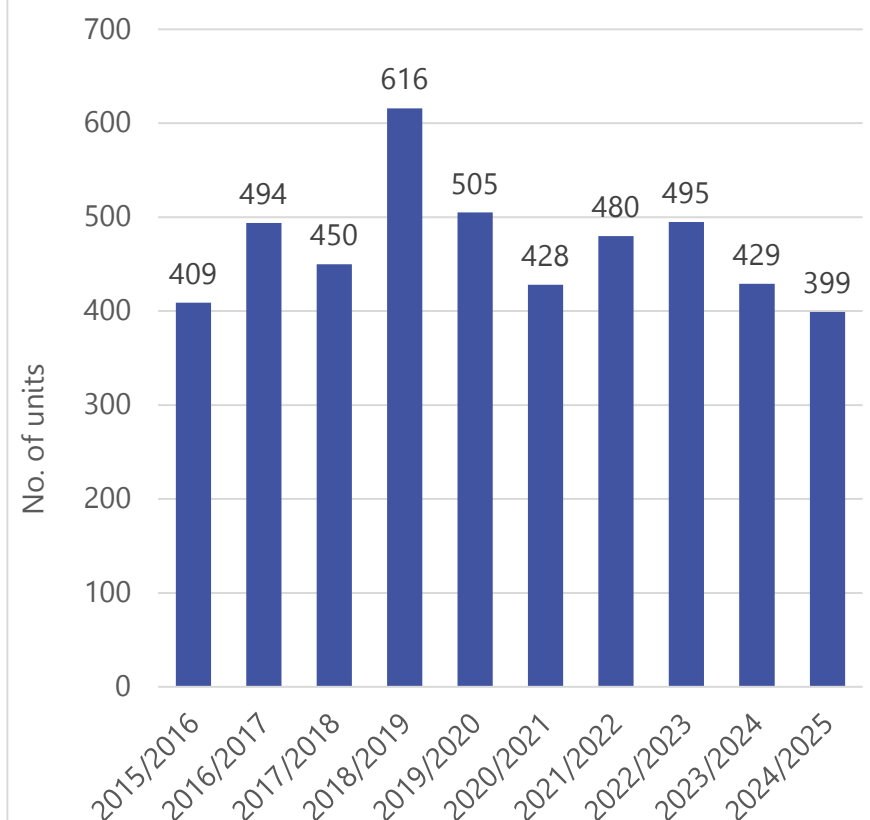




Table 4: Land Use Zoning Remaining Potential Units 2024/25

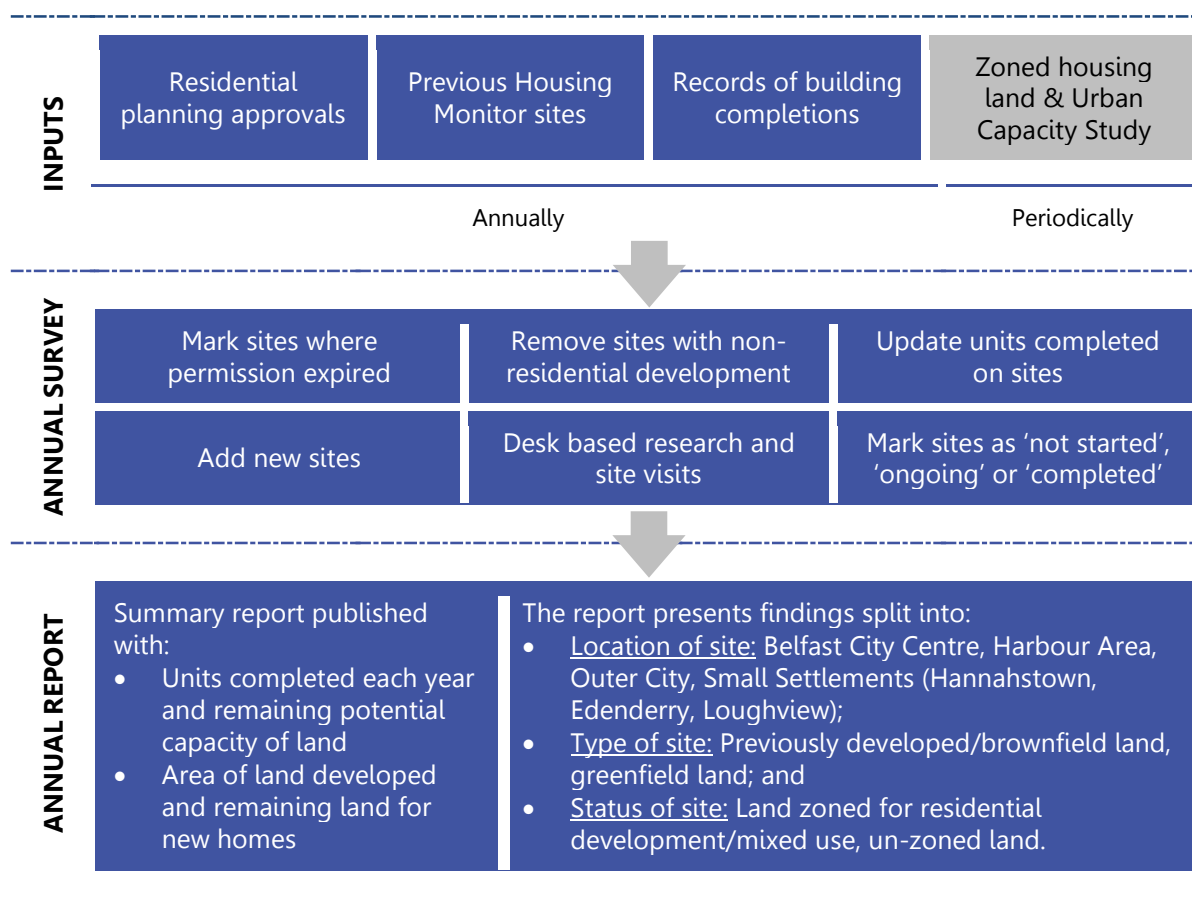
Settlement / Area	Remaining Potential Units				
	Land Zoned for Housing	Land Zoned for Mixed Use	All other land	Total	Proportion on Zoned Land (%)
<b>Belfast City</b>					
Outer Belfast	2,329	519	8,047	10,895	26.1%
City Centre	179	n/a	5,962	6,141	2.9%
Harbour Area	n/a	3,015	182	3,197	96.3%
<b>Belfast City Total</b>	<b>2,508</b>	<b>3,534</b>	<b>14,191</b>	<b>20,233</b>	<b>29.9%</b>
<b>Small Settlements</b>					
Edenderry	n/a	n/a	6	6	n/a
Hannahstown	n/a	n/a	6	6	n/a
Loughview	n/a	n/a	1	1	n/a
<b>Small Settlement Total</b>	<b>n/a</b>	<b>n/a</b>	<b>13</b>	<b>13</b>	<b>n/a</b>
<b>DISTRICT TOTAL</b>	<b>2,508</b>	<b>3,534</b>	<b>14,204</b>	<b>20,246</b>	<b>29.8%</b>

## Appendix A: Summary Methodology

The Housing Land Availability Monitor measures net gains in housing within the Belfast City Council area. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The Monitor demonstrates the presence of an adequate and continuous supply of housing land in the city and provides evidence to inform the preparation of the Local Development Plan and to make planning decisions.

The Monitor presents a register of potential housing land, based on current planning policy designations and planning permissions, rather than an accurate picture of viable housing land. An Urban Capacity Study will be undertaken from time to time to assess the suitability, availability and achievability of monitored sites to contribute to a viable 5 year supply of land. An Urban Capacity Study for Belfast was published in March 2018.

Work has commenced on preparation of an updated UCS which will form part of the evidence base for the LPP. Preliminary findings derived from this work which have implications for existing housing monitor sites are reflected in the figures presented in this report. However, no new sites have been added to this report as a result of the UCS work.



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 Belfast City Council





<b>Subject:</b>	Employment Land Monitor Report
<b>Date:</b>	9/12/2024
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer:</b>	Dermot O’Kane – Acting Development Planning & Policy Manager

## Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. 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 matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. 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

After Council Decision

Sometime in the future

Never

☐  
☐  
☐  
☐

## Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

<b>1.0</b>	<b>Purpose of Report/Summary of Main Issues</b>
1.1	To provide an overview of the Council's Employment Land Monitor (ELM) for the 2024/25 monitoring period.
1.2	The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 March 2025) for the amount of land available for employment purposes and capacity for future employment across the city.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the outcomes of the annual ELM for 2024/25 contained at <b>Appendix 1</b> ; and the intention to publish this summary document and accompanying online map portal on the Council's website.
<b>3.0</b>	<b>Main Report</b>
	<b><u>Background</u></b>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	As the current monitor period predates the adoption of the LPP, the data for this period continues to be presented as a separate annual Housing Land Availability Summary report (referred to as the 'Housing Monitor' report – separate Committee agenda item) and Employment Land Monitor (ELM).
3.4	The primary purpose of the ELM is to inform decision making and the ongoing performance of policy in respect of land supply across the city. As an evolving information source, it will provide a mechanism to identify where imbalances in land supply may develop and can inform prospective investors or developers on the availability of land that may be suitable for employment uses across the city.
3.5	The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31st March 2025) for the amount of land available for employment purposes and capacity for future employment across the city.
3.6	<p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> <li>• completed net employment gains over the period 2024/25;</li> <li>• remaining net supply (comprising extant consents and sites where development is on-going) - at 31st March 2025; and</li> <li>• the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2025;</li> </ul>

3.7	This ELM report will also be supported by the online map portal showing the status of all existing employment monitor sites alongside the other spatial mapping for the LDP on the council's website. A draft version of the online map for the 2024/25 Employment Land Monitor has been prepared and can be accessed <a href="#">here</a> <sup>1</sup> .
3.8	<p>For the 2024/25 monitoring year there was 18,176m<sup>2</sup> of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2025 there was approximately 36,836m<sup>2</sup> of employment floorspace under construction and 531,977m<sup>2</sup> remaining by way of extant planning permissions. Additional yields of 240,992m<sup>2</sup> are available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio and 125,159m<sup>2</sup> from mixed use sites.</p> <p><b><u>Financial and Resource Implications</u></b> There are no resource implications associated with this report.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b> The report presents factual information and makes no recommendations relating to the future allocation of land for development. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	<b>Appendices - Documents Attached</b>
	<b>Appendix 1 – Employment Land Monitor Report 2024/25</b>

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1

[http://explore.belfastcity.gov.uk/connect/analyst/mobile/#!/main?mapcfg=%2FAnalyst%2FNamedProjects%2FELM\\_202425\\_draft](http://explore.belfastcity.gov.uk/connect/analyst/mobile/#!/main?mapcfg=%2FAnalyst%2FNamedProjects%2FELM_202425_draft)

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# Belfast Local Development Plan

Employment

Monitor Report 2024/25

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# 1 Introduction

As part of the preparation of a new Local Development Plan (LDP) for Belfast, the Strategic Planning Policy Statement (SPPS) for NI (September 2015) states that “a system to monitor the take up and loss of land allocated for economic development purposes should be implemented.”

The primary purpose of the employment monitor is to inform the formulation of the council’s new LDP. However, it will also help the council identify and track changes in the potential land supply across the city.

The information collated will allow a clear view of the overall progress in meeting the employment objectives of the emerging development plan and in identifying issues likely to require intervention.

The Planning Act (NI) 2011 requires the council to make an annual report to the Department for Infrastructure outlining the extent to which the objectives set out in the LDP are being achieved. Although the new plan is not yet adopted it is still important to report on the availability and take-up of employment land in advance of the full LDP adoption.

## 2 Methodology

This section will explain the data collection methods used to analyse employment land availability within the district. It provides information relating to employment land data between 01 April 2024 and 31 March 2025. An analysis has been undertaken of all new sites with planning approvals within the periods stated above. The survey identifies and records sites that have been completed, sites that are currently under construction and sites with outstanding planning permission, yet to be implemented. Any existing employment land which was lost to non-employment uses during the monitoring year has also been recorded. Sites identified for the purposes of this report are those that fall within Class B of the Use Classes Order. These are defined as:

<b>Class B1a</b>	General offices
<b>Class B1b</b>	Call centres
<b>Class B1c</b>	Research and development
<b>B2</b>	Light industry
<b>B3</b>	General industry
<b>B4</b>	Storage and Distribution

The methodology has been revised since the publication of the last report to allow for more accurate reporting which removes the risk of double counting yields where there is more than one extant approval on a site. The monitor also captures instances where there is a loss and a gain of employment floorspace as part of the same proposal.

The process followed to produce the employment land monitor is summarised at Appendix A.

The Monitor presents a register of potential employment land, based on current planning policy designations and planning permissions<sup>1</sup>. It is the role of an Urban Capacity Study (UCS) and the Employment Land Review which will be undertaken from time to time, to assess the suitability, availability and achievability of monitored sites to contribute to a viable supply of land.

### 3 Limitations

The figures included in this document do not include all development. It should therefore be assumed that some refurbishments and other permitted development have been developed and are not included in this document as there is no requirement for such works to be subject to the planning process. Where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to existing employment building, only net additional floorspace is recorded as the site area already exists and would be misrepresentative.

It must also be recognised that the site area for planning applications expressed in hectares has been reduced in some instances to reflect only the site and not the access arrangements as this would have the potential to give misleading results. In a small number of schemes, the floorspace figures were not readily available and estimates of the floorspace gained or lost has been provided based on the existing building footprint and the number of storeys. Due to rounding, numbers presented throughout this report may not add up precisely to the totals provided.

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<sup>1</sup> For the purposes of the employment monitor, the draft Belfast Metropolitan Area Plan (BMAP) 2015 is utilised rather than the former Belfast Urban Area Plan (BUAP) 2001. The adopted BMAP was quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017 and, although this means the BUAP is now the statutory development plan for the area, the draft BMAP, in its most recent, pre-examination, form remains a significant material consideration in future planning decisions. Draft BMAP therefore refers to that which was purported to be adopted and not the pre-examination draft published in 2004.

## 4 Overview

The following summary tables detail the uptake and loss of employment space for the monitoring period (01 April 2024-31 March 2025). The position at the 31 March 2025 in terms of the remaining supply of vacant employment land and as well as committed floorspace gains through extant planning permission for B use classes balanced against committed losses (extant planning permission for alternative uses) for Belfast district is also included.

### 4.1 Belfast LGD overview 01 April 2024 - 31 March 2025

Table 1 provides a breakdown for the completed gains and losses in employment land over the monitoring year period of 01 April 2024 to 31 March 2025. The total amount of floorspace completed was 18,176m<sup>2</sup>. The majority of this was in use class B1(a) general offices. The total amount of completed employment floorspace lost to non- employment uses over the monitoring period was 3,134m<sup>2</sup>. The net change between completed losses and gains was +15,042m<sup>2</sup>.

### 4.2 Belfast LGD extant and under construction overview

Table 2 and Figure 1 set out the completions (gains and losses) across four monitor periods (2021/22, 2022/23, 2023/24 and 2024/25) to give an indication of the annual average and the net changes across a greater time period.

### 4.3 Belfast LGD extant and under construction overview

Table 3 provides overall totals for schemes where development is on-going and where planning permission remains extant on 31 March 2025. Under construction schemes at the 31 March 2025 have the potential to deliver approximately 36,836m<sup>2</sup> of new floorspace. The completion of all schemes yet to start has the potential to deliver approximately 531,977m<sup>2</sup> of new employment floorspace. Further analysis of the extant permissions demonstrates that approximately 397,000m<sup>2</sup> consist of B1(a) general offices.

### 4.4 Belfast LGD completions (gains) and remaining capacity by location

Table 4 and Figure 2 set out the completions (gains) by location over the period 01 April 2021 to 31 March 2025. It also sets out the remaining capacity by way of extant planning permissions for employment use by location and areas of developable land

within existing employment locations (that is, land where there is no development under construction or that does not have an extant planning consent). In line with best practice a 40% building to plot ratio was applied to these areas to reflect the servicing, parking and landscaping requirements. As of the 31 March 2025 there is approximately 240,992m<sup>2</sup> of vacant land suitable for employment purposes.

#### **4.5 Belfast LGD completions (losses) and remaining potential losses by location**

Table 5 outlines the completed (losses) by location over the period 01 April 2021 to 31 March 2025. It also sets out the remaining potential losses of employment uses to non-employment uses if all extant planning permissions are realised. These extant planning permissions are located mostly within the city centre and the rest of the city.

#### **4.6 Mixed use sites remaining capacity**

There are four sites zoned for mixed use in draft BMAP (table 6). The yields for Titanic Quarter (BHA01) and Lands at Monagh By-Pass / Upper Springfield Road (BT 002) are captured in table 2 as they consist of extant planning permissions or development under construction. The yields on the remaining two mixed use zonings have been captured from their respective masterplans.

## 5 Summary tables

Table 1: Completions for monitor period 01 April 2024 to 31 March 2025

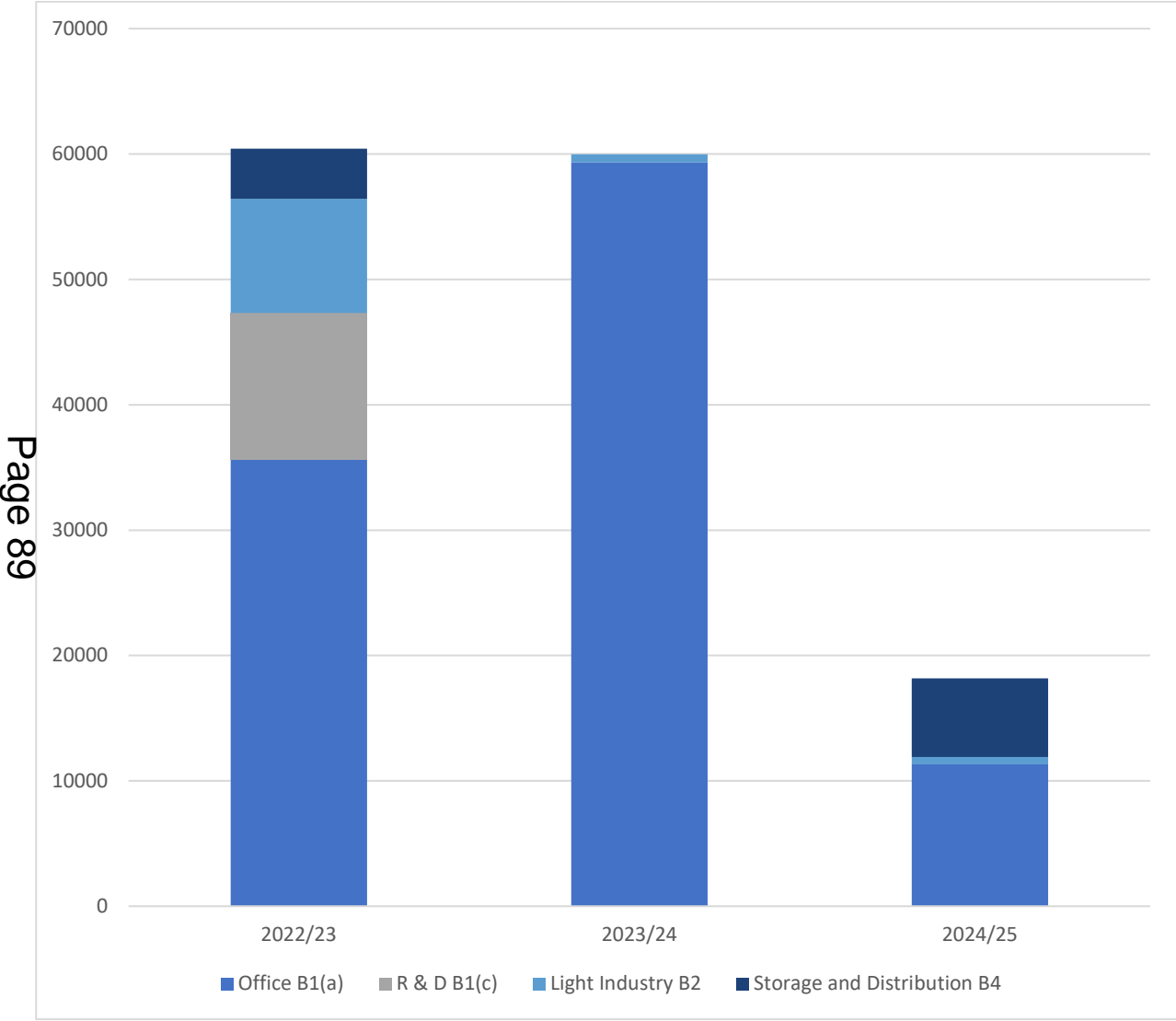
	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
Completed (gains) 01/04/2024-31/03/2025	0.8	11,315	0.0	0.0	0.0	0.0	0.3	594	0.0	0.0	1.6	6,267	2.8	18,176
Completed (losses) 01/04/2024-31/03/2025	0.0	603	0.0	0.0	0.0	0.0	0.5	2,531	0.0	0.0	0.0	0.0	0.5	3,134
Net Change	0.8	10,712	0	0	0	0	-0.2	-1,937	0.01	0	1.62	6,267	2.3	15,042

**Table 2: Completions across three monitor periods, from 01 April 2021 to 31 March 2025**

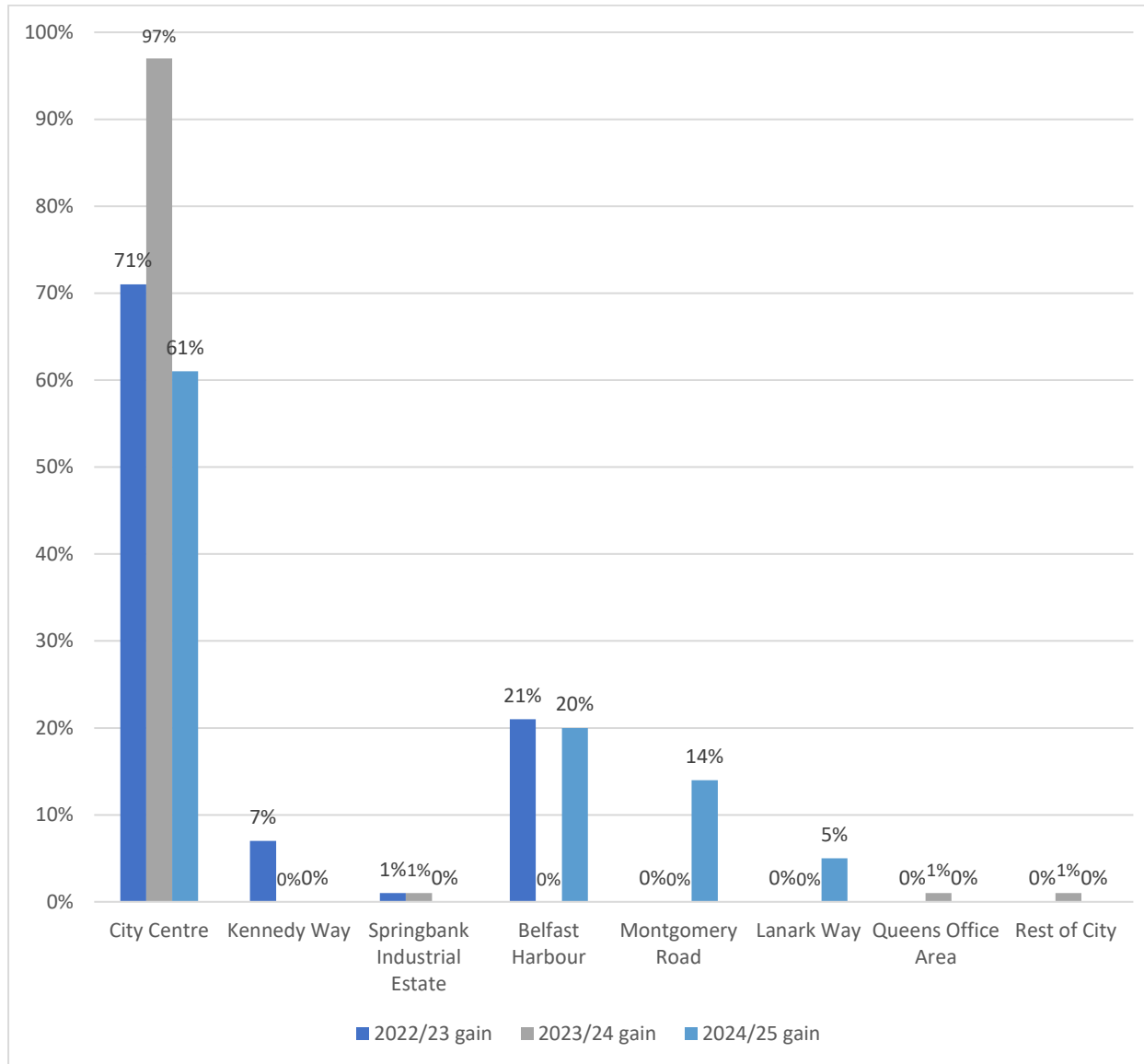
	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
<b>Completed (gains) 01/04/2021-31/03/2025</b>	9.4	87,730	0.0	0.0	1.6	11,714	4.3	10,350	0.0	0.0	3.8	10,551	19.1	120,345
<b>Annual Average</b>	4.7	43,865	0.0	0.0	0.8	5,857	2.1	5,175	0.0	0.0	1.9	5,276	9.5	60,172
<b>Completed (losses) 01/04/2021-31/03/2025</b>	0.8	10,574	0.0	0.0	0.0	-	0.5	2,531	0.0	0.0	0.1	1,210	1.4	14,315
<b>Annual Average</b>	0.4	5,287	0.0	0.0	0.0	-	0.2	1,266	0.0	0.0	0.1	605	0.7	7,158
<b>Net Change</b>	8.6	77,156	0.0	0.0	1.6	11,714	3.8	7,819	0.0	0.0	3.7	9,341	17.7	106,030



**Figure 1: Completions by Use Classes across three monitor periods from 2022/23 to 2024/25 (m²)**



**Figure 2: Completions (gains) by location across monitor periods 2022-23 to 2024-25 (%)**



**Table 3: Development under construction, extant permission (gain and losses)**

	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Vacant employment land		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
<b>Development on-going gains at 31/03/25</b>	6.90	20,661	2.85	6873	0.0	0.0	2.33	8,119	0.0	0.0	3.85	1,183	*	*	16	36,836
<b>Not started gains - Full &amp; Outline at 31/03/25</b>	100.29	397,000	15.6	1,306	12.61	23,661	17.1	44,235	42.79	32,735	23.97	33,040	*	*	212	531,977
<b>Sub-total</b>	107.19	417,661	18.45	8,179	12.61	23,661	19.46	52,353	42.79	32,735	27.82	34,223	*	*	228	568,812
<b>Losses not started at 31/03/25</b>	6.41	39,057	0.13	1,868	0.12	381	2.35	8,346	2.9	11,779	11.05	27,591	0	0	23	89,022
<b>Net Total</b>	<b>101</b>	<b>378,604</b>	<b>18</b>	<b>6,311</b>	<b>12</b>	<b>23,280</b>	<b>17</b>	<b>44,007</b>	<b>39.89</b>	<b>20,956</b>	<b>16.77</b>	<b>6,632</b>	<b>0.00</b>	<b>0.00</b>	<b>205</b>	<b>479,791</b>

\*For vacant employment land not covered by an existing planning consent please refer to table 4.

**Table 4: Completions (gains) and remaining capacity by location**

Ref No	Location	Completions (Gains)		Remaining Capacity	
		01-04-2024 to 31-03-2025	01-04-2023 to 31-03-2024	Remaining potential from extant permissions and under construction	Remaining potential from vacant developable land
CC	City Centre	11,169	57,949	32,5015	*
ML 08	Kilwee Industrial Estate, Dunmurry	0	0	0	811
BT 005/05	Hillview Road	0	0	3,543	1,416
BT 005/19	Ballygomartin Industrial Estate, Ballygomartin Road	0	0	862	374
BT 005/10	Glenbank Business Park, Crumlin Road	0	0	0	11,988
BT 005/25	North Howard Link	0	0	0	*
BT 005/15	Kennedy Way	0	0	3,859	*
BT 005/04	Castlereagh Road	0	0	0	2,423
MCH 09	Prince Regent Road	0	0	5,243	3,332
ML 07	Springbank Industrial Estate	0	798	3,017	35,199
BT 005/13	Ravenhill Business Park	0	0	0	*
BT 005/09	Shore Road/Skegioneill Street	0	0	0	629
BT 004	Land At Springfield Road (Former Mackie's Site)	0	0	0	65,122
BT 005/11	Donegall Road	0	0	0	*
BT 005/08	Duncairn Gardens	0	0	1,618	342
BHA 06	Belfast Harbour	3,716	0	53,713	101,745
BT 005/17	Westlink Enterprise Centre, Distillery Street	0	0	0	1,281
MCH 10	Montgomery Road	2,551	0	11,866	*
BT 005/20	Lanark Way	740	0	448	641
BT 005/07	York Road Including Jennymount Business Park	0	0	563	*

BT 005/12	Stockmans Way	0	0	283	*
MCH 11	Ballygowan Road	0	0	0	*
BT 005/02	Island Street/Ballymacarrett Road	0	0	0	331
BT 005/21	Argyle Business Park, Shankill Road	0	0	0	*
BT 005/01	Newtownards Road/Tamar Steet	0	0	0	*
BT 005/18	Springfield Road	0	0	3,121	5,107
BT 005/22	Agnes Street Industrial Estate	0	0	456	*
BT 005/03	East Belfast Enterprise Park	0	0	0	*
BT 005/23	Louden Street/Townsend Street	0	0	0	*
BT 005/16	Whiterock Industrial Estate, Springfield Road	0	0	13,177	6,652
BT 005/26	Conway Street	0	0	0	*
BT 005/06	Cambrai Street	0	0	310	*
BT 005/24	Andrews Mill, Divis Street	0	0	0	*
BT 005/14	Glen Road	0	0	20	*
ML 05	Seymour Industrial Estate	0	0	0	3,598
ROC	Rest Of City	0	717	34,250	*
BHA 01	Titanic Quarter	0	0	59,309	*
QOA	Queens Office Area	0	525	0	*
ODL	Outside Development Limits	0	0	3,288	*
<b>Total</b>		<b>18,176</b>	<b>59,989</b>	<b>523,960</b>	<b>240,992</b>
<b>Remaining Capacity</b>				<b>764,952</b>	

\*includes extant permissions and sites where development is on-going

\*\* vacant land suitable for employment use in existing employment locations

**Table 5: Completions (losses) and remaining potential losses by location**

		Completed losses (m2)				Remaining potential losses (m <sup>2</sup> )
Ref No	Location	01-04-2024 to 31-03-2025	01-04-2023 to 31-03-2024	01-04-2022 to 31-03-2023	01-04-2021 to 31-03-2022	Remaining commitments at 31-03-2025
CC	City Centre	0	1,529	3,320	4,898	63,760
ML 08	Kilwee Industrial Estate, Dunmurry	0	0	0	0	0
BT 005/05	Hillview Road	0	0	0	0	0
BT 005/19	Ballygomartin Industrial Estate, Ballygomartin Road	0	0	0	0	0
BT 005/10	Glenbank Business Park, Crumlin Road	0	0	0	0	0
BT 005/25	North Howard Link	0	0	0	0	0
BT 005/15	Kennedy Way	0	0	0	0	0
BT 005/04	Castlereagh Road	0	0	0	0	0
MCH 09	Prince Regent Road	0	0	0	0	0
ML 07	Springbank Industrial Estate	0	0	0	0	0
BT 005/13	Ravenhill Business Park	0	0	0	0	93
BT 005/09	Shore Road/Skegioneill Street	0	0	0	0	0
BT 004	Land At Springfield Road (Former Mackie's Site)	0	0	0	0	0
BT 005/11	Donegall Road	0	0	0	0	0
BT 005/08	Duncairn Gardens	0	0	0	0	0
BHA 06	Belfast Harbour	0	0	0	0	0
BT 005/17	Westlink Enterprise Centre, Distillery Street	0	0	0	0	0
MCH 10	Montgomery Road	2,531	0	0	0	3,237

BT 005/20	Lanark Way	0	0	0	0	0
BT 005/07	York Road Including Jennymount Business Park	0	0	0	0	0
BT 005/12	Stockmans Way	0	0	0	0	239
MCH 11	Ballygowan Road	0	0	0	0	0
BT 005/02	Island Street/Ballymacarrett Road	0	0	0	0	0
BT 005/21	Argyle Business Park, Shankill Road	0	0	0	0	0
BT 005/01	Newtownards Road/Tamar Steet	0	0	0	0	956
BT 005/18	Springfield Road	0	0	0	0	4,429
BT 005/22	Agnes Street Industrial Estate	0	0	0	0	0
BT 005/03	East Belfast Enterprise Park	0	0	0	0	0
BT 005/23	Louden Street/Townsend Street	0	0	0	0	0
BT 005/16	Whiterock Industrial Estate, Springfield Road	0	0	0	0	271
BT 005/26	Conway Street	0	0	0	0	0
BT 005/06	Cambrai Street	0	0	0	0	12,497
BT 005/24	Andrews Mill, Divis Street	0	0	0	0	0
BT 005/14	Glen Road	0	0	0	0	148
QAL 05	Seymour Industrial Estate	0	0	0	0	0
QOA	Queens Office Area	0	0		0	196
ROC	Rest of City	603	928	506	0	20,228
<b>Total</b>		<b>3,134</b>	<b>2,457</b>	<b>3,826</b>	<b>4,898</b>	<b>106,054</b>

**Table 6: Mixed use sites remaining yield/capacity**

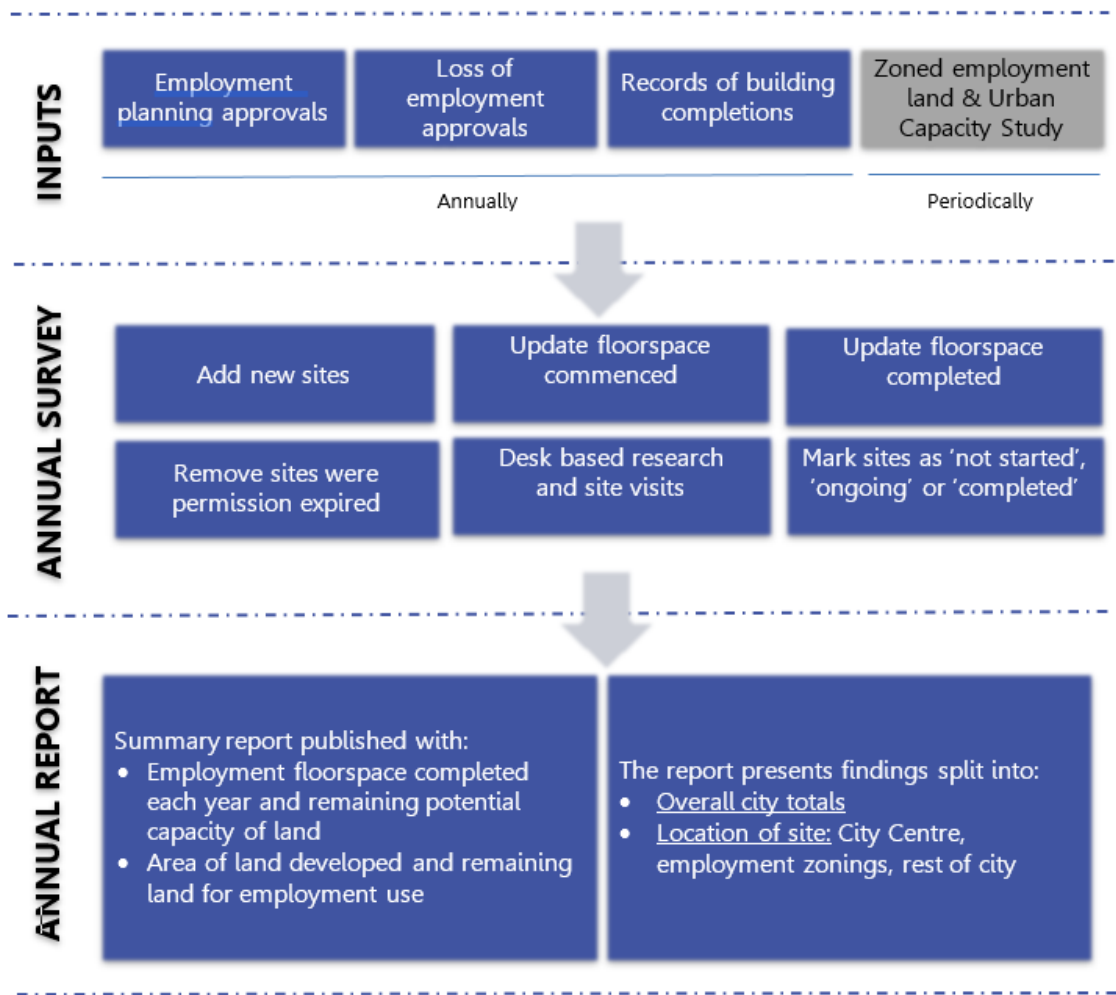
ZONING REFERENCE	LOCATION	EMPLOYMENT YIELD
<b>BHA 05</b>	North Foreshore	38,140
<b>BT 003</b>	Land At Crumlin Road Including Girdwood Barracks	20,000
<b>BT 002</b>	Land At Monagh Bypass / Upper Springfield Road	4,030
<b>BHA 01</b>	Titanic Quarter	62,989
	<b>TOTAL</b>	<b>125,159</b>



Appendix A: Summary Methodology

The employment land monitor measures net gains and losses in employment floorspace within the Belfast City Council area. It provides a snapshot of the amount of land available for employment as of 1st April each year. The Monitor demonstrates the presence of an adequate and continuous supply of employment land in the city and provides evidence to inform the preparation of the Local Development Plan and to make planning decisions. The Monitor presents a register of potential employment land, based on current planning policy designations and planning permissions, rather than an accurate picture of viable employment land.

An Urban Capacity Study will be undertaken from time to time to assess the suitability, availability and achievability of monitored sites to ensure the land required to facilitate the required jobs growth over the plan period is met. An Urban Capacity Study for Belfast was published in March 2018. ([https://www.belfastcity.gov.uk/getmedia/3794156e-b2b5-4437-ab36-2f13f2f4f742/DPS028\\_Evi-05.pdf](https://www.belfastcity.gov.uk/getmedia/3794156e-b2b5-4437-ab36-2f13f2f4f742/DPS028_Evi-05.pdf))



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<b>Subject:</b>	Delegation of Local applications with NI Water objections
<b>Date:</b>	9 <sup>th</sup> December 2025
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

<b>Restricted Reports</b>	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

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

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	The Planning Committee will recall that at its meetings on 27 June 2022, 15 November 2022 14 February 2023, 14 March 2023 18 April 2023, 15 August 2023 17 October 2023, 12 December 2023, 12 February 2024 19 March 2024, 24 <sup>th</sup> May 2024, 27 <sup>th</sup> June 2024, 13 <sup>th</sup> August 2024 15 <sup>th</sup> October 2024 21 <sup>st</sup> January 2025 18 <sup>th</sup> March 2025 15 <sup>th</sup> April 2025 13 <sup>th</sup> May 2025, 17 <sup>th</sup> June 2025, 12 <sup>th</sup> August 2025, 14 <sup>th</sup> October 2025 and 11 <sup>th</sup> November 2025, it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at <b>Appendix 1</b> .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b>

	which it may later transpire require to be referred to the Committee for other reason/s (other than the NI Water objection) will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>2.0</b>	<b>Recommendation</b>
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at <b>Appendix 1</b> .
<b>3.0</b>	<b>Main Report</b>
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 283 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> <li>a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, <b>and/or</b></li> </ul>

	<p>b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, <b>and/ or</b></p> <p>c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.9	In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.
3.10	However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.
3.11	Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.
3.12	In the case of Waste Water Treatment capacity, NI Water advises that there was an increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.
3.13	The Council must be mindful that were it to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that the applicant appeals the decision. In the absence of robust evidence, it would be unreasonable to refuse planning permission. NIW have in recent months added further detail to their responses but sufficient robust evidence has not been provided.
	<u>Habitats Regulations Assessment</u>
3.14	Officers have met with Shared Environmental Services (SES). Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also "in combination" impacts with other development.
3.15	Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a "significant effect" on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification, the Council will consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This would also trigger statutory consultation with DAERA NI Environment Agency. The Planning Service will consult SES and DAERA on a case-by-case basis as required.

	<u>Local applications for which delegated authority is sought to determine</u>
3.16	The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at <b>Appendix 1</b> .
3.17	It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b> which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
4.1	The cost, time and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee. The recommended approach set out in this report is considered to be a much more efficient use of resources.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	No adverse impacts identified.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	<b>Appendix 1</b> – List of Local applications which are proposed to be delegated to officers to determine.

## Appendix 1 – Local applications with NIW objections (December 2025)

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Oldpark	LA04/2024/1511/F	23/10/2024	Change of use of ground floor newsagent (A1) to hot food café (Sui Generis) with sit in facilities and disabled access. Retention of existing flat on first and second floors. Renovation of flat including an additional window.	834 Crumlin Road, Belfast, BT14 8AE
2	Titanic	LA04/2025/1131/F	14/08/2025	Change of use from betting office (Sui Generis) to coffee shop and bakery (Sui Generis).	11-13 Templemore Avenue, Belfast, BT5 4FP
3	Titanic	LA04/2025/0844/F	06/06/2025	Change of use from chemist shop (A1) to restaurant/cafe (Sui Generis). Installation of extraction flue.	103-107 Ravenhill Road, Belfast, BT6 8DR
4	Lisnaharragh	LA04/2024/1991/F	10/12/2024	Change of use of (vacant) first and second floors to 2no. residential apartments (C1 Use Class). Shop front changes to create additional entrance to upper floors. New window openings to rear.	6 Cregagh Road, Castlereagh, Belfast, BT6 9EP
5	Titanic	LA04/2025/1064/F	06/08/2025	Change of use from retail (A1) to 2no. residential apartments (C1). 1no. 1-bedroom at ground floor and 1no. 2-bedroom on first & second floor. Alterations and additional site works	281 Newtownards Road, Belfast, BT4 1AG
6	Lisnaharragh	LA04/2025/1245/F	25/07/2025	Change of use from offices (B1) to community veterinary practice (D1). 7no.	337 Castlereagh Road, Belfast, BT5 6AB

				external wall mounted air-condition / ventilation units. External façade changes, new external shed, railings and additional site works.	
7.	Botanic	LA04/2025/1611/F	24/09/25	Erection of a pair of semi detached dwellings with one detached garage and associated car parking and site works (floorplans already in situ; as per permission LA04/2016/0739/F previously granted)	Land east of 43 Hillside Crescent, Belfast, BT9 5EN
8.	Titanic	LA04/2025/1665/F	07/10/2025	New shopfront and access to facilitate a change of use of upper floors to an apartment (C1). Ground floor to remain as retail.	350 Woodstock Road, Belfast, BT6 9DP
9.	Titanic	LA04/2025/0046/F	13/01/2025	Change-of-use of existing first floor office premises to a 4-bed/ 4 person House in Multiple Occupancy and including roofspace conversion and a new dormer window to rear elevation.	285a Woodstock Road and first floor of 285 Woodstock Road, Belfast, BT6 8PR.
10.	Castle	LA04/2025/1015/F	17/06/2025	Change of Use from Existing Grade B1 Listed Office Building (Class B1) to 9 Bed / 9 Person HMO (suis generis)	523 Antrim Road, Belfast, BT15 3BS
11.	Titanic	LA04/2025/1117/F	23/06/2025	Change of use from 4 bed dwelling to 5 bed / 5 person HMO including single storey extension to kitchen	3 Clara Crescent Upper
12	Black Mountain	LA04/2025/1635/F	26/09/25	Subdivision of unit 44 to create two units, change of use of each unit from retail to sui-generous (café/takeaway). Elevational changes to consist of new shopfront glazing and	Units 44 Park Centre 537 Donegall Road, Belfast, BT12 6HN



				entrance doors to each unit.	
13.		LA04/2025/1743/F	8/10/2025	Change of use from offices to 15 bed / 15 person HMO including demolition of existing 3 storey external escape stair and provision of new 3 storey extension.	432 Antrim Road, Belfast, BT15 5GB

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ADDENDUM REPORT	
<b>Application ID:</b> LA04/2022/0809/F	<b>Committee Meeting Date:</b> 9 <sup>th</sup> December 2025
<b>Proposal:</b> 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 94 No. dwellings and associated and ancillary works.	<b>Location:</b> Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews, Belfast.
<b>Referral Route:</b> Major development	
<b>Recommendation:</b>	Approval subject to conditions and a Section 76 planning agreement
<b>Applicant Name and Address:</b> M J McBride Construction Ltd	<b>Agent Name and Address:</b> Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
<b>Date Valid:</b> 25 <sup>th</sup> November 2025	
<b>Target Date:</b> 25 <sup>th</sup> June 2026	
<b>Contact officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Background:</b> <ol style="list-style-type: none"> <li>1. This application was approved by the Committee at its 14<sup>th</sup> October 2025 meeting. The Committee granted planning permission, subject to conditions and a Section 76 planning agreement and delegated authority to the Director of Planning and Building Control to resolve final consultation responses, finalise the wording of conditions, and to deal with any other matters that might arise provided that they were not substantive.</li> <li>2. This report should be read in conjunction with the report to the 14<sup>th</sup> October 2025 Committee meeting, appended.</li> </ol>	
<b>Ownership certificate:</b> <ol style="list-style-type: none"> <li>3. During the process of finalising the Section 76 planning agreement, it has become apparent that the applicant did not properly serve notice on everyone with an interest in the land when they originally made the application. The correct ownership certificate is required by Article 3(1)(d) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 and this means that the application was technically invalid.</li> <li>4. The applicant has since submitted an amended application form and ownership form, confirming the serving of notice on additional parties on 24<sup>th</sup> November 2025.</li> <li>5. The application is to be re-publicised in the press on 14<sup>th</sup> December 2025, with the 14-day consultation period for representations ending on 26<sup>th</sup> December; due to the public holiday with the consultation window would effectively end on 29<sup>th</sup> December.</li> <li>6. The requirement for the applicant to serve the correct notice is a procedural matter and, subject to the review of any additional representations, does not affect the planning merits of the proposal or assessment of the application undertaken by officers as set out in the original Committee report, appended.</li> </ol>	

**NIE Consultation Response received:**

7. Following the 14<sup>th</sup> October meeting, NIE provided its consultation response on 11<sup>th</sup> November 2025, offering no objection to the proposal, and providing the following advice.
  - The developer should not alter levels (cut or fill) or erect any structure or permanent surfacing within 5 horizontal metres of the tower legs.
  - No planting (specifically trees) takes place within the cable easement area as this may cause damage to the existing underground equipment.
8. This advice will be relayed to the applicant by way of an informative.

**Late items:**

9. At the 14<sup>th</sup> October meeting, Members noted the following amendments to the original Committee report, with officers advising that the proposal remained acceptable and in compliance with relevant planning policy:
  - Para 8.14 of planning report states an incorrect dwelling mix. It should read:  
Semi-detached - 58  
Detached - 16  
Apartments - 20
  - Para 8.15 – the applicant has confirmed that NIHE welcomed the provision of 'affordable housing' but had no input into housing mix.
  - Para 8.19 – omission of total no. of wheelchair units. Wheelchair units are Nos. 2-6 and 7-21 (20 No. in total) (proposal still policy compliant).
  - Para 8.60 – through discussions with DfI Roads 'Active Travel' section, the dedicated and segregated cycle path has been removed (at their request) and the main access road is now designed as a 'cycle priority' road.

**Recommendation:**

10. The recommendation remains to grant planning permission, with delegated authority sought to deal with any issues arising from outstanding consultations and any new representations made, provided that they are not substantive.
11. Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
12. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the Section 76 planning agreement and conditions, and deal with any other matters that arise from the outstanding consultations and further public consultation, provided that they were not substantive.

## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2022/0809/F	<b>Committee Meeting Date:</b> 14 <sup>th</sup> October 2025
<b>Proposal:</b> 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 94 No. dwellings and associated and ancillary works.	<b>Location:</b> Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews, Belfast.
<b>Referral Route:</b> Major development	
<b>Recommendation:</b>	Approval subject to conditions and a Section 76 planning agreement
<b>Applicant Name and Address:</b> M J McBride Construction Ltd	<b>Agent Name and Address:</b> Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
<b>Date Valid:</b> 21 <sup>st</sup> April 2022	
<b>Target Date:</b> 17 <sup>th</sup> November 2025	
<b>Contact officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>The application seeks full planning permission for 94 no. dwellings.</p> <p>The site is located in the north-western part of the city between Finaghy Road north to the east and Blacks Road to the west. The site area is approximately 3.4 hectares.</p> <p>The key issues for the assessment of the application are below.</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Site layout, density and Design</li> <li>• Open Space Provision</li> <li>• Affordable Housing</li> <li>• Trees and landscaping</li> <li>• Traffic, Movement and Parking</li> <li>• Climate change</li> <li>• Impact on amenity</li> <li>• Contaminated land</li> <li>• Drainage and Flooding</li> <li>• Natural Heritage/ Impact on Protected Sites</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul> <p>The site is unzoned in BUAP and Draft BMAP (2004 and 20014). Given the extant approvals for residential development on the site the principle of residential development is established.</p>	

The density, layout and design of the development are considered in keeping with the established housing developments in the area with the predominance of two storey semi-detached dwellings reflective of housing abutting the site to the north and west off Blacks Road and east off Finaghy Road North.

An area of planted open space along the northern boundary, incorporating an existing buffer of mature vegetation, forms an intrinsic communal space running incorporating a Site of Local Nature Conservation Importance (SLNCI) which runs along the watercourse that defines the northern boundary of the site.

There are no objections from statutory consultees. DfI Roads has indicated that it is content although a final written consultation response is awaited. Delegated authority is sought to deal with these and any other outstanding matters provided that they are not substantive.

Similarly a response is outstanding from Environmental Health in terms of Contaminated Land and Air Quality, however reassurances have been provided that the principle of development is acceptable and no fundamental objections will be raised.

There are no objections from non-statutory consultees.

A Section 76 planning agreement will be required to secure the provision of a cycle path, affordable housing, delivery and management and of the public open space and employability and skills.

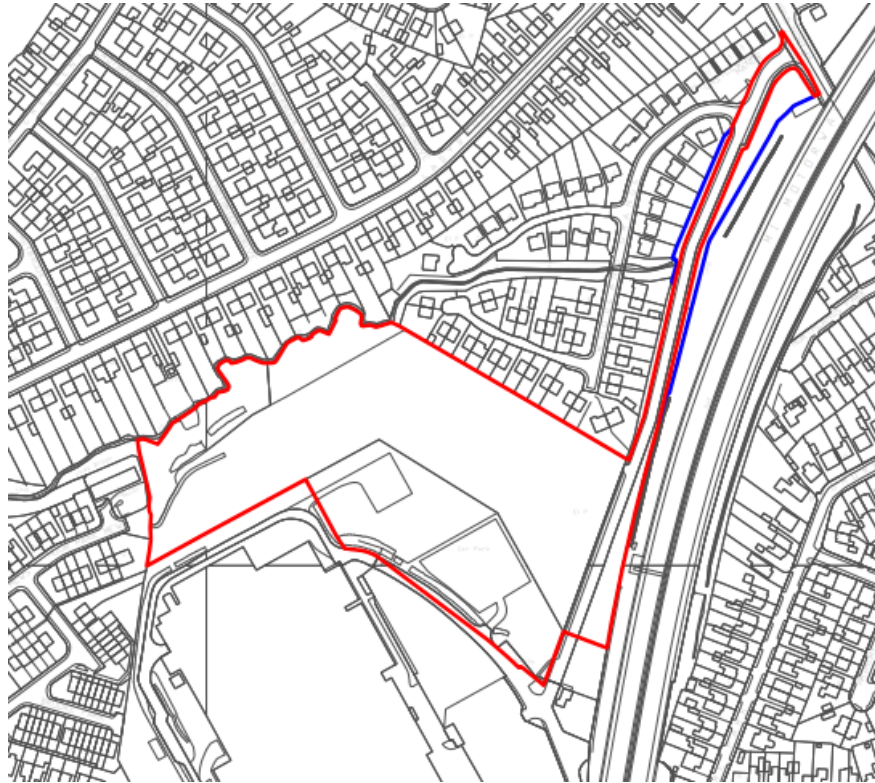
There have been no letters of objection or third party representations.

Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads, provided that they are not substantive.

## Case Officer Report

### Site Location Plan and Layout


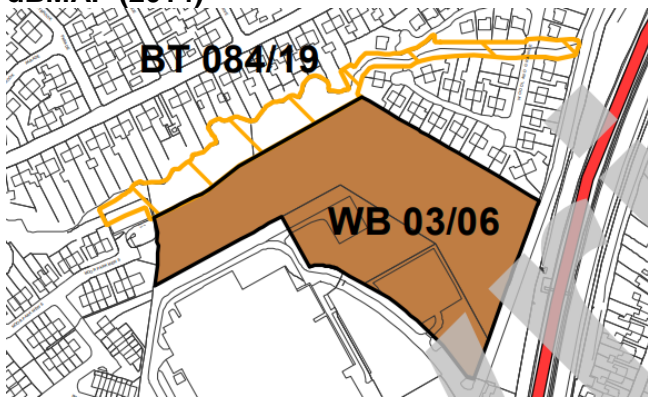


<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	<p>This application seeks planning permission for 94 no. dwellings. The following housing mix is proposed:</p> <ul style="list-style-type: none"> <li>- Semi-detached 56</li> <li>- Detached 16</li> <li>- Townhouse 3</li> <li>- Apartment 19</li> </ul>
1.2	<p>The site is accessed via an existing roadway onto Finaghy Road North which also serves an abutting housing development to the north (Woodland Grange). The layout comprises a main access roadway running from south-east to north-west then north-east to south-west along the northern boundary of the site.</p>
1.3	<p>The scheme mostly comprises 2 storey detached, semi-detached dwellings and apartment blocks. The predominant house type is semi-detached units (56 units), as shown in the layout above.</p>
1.4	<p>All dwellings are served by 2 in-curtilage parking spaces. Communal parking bays serve the three apartment blocks in the south-eastern portion of the site.</p>
1.5	<p>There are pockets of open space throughout the development, the largest of which is located along the northern boundary, measuring approximately 5,200 sqm.</p>
<b>2.0</b>	<b>Description of Site and Area</b>
2.1	<p>The site area is approximately 3.4 hectares (ha) and rises slightly from south to north, with land continuing to rise beyond the site across the Upper Springfield Road to Black Mountain. The site is well defined with mature planting along all boundaries, and within the site itself. It is characterised by this vegetation and undulating rising land.</p>
2.2	<p>The site is currently accessed from an existing laneway off Finaghy Road North, which serves both residential development and the former Ford Visteon site.</p>
2.3	<p>The residential developments in the area include Woodland Grange, Ladybrook Park, and Moor Park Mews. Dwellings in the surrounding area vary from one to two storey in height and are a mix of semi-detached, detached and terrace dwellings with amenity space to the front and rear of the properties.</p>
<b>3.0</b>	<b>Planning History (on site to south of application site)</b>
3.1	<p>Z/2008/0993/F- Development comprising of 24 no. townhouses and 29 no. apartments. Lands between the Ford Visteon Plant and Phase 1 of a proposed housing development (Z/2002/2135) Finaghy Road North, Belfast. Approved 11/08/2010</p>
3.2	<p>Z/2013/0120/F - Land adjacent to former Ford Visteon Plant, Finaghy Road North. Proposed housing development comprising of 10 semi detached dwellings and 36 townhouses. Approved 26/04/2017</p>
3.3	<p>Z/2013/1434/F - Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building. Former Visteon Factory, Blacks Road. Approved 08/01/2016</p>



3.3	Planning permission was previously granted on the northern part of the site for a residential development of 10 no. semidetached dwellings and 36 No. townhouses on 26th April 2017 under planning reference Z/2013/0120/F.
3.4	Planning permission was previously granted on the southern part of the site for a residential development of 24 No. townhouses and 29 No. apartments on 11th August 2010 under planning reference Z/2008/0993/F.
3.5	Both of these permissions are live, and this has been confirmed through a Certificate of Lawfulness.
<b>4.0</b>	<b>Policy Context</b>
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.4	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p><i>Strategic Policies</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery</p> <p>Policy SP2 – sustainable development</p> <p>Policy SP3 – improving health and wellbeing</p> <p>Policy SP4 – community cohesion and good relations</p> <p>Policy SP5 – positive placemaking</p> <p>Policy SP6 – environmental resilience</p> <p>Policy SP7 – connectivity</p> <p>Policy SP8 – green and blue infrastructure network</p> <p><i>Spatial Development Strategy</i></p> <p>Policy SD1 – Settlement hierarchy</p> <p>Policy SD2 – Settlement Areas</p> <p><i>Shaping a Liveable Place</i></p> <p>Policy HOU1 – Accommodating new homes</p> <p>Policy HOU2 – Windfall housing</p> <p>Policy HOU4 – Density of Residential Development</p> <p>Policy HOU5 – Affordable Housing</p> <p>Policy HOU6 – Housing Mix</p> <p>Policy HOU7 – Adaptable and Accessible Accommodation</p>

	<p>Policy DES1 – Principles of Urban Design  Policy DES2 – Masterplanning Approach for Major Development  Policy RD1 – New Residential Developments  Policy HC1 – Promoting healthy communities</p> <p>Policy ENV1 – Environmental Quality  Policy ENV2 – Mitigating Environmental Change  Policy ENV3 – Adapting to Environmental Change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable Drainage Systems (SuDS)</p> <p>Policy TRAN1 - Active travel – walking and cycling  Policy TRAN2 – Creating an Accessible Environment  Policy TRAN 3 – Transport Assessment  Policy TRAN 4 – Travel Plan  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car Parking and Service Arrangements  Policy TRAN10 – Design of Car Parking</p> <p>Policy OS1 – Protection of Open Space  Policy OS3 – Ancillary Open Space  Policy NH1 – Protection of Natural Heritage Resources  Policy TRE1 – Trees  Policy LC1 - Landscape</p>
4.5	<p>The following Supplementary Planning Guidance (SPG) is relevant:</p> <ul style="list-style-type: none"> <li>• Affordable Housing and Housing Mix</li> <li>• Residential Design</li> <li>• Placemaking and Urban Design</li> <li>• Planning and Flood Risk</li> <li>• Masterplanning approach for major development</li> <li>• Transportation</li> <li>• Trees and Development</li> </ul>
4.6	<p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
4.7	<p>In the BUAP 2001, the site is unzoned.</p>
4.8	<p><b>BUAP 2001</b>  In dBMAP (v2004 and v2014), the site is zoned for housing (a small section in the south-west corner is unzoned in v2004). The site is also abuts a site of local nature conservation importance which runs along its northern boundary in dBMAP (v2014).</p>

	<p><b>dBMAP(2004)</b></p> 
	<p><b>dBMAP (2014)</b></p> 
4.9	<p><u>Regional Planning Policy</u>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>
4.10	<p><u>Other Material Considerations</u>  Developer Contribution Framework  Creating Places  Belfast Agenda  Belfast Cycling Network Delivery Plan 2022-31</p>
5.0	<p><b>Statutory Consultees</b></p> <p>DfI Roads – Awaiting final response, agreed in principle.</p> <p>DAERA – No objection, advises conditions.</p> <p>DfI Rivers – No objection.</p> <p>NI Water – No objection.</p> <p>NI Housing Executive – Support.</p> <p>Shared Environmental Services – No objection, advises condition.</p>
6.0	<p><b>Non-Statutory Consultees</b></p> <p>BCC Environmental Health – Awaiting final response.</p>

<b>7.0</b>	<b>Representations</b>
7.1	The application has been advertised and neighbour notified.
7.2	No objections have been received to date.
<b>8.0</b>	<b>ASSESSMENT</b>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Site layout, density and Design</li> <li>• Open Space Provision</li> <li>• Affordable Housing</li> <li>• Trees and landscaping</li> <li>• Traffic, Movement and Parking</li> <li>• Climate change</li> <li>• Impact on amenity</li> <li>• Contaminated land</li> <li>• Drainage and Flooding</li> <li>• Natural Heritage/ Impact on Designated Sites</li> <li>• Impact on Protected Sites</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul> <p><b>Principle of development</b></p>
8.2	<p>The site is unzoned in the Belfast Urban Area Plan 2001 (BUAP 2001) and zoned for housing in both versions of the draft Belfast Metropolitan Area Plan 2015 (dBMAP). Moreover, the site is within the development limit of the city where housing is generally acceptable. The principle of housing at the site is established through two extant planning approvals Z/2008/0993/F and Z/2013/0120/F.</p>
8.3	<p>Policy HOU1 identifies a requirement for 31,660 homes during the plan period 2020-2035 including 18,100 homes in the rest of Belfast outside the city centre and Belfast Harbour estate. The provision of 94 no. residential dwellings supports this strategy.</p> <p><b>Site layout, density and design</b></p>
8.4	<p>The proposed site layout would inevitably create four distinctive character areas within the development. The scheme is largely influenced by surrounding residential character, existing topography and mature field boundaries to the north and east (including an area of local nature conservation importance).</p>
8.5	<p>Each character area relies on differing densities, open spaces and house types to reinforce a sense of local ownership and security of spaces. This distinct identity is reinforced by public realm spaces which include a linear landscaped park running along the northern boundary the site adjacent to a local watercourse. Two character areas are located along to in north-west to south-east axis, linked by a short connecting roadway with the final character area defined by a cluster of 3 apartment blocks and 3 dwellings close to the south-east boundary of the site adjacent to the motorway.</p>

8.6	<p><i>Density:</i></p> <p>The site is approximately 3.4 hectares (ha) in size. With 94 units proposed, the density is approximately 27.6 dwellings per ha. This density is in line with the density band for Outer Belfast (25-125) as set out in Policy HOU4. Whilst the density would be at the lower end of this band, it would complement existing residential densities in the area. Regard is also had to the longevity of the application process with the application in April 2022, well in advance of adoption of the Plan Strategy and formal introduction of Policy HOU4, and that the design concept has therefore been set for some time. Consideration is also given to the live planning approvals on the site, which are of a similar density, albeit slightly less.</p>
8.7	<p><i>Design</i></p> <p>The dwellings are of standard traditional pitched roof design, some dwellings with ground floor bays to the front elevations. These bays are also present on side elevations of dwellings on prominent junctions in order to create a dual aspect and prevent blank gable elevations onto the street. In terms of finishes the walls are largely red brick. The roof slates are dark grey slate. The design and finishes are reflective of the character of the area, particularly that of Woodland Grange to the north and east.</p>
8.8	<p>In terms of layout the scheme can be broken up into distinctive areas. As the layout has been largely dictated by topography there is inevitably long stretches of housing in the upper/ northern part of the site. To avoid potential monotony in terms of visual character, there is a change in surfacing in the cul-de-sacs and planting and decorative railings help define defensible spaces along street frontages. This adds quality and enhances character, helping to create a sense of place.</p>
8.9	<p>The variation in house types, with subtle changes in design used on longer stretches of street reduces the potential monotony in the layout. Coupled with the landscaping and railing details to the front of the dwellings, this will ensure a high quality of streetscape along the more expansive straights within the site.</p>
8.10	<p>There is opportunity to introduce further variety through a different colour palette of materials used in the different character zones, reinforcing a sense of place for residents and visitors. The detail of this can be dealt with through a planning condition.</p>
8.11	<p>As stated above, the design of dwellings on key junctions also respond to their location with the introduction of dual frontage dwellings, avoiding a scenario where blank gables face onto the public road.</p>
8.12	<p>Similarly, the apartment blocks respond to the site layout, forming a built 'bookend' onto the motorway to the east.</p>
8.13	<p>The proposal is considered to accord with Policies DES1, DES2 and RD1.</p>
8.14	<p><i>Housing mix:</i></p> <p>Policy HOU6 states that permission will be granted for residential developments of this scale where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in meeting community needs. Provision should particularly be made for smaller homes across all tenures to meet future household requirements. The proposed housing mix is as follows:</p> <ul style="list-style-type: none"> <li>- Semi-detached 56</li> <li>- Detached 16</li> <li>- Townhouse 3</li> <li>- Apartment 19</li> </ul>






8.15	The applicant states that the housing mix is informed by housing need in the area with NIHE involved in discussions in terms of house type and open space provision. NIHE supports the proposed housing mix and state that the proposal will help address specific housing need in the area.
8.16	<p>In assessing the housing mix, regard is had to the location of the site and the previously approved housing mix (two live approvals on site). Taking these considerations into account, on balance, the proposed housing mix is acceptable and compliant with Policy HOU6.</p> <p><i>Adaptable and accessible accommodation:</i></p>
8.17	Policy HOU7 states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life.
8.18	The proposed residential units are designed to Lifetime Home standards in terms of minimum space requirements and adaptability. Given that the proposed units are allocated for social housing it is accepted that they will meet Policy HOU 7 standards.
8.19	For schemes of 10 units or more, Policy HOU7 requires at least 10% of the units to be wheelchair accessible. The proposal would include the following wheelchair units:
8.20	<p>All of the Co-Ownership houses will be designed to Lifetime Homes standards and therefore will be capable of being adapted for wheelchair use. There are 20 No. Co-Ownership dwellings proposed, accounting for c.21% of the housing, thus meeting the requirements of Policy HOU7.</p> <p><i>Masterplanning:</i></p>
8.21	The proposed development has been assessed against Policy DES2 as set out below.
8.22	<i>Adopting a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice to future development potential and/or quality where development is of a significant scale and prominence;</i>
8.23	The proposed development is adjacent to a larger housing approval on the Ford Visteon site. The overall site layout takes into account the existing natural features including hedgerows and a watercourse along the northern boundary (forming part of a SLNCI), whilst the residential units are positioned to minimise retaining structures, working with the existing topography of the land and vegetation. In terms of connectivity the scheme will link through to the adjacent 'Blacks Gate' Development via a pedestrian and cycle path. This will promote linkage between Finaghy Road North to the east and Blacks Road to the west. At a more strategic level this will also provide a linkage within a planned greenway, which is discussed further below.
8.24	<i>Promoting opportunities for urban repair and greater connectivity to neighbouring areas by minimising or mitigating physical barriers that create undue effort or separation, informed by feedback from existing communities;</i>
8.25	The application site, adjacent top existing housing developments, is currently vacant and has the potential to encourage anti-social behaviour. Its development offers an opportunity to regenerate the locality and provide ongoing surveillance throughout. Connectivity has been considered with linkages to adjacent Woodlands sports grounds,

	promoting linkages from the Blacks Gate housing development and Blacks Road to the west.
8.26	<i>Maximising solutions to deliver energy efficiencies that seek to achieve BREEAM 'excellent' or comparable standard;</i>
8.27	The proposed development will deliver energy efficiencies as outlined within climate change considerations.
8.28	<i>Promoting higher density residential and mixed-use development along city corridors and at gateway locations;</i>
8.29	The proposed development provides a mix of residential accommodation and densities appropriate to its location. 56 Semi-detached, 16 Detached 16, 3 Townhouses and 19 Apartment units. With 94 units proposed, the density is approximately 27.6 dwellings per ha. This density is in line with the density band for Outer Belfast (25-125) as set out in Policy HOU4
8.30	<i>Contributing positively to the improvement of the public realm within, and in the proximity of, the development site through the use of high quality hard and soft landscape materials and street furniture;</i>
8.31	A high standard of hard and soft landscape materials are proposed throughout the site with public open space utilising the existing setting provided by the heavily vegetated SLNCI along the northern boundary.
8.32	<i>Including an appropriate landscape management and maintenance plan, early in the planning process, as an integral part of all landscape proposals;</i>
8.33	A landscape management and maintenance plan has been included.
8.34	<i>Enhancing the waterside character and setting of the River Lagan, including the improvement of existing and provision of new access points and new cross river connections where appropriate;</i>  N/A
8.35	Referencing unique parts of the city through the realisation of key landmarks within prominent or gateway locations;  N/A
8.36	<i>Seeking to include where appropriate the provision of public art; and</i>
8.37	A high standard of communal open space will be provided throughout the site including an equipped children's play area. It is not considered necessary, given the scale of the proposal, to include any public art.
8.38	<i>Seeking the retention of existing trees within and around the site and make adequate provision to allow them to mature while ensuring the continuance of tree cover through new tree planting.</i>
8.39	The site has been surveyed for vegetation suitable for retention and a landscaping plan has been developed which seeks to maximise the retention of existing natural boundaries. Of particular importance, for not only visual but biodiversity reasons, is the

	band of mature planting along the northern boundary of the site. This is being retained in its entirety, and a condition will be applied to ensure this.
8.40	In conclusion, it is considered that the design and external appearance of the proposal is acceptable having regard to Policies RD1, DES1, DES2, DES3, HOU6 and HOU7 of the Plan Strategy.
8.41	<p><b>Amenity and Open Space Provision</b></p> <p>The proposal has been assessed against Policies OS3 and RD1(d) of the Plan Strategy and <i>Creating Places</i>.</p>
8.42	Policy OS3 of the Plan Strategy requires residential proposals of this scale to delivery a minimum of 10% of the site as open space. The site area is approximately 3.4 ha. Therefore, the expectation is that 3,400 sqm metres of public open space is provided.
8.43	The site consists of two main parcels of open space. The main area of open space is located along the northern boundary of the site, incorporating the SLNCI, and has an area of approximately 5,200 sqm. There is a smaller secondary area of public open space, measuring approximately 750 sqm located in the south-eastern part of the site beside the main point of access.
8.44	These areas represent a total 'usable' area of public amenity space of approximately 5,950 sqm. This overall open space provision of approximately 17.5% of the overall site area meets the requirements of Policy OS3. This is a substantial overall provision well above the recommended 10%. The area to the north will not only provide an attractive open space area but also acts as a buffer to the SLNCI which runs along the northern boundary.
8.45	In terms of private open space, rear garden sizes range from 61 sqm to 296 sqm, with an average provision greater than 70 sqm, and most with areas in excess of this standard. As such the private amenity provision is in keeping with the requirement set out in the <i>Creating Places</i> guidance.
8.46	The apartment blocks would all have areas of semi-private public open space. Each of the apartment blocks in south-eastern corner of the site have a communal area to their rear or side measuring approximately 160-180 sqm. The block with units 2- has an area of approximately 180 sqm, equating to 5sqm per unit. The block housing units 7-15 has an area of 200 sqm, equating to 9sqm per unit and the block housing units 16-21 has an area of 163sqm, equating to 6 sqm per unit. Although the communal space per unit is quite low for the apartments, it must be considered with the overall open space provision for the development, which has a significant overprovision of open space as stated above. On balance the provision for the apartments is considered to be acceptable.
8.47	<p><b>Affordable Housing</b></p> <p>Policy HOU5 of the Plan Strategy states that planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing.</p>
8.48	NIHE carries out a Housing Need Assessments (HNAs) annually across all relevant housing areas. This site is located within the Andersonstown Common Landlord Area which sits within the wider Middle West HNA. The social housing new build need for Middle West is 1,107 units for the 2022- 2027 period.



8.49	There are 20 No. Co-Ownership dwellings proposed, accounting for c.21% of the housing. As such, the requirements of Policy HOU5 are met in terms of the quantum of units and the provision of affordable housing (minimum of 20%).
8.49	The Housing Executive, in their initial response, stated that it would welcome the inclusion of accommodation to help address the demand for intermediate housing in the Belfast City Council area. The requirement for this provision is based on the Housing Executive's knowledge of the local housing market; assessment of the intermediate market; and the level of Co-ownership activity in the Belfast City Council area. The Housing Executive estimates intermediate housing demand for the Council area at 140 homes per year.
8.50	NIHE supports the application, citing that mixed tenure development is an important way to create cohesive, sustainable and balanced communities. Ultimately the affordable housing element of the proposal will be secured via a clause within an agreed Section 76 legal agreement, discussed below.
	<b>Trees and landscaping</b>
8.51	The proposal has been assessed against Policy TRE1, LC1, LCB2 and LC3.
8.52	Policy TRE1 seeks to protect existing trees from development, particularly those that are of visual, biodiversity or amenity quality and significance. The landscape strategy focuses on retaining and enhancing the existing hedgerow boundary treatment and the creation of a corridor of open space along the northern boundary incorporating lands within the SLNCI, to provide a high-quality landscape setting incorporating pathways, lighting, rain garden and SUDS swales with associated species-rich yet low maintenance planting.
8.53	The landscaping plan also includes the establishment of an 30-45 metre deep vegetation buffer along the northern boundary of the site to the southern side of the watercourse which defines the site boundary. Existing hedgerows will be augmented to strengthen this boundary providing a strong planted edge not only to the development but along the edge of the SLNCI. Similarly along the north-eastern boundary a 10m deep 'wildlife corridor' is proposed.
8.54	The approach to existing hedgerows along the northern and north-eastern boundaries includes retention of high value tree species and augmentation with native woodland species to provide a diverse hedgerow/woodland boundary to the site.
8.55	Overall, it is considered that there would be no adverse impact on the existing landscape along the site boundaries and the tree planting and landscaping proposals are considered to provide suitable mitigation and enhancement of the site from an ecological point of view.
	<b>Traffic, Movement and parking</b>
8.56	The proposed development site has an existing vehicular access directly off Finaghy Road North, which currently serves the adjacent Woodland Grange development.
8.57	As there is a committed development on the site for 99 dwellings. The proposal sees a reduction in numbers to 94. As such there will be no greater impact upon the road network.
8.58	The proposal includes 2 in curtilage car parking spaces for each of the 75 dwellings (150), 30 spaces for the 19 apartment units and 52 visitor car parking spaces, which equates to approximately 2.5 spaces per residential unit.

	<p><i>Green Travel Measures</i></p>
8.59	<p>In response to DFI Roads request for green travel measures the agent has confirmed a Green Travel Plan will be submitted setting out how the developer seeks to promote alternatives to the private car and promote green methods of travel.</p>
8.60	<p>Alongside the formal green travel measures a dedicated and segregated 400m long cycle path is proposed that runs from Finaghy Road North, through the site and connects into Black's Gate to the south. It is important to note that this wasn't a feature in the extant permissions and was something that was agreed with local representatives and community groups at Pre-Application stage. This will tie in with plans set out for the area as part of the West Belfast Greenway, outlined in the DFI document 'Belfast Cycling Network Delivery Plan 2022-31' <i>Scheme 037 West Belfast Greenway Phases 3 &amp; 4</i>. This forms part of short term and medium term plans for a series of Greenways. The 6,900m long Greenway in question runs south-west to north-east from Dunmurry to Belfast City Centre and is highlighted in yellow and green below:</p>  <p>The map shows the West Belfast Greenway network. Existing routes are shown in blue. Short-term schemes (2022-25) are shown in green, and medium-term schemes (2025-28) are shown in yellow. The long-term scheme (2028-31) is shown in red. The network runs from Dunmurry in the south-west to Belfast City Centre in the north-east. Key locations marked on the map include Dunmurry, Finaghy, Malone, and Belfast. Roads shown include A501, A24, B25, and the M1. Landmarks include the City Cemetery, Milltown Cemetery, Kennedy Industrial Estate, and the Royal Victoria Hospital.</p> <p><b>Existing routes</b>                      </p> <p><b>Short term (2022 - 25)</b>           </p> <p><b>Medium term (2025 - 28)</b>       </p> <p><b>Long term (2028 - 31)</b>           </p>
8.61	<p>The short term schemes are focussed on joining up the existing elements of the network and beginning the process of reaching into areas of the city that are currently without a significant element of infrastructure. The medium term schemes start in earnest the process of delivering cycling infrastructure in the areas of the city where there is currently a marked lack of infrastructure.</p>
8.62	<p>The proposal includes 20 cycle spaces (2 separate blocks of 10) located within the curtilage of the apartment blocks.</p>
8.63	<p>To further reduce the reliance on the private car the offer a free Residential Travel Card to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling shall be secured via a Section 76 legal agreement.</p>

8.64	The location of the development reduces the need for vehicular journeys, as major attractions within Belfast City centre can all be accessed by the sustainable modes of transport that will be promoted through the travel plan.
8.65	There are a range of existing pedestrian linkages available to the site with pedestrian footways and streetlighting connecting to the site from Finaghy Road North and leading to Glen Road, Andersonstown Road and a number of nearby residential areas.
8.66	The sites connectivity and accessibility are further reinforced by the provision of a cycle path connecting the site to Finaghy Road North and the Blacks Gate development to the west, this will ultimately be secured via condition for completion prior to occupation of the first residential unit. A variety of sports clubs, churches, cafes, primary schools, bus stops and community/ youth facilities are all accessible within walking distance. A range of shops and nursery, primary and secondary schools are all accessible within walking distance.
8.67	Although a final conclusive consultation response from DfI remains outstanding, the principle of the proposal, including the cycle path provision, has been accepted. The only matter outstanding is the technical details of the cycle path and how it ties into adjacent development and existing cycle/ pedestrian network. Subject to DfI Roads response to the amended plans, it is considered that the proposal complies with Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN8, TRAN9 and TRAN10.
	<b>Climate change</b>
8.68	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce Green House Gases (GHG) by promoting sustainable patterns of development. The policy goes on to state that development proposals should, where feasible seek to avoid demolition and seek to maximise opportunities to incorporate sustainable design features.
8.69	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change to support sustainable and enduring development.
8.70	The proposed units are orientated to maximise solar gains across the site, including alternative elevations for same house types where necessary.
8.71	Policy ENV5 states that developments should include, where appropriate, SuDS measures to manage surface water effectively on site. Across the site Sustainable Urban Drainage Systems (SUDs) measures are included to manage the watercourse along the northern boundary and storm water holistically within the landscaping.
8.72	In conclusion, given the extant planning approvals on the site and the fact the application was submitted well in advance of the adoption of the Local Development Plan – Plan Strategy, it is considered that the proposal is acceptable, having regard to Policies ENV2, ENV3 and ENV5.
	<b>Impact on Amenity</b>
8.73	The proposal has been assessed against Policies RD1, DES 1 and DES3. Policies DES1, DES3 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.

8.74 The site abuts existing residential development on three sides, to the north-east and north-west in Woodland Grange and to the west in the Blacks Gate development (currently under construction). With the levels from south to north the proposal has potential to impact upon residential amenity to the east. However, given ample separation distances and a significant level of existing and proposed planting along the eastern boundary it is not envisaged that existing properties will experience a significant loss of amenity.

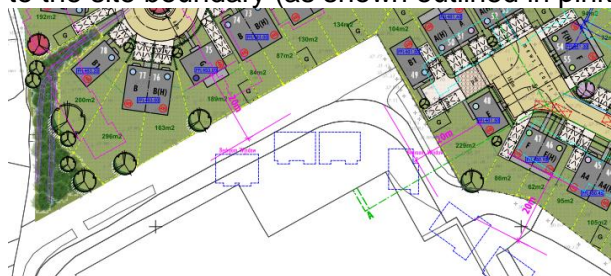
8.75 The 'back to back' separation distance between the proposed dwellings and the dwellings in Woodland Grange ranges between 22m and 26m. This generous separation distance is accompanied by a landscape buffer shown below. With the proposed dwellings having a similar finished floor level, the separation distances and landscaping should ensure there will be no significant impact on residential amenity. It should also be noted that the previously approved dwellings were located much closer to the existing dwellings, as shown below outlined in pink. The proposal is a more favourable layout in terms of potential impacts on neighbouring amenity.

#### Woodland Grange




8.76 To the north west, the separation distance are substantial between existing and proposed dwellings, and with the SLNCI and associated landscape along the northern boundary and views onto the existing properties will be minimal at best.

8.77 Blacks Gate is a newly constructed development to the west/ south-west of the site, on the former Ford Visteon site. The generous separation distances are evident in the section from the site layout below and measure at least 20m, as recommended in the 'Creating Places' guidance document. Subsequently it is not considered that the amenity of the dwellings in Blacks Gate would be unduly compromised by the proposal. Again it is also worth noting that the extant approval on the site had dwellings located much closer to the site boundary (as shown outlined in pink below)





8.78	<p><i>Noise</i></p> <p>The main source of noise for both day and night hours is noted to be the M1 Motorway.</p>
8.79	<p>The noise report advises that, due to the high level of environmental noise from the M1 Motorway, the design criteria for external noise levels contained within BS8233:2014 will, in the main, not be achievable. However, as per the guidance in the standard, the applicant's consultant has advised that this exceedance should not be a reason to object to object to the development in principle.</p>
8.80	<p>In order to mitigate the worst of the road traffic noise from the M1 Motorway to amenity areas, the applicant's noise consultant has recommended the use of close boarded fencing in the 'rear gardens' of all properties. It is noted two different heights have been suggested; namely 1.8m and 2.1m.</p>
8.81	<p>The orientation and position of the housing units with regard to the location of the associated rear gardens would suggest that areas within certain gardens will benefit from partial shielding from noise provided by the mass of the associated building and/or other adjacent housing units. In such cases, the provision of a close boarded boundary fence around the rear garden would have little to no effect on reducing road traffic noise from the M1 to the external amenity space. Furthermore it would appear that given the layout of the proposal, there will be solid boundary walls provided to some rear gardens. Where this is the case, it is likely that close boarded fencing will be unnecessary.</p>
8.82	<p>These proposed apartments backing onto the M1 are set at a lower level than the motorway and screened by a planted bank, as shown below. The noise impact assessment concluded that noise form the M1 would not adversely impact these units, subject to mitigation measures such as suitable window systems and cavity walls etc, which will be secured via condition.</p> 
8.83	<p>The applicant's consultant has not provided a map or a schedule to indicate where such fencing mitigation is necessary and which of the two heights of fencing suggested are required. The environmental noise survey shows that road noise levels from the M1 Motorway reduce with distance as per a line source. The shielding provided by the residential units and walls proposed for the development will reduce noise levels further as distance from the motorway increases. At an undefined point, it may be the case that an external amenity space could comply with the external amenity levels contained within BS8233:2014, especially where appropriate mitigation such as close boarded fencing is provided. Noise modelling software may be able to provide information with regard to the above.</p>
8.84	<p>The applicant's consultant has availed of the derogation contained with BS8233:2014, which indicates that in high environmental noise areas, developments should be designed to achieve the lowest practicable noise levels in external amenity spaces but should not be prohibited. It is likely that close boarded boundary fences may reduce environmental noise levels in external amenity spaces that face towards the M1</p>

	Motorway, however, with the information currently provided it is unclear how effective the mitigation would be and where it would be deemed 'necessary'.
8.85	The derogation contained within BS8233:2014 is considered to be a sensible, pragmatic approach to allow developments in high environmental noise areas to proceed, however, the unspecified mitigation measures that may be employed to reduce external amenity area noise levels 'as far as practicable' do not translate well into a recommendation for a planning condition. As such a condition shall be applied ensuring that the appropriate noise mitigating fencing is approved and implemented prior to occupation of any of the apartment units abutting the motorway to the east of the site.
8.86	With regard to façade mitigation, the consultant has indicated that standard cavity wall construction will mitigate the envisaged levels of environmental noise leaving the windows as the main point of noise break in. The consultant has identified that suitable window systems should be applied to all building facades.
8.87	Two different dB Rw levels have been recommended, 37dB Rw +Ctr for proposed units No.1-42 and No.90-94 and 32dB Rw +Ctr for proposed Units No.43-89. It is noted that this recommendation will see different window systems applied to the adjoined semidetached units 42 and 43. It is also noted that the above recommendation does not consider where the mass of the proposed units provides shielding from the predominant M1 Motorway road noise to their own windows or potentially that of adjacent units.
8.88	The applicant's consultant indicates that an alternative means of ventilation will be required. It is typical to rate the use of trickle ventilators with a sound reduction performance (plus traffic noise correction) however, the alternate suggestion of a mechanical ventilation system can potentially generate its own noise which would need specified to meet BS8233:2014 internal noise standards. The chosen means of alternative ventilation has not been specified and the selected method will therefore require some form of performance verification once selected.
8.89	Environmental Health has no objection in principle to the development with regard to adverse impact from environmental noise and has requested that conditions relating to noise and alternative means of ventilation are attached should approval be forthcoming. These conditions are detailed below.
	<b>Contaminated Land</b>
8.90	A Preliminary Risk Assessment (PRA) & Generic Quantitative Risk Assessment (GQRA) report has been provided by RSK Environment Limited (RSK) in support of this application. RSK conclude the GQRA stating the development is regarded low risk to environmental receptors. NIEA Regulation Unit, Land & Groundwater Team have no objections to the development subject to conditions.
8.91	Environmental Health are content subject to condition with regard to Contaminated Land report alongside the extant approvals on the site, and NIEA's opinion the proposal is considered to comply with ENV1 of the Plan Strategy.
	<b>Drainage and Flooding</b>
8.92	The proposal has been assessed against Policy ENV4 and the SPPS.
8.93	There is a designated watercourse known to DfI Rivers as the Ladybrook River (Extension) that flows along the Northern boundary of this site, the site may be affected by undesignated watercourses of which DfI Rivers have no record.

8.94	Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial flood plain but is located within a predicted flooded area as indicated on the Surface Water Flood Map. DfI Rivers would have no specific reason to object to the proposed development from a flood risk perspective.
8.95	<p>DfI Rivers has stated that it is essential that a working strip (5-10m) is retained adjacent to the watercourse to facilitate future maintenance by DfI Rivers, other statutory undertaker or the riparian landowners. DfI Rivers acknowledges the provision of a working strip as detailed on the site layout DWG uploaded to the public planning portal on 15th November 2023. This will be secured via planning condition, as detailed below.</p> <p><b>Natural Heritage/ Impact on designated sites</b></p>
8.96	NIEA Natural Environment Division (NED) notes that the site contains Ladybrook 'Site of Local Nature Conservation Importance' (SLNCI) woodland habitat. NED highlight that this is of high local conservation value. NED welcome plans to retain this area and recommend there is no construction activities or development works within the SLNCI woodland in order to minimise any significant disturbance or deterioration of the SLNCI designated habitat. NED has recommended a condition to protect the Ladybrook SLNCI during the construction phase, this is detailed below.
8.97	This planning application was also considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council.
8.98	Having considered the nature, scale, timing, duration and location of the project, it is concluded that it would not be likely to have a significant effect on any European site, either alone or in combination with any other plan or project and therefore an appropriate assessment is not required.
8.99	Between the area of substantive works and the adjacent watercourse, an amenity open space including retention of existing trees is proposed. Only two semi-detached houses are being built in proximity to the watercourse but given the scale/nature of these two properties and the 18km hydrological distance between the development site and designated sites, any potential construction contaminants would be well dispersed/dilute in the water volume before reaching Belfast Lough. Assessment has concluded that there will be no likely significant effects that would undermine the conservation objectives of any European site features.
	<b>Section 76 Agreement planning agreement</b>
8.100	<p>The following planning obligations are considered necessary to make the proposed development acceptable and should be secured through a Section 76 planning agreement.</p> <ul style="list-style-type: none"> <li>• <b>Affordable housing</b> – a minimum of 20% of the 94 residential units should be secured as 'shared ownership' housing in compliance with Policy HOU5;</li> <li>• <b>Green travel measures</b> – travel cards three years as required by Policy TRAN4;</li> <li>• <b>Open space management</b> – delivery, management and maintenance of the open space as required by Policy OS3.</li> <li>• <b>Construction, Employability and Skills Plan</b> – to be agreed prior to commencement of development specific to the Development, addressing the</li> </ul>

	<p>employability and skills requirements of the Development during construction phase.</p> <p>The S76 planning agreement has been agreed and will issue alongside any planning permission granted.</p> <p><b>Pre-application Community Consultation</b></p>
8.101	<p>Applicants for Major development are required to carry out community consultation in advance of submitting an application.</p>
8.102	<p>Prior to submitting the application, applicants must give notice to the Council, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for Major development is to be submitted and set out the proposals for community consultation. A PAN was submitted to the Council on 16<sup>th</sup> June 2021.</p>
8.103	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p>
8.104	<p>A Pre-Application Community Consultation Report has been submitted in support of this application. The Report confirms the following:</p> <ul style="list-style-type: none"> <li>• Under normal circumstances, consultation with the wider public on the proposal would have taken place through a public event, however due to current COVID-19 social distancing restrictions, the public consultation was held through online and remote means.</li> <li>• An online public consultation was held between 28<sup>th</sup> June 2021 - 2<sup>nd</sup> August 2021. Information could be accessed online.</li> <li>• A public notice was placed in the Belfast Telegraph W/C 21<sup>st</sup> June 2021.</li> <li>• A leaflet containing details of the consultation was designed and distributed extensively, by Mail Matters Limited, to properties directly opposite and adjoining the site.</li> <li>• During the five-week online consultation period the project webpage received 301 page views and 225 unique page views to the site.</li> <li>• Engagement also took place with MPs, Assembly Members, and local Councillors.</li> <li>• Meetings were also held with local representatives to provide them with a detailed overview of the plans and an opportunity for them to express their views on the project.</li> </ul>
8.105	<p>Feedback was received in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Increased traffic</li> <li>• Impact of housing numbers, and scale of houses on surrounding area</li> <li>• Environmental and Wildlife concerns</li> <li>• Support for housing provision</li> </ul> <p>Following the public consultation period the feedback informed the submission of a Transport Impact Assessment, a planting scheme along site boundaries and an ecological report.</p>



	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their legislative duty to consult the community in advance of submitting an application.
<b>9.0</b>	<b>Recommendation</b>
9.1	Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable.
9.2	It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
9.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads, provided that they are not substantive.
<b>10.0</b>	<b>DRAFT CONDITIONS</b> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. Notwithstanding the submitted details, no development shall commence on site until a Phasing Plan has been submitted to and approved in writing by the Council. The development shall not be carried out or sequenced unless in accordance with the approved Phasing Plan.  Reason: In the interests of the orderly development of the site.</li> <li>3. No residential unit shall be occupied until the dedicated and segregated 400m long cycle path proposed, that runs from Finaghy Road North, through the site and connects into Black's Gate to the south, is completed to the satisfaction of the Council, unless otherwise agreed in writing.  Reason: To promote sustainable travel patterns and promote healthy communities.</li> <li>4. No residential unit shall be occupied unless its respective external amenity/garden areas (and in the case of the apartments its respective external and internal amenity areas) have been provided in accordance with the approved plans.  Reason: To ensure that a quality residential environment is provided for occupants of the approved development.</li> <li>5. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any phase unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable</li> </ol>

	<p>area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>6. Prior to works commencing on site, temporary fencing with exclusion signs shall be erected along the Ladybrook SLNCI. No works, infill, storage or constructional activity associated with the development, including the removal, dumping or storage of materials shall take place east/west/north/south of this fence. The fence shall not be removed until all works are completed.</p> <p>Reason: To ensure the SLNCI is not compromised.</p> <p>7. If piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted in writing and agreed with the Planning Authority. The methodology is available at:  <a href="https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf">https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf</a></p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>8. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:  <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>  In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>9. After completing any remediation works under Condition 7, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:  <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a></p> <p>The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>10. No development should take place on-site until the method of sewage disposal</p>
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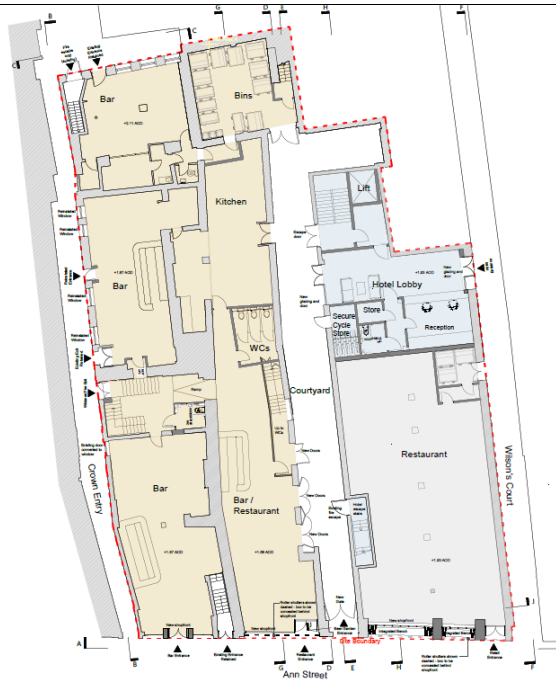
	<p>has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p>Reason: This condition is both to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. The applicant should note this also includes the purchase of any waste water treatment system.</p> <p>11. No development shall commence within each phase unless a final Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Council. The final CEMP must be site specific and include all necessary mitigation measures for the construction and operational phases of the development to avoid any pollutant egress to Belfast Lough. The development shall not be carried out unless in accordance with the approved CEMP.</p> <p>Reason: To ensure the project will not have an adverse effect on the integrity of any European site.</p> <p>12. Prior to works commencing on site, temporary fencing with exclusion signs shall be erected along the Ladybrook SLNCI. No works, infill, storage or constructional activity associated with the development, including the removal, dumping or storage of materials shall take place east/west/north/south of this fence. The fence shall not be removed until all works are completed.</p> <p>Reason: To ensure the protection of a designated site.</p> <p>13. The residential units hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p> <p>14. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p> <p>15. Prior to occupation of the development, the noise mitigation measures specified within Section 6.0 of the Layde Consulting report entitled 'Noise Impact Assessment-Proposed Residential Development Comprising of 94 No. units including Detached, Semi-Detached, Townhouses &amp; Apartments [LA04/2021/1559/PAN], Lands at Finaghy Road North, Belfast April 2022 P573/1 as amended by Layde Consulting letter of clarification addressed to Chris Bryson of Gravis Planning referenced P573-3 and dated 16th January 2025 shall be installed within habitable rooms of the development and retained at all times.</p> <p>Reason: To safeguard the amenity of occupants of the buildings hereby approved.</p> <p>16. Prior to commencement of development the applicant shall submit to the</p>
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	<p>planning service for review and approval, the final details of the ventilation strategy to habitable rooms. The final details shall confirm that any passive vents (when open) have a sound reduction equivalent to or greater to the sound reduction achieved by the glazing. Where any element of mechanical or active means of ventilation is proposed, the final details shall include a Noise Impact Assessment that confirms that the noise associated with its operation will not exceed internal target levels for habitable rooms in line with BS 8233:2014 Guidance on sound insulation and noise for buildings/ ProPg 2017 .</p> <p>REASON: To safeguard the amenity of occupants of the buildings hereby approved. Approval is required upfront because the ventilation strategy may be integral to the overall design of the development.</p> <p>17. Prior to occupation of the hereby permitted development, the approved final window schedule and approved alternative means of ventilation shall be installed so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided.</p> <p>Reason: Protection of residential amenity.</p> <p>18. Prior to the occupation of the development the approved ventilation strategy to habitable rooms (in addition to that provided by open windows) shall be installed as approved and retained at all times.</p> <p>Reason: To safeguard the amenity of occupants of the buildings hereby approved.</p> <p>19. Prior to occupation of any of the residential units hereby approved, details of acoustic fencing along the boundary of the motorway shall be submitted to the Council for approval in writing. These details must demonstrate how external amenity noise levels will be achieved in accordance with BS8233:2014. The noise mitigation fencing will be fully implemented in accordance with the approved details prior to occupation of any of the approved apartment units No. 2-6, as shown on approved site layout plan.</p> <p>Reason: In the interests of residential amenity.</p> <p>20. Prior to the occupation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK Ireland report entitled 'MJ McBride Construction Ltd, Remedial Strategy, Finaghy Road North, Belfast, 605546-R2(00), January 2025' have been implemented. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use (residential with homegrown produce). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:</p> <p>a) A minimum 600mm capping layer has been emplaced in the landscaped areas of Plots 46 to 51 and 89 to 94, as demonstrated on Figures 4 and 5 of the RSK Ireland report entitled 'MJ McBride Construction Ltd, Remedial Strategy, Finaghy Road North, Belfast, 605546-R2(00), January</p>
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	<p>2025'. The capping layer must be formed from material that is demonstrably suitable for use (residential with homegrown produce).</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>21. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>22. The service strip along the northern boundary of the site, as shown on site layout plan No. 02A, published on the Planning Portal 15<sup>th</sup> November 2023, shall be provided prior to occupation of any residential unit hereby approved and retained in accordance with the approved details. This strip shall remain free from future tree/ hedge planting, raising of levels and any permanent structure.</p> <p>Reason: To facilitate any necessary servicing of the adjacent watercourse.</p>
	<p><b>DRAFT INFORMATIVES</b></p> <p><b>Section 76 planning agreement</b></p> <p>This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the following planning obligations:</p> <ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Green travel measures</li> <li>• Delivery, management and maintenance of the open space</li> </ul> <p><b>Dust Management</b></p> <p>Construction dust management measures in accordance with the provisions of the IAQM guidance 'Assessment of dust from demolition and construction 2024 V2.2' shall be developed, documented, implemented and monitored throughout the duration of the construction phase of the development.</p> <p><b>Compliance with planning permission</b></p> <p>Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning</p>

	<p>Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a></p> <p><b>Discharge of conditions</b></p> <p>This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p><b>Non-planning requirements</b></p> <p>The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</p>
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Addendum Planning Committee Report	
<b>Committee Date:</b> 9 <sup>th</sup> December 2025	
<b>Application ID:</b> LA04/2025/0556/F and LA04/2025/0557/DCA	
<b>Proposal:</b> Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations (change of description and amended plans).	<b>Location:</b> Lands at no's 10-22 Ann Street (including 8-10 Crown Entry and 12 Crown Entry) Belfast BT1 4EF
<b>Referral Route:</b> 3.8.2 (a) (viii) Representation received that conflicts with the Planning Officer's recommendation.	
<b>Recommendation:</b> Approve, subject to conditions	
<b>Applicant Name and Address:</b> Beannchor Group Ltd 3 Third Floor Hill Street Belfast BT1 2LA	<b>Agent Name and Address:</b> Sarah Barrett TSA Planning 20 May Street Belfast BT1 4NL
<b>Date Valid:</b> 27 <sup>th</sup> March 2025	
<b>Target Date:</b> 10 <sup>th</sup> July 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)	
<b>Background:</b>  <p>The applications LA04/2025/0556/F and LA04/2025/0557/DCA were approved at November 2025 Planning Committee under the following description; <i>Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations.</i></p> <p>Delegated Authority was granted to deal with outstanding consultation responses from DFI Rivers, DFI Roads and SES.</p> <p>The applicant has submitted amended plans which remove the proposed retail unit, to be replaced with a restaurant. The updated floor plan is shown below:</p>	



The description has been updated to reflect the amended floorplans;

*Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations.*

The application was re-neighbour notified on the 1<sup>st</sup> December and re-advertised on the 5<sup>th</sup> December.

Since November Planning Committee DFI Rivers and DFI Roads have responded with no objections.

### **Updated Assessment**

The new proposed restaurant replaces two existing retail units and supersedes the original plans for a single retail unit.

The site is located within the Primary Retail Area (Primary Retail Core under dBMAP). Policy RET5 states the Primary Retail Area will be the focus for Class A1 retail uses. The policy restricts non-retail development so that no more than 40% of the frontage of the shopping street to which it relates is non-retail use and no more than 3 adjacent retail units are in non-retail use. Proposals for cafes and restaurants are however excluded from the 40% non-retail threshold.

Paragraph 8.2.26 states that the opening of a bar/pub on the PRA shall be considered only in circumstances where a retail use exists on each side of the proposed premises, so as to not break up a continuous shopping frontage.

The proposed restaurant is excluded from the 40% non-retail threshold within Policy RET 5. The proposal will result in the adjacent proposed bar no longer having a retail use on each side as per paragraph 8.2.26. While acknowledged this will break up a continuous shopping frontage, this is balanced with the positive aspects of the proposal which will enhance the existing shopfronts and re-introduces active frontage along Crown Entry and Wilson's Court. The proposed restaurant will replace a retail unit at no. 16-22 Ann Street which has been vacant since at least 2020. The



proposal will ensure an active frontage along this section of Ann Street and is not considered to negatively impact the Primary Retail Area. The proposal is considered acceptable with consideration to Policy RET 5.

Environmental Health have confirmed by email they do not require to be re-consulted as it is considered that the previously recommended conditions are sufficient to mitigate any concerns regarding odour from the proposed restaurant. The proposal remains to comply with Policy ENV 1.

There are no design changes and therefore design policies DES 1, BH 1 and BH 2 do not need to be re-considered.

### **Recommendation**

The recommendation remains to approve the application. The amended proposal has been assessed against Policies RET 5 and ENV 1 and considered to be acceptable.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and to deal with the outstanding consultation response from SES and any other issues, provided that they are not substantive.

## Planning Committee

Development Management Report	
<b>Committee Date:</b> 11 <sup>th</sup> November 2025	
<b>Application ID:</b> LA04/2025/0556/F and LA04/2025/0557/DCA	
<b>Proposal:</b> Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations	<b>Location:</b> Lands at no's 10-22 Ann Street (including 8-10 Crown Entry and 12 Crown Entry) Belfast BT1 4EF
<b>Referral Route:</b> 3.8.2 (a) (viii) Representation received that conflicts with the Planning Officer's recommendation.	
<b>Recommendation:</b> Approve, subject to conditions	
<b>Applicant Name and Address:</b> Beannchor Group Ltd 3 Third Floor Hill Street Belfast BT1 2LA	<b>Agent Name and Address:</b> Sarah Barrett TSA Planning 20 May Street Belfast BT1 4NL
<b>Date Valid:</b> 27 <sup>th</sup> March 2025	
<b>Target Date:</b> 10 <sup>th</sup> July 2025	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>The application seeks full permission for a proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations.</p> <p>An associated application for Conservation Area Consent has also been submitted under the reference LA05/2025/0557/DCA and seeks permission for ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use.</p> <p>The site is located on Ann Street located in the Primary Retail Area within the boundary of the City Centre. The application site is also located within the City Centre Conservation Area and within close proximity to the following Listed Buildings:</p> <ul style="list-style-type: none"> <li>HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+</li> <li>HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1</li> <li>HB26/50/304 1- 5 Castle Lane &amp; 23-29 Cornmarket, Belfast Grade B2</li> </ul>	

The key issues for consideration of the application are set out below.

- Principle of proposal
- Design & Placemaking
- Built Heritage
- Impact on Amenity
- Access & transport
- Climate change
- Environmental protection
- Waste-water infrastructure
- Waste storage
- Natural heritage

The principle of the proposed uses is considered acceptable under the strategic aims of the RDS, the SPPS and the Belfast Local Development Plan: Plan Strategy. The City Centre is deemed an appropriate location for the proposed bar/restaurant/hotel and retail unit. The non-retail uses would not be considered to adversely impact on the Primary Retail Area.

The proposed extension is considered subservient to the existing building and is sympathetic to both the character of the Conservation Area and the setting of the surrounding listed buildings. It is considered that the character and appearance of the Conservation Area would be enhanced.

HED, NIEA and Environmental Health have responded advising no objection, subject to conditions. Internal Conservation Advice raises concerns, which are addressed within the report. NI Water has recommended refusal due to waste-water network capacity issues and this will be addressed by way of condition.

Consultation responses remain outstanding from SES, DFI Roads and DFI Rivers. Delegated authority is requested to deal with the outstanding consultations, provided that no substantive issues are raised.

One third party objection has been received and is addressed in the report.

The proposal was subject to a detailed PAD process under the reference LA04/2024/1179/PAD.

### **Recommendation**

Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and to deal with the outstanding consultation response from SES, DFI Roads and DFI Rivers and any other issues, provided that they are not substantive.

## Proposed Plans

Site location plan:



Proposed 1<sup>st</sup> Floor Plan:



Proposed 2<sup>nd</sup> Floorplans:



Proposed 3rd Floorplans:



Proposed 4th Floorplan:

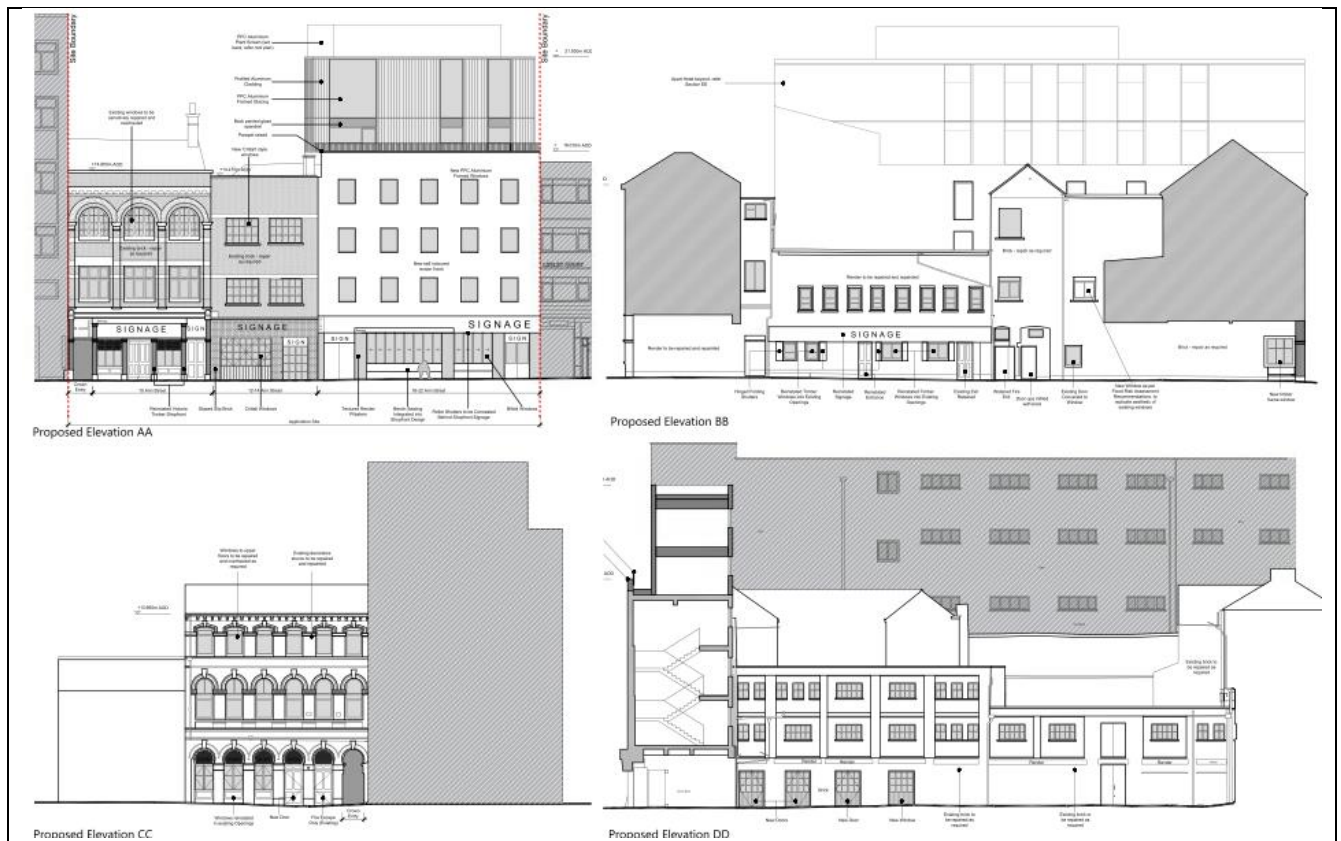




Proposed 5<sup>th</sup> Floorplan:



Proposed Elevations:



Proposed CGI:



1.0 Characteristics of the Site and Area

1.1 The site is comprised of three buildings along Ann Street:



<p>1.2</p> <p>1.3</p> <p>1.4</p>	<ul style="list-style-type: none"> <li>• 10 Ann Street is a three storey red brick building adjacent to Crown Entry with a ground floor restaurant and formerly a bar and club on the upper floors.</li> <li>• 12-14 Ann Street is a three storey red brick building with a ground floor retail unit.</li> <li>• 16-22 Ann Street is a four storey grey render building with two ground floor retail units.</li> </ul> <p>The site is located in a prominent location within the Primary Retail Core of the City Centre as well as the City Centre Conservation Area. The surrounding context includes a number of listed buildings as below:</p> <ul style="list-style-type: none"> <li>• HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+</li> <li>• HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1</li> <li>• HB26/50/304 1- 5 Castle Lane &amp; 23-29 Cornmarket, Belfast Grade B2</li> </ul> <p>The surrounding area architecturally has a mix of designs and materials with a consistent shoulder height of 3-4 stories. The exception to this is the Dunnes Stores building at 2-6 Ann Street which is somewhat of an anomaly at six stories in height.</p> <p>The surrounding area is mixed in use with several retail units, cafes, restaurants at ground floor and offices above.</p>
<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p><b>PLANNING HISTORY</b></p> <p>LA04/2015/0070/F- 12-14 Ann Street- Change of use from retail unit to ground floor ice cream café, Permission Granted, 14/10/2015.</p> <p>LA04/2018/2030/F- 10A Ann Street- New roof terrace including bar, toilets and escape stair, Permission Granted, 25/04/2019.</p> <p>LA04/2022/0009/F- 10A Ann Street and 10-12 Crown Entry- Creation of public bar along Crown Entry involving replacement of existing roof covering, proposed outdoor seating area within Crown Entry, internal alterations to form private function rooms, kitchen areas, creating of roof terraces and food court areas including food units. Creation of an additional storey to the rear along Crown Entry. Permission Granted, 10/02/2023.</p> <p>LA04/2024/1179/PAD- 10-22 Ann Street- Proposed change of use from restaurant, public house, 2 no. retail units and office use to public house, restaurant, hotel and 1 no. retail unit and the development of 2 no. additional storeys associated with the hotel use and all external facade alterations. PAD Concluded.</p>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> <li>• Policy SP1A – Managing growth and supporting infrastructure delivery</li> </ul>


	<ul style="list-style-type: none"> <li>• Policy SP2 – Sustainable development</li> <li>• Policy SP3 – Improving health and wellbeing</li> <li>• Policy SP5 – Positive placemaking</li> <li>• Policy SP6 – Environmental resilience</li> <li>• Policy SP7 – Connectivity</li> <li>• Policy SD2 – Settlement areas</li> </ul> <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> <li>• Policy DES1 – Principles of urban design</li> <li>• Policy BH1 – Listed Buildings</li> <li>• Policy BH2 – Conservation Areas</li> <li>• Policy BH5 – Archaeology</li> <li>• Policy EC1 – Delivering inclusive economic growth</li> <li>• Policy TLC1 – Supporting tourism, leisure and cultural development</li> <li>• Policy TLC3- Overnight Visitor Accommodation</li> <li>• Policy TLC4 – Evening and night-time economy</li> <li>• Policy HC1 – Promoting healthy communities</li> <li>• Policy RET1 – Establishing a centre hierarchy</li> <li>• Policy TRAN1 – Active travel – walking and cycling</li> <li>• Policy TRAN2 – Creating an accessible environment</li> <li>• Policy TRAN4 – Travel plan</li> <li>• Policy TRAN6 – Access to public roads</li> <li>• Policy TRAN8 – Car parking and servicing arrangements</li> <li>• Policy ENV1 – Environmental quality</li> <li>• Policy ENV2 – Mitigating environmental change</li> <li>• Policy ENV3 – Adapting to environmental change</li> <li>• Policy ENV5 – Sustainable drainage systems (SuDS)</li> <li>• Policy NH1 – Protection of natural heritage resources</li> </ul> <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> <li>• Placemaking and Urban Design</li> <li>• Sustainable Urban Drainage Systems</li> <li>• Transportation</li> <li>• Retail and Main Town Centre Uses</li> <li>• Sensitive Uses</li> <li>• City Centre Conservation Guide</li> </ul>
3.2	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <ul style="list-style-type: none"> <li>• Belfast Urban Area Plan (2001) BUAP</li> <li>• Draft Belfast Metropolitan Area Plan 2015 (v2004)</li> <li>• Draft Belfast Metropolitan Area Plan 2015 (v2014)</li> </ul>
3.3	<p><b>Regional Planning Policy</b></p> <ul style="list-style-type: none"> <li>• Regional Development Strategy 2035 (RDS)</li> <li>• Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> </ul>
3.4	<p><b>Other Material Considerations</b></p>

	<ul style="list-style-type: none"> <li>• Belfast Agenda (Community Plan)</li> </ul>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<u>Statutory Consultees</u> <ul style="list-style-type: none"> <li>• <b>DfI Roads:</b> Awaiting Response</li> <li>• <b>DfI Rivers:</b> Awaiting Response</li> <li>• <b>Historic Environment Division (HED):</b> No objection with conditions.</li> <li>• <b>DAERA (NIEA):</b> Potential to impact the surface water environment</li> </ul>
4.2	<u>Non-Statutory Consultees</u> <ul style="list-style-type: none"> <li>• <b>BCC Environmental Health:</b> No objection, advise conditions</li> <li>• <b>Conservation Officer:</b> Concerns raised and addressed within the report</li> <li>• <b>Shared Environmental Services:</b> Awaiting Response</li> </ul>
4.3	<u>Representations</u> <p>The application has been advertised in the newspaper and neighbours notified, one representation was received:</p> <ul style="list-style-type: none"> <li>• Additional stories will lead to a loss of satellite signal to the neighbouring Mermaid Inn. <i>Case Officer's Response: Impact of the building on surrounding satellite signal is not a material planning consideration.</i></li> </ul>
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
	<u><b>Main Issues</b></u>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of proposal</li> <li>• Design &amp; Placemaking</li> <li>• Built Heritage</li> <li>• Impact on Amenity</li> <li>• Access &amp; transport</li> <li>• Climate change</li> <li>• Environmental protection</li> <li>• Waste-water infrastructure</li> <li>• Waste storage</li> <li>• Natural heritage</li> </ul>
	<u><b>Development Plan Context</b></u>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	

	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.5	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
5.6	<p><u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> <li>• <b>Belfast Urban Area Plan 2001:</b> The site is located within the city centre.</li> <li>• <b>Belfast Metropolitan Area Plan 2015 (2004):</b> The site is within the city centre's Primary Retail Core and the City Centre Conservation Area.</li> <li>• <b>Belfast Metropolitan Area Plan 2015 (v2014):</b> The site is within the city centre's Primary Retail Core and the City Centre Conservation Area.</li> </ul>
5.7	<p><u>Principle of Development</u></p> <p>The existing site is comprised of a restaurant, public house, 2 retail units and offices. The proposal involves assessment of the following:</p> <ul style="list-style-type: none"> <li>• <b>10 Ann Street:</b> Proposed as a bar which will connect to the existing bar located at 8-12 Crown Entry.</li> <li>• <b>12-14 Ann Street:</b> Proposed Bar/Restaurant which will connect internally to no. 10 Ann Street.</li> <li>• <b>16-22 Ann Street:</b> Involves the amalgamation of the existing two retail units into one with a proposed hotel lobby to the rear leading to the upper floor hotel rooms including a two storey extension. The hotel is to contain 41 bedrooms.</li> </ul>
5.8	<p><i>Policy Context:</i></p> <p>Policy RET1 aims to ensure that proposals for main town centres uses such as those proposed are directed to the appropriate level of centre based on size, function and catchment, with Belfast City Centre, District centres and Local centres considered in that order of preference.</p>
5.9	

5.10	<p>The proposed site is also located within the Primary Retail Area (Primary Retail Core under dBMAP). Policy RET5 states the Primary Retail Area will be the focus for Class A1 retail uses. The policy restricts non-retail development so that no more than 40% of the frontage of the shopping street to which it relates is non-retail use and no more than 3 adjacent retail units are in non-retail use. Proposals for cafes and restaurants are however excluded from the 40% non-retail threshold.</p> <p>Policy TLC3: Overnight Visitor Accommodation states permission will be granted for new overnight visitor accommodation within the city centre boundary.</p>
5.11	<p><i>Principle of Proposed Bar/Restaurant:</i></p> <p>Paragraph 8.2.26 states that the opening of a bar/pub on the PRA shall be considered only in circumstances where a retail use exists on each side of the proposed premises, so as to not break up a continuous shopping frontage.</p>
5.12	
5.13	<p>The proposed restaurant at Nos. 12-14 Ann Street is excluded from the 40% non-retail restriction contained within Policy RET5 and while the proposed bar at No. 10 Ann Street contains a separate shopfront and entrance it is amalgamated with the proposed restaurant internally and therefore will function as a single unit. It is therefore considered that the proposed bar is compliant with Policy RET5 as the neighbouring units are 2-6 Ann Street and 16-22 Ann Street which will both be in retail use.</p> <p>The principle of a restaurant and bar at this location are considered acceptable in principle and are compliant with Policies RET1 and RET5.</p>
5.14	<p><i>Retail Use:</i></p> <p>The proposed retail use complies with policies RET1 and RET5 being a retail use within the Primary Retail Area. The amalgamation of the two existing units is considered acceptable.</p>
5.15	<p><i>Proposed Hotel:</i></p> <p>The proposed entrance to the hotel is located to the rear of the retail unit accessed through Wilson's Court. The proposed location is considered acceptable in principle being within the city centre boundary and is compliant with Policy TLC3.</p>
5.16	<p><i>Investment and job creation:</i></p> <p>The economic investment in the buildings, their refurbishment, regeneration of the site and associated job creation is welcomed. These are material considerations that support the granting of planning permission.</p>
5.17	<p><b><u>Design &amp; Placemaking</u></b></p> <p>Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.</p>
5.18	<p>The proposal involves alterations to the existing buildings at ground floor level such as reinstating windows along Crown Entry and new shopfronts along Ann Street, including the reinstatement of a Victoria Timber shopfront at 10 Ann Street.</p>

5.19	No. 16 to 22, proposed as a hotel, includes a two storey roof extension set back from the building line and finished in Profiled Aluminium Cladding.
5.20	<p><i>Impact on City Centre Conservation Area:</i></p> <p>In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011, the council has had special regard to the desirability of (a) preserving the character or appearance of that the conservation area in cases where an opportunity for enhancing its character or appearance does not arise; and (b) enhancing the character or appearance of the conservation area in cases where an opportunity to do so does arise.</p>
5.21	The SPPS states that: <i>'in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance when an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not exist'.</i>
5.22	<p>Policy BH2 contains four criteria in addition to criteria within Policy RD2 and specifically relation to alterations and extensions within conservation areas as below:</p> <ul style="list-style-type: none"> <li><i>f) Extensions shall be subservient to the existing building with regard to height, scale, massing, form and alignment;</i></li> <li><i>g) The proposal involves retention of and where possible reinstatement of traditional features;</i></li> <li><i>h) The proposal will not result in the detrimental loss of visual gaps between existing buildings and boundaries; and</i></li> <li><i>i) The proposal makes use of traditional and where appropriate reclaimed, recycled/or sympathetic building materials and techniques which match or are in keeping with those found on the building and surrounding area.</i></li> </ul>
5.23	Ann Street has a uniform shoulder height of 3 to 4 stories depending on floor to ceiling heights with the Dunnes Stores appearing as an anomaly ending the street at six stories. The proposed two storey extension is angled and successfully retains the existing shoulder height by being setback appropriately from the building line by 1.3m to 3.2m as shown below:

5.24		
5.25		
5.26		
5.27		
5.28	<p>The proposed setback allows the extension to be subservient to the existing building in regards to height, scale form and alignment.</p> <p>The existing building is of poor architectural quality and not of a historic or traditional design, therefore there is no opportunity for the proposed extension to reinstate any traditional features. The design is modern with large glazed windows and an aluminium profiled cladding which is considered acceptable in the context of the existing building.</p>	
5.29	<p>The proposal includes the reinstatement of traditional shopfronts at both 10 Ann Street and 12-14 Ann Street. 10 Ann Street will be a reinstated Victoria Timber shopfront while 12-14 Ann Street will introduce a glazed slip brick and Crittall windows. Furthermore, original windows will be re-introduced along Crown Entry. The reinstatement of these traditional features is welcomed.</p> <p>The proposed extension is to the roof of the existing building and will therefore not impact visual gaps between buildings. Given the meaningful setback it is also not considered the proposal will negatively impact the key views into and out of the area. The proposal will only be visible from long range views and the retention of the shoulder height ensures there will not be a negative impact on the conservation area.</p>	
5.30	<p><i>Conservation Advice</i></p> <p>Conservation Advice was sought and raised several concerns as considered below:</p>	
5.31	<p><i>‘The attic form proposed is alien in context of area and building – the additional floors would appear as a separate, aluminium box form unrelated to the rest of the design not following the fenestration below etc. – contrary to the principle of architectural unity that underpinned building form within the Conservation Area forming coherent, architecturally unified statements.’</i></p>	

5.32	Traditional attic options in the form of a mansard as requested within the Conservation Advice were explored during the PAD stage and were found to negatively impact on the Conservation Area given the options protruded the street line and failed to retain the existing shoulder height. While the proposal does not follow the fenestration below it is setback sufficiently to appear subservient to the existing building and of an acceptable form. Moreover, the high position of the roof extension, together with its angled and modern design, means that alignment with the windows below is less critical.
5.33	The conservation advice requested that the colour of render to the existing building should not appear visually strident/jarring and contribute to streetscape coherence. The proposed render is a dark colour which no objections are raised to given the mix of materials in the surrounding area and to achieve coherence with the materiality of the extension. The colour of render will be conditioned to be submitted prior to commencement of the development to ensure it is considered appropriate.
5.34	Conservation advice stated that detailing of the existing façade would assist in perceptually diminishing the perception of the extension. While changes to the existing window openings were presented at PAD stage which would aid with the proposal, the submitted Design and Access Statement states that the focus is to retain existing fabric and the existing openings. The advice does concede that as existing openings are proposed to be used it would be difficult to insist on existing fenestration alterations.
5.35	The conservation advice states that the proposed shopfronts are broadly acceptable. Minor amendments are requested such as locations of awnings and design of shutters but given the existing shopfronts which are not historic in nature it is considered the proposed shopfronts are a significant enhancement.
5.36	The proposal is considered to comply with Policies DES1, BH2 and Section 104(11) of the Planning Act (Northern Ireland) 2011. Overall, the proposal enhances the Conservation Area due to the reinstatement of historic shopfronts and the opening of windows to along Crown Entry which are important historic elements and will enhance the public's experience of the area at ground level.
5.37	<i>Proposed Demolition</i>  To facilitate the development the following demolition is proposed: Ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use.
5.38	
5.39	An application for Conservation Area Consent has been submitted (LA04/2025/0557/DCA) and is assessed as part of this report.
5.40	Policy BH2 states there will be a presumption in favour for retaining listed buildings and non-listed buildings in conservation areas. Partial demolition is only permitted where: <ul style="list-style-type: none"> <li>j) It makes either a negative or no material contribution to the character and appearance of the area; and</li> <li>k) The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.</li> </ul>
5.41	



5.42	<p>The elements of the building to be demolished are not historic in nature and make no material contribution to the Conservation Area. As established previously, the proposal overall enhances the Conservation Area.</p> <p>Conservation advice raises no concerns regarding the demolition although did note that the chimney on 8-10 Crown Entry is not shown on the proposed plans. The chimney is not part of the application for consent to demolish and is therefore to be retained.</p>
5.43	<p>It is considered the proposed demolition is considered acceptable with due regard to Policy BH2, the SPPS and Section 104 (11) of the Planning Act.</p> <p><b><u>Impact on the heritage assets</u></b></p>
5.44	<p><i>Impact on Listed Buildings:</i></p> <p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council must have special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p>
5.45	<p>Policy BH1 of the Belfast Plan Strategy contains five criteria to be met when considering the impact of new development on the setting of Listed Buildings.</p> <p>There are a number of listed buildings within close proximity to the site, these are listed below:</p>
5.46	<ul style="list-style-type: none"> <li>• HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+</li> <li>• HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1</li> <li>• HB26/50/304 1- 5 Castle Lane &amp; 23-29 Cornmarket, Belfast Grade B2</li> </ul>
5.47	<p>The proposed extension is considered sympathetic to the surrounding listed buildings. The significant setback of the extension ensures that the existing shoulder height of Ann Street is maintained and therefore the setting and views of the surrounding listed buildings are maintained.</p>
5.48	<p>DfC HED was consulted and has no objections to the proposal. DfC HED is supportive of the conservation led approach in the scheme which provides a sustainable future for location buildings of historic interest in the City Centre.</p> <p><i>Impact on Archaeology:</i></p>
5.49	<p>DfC HED (Historic Monuments Section) was consulted and requested an Archaeological Impact Assessment which has been submitted. It is content subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.</p>
5.50	<p>Having regard to the advice from DfC HED and the further assessment by officers, it is considered that the setting of the Listed Buildings in the vicinity of the site, would be safeguarded. The proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p> <p><b><u>Impact on Amenity</u></b></p>

5.51	<p>The proposed bar and restaurant are acknowledged as Sensitive Uses within the Council's SPG that can lead to an increase in litter and cause amenity issues such as noise and odour.</p> <p>The proposal, however, is within an appropriate location within the city centre and there are no residential uses within close proximity to the development. A Noise Impact Assessment has been submitted and mitigation measures will ensure no amenity impacts upon residents of the hotel. Environmental Health offers no objection.</p>
5.52	<p>There would be no unacceptable overlooking, loss of light or outlook resulting from the proposal.</p> <p><b><u>Access &amp; transport</u></b></p> <p>Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking &amp; cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking &amp; servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed.</p> <p>The proposal does not include the provision of any car parking. The proposal is in a highly sustainable and accessible location within the city centre, with good access to car parks and public transport. Ann Street is pedestrianised and therefore there is no option to provide car parking.</p> <p>DfI Roads was consulted on the proposal and requested in curtilage cycle parking to be provided. Amendments have been received to include this and delegated authority is requested to deal with the outstanding consultation response provide issues raised are not substantive. Subject to the final response from DfI Roads, having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2 and TRAN8.</p>
5.53	
5.54	
5.55	<p><b><u>Climate change</u></b></p> <p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating environmental change) states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable,</p>
5.56	
5.57	

	<p>SuDS measures to manage surface water effectively on site to reduce surface water runoff.</p>
5.58	<p>The proposal complies by policies ENV2 and ENV3 by reusing the existing buildings which avoids demolition and minimises waste. The proposal maximises opportunities to incorporate sustainable design features with a proposed green roof which is also a form of SuDS and therefore complies with policy ENV5.</p>
5.59	<p>Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3 and ENV5 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda.</p>
	<p><b><u>Environmental protection</u></b></p>
5.60	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.</p>
5.61	<p>Environmental Health have been consulted in regard to air quality, odour, noise and contaminated land. The response from Environmental Health indicated no objection to the proposal subject to relevant condition. The proposal is considered compliant with Policy ENV1.</p>
	<p><i>Contaminated land:</i></p>
5.62	<p>The site is located on past land use types that have the potential to contaminate land and pose a risk to human health. Groundworks are not proposed and therefore EH have no objections with conditions.</p>
	<p><i>Noise:</i></p>
5.63	<p>A Noise Impact Assessment has been submitted which proposes noise mitigation measures for the protection of the residents of the hotel. EH had no objections with conditions.</p>
	<p><i>Odour:</i></p>
5.64	<p>The proposal includes a restaurant. The kitchen extraction outlet is located to the rear façade of the building and is indicated as terminating 1m above the ridge line. EH have no objections with a condition proposed.</p>
	<p><i>Air Quality:</i></p>
5.65	<p>EH advise that if centralised combustion plants are proposed then further information will be required, a condition is proposed in this instance.</p>
	<p><b><u>Flood risk</u></b></p>
5.66	
5.67	<p>Policy ENV4 (Flood risk) of the Plan Strategy states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). Flood Maps (NI) indicate the site lies within the 1 in 200-year climate change coastal flood plain.</p>

5.68	<p>Under paragraph 6.107 of the SPPS built development is not permitted within the flood plains of rivers or the sea unless one of the circumstances apply. The development is considered minor development given it will not result in any increase in the footprint of the buildings. A Flood Risk Assessment has been submitted and DFI Rivers accepts its logic and has no reason to disagree with its conclusions.</p> <p>In addition, a Drainage Assessment has been submitted and DFI Rivers have requested further information including surface water discharge consent and revised drainage calculations. A revised Drainage Assessment has been submitted and DFI Rivers have been reconsulted. Delegated Authority is requested to deal with the outstanding DFI Rivers response providing no substantive issues are raised.</p> <p>Subject to DFI Rivers final response, the proposal is considered compliant with Policies ENV4 and ENV5.</p>
5.69	<p><b><u>Waste-water infrastructure</u></b></p> <p>Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.</p> <p>NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, an assessment has indicated network capacity issues. It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
5.70	
5.71	
5.72	<p>NI Water have confirmed under their latest consultation that a Waste Water Impact Assessment has been submitted and that process is ongoing. Having regard to the NI Water advice, it is considered necessary to impose a condition requiring the submission of details of foul and surface water drainage. In this regard, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement; and taking account of all relevant material considerations.</p>
5.73	
	<p><b><u>Waste Storage</u></b></p> <p>A Waste Storage Strategy has been submitted with a bin storage area to serve the restaurant/bar and hotel and a separate area to serve the retail unit. The Waste Storage Strategy includes calculations and is considered to comply with the Council's Waste Infrastructure SPG.</p> <p><b><u>Natural heritage</u></b></p> <p>Policy NH1 states that the Council will adopt a precautionary approach when considering the impact of proposed development on local, national or international natural heritage resources, including designated sites, protected species and the other important interests of biodiversity and geodiversity.</p>

	<p>Due to the proposed location no scenarios contained within the NI Biodiversity Checklist in relation to either designated sites/priority habitats or protected/priority species are applicable. No further ecological assessments and surveys are therefore required.</p> <p>As set out previously, a condition is recommended to secure appropriate details of waste-water drainage in the interests of the environmental protection of Belfast Lough.</p> <p>The proposal is considered in compliance with Policy NH1.</p>
<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the Local Development Plan and all material considerations, it is recommended that planning permission is granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and to deal with the outstanding consultation response from SES, DFI Roads and DFI Rivers and any other issues, provided that they are not substantive.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</b></p> <p><b>LA04/2025/0556/F:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011</li> <li>2. No external facing or roofing materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.  The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.  The sample panel shall show the make, type, size, colour, profile and texture of the external materials.  Reason: In the interests of the character and appearance of the Conservation Area.</li> <li>3. No development shall commence on site until details of all new external joinery (including doors, windows and shopfronts) have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.  Reason: In the interests of the character and appearance of the Conservation Area.</li> <li>4. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in</li> </ol>

writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

5. Prior to the installation of any centralised combustion sources (boilers, CHP, biomass or generators), where there is a risk of impact at relevant receptor locations, an Air Quality Impact Assessment shall be submitted to and approved in writing by the Council. The submitted assessment shall include details of the combustion plant to be installed, emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations associated with the operation of the proposed combustion plant and with the overall development. The development shall not be carried out unless in accordance with the approved details.

Reason: Protection of Local Air Quality.

6. During operation of the development:

- The music noise level from amplified speakers within the two external terraces shall not exceed 63 dB LAeq, 5 mins when measured at a distance of 1 metre from each speaker.
- All plant and equipment associated with the development hereby permitted, shall be selected, designed and installed so as to achieve a combined rating level (Lar,Tr) no greater than the representative night time and day-time background sound level when measured or determined at the façade of the nearest noise sensitive premises in accordance with BS4142:2014+A1:2014.

Reason: Protection of surrounding amenity.

7. No installation, fit-out, or operation of the restaurant unit shall be permitted until a scheme of kitchen extraction and odour abatement has been submitted to and approved in writing by the Council. The scheme shall include:

A risk assessment to determine a suitable fit for purpose system;

Full specification details of the proposed kitchen extraction and odour abatement system;

An elevation drawing depicting the location of the proposed kitchen extract ducting and termination point of extract flue, including height, along with the identification and location of any external mechanical components e.g. fan, motor (including information on noise production and abatement).

The approved kitchen extraction and odour abatement scheme shall be installed in accordance with the approved details prior to commencement of use of the hereby permitted restaurant and shall be operated at all times thereafter.

The approved kitchen extraction and odour abatement scheme as installed shall be retained and maintained thereafter.

Reason: Protection of surrounding amenity.

8. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site and safeguarding of Belfast Lough. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

9. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

No site works of any nature or development shall take place other than in accordance with the programme of archaeological work.

Reason: To ensure that archaeological remains within the application site are properly identified, protected or appropriately recorded.

10. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 9.

These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

11. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To ensure that appropriate provision is made for storage and disposal of waste.

**LA04/2025/0667/DCA:**

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.

2. This consent only relates to the walls / structures highlighted in red on the approved plans and to no other part of the building/s or structure/s within the site.

Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.

**DRAFT INFORMATIVES:**

1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
3. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.
4. The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:
  - a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat;
  - b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;



	<p>c) Deliberately disturb such an animal in such a way as to be likely to:</p> <ul style="list-style-type: none"> <li>(i) affect the local distribution or abundance of the species to which it belongs;</li> <li>(ii) Impair its ability to survive, breed or reproduce, or rear or care for its young;</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(iii) Impair its ability to hibernate or migrate;</li> </ul> <p>d) Deliberately obstruct access to a breeding site or resting place of such an animal; or</p> <p>e) To damage or destroy a breeding site or resting place of such an animal.</p> <p>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.</p>
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## Development Management Report Committee Application

Summary	
<b>Committee Date:</b> 9 <sup>th</sup> December 2025	
<b>Application ID:</b> LA04/2025/0605/F	
<b>Proposal:</b> Erection of a four-storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels.	<b>Location:</b> 341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY
<b>Applicant Name and Address:</b> ALMCC (NI) LIMITED 25 Shore Road Hollywood BT18 9HX	<b>Agent Name and Address:</b> Richard O'Toole O'Toole & Starkey Ltd 1st Floor River House 48-60 High Street Belfast
<b>Referral Route:</b> Para 3.8.7 of the Scheme of Delegation – Director Discretion	
<b>Date Valid :</b> 09/04/2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer (Development Management)	
<b>Executive Summary:</b>  The application seeks permission for the erection of a four-storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of short term let at this location</li> <li>• Character, Design &amp; Appearance</li> <li>• Impact on Amenity</li> </ul> DfI Roads, DfI Rivers, Environmental Health, SES and NIEA has offered no objection.  27 letters of objection have been received.  All representations and associated issues have been fully considered in the appended report.  The proposal complies with policies HOU13 and DES1 of the Belfast Local Development Plan. It is not considered to impact negatively on existing residential amenity, it will strengthen and diversify short term let accommodation, is located close to public transport and within walking distance of a tourist attraction. Appropriate management arrangements will be secured via a planning condition.	
<b>Recommendation</b>	

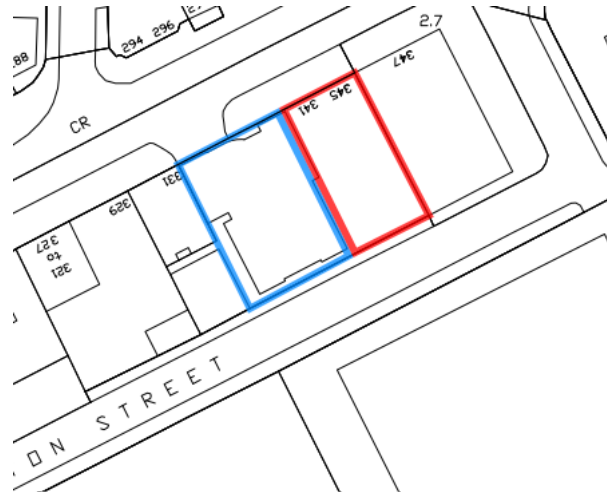
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, the Waste Management Plan and deal with any other issues that arise, provided that they are not substantive.

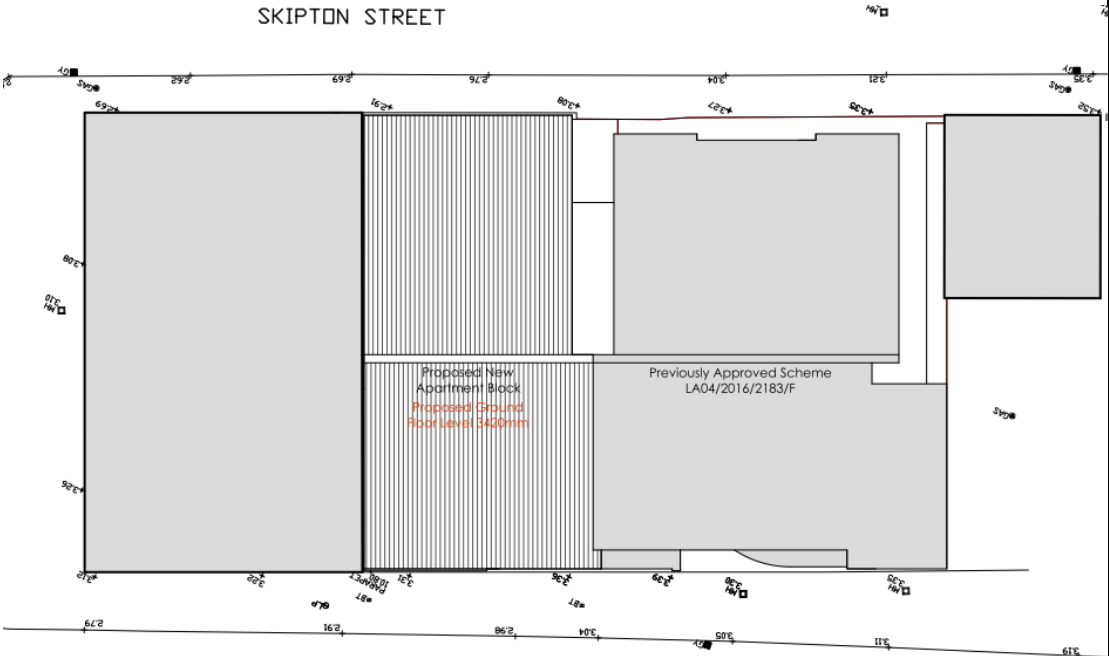
Planning Report

Site Location Plan, Floor Plans and Elevations

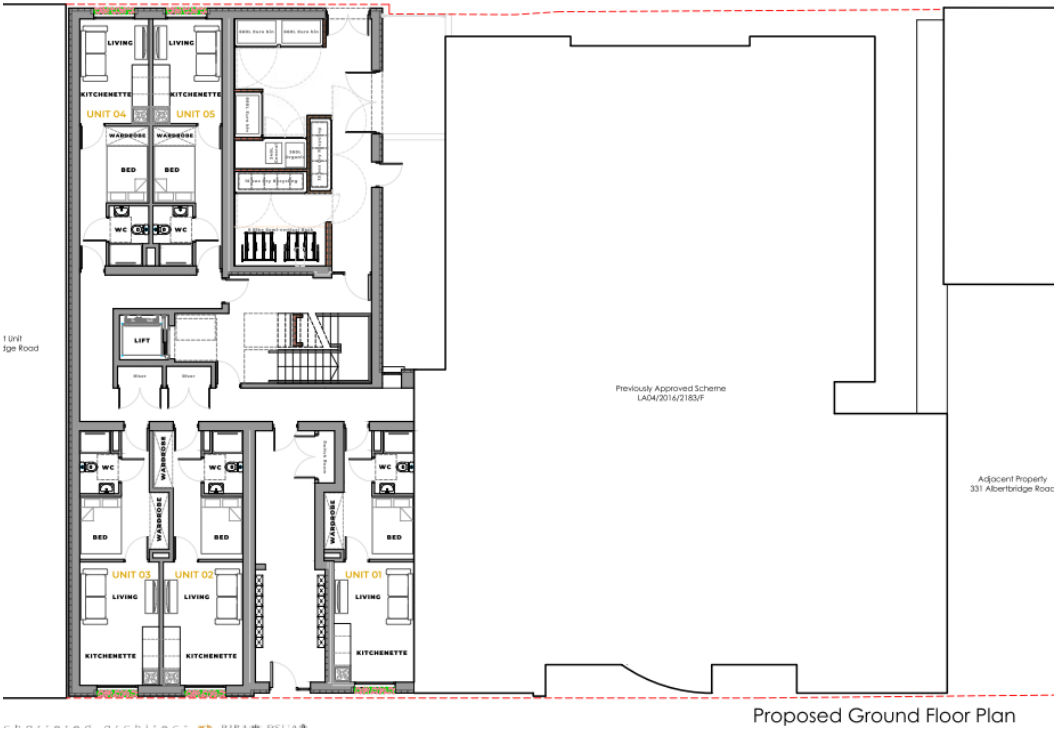
Site Location Plan



Site Block Plan



Proposed Ground Floor Plan



Elevations



1.1	Erection of a four-storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels
1.2	The building will measure approximately 12.5m in height and extend over four stories. The front and rear windows will also have Juliet balconies from first to third floor level. The roof will be flat with solar panels to the south facing roof slope. The materials will be a mix of red brick and smooth white render and the doors and windows will be finished in grey uPVC.
2.0	<p><b>Characteristics of the Site and Area</b></p> <p>The site is located at 341-345 Albertbridge Road, Belfast, BT5 4PY. The site was formally a restaurant which has since been demolished leaving the site vacant. The surrounding area is predominately a mix of commercial and residential uses. Adjacent northeast of the site is a paint shop, southwest to the other side is a vacant site with a previous approval for a 4-storey apartment block comprising 24 apartments (LA04/2016/2183/F). Connswater Retail Park is located to the rear and directly opposite the site is residential.</p> <p>The site is located within the settlement development limit on unzoned whiteland within the Belfast Urban Area Plan (BUAP) 2001. Within the draft Belfast Metropolitan Area Plan 2015 (dBMAP) the site is located within a shopping/commercial area and Albertbridge Road is an Arterial Route. This section of the Albertbridge Road is included within a HMO Development Node.</p>
3.0	<p><b>Planning History</b></p> <p>3.1 <b>Site History</b></p> <p>Z/2008/2538/F - 341-345 Albertbridge Road, Belfast, BT5 4PY. Change of use from retail to restaurant and single storey extension to rear. Approved 09/03/2009.</p> <p>Z/2007/2741/F - 331 &amp; 341-345 Albertbridge Road, Ballymacarret, Belfast, BT05 4PY. Construction of 2No. 4 storey residential apartment blocks (14 units). (Amended proposal). Approved 11/11/2008.</p> <p>Z/2006/2192/O - 341-345 Albertbridge Road, Belfast, BT5 4PY. Erection of 3 storey building to include ground floor car parking and 1 retail unit and 9 apartments. Refused 20/12/2007.</p> <p>Z/2004/0481F/F - 341-345 Albertbridge Road Belfast BT5 4PY. Change of use of ground floor from hire shop to sandwich / coffee bar and hairdressing salon. Approved 26/05/2004.</p> <p>3.2 <b>Surrounding Area Planning History</b></p> <p>LA04/2016/2183/F - 333-339 Albertbridge Road. Demolition of existing buildings with replacement by a 4-storey apartment block consisting of 24 apartments. Renewal of Z/2009/1657/F. Approved 17.01.2019. This approval has been shown in context with the proposed site on the drawings submitted. The Council notes a Certificate of Lawfulness has not been submitted to formally demonstrate that this proposal has commenced development.</p>



	<p>Z/2009/1657/F - 333-339 Albertbridge Road. Demolition of existing buildings and erection of 4 storey apartment block comprising 24 apartments (13no. 1 bed and 11no. 2 bed). (Amended Scheme). Approved 03.11.2011.</p> <p>LA04/2023/4393/F – 321-331 Albertbridge Road. Demolition of existing building and erection of a 3-storey building to provide a trade sales area to ground floor (class A1) and associated offices and storage to the first and second floor. The existing vacant two storey warehouse to the rear of this building to be used for paint storage (class B4). Single storey extension to rear of existing store (class B4). Under Consideration.</p>
4.0	<b>Policy Context</b>
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:
4.5	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.0	<b>Planning Policy</b>
5.1	<p><b>Belfast Local Development Plan – Plan Strategy 2035</b></p> <p>Policy HOU13 – Short-term let accommodation</p> <p>Policy DES1 – Principles of urban design</p> <p>Policy TRAN 8 – Car Parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality</p> <p>Policy ENV2 – Mitigating environmental change</p>

	<p>Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable drainage systems (SuDS)  Policy NH1 – Protection of Natural Heritage Resources  Strategic Planning Policy Statement for Northern Ireland</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design  Sustainable Urban Drainage Systems  Transportation</p> <p><b>Development Plan – zoning, designations and proposals maps</b>  5.2 Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  5.3 Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b>  5.4 <i>Belfast Agenda</i> (Community Plan)</p>
6.0	<b>Consultations and Representations</b>
6.1	<p><b>Statutory Consultations</b>  DfI Roads - no objection subject to condition  DfI Rivers - no objection subject to condition  NI Water – objection  NIEA Water Management Unit – objection  NIEA Regulation Unit – no objection subject to condition  NIEA NED – No objection</p>
6.2	<p><b>Non-statutory consultees</b>  BCC Environmental Health – no objection subject to condition  Shared Environmental Services – no objection subject to condition</p>
6.3	<p><b>Representations</b></p> <p>The application has been advertised in local press and the relevant neighbours have been notified. The council received 27 objections. The key issues raised are outlined below:</p> <ol style="list-style-type: none"> <li>1. Parking and traffic</li> <li>2. Noise and disturbance</li> <li>3. Impact on community cohesion</li> <li>4. Impact on available social housing/residential housing</li> <li>5. Impact on rent and house prices</li> </ol>

	Issues 1-4 are considered in the report below. Issue 5 is not considered to be a material planning consideration.
7.0	<b>Planning Assessment</b>
7.1	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of short term let accommodation at this location</li> <li>• Character, Design &amp; Appearance</li> <li>• Impact on Amenity</li> <li>• Parking</li> <li>• Climate Change</li> <li>• Environmental Protection</li> <li>• Floodrisk and Drainage</li> <li>• Natural Heritage</li> <li>• Waste Management</li> </ul>
7.2	<p><b>Principle of short term let at this location</b></p> <p>The proposal seeks planning permission for the erection of a four-storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels.</p>
7.3	Paragraph 7.1.19 of the Belfast Local Development Plan – Plan Strategy states that “short-term holiday accommodation falls outside of the residential use class”. Short-term let accommodation is commercial in nature and occupants change regularly, between 1–90-days. It is deemed an alternative form of tourist accommodation.
7.4	The final paragraph of policy TLC3: Overnight visitor accommodation, stipulates that proposals for holiday self-catering apartments, serviced apartments, or short term holiday lets will be considered under the short term let policy HOU13.
7.5	<p>Policy HOU13 of the LDP – ‘Short-term let accommodation’ includes six criteria (a. – f.) which must be met for planning permission to be granted for short-term let accommodation:</p> <p><i>Criterion (a) of HOU13 – The proposal strengthens and diversifies the range of short-stay visitor accommodation in the city.</i></p> <p>As the proposal adds an additional use to the area and provides additional variety and choice of accommodation for tourists and families visiting the city. The proposal is considered to comply with this criterion.</p> <p><i>Criterion (b) of HOU13- . It is accessible by public transport</i></p> <p>The site is located along Albertbridge Road which is an Arterial Route. There are various bus stops within 70m of the site, served by the Glider service as well as Metro and Ulsterbus. It is therefore considered that the proposal would satisfy this criterion.</p> <p><i>Criterion (c) of HOU13 - It is sited within an existing tourism cluster or in close proximity to a visitor attraction</i></p> <p>The applicant has provided a list of visitor attractions including Eastside Visitor Centre (290m/4 min walk), CS Lewis Square (400m, 5 min walk). There is also access to the Comber Greenway, Templemore Baths Heritage Experience (500m</p>

	<p>/7mins walk) and Glentoran FC's Oval (800m / 11mins walk). Having considered all the attractions in close proximity, it is concluded that the site is located within an existing "tourism cluster", or "in close proximity" to a visitor attraction. The proposal therefore satisfies criteria c. of HOU13.</p> <p><i>Criterion (d) of HOU13. Has appropriate management arrangements in place to ensure a positive and safe living environment whilst minimising any potential negative impacts;</i></p> <p>An Accommodation Management Plan has been provided. It provides specific details on the management company, guest screening and booking policy, noise management measures, antisocial behaviour prevention, check-in and check-out procedures, communication with neighbours, emergency procedures and monitoring and review. It is considered to be acceptable and robust and will be conditioned within the decision notice. It is deemed that the proposal meets criterion d. of HOU13.</p> <p><i>Criteria (e) of HOU13. The site is not located within a designated HMA (see policy HOU10), unless it can be demonstrated that the development is needed to meet a specific unsatisfied demand in that location</i></p> <p>The application site does not fall within a designated Housing Management Area (HMA) and therefore satisfies this criterion.</p> <p><i>Criteria (f) of HOU13. In the case of a change from permanent residential use, part of the property must be retained as permanent residential housing.</i></p> <p>The proposal does not involve a change from residential use, therefore this criterion is not engaged.</p> <p>Officers note concerns by residents regarding the impact of the proposal on residential housing including affordable housing, however as criterion (f) is not engaged, and the proposal meets the other relevant criteria, this is considered acceptable. Concerns regarding community cohesion are noted, however there is no evidence to suggest that the proposed use would have a negative impact on same.</p> <p><b>Character, Design &amp; Appearance</b></p>
7.6	<p>The proposal seeks to erect a four-storey building to create 29no. short term let units. Policy DES1 – Principles of Urban Design applies. It is noted that the scale, height and character of the proposed building has been designed to reflect and integrate with the approved apartment scheme adjacent under approval LA04/2016/2183/F. This approval has not yet been built out, evidence of commencement has been submitted alongside this application however nothing has formally been submitted under a certificate of lawfulness; therefore, the Council cannot consider the approval to be extant.</p>
7.7	<p>Nonetheless, the overall scale, height and massing of the proposal when assessed on its own merits is considered acceptable. The building is four storeys and will measure 12.5m in height. The surrounding area is predominately mixed-use characterised by two-storey residential buildings and 3-4 storey commercial buildings further along the Albertbridge Road. The building line of the proposal respects the established building line defined by the adjacent paint shop and the previous restaurant that once occupied the application site. The proposal will retain the existing footpaths along the Albertbridge and Skipton Street frontages and ensure passive surveillance and activity at ground floor level by introducing ground floor windows from the main habitable rooms.</p>

7.8	<p>The fenestration is of a vertical emphasis with four openings extending across each level facing onto Albertbridge Road and Skipton Street to the rear, this reflects the surrounding area and is considered an acceptable design. The front and rear windows will also have Juliet balconies from first to third floor level. The roof will be flat with solar panels to the south facing roof slope. The materials will be a mix of red brick and smooth white render which help break up the massing of the building, the doors and windows will be finished in grey uPVC. The materials and overall design reflect the surrounding area and are considered acceptable. The character, design and appearance is therefore compliant with DES1 of the LDP.</p>
	<p><b>Impact on Amenity</b></p>
7.9	<p>As discussed above, criterion (d) of Policy HOU13 requires that all proposals (for short term let accommodation) must demonstrate the ability to manage accommodation satisfactorily.</p>
7.10	<p>A robust Accommodation Management Plan has been submitted which includes management of general behaviour of occupants and promotion of good practice and will be conditioned in order to protect surrounding residential amenity. There are no neighbouring dwellings to the rear and those to the front are facing the other side of the Albertbridge Road. All properties within the neighbour engagement area as identified in the Management Plan will be contacted prior to the operation of the short-term let accommodation. There is not considered to be any overlooking, overshadowing or loss of daylight for any neighbouring properties. Belfast City Council Environmental Health has been consulted on the application and has considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. They offer no objections subject to conditions.</p>
	<p><b>Residential Policy consideration</b></p>
7.11	<p>Point 7.1.89 under Policy HOU13 of the Council's Plan Strategy states that "<i>as short-term let accommodation falls outside of the residential use class, the change of use to permanent residential use is considered a material change of use requiring planning permission. Such an application would be assessed in line with the wider policy requirements for residential development. Where proposals for short-term let accommodation fail to meet minimum standards for residential accommodation, conditions will be used to limit use of the property to short-term lets only (i.e rentals to the same person(s) for no longer than 90 consecutive nights).</i>" The proposed short-term let accommodation comprises 1-bed units. Appendix C of the Plan Strategy states that the minimum space standard for 1-bed residential accommodation is 35sqm. The proposed units are under this minimum standard (unit size ranges from 21.75sqm to 25.9sqm). The proposal would also not provide adequate amenity and open space and includes units which are wholly in the rear of the property, failing a number of points within Policy RD1 – New Residential Developments. The proposal would not be appropriate for long term residential use and a condition is therefore recommended to limit use of the property to short-term lets only to no longer than 90 consecutive nights.</p> <p><b>Parking</b></p>

7.12	<p>Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. Beyond areas of parking restraint, a reduced level of car parking provision may be acceptable where the development is in a highly accessible location well served by public transport and where the development would benefit from spare capacity available in nearby public car parks or adjacent on-street car parking, amongst other criteria. The proposal does not include on-site car parking and given the accessibility to sustainable forms of transport in the area including bus and glider stops, this is considered acceptable. A Parking Statement has also been provided which demonstrates adequate on-street capacity in the area. DfI Roads have been consulted on the application and offer no objections.</p>
7.13	<p><b>Climate Change</b></p> <p>The submitted Drainage Assessment includes SuDS measures including 'Gravity Over Engineered' pipes to provide the on-line storage and a Vortex Flow Control as the flow restrictor limited to the approved flow of 10 l/s/hectare which will effectively mitigate the flood risk to the proposed development and from the development. Solar panels are proposed on the roof, box planters are provided at ground floor level and all main habitable rooms have windows to reduce reliance on artificial lighting. All building control regulations will be met in terms of energy efficiency, insulation and air tightness as well as EPBD requirements. The proposal is considered to comply with policies ENV2, ENV3 and ENV5 of the Belfast LDP Plan Strategy.</p>
7.14	<p><b>Environmental protection</b></p> <p><u>Contaminated land</u></p> <p>Environmental Health (EH) has reviewed the contamination assessment and have no objection subject to a condition regarding unexpected contamination. NIEA Regulation Unit has also been consulted in respect of contamination and offer no objections.</p> <p><u>Air quality</u></p> <p>EH has not raised any concerns with regards to air quality subject to a condition regarding heating sources and in this regard, the proposal is considered compliant with Policy ENV1.</p> <p><u>Noise</u></p> <p>EH states that <i>'the proposed development is to be located on a main arterial route and is in close proximity to existing commercial uses and may therefore be impacted by noise. We would advise that the onus lies with the developer, as the agent of change, to incorporate appropriate noise mitigation measures, as may be necessary, to ensure the commercial success of the proposed development and to prevent complaints from the end users regarding existing noise sources within the area'</i>. EH has stated that conditions are not necessary and in this regard, the proposal is considered compliant with Policy ENV1.</p>

7.15	<p><b>Flood risk and drainage</b></p> <p>Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.</p> <p>DfI Rivers has reviewed the submitted Drainage Assessment which indicates that flood risk to and from the development will be appropriately managed subject to condition.</p>
7.16	<p>NI Water has objected to the proposal on grounds insufficient network capacity within Combined Storm Overflows (CSOs). It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
7.17	<p>DAERA has been consulted and is concerned that the sewage loading associated with the proposal has the potential to cause adverse environmental impact. As the proposal would result in clear intensification of the use of the land, consultation has been undertaken with Shared Environmental Services (SES) to assist the consideration of the Habitats Regulations. Belfast City Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 21/07/2025. This found that the project would not have an adverse effect on the integrity of any European site. Having regard to this advice, it is considered necessary to impose a condition to mitigate any likely significant effects on Belfast Lough. Having regard to all relevant material considerations, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement.</p>
7.18	<p><b>Natural Heritage</b></p> <p>Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.</p> <p>NIEA: Natural Environment Division and Shared Environmental Services were consulted and consider that there would be no negative impact on priority habitats or priority species as detailed under the Floodrisk and Drainage section. The proposal therefore accords with Policy NH1.</p>

7.19	<p><b>Waste Management</b></p> <p>A Service and Waste Management plan has been submitted. Belfast City Council Waste Management Team have been consulted and are requesting further information. Delegated authority is sought to resolve this matter.</p>
8.0	<p><b>Recommendation</b></p> <p>8.1 Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, Waste Management Plan and deal with any other issues that arise, provided that they are not substantive.</p> <p>8.2 All representations and associated issues have been fully considered in the assessment of the proposal.</p> <p>8.3 The proposal complies with policies HOU13 and DES1 of the Belfast Local Development Plan. Where it strengthens and diversifies short term let accommodation, is located close to public transport, within walking distance from a tourist attraction, appropriate management arrangements and is not located within an HMA.</p>
9.0	<p><b>Conditions</b></p> <p>9.1 The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>9.2 Notwithstanding the Planning (Use Classes) Order (Northern Ireland) 2015 and Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting those orders with or without modification), the bed spaces shall not be used other than short-term let units. The maximum stay by the same occupant shall be no more than 90 days in any 12-month period, in accordance with written records which shall be made available to the Council at all reasonable times.</p> <p>Reason: Residential use of the building would require further consideration by the Council having regard to the Local Development Plan and relevant material considerations.</p> <p>9.3 The short-term let accommodation hereby permitted shall be managed and maintained in accordance with the approved Accommodation Management Plan, uploaded to the planning portal on 01/05/025 at all times.</p> <p>Reason: In the interest of residential amenity.</p>



9.4	<p>The development hereby approved shall not be occupied unless the climate change measures have been implemented in accordance with the supporting climate change statement. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p>
9.5	<p>All external facing and roofing materials shall be carried out as specified on the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area</p>
9.6	<p>Prior to the construction of the drainage network, the Applicant shall submit a Drainage Assessment, compliant with 4.8 and Appendix E of SPG, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event, including an allowance for climate change (10%) and urban creep (10%).</p> <p>Reason: In order to safeguard against surface water flood risk.</p>
9.7	<p>The development hereby permitted shall not become operational unless weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
9.8	<p>If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
9.9	<p>Prior to the installation of any centralised combustion sources (boilers, CHP, biomass or generators) at the hereby approved development, where there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management document - Land-use Planning &amp; Development Control: Planning For Air Quality (January 2017), an Air Quality Impact Assessment shall be submitted to and approved in writing by the Planning Authority prior to installation of the plant. Any submitted assessment shall include details of the combustion plant to be installed, emission rates and flue termination heights of the proposed combustion systems and must</p>

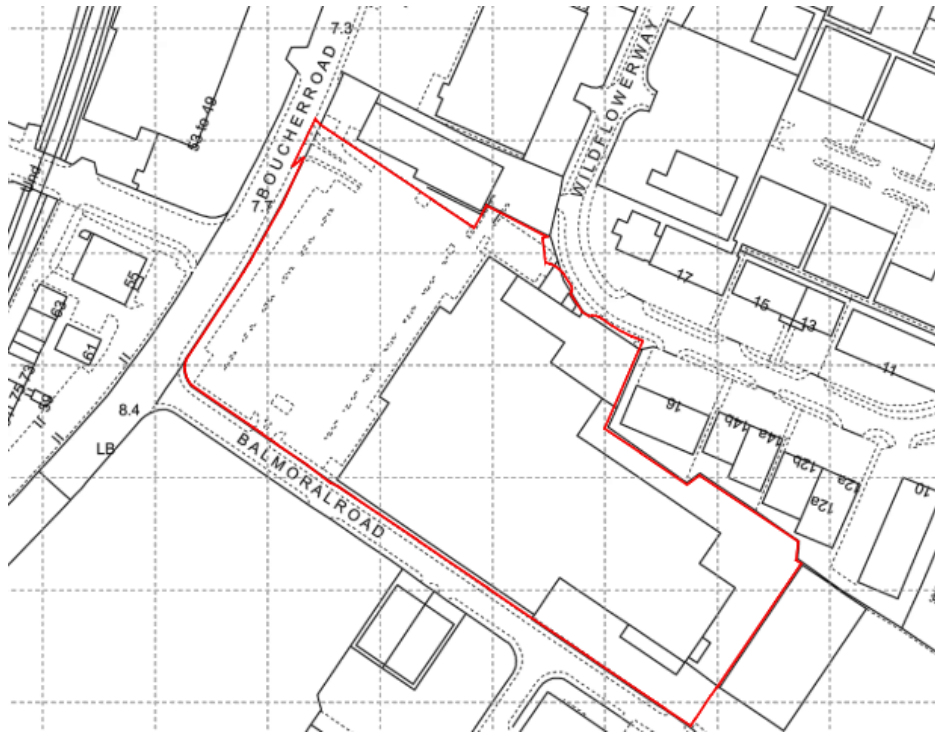
9.10	<p>demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations associated with the operation of the proposed combustion plant and with the overall development.</p> <p>Reason: Protection of human health</p> <p>Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
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## Committee Report

Development Management Report	
<b>Application ID:</b> LA04/2025/1525/F	<b>Date of Committee:</b> 9 <sup>th</sup> December 2025
<b>Proposal:</b> Removal of condition 9 of LA04/2024/0714/F as it does not meet the tests of validity of planning conditions, as the tanks referenced are not to be decommissioned	<b>Location:</b> Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR
<b>Referral Route:</b> Section 54 Removal of Condition of Major Application.	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> R Irwin Norlin Ventures Limited Innovation Centre Queens Road Belfast BT3 9DT	<b>Agent Name and Address:</b> Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
<b>Date Valid:</b> 9 <sup>th</sup> September 2025	
<b>Target Date:</b> 7 <sup>th</sup> April 2026	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)	
<p><b>Executive Summary:</b></p> <p>The application seeks planning permission for the removal of condition 9 of LA04/2024/0714/F as it does not meet the tests of validity of planning conditions, as the tanks referenced are not to be decommissioned.</p> <p>The key issue relevant to consideration of the application is:</p> <ul style="list-style-type: none"> <li>Any issues that may arise from the consultation with NIEA Regulation Unit who previously suggested the condition.</li> </ul> <p><b>Recommendation</b></p> <p>Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the removal of the condition should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise from the outstanding consultation response from Environmental Health.</p>	

## Case Officer Report

### Site Location Plan and Site Layout



### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

1.1 The application seeks planning permission for the removal of condition 9 of LA04/2024/0714/F as it does not meet the tests of validity of planning conditions.

1.2 Condition 9 of LA04/2024/0714/F states:

‘The development hereby permitted shall not commence until all fuel tanks (and associated infrastructure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2). The quality of surrounding soils and groundwater should then be verified and agreed with the Planning Authority. Should any additional contamination be identified during this process, conditions for new contamination and risks, as detailed, will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.’

The application requests the removal of the above condition as NIEA Regulation Unit during the previous application assumed that all of the fuel tanks referenced in the previous GQRA are proposed to be removed.

The GQRA submitted with the approval application (Ref:LA04/2024/0714/F) illustrates on page 7 at figure 2.2 that there are two fuel tanks on the site and a third located on neighbouring land. The ‘Off Site Fuel Tank’ is not part of this application and is therefore not covered by the permission and in any event the applicant has no control over the tank on the third party land and therefore cannot remove it. The ‘Disused Fuel Tank’ is incorrectly described and was previously used as a top up for the operating fuel tank. The ‘Operating Fuel Tank’ powers a ‘fuel powered generator’ that is used for the buildings sprinkler system. The result is that neither the ‘Disused Fuel Tank’ nor the ‘Operating Fuel

	<p>Tank' are intended to be decommissioned or removed and there were never any plans to do such.</p> <p>As a result, Condition 9 is not necessary nor is it relevant to the development and nor is it reasonable due to its unduly requirement that these pieces of the buildings infrastructure are removed.</p> <p>The agent has considered this matter further and provided a clarification note which concludes by indicating that the tanks within the site are not being decommissioned and hence condition 9 must be considered to be not necessary or relevant to the development proposed.</p>
<b>2.0</b>	<b>Description of Site</b>
2.1	The building is comprised of the former B&Q retail warehouse on Boucher Road, who operated from the building from 1999 until they terminated their lease in 2016. The building is located on Boucher Road, an area of mixed but mainly retail dominated uses of both comparison and convenience goods. The occupier of the remainder of the building is The Range.
2.2	On the northern boundary of the land on which the building is located are a pair of retail warehouses, to the north of the site is a block of retail warehouses, on the opposite side of Boucher Road are more retail warehouses. To the south of the Building are a mix of uses including vehicle storage, leisure uses, self-storage and a brewery.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	LA04/2024/0714/F - Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development. Approved 21/01/2025
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	<p>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and v2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.</p>
4.3	<p>Belfast Local Development Plan Draft Plan Strategy</p> <p>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.</p>

4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
<b>5.0</b>	<b>Statutory Consultees Responses</b> NIEA NED – Content
<b>6.0</b>	<b>Non Statutory Consultees Responses</b> None
<b>7.0</b>	<b>Representations</b>
7.1	The application was neighbour notified on 07/11/25 and no objections were received.
<b>9.0</b>	<b>Assessment</b>
9.1	<p>NIEA Regulation Unit were consulted and responded with the following;</p> <p><i>'Based on the confirmation included in the letters from PRAGMA Planning and RPS that no fuel tanks will be decommissioned and removed as part of the development, Regulation Unit Land and Groundwater Team are content and recommend the removal of Condition 9.'</i></p> <p>Therefore, the removal of condition 9 is acceptable.</p>
9.5	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	Approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions.
<b>11.0</b>	<b>DRAFT Conditions:</b>
	<p>1. This planning permission has effect from the date of this decision.</p> <p>Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The existing vehicular access arrangements at Boucher Road and Balmoral Road, as generally indicated on Drawing No.03C uploaded to the Planning Portal 7th January 2025, shall be retained, and shall be available for use during all hours of operation of the development.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.12A uploaded to the Planning Portal 7th January 2025 to provide for parking, servicing and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development, and shall be available for use during all hours of operation of the development.</p> <p>Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.</p> <p>4. The development hereby permitted shall not become operational until cycle parking facilities, both sheltered and unsheltered, have been provided in</p>

accordance with Drawing No.12A uploaded to the Planning Portal 7th January 2025.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

5. The development hereby permitted shall operate in accordance with the Travel Plan Framework uploaded to the Planning Portal 21st June 2024.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

6. The development hereby permitted shall operate in accordance with the Service Management Plan uploaded to the Planning Portal 21st June 2024.

Reason: In the interests of road safety and the convenience of road users.

7. In the event that new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. After completing any remediation works required and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. In the event that any centralised combustion sources (boilers, CHP, biomass or generators) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development.

Reason: Protection against adverse air quality.

	<p>10. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p>Reason: Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>11. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme (including the proposed living wall) has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.</p> <p>All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage and mitigate against the impacts of climate change. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.</p> <p>12. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Detailed Remediation Strategy has been submitted to and approved in writing by the Council. The Detailed Remediation Strategy shall consider the RPS Group Plc report entitled '38 Boucher Road, Belfast, Remedial Strategy Report, HCT-00916, Remedial Strategy Report, 38 Boucher Road, Belfast, 1.0, November 2024' and the RPS Ireland Ltd report entitled '38 Boucher Road (Former B&amp;Q), Generic Quantitative Risk Assessment Report, HCT00916 38 Boucher Road, GQRA, Final, September 2024'. The Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.</p> <p>The development shall not be carried out unless in accordance with the approved Remediation Strategy.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
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	<p>13. Prior to occupation or operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Detailed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>14. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
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ANNEX	
<b>Date Valid</b>	9 <sup>th</sup> September 2025
<b>Date First Advertised</b>	N/A
<b>Date Last Advertised</b>	07/11/2025
<b>Date of Last Neighbour Notification</b>	26/09/2025
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

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## Committee Application

Development Management Officer Report	
<b>Committee Date:</b> 09 December 2025	
<b>Application ID:</b> LA04/2025/1454/F	
<b>Proposal:</b> New community wellbeing centre and cafe extension to existing lockhouse building	<b>Location:</b> The Lockhouse 13 River Terrace Belfast BT7 2EN
<b>Reason for Referral to Committee:</b> Amendment to previous Committee Application.	
<b>Recommendation:</b>	Approval with conditions
<b>Applicant Name and Address:</b> Lower Ormeau Residents Action Group 97 Balfour Avenue Belfast BT7 2EW	<b>Agent Name and Address:</b> Taggarts 23 Bedford Street Belfast BT2 7EJ
<b>Date Valid:</b> 29 <sup>th</sup> August 2025	
<b>Target Date:</b> 31 <sup>st</sup> December 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)	
<p><b>Executive Summary:</b> This application seeks full planning permission for the construction of new community wellbeing centre and cafe extension to existing lockhouse building</p> <p><b>Background:</b> Previous planning approval has been granted on this site for a similar development (ref. LA04/2022/1499/F) approved 8<sup>th</sup> October 2024; survey works prior to commencement of development found a sewage pipe previously unknown. To overcome the issue of the sewage pipe, the proposal was redesigned with the extension rotated 90 degrees as detailed in the plans in this report.</p> <p>The main issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> <li>• The principle of development</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on the setting of a scheduled monument</li> <li>• Impact on residential amenity</li> <li>• Access and parking</li> <li>• Environmental Considerations - Drainage, Waste-water infrastructure and Ecology</li> </ul>	

NI Water and Historic Environment Division have offered no objection. DfI Roads seeks additional information. BCC Environmental Health, NIEA, SES and Rivers Agency were also consulted; Planning Service is currently waiting responses. The application has been brought before committee before the completion of the consultation process due to a funding deadline.

One representation letter has been received from a third party; issues raised include development on green space and potential contamination of the land.

The site is within the development limit of Belfast and the principle of development is considered acceptable.

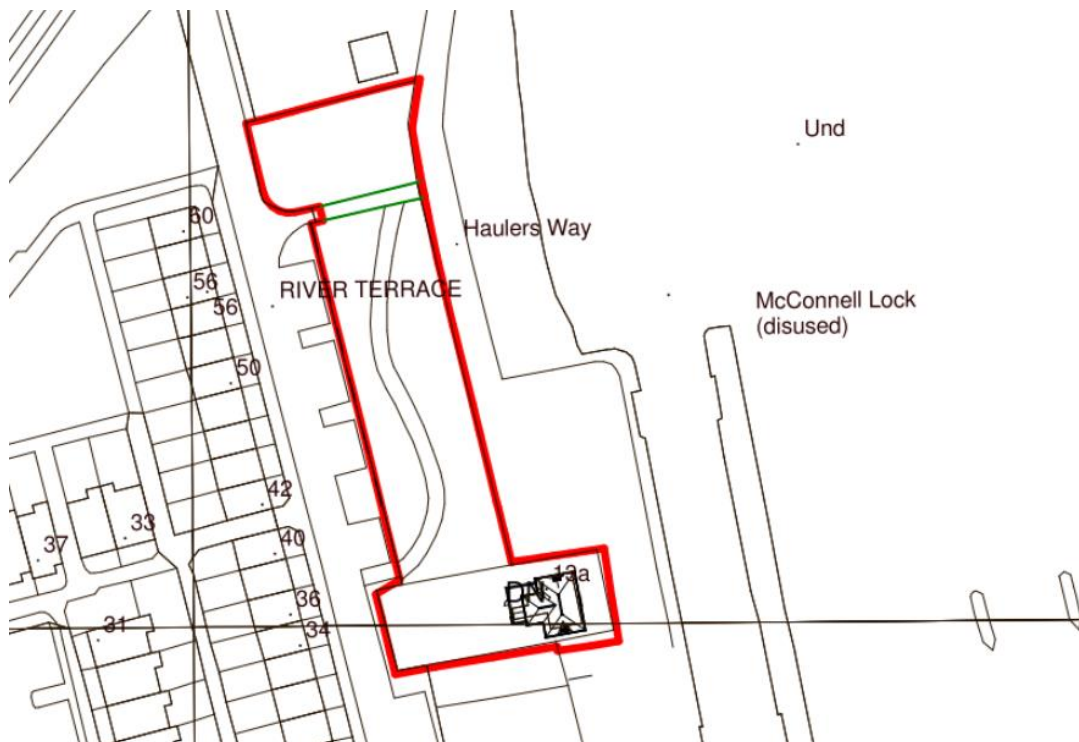
The design of the proposed extension and the proposed use to the existing building is acceptable. The changes to the existing open space, as previously approved, are considered a betterment creating features of interest and additional seating. HED offers no objection there would be no harmful impact on the setting of the scheduled monument.

**Recommendation:**

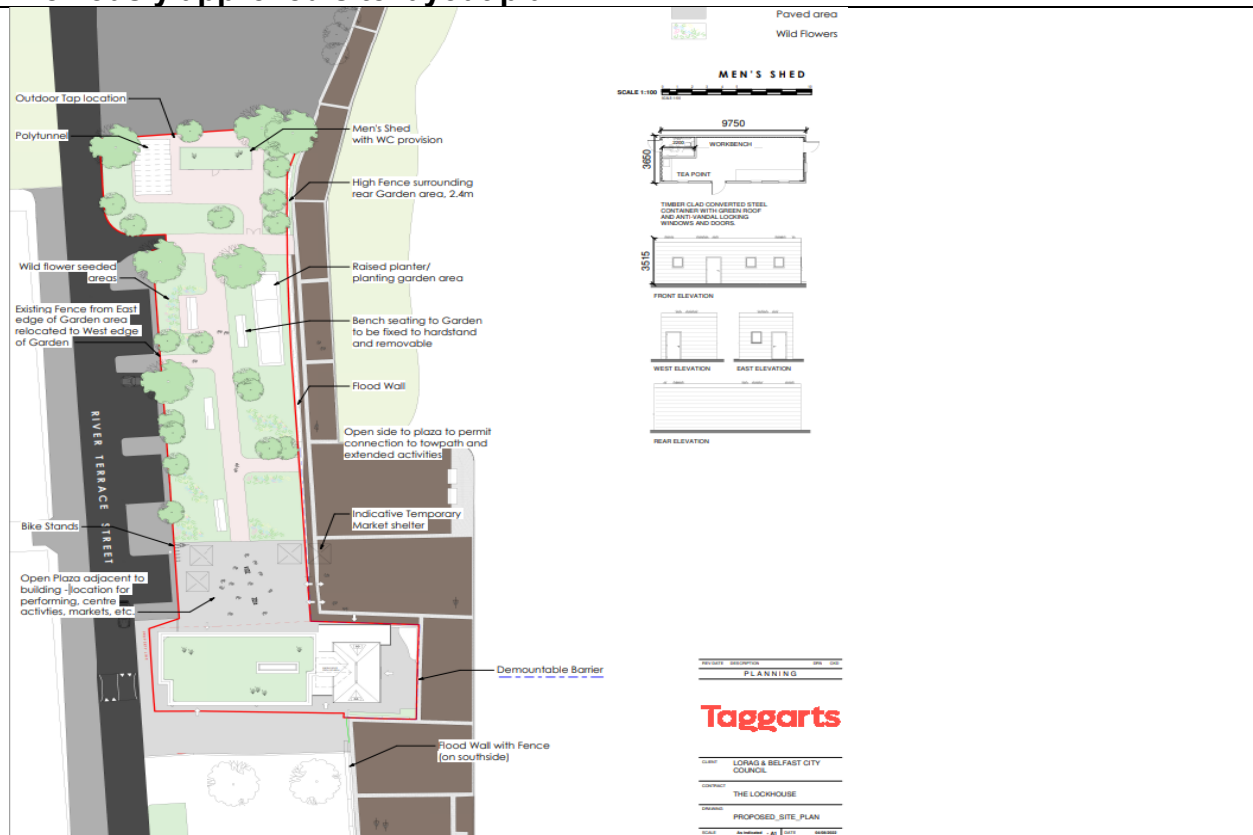
It is considered that the proposal is acceptable having regard to the Development Plan and relevant material considerations. It is recommended that planning permission is granted with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other issues arising as long as they are not substantive.

## Case Officer Report

**Site Location Plan:**



## Previously approved site layout plan



## Current site layout plan



CGIs







## Characteristics of the Site and Area

<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	This application seeks full planning permission for the construction of new community wellbeing centre and cafe extension to existing lockhouse building
<b>2.0</b>	<b>Description of the Site and Area</b>
2.1	The site is made-up of two distinct plots, one is a two-storey detached dwelling finished in a painted render, the building sits within its plot with well defined boundaries of fencing and mature hedging. The second plot is an area of open space currently laid out in grass and public pathways forming part of the Lagan walkway. The surrounding character is mixed, with the east side of the road having community buildings - a recreation centre, youth club and nursery school. Whereas the west side of the road is characterised by residential use, dominated by two-storey red brick terrace housing.

Planning Assessment of Policy and other Material Considerations	
<b>3.0</b>	<b>Site History</b>
3.1	LA04/2023/1499/F - Construction of new community wellbeing centre and cafe incorporating refurbishment and change of use of existing house, with a new adjacent community garden and men's shed facility. Approved 18 <sup>th</sup> April 2023
<b>4.0</b>	<b>Policy Framework</b> Section 6(4) of the Planning Act (Northern Ireland) 2011 requires planning decisions to be made in accordance with the Development Plan, unless material considerations indicate otherwise.
4.1	<b>Belfast Urban Area Plan 2001 (BUAP)</b>
4.2	<b>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) (dBMAP)</b> <i>Following the Court of Appeal decision on dBMAP (2014), the extant development plan is the BUAP. DBMAP (both v2004 and v2014 versions) are material considerations. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.</i>
4.3	<b>Belfast Local Development Plan – Plan Strategy</b> Policy HOU3 Protecting of existing residential accommodation Policy CI 1 - Community Infrastructure Policy DES1 - Principles of Urban Design Policy BH5 - Archaeology Policy ENV2 - Mitigating environmental change Policy ENV3 - Adopting to environmental change Policy ENV4 - Flooding Policy ENV5 - Sustainable drainage systems Policy TRAN8 - Car parking and servicing arrangements Policy TRE1 - Trees
<b>5.0</b>	<b>Statutory Consultees Responses</b> DfI Roads Service – seeks additional information  Historic Environment Division – no objection  NI Water – no objection  NIEA – awaiting response  SES – awaiting response
<b>6.0</b>	<b>Non Statutory Consultees Responses</b> BCC Environmental Health – awaiting response
<b>7.0</b>	<b>Representations</b>
7.1.	The application has been advertised in the press and neighbours have been notified. One third-party representation of objection was received. Issues raised include: <ul style="list-style-type: none"> <li>- Development on green space <i>The proposal is considered to be a betterment for the open space providing more facilities for the local community (Officer response)</i></li> <li>- Contamination of the land.</li> </ul>



	<i>The land contamination issue was resolved within application LA04/2023/1499/F and it is considered a solution can be found following consultation with BCC EHO and NIEA (Officer response)</i>
<b>9.0</b>	<b>Key Issues</b>
9.1	<p>The main issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> <li>• The principle of development</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on the setting of Scheduled Monument</li> <li>• Impact on Open Space</li> <li>• Impact on amenity</li> <li>• Access and parking</li> <li>• Flooding</li> <li>• Waste-water infrastructure</li> </ul>
9.2	<p><b>Principle of Development</b></p> <p>The site is located within the existing settlement limits for Belfast and within the BUAP and the dBMAP, the presumption is therefore in favour of development. The BUAP has no land use designations for the site. dBMAP designates the north section of the site, outside the confines of the existing building plot, as open space.</p>
9.3	<p>The SPSS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance.</p>
9.4	<p><b>Impact on the character and appearance of the area</b></p> <p>River Terrace and Balfour Avenue run in parallel to the west bank of the river Lagan. There is a clear distinction in land uses along the road frontage, to the west side of the road it is residential with two-storey dwellings being dominant. Within the residential use there are clear period differences Balfour Avenue being of old traditional styled Belfast housing, red brick terrace with no front amenity space. The housing between Shaftesbury Avenue and Cooke Steet, has the rear of the housing projecting onto the road frontage and from Cooke Street onwards, the housing is more modern dating circa 1970's/80s fronting onto the road with front amenity space.</p>
9.5	<p>To the east side of the road the main land uses are community buildings and open space amenity. This side of the road contains Shaftesbury Recreation Centre, a large leisure complex with outdoor play facilities. Proceeding on towards the site, the next building is single storey St. John Youth Centre followed by another single storey building St. Malachy's Nursery School followed by the site, currently a two-storey dwelling and open space (policy HOU3 will be considered below).</p>
9.6	<p>The site building is positioned at a greater distance from the road than the other community buildings, these buildings are positioned at various distances from the road edge ensuring no uniformity of building-line. The proposed extension will bring the building closer to the road edge which will make a significant change to the existing character when looking south, the proposed building obscuring the existing single storey neighbouring buildings with the creation of a large block extension. However, within the wider context, the proposal can be seen as book ending the community developments along this section of road with Shaftesbury Recreation Centre to one end and the proposal at the other. Furthermore, it is noted that the extension is not as deep as that previously approved under ref. LA04/2022/1499/F.</p>
9.7	

9.8	<p>The existing building retains the rendered finish, however the proposed extension is designed with grey brick interlaced with brick panel work design of the same-coloured brick. The design includes a flat roof which will be a green roof. Although the materials are not common to the area, which is mostly red/brown brick and slate the materials proposed will offer a contrast to the wider and will not be too dissimilar to Shaftesbury Recreation Centre which is finished in a grey steel cladding. Officers are content that the proposal will not significantly detract from the surrounding character having regards to the community buildings already located along this section of road frontage and the materials offering an acceptable contrast.</p>
9.9	<p>The current open space provides access to the Lagan walkway; the proposal is designed to retain this public access to pathways. Officers are content that the proposal will not impinge on the current level of public access ensuring the open character is maintained.</p>
9.10	<p><b>Impact on the setting of Scheduled Monument</b></p> <p>The application site consists of the John Murray Lockhouse and its immediate vicinity. John Murray Lockhouse is included in the Industrial Heritage Record for McConnell's Lock (IHR 02680:081:00) and is associated with it. McConnell's Lock (ANT 061:500) is a Scheduled Monument, scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. DFC Historic Environmental Division (HED) was consulted and indicated that the proposal was acceptable.</p>
9.11	<p><b>Impact on Open Space</b></p> <p>The proposal will not result in any significant loss of open space due to the erection of the extension; it is noted that the groundworks and man-shed approved under LA04/2022/1499/F have been commenced. The extension will partly occupy an area of ground previously approved as hard-standing patio area, with the area previously earmarked for the extension now proposed as hardstanding.</p>
9.12	<p><b>Impact on amenity</b></p> <p>The adjacent nurse school is located to the south of the site and has a play and garden area between the school building and site. Having regard to the separation distance between the school building and proposed site, and also the sunpath direction, officers are content there will be no impact on the school. Those properties immediately fronting onto the site at No. 30 to 36 River Terrace will have a change to outlook with the extended building being closer to the front of these properties, however the redesign results in the extension being further from the housing than that previously approved under ref. LA04/2022/1499/F. The height of the building is quoted at 7.2m from ground level to top of parapet; it is also proposed that a perforated screen will be erected at roof level to obscure roof plant. The separation distance will ensure that there will be no impact on neighbouring properties regarding loss of light. Officers explored with the agent ways to reduce the scale of the roof plant to make it less intrusive on the wider visual amenity. The agent advised there was no scope to reduce the size of the roof plant following discussions with the M&amp;E engineers. Screening of the roof level plant was accepted as an alternative to conceal plant to reduce the impact on the wider amenity. Several designs of screening were submitted for discussion, including part enclosure and consideration of different materials and colouring to match the main building. Officers considered that most of the suggested alternatives increase the impact on the wider amenity but believed the proposed perforated screen was the best option available offering screening of the plant but having a reduced impact due to the perforated design.</p>
9.13	<p><b>Access and Parking</b></p>

	DfI Roads Service was consulted and advised that additional information was required Planning Service is currently waiting a resolution of this issue.
9.14	<b>Environmental Health issues</b> A Noise Impact Assessment, Odour Impact Assessment and Contaminated Land Assessment were submitted in support of the proposed development. Planning Service is awaiting response from BCC Environmental Health.
9.15	<b>Flooding</b> A Drainage Assessment was submitted in support of the proposed development. DfI Rivers Agency was consulted Planning Service is waiting response
9.16	<b>Environmental issues</b> A Biodiversity checklist, Preliminary Ecological Appraisal, Bat Emergence survey, Contaminated land assessment and Environmental management plan were submitted in support of the proposed development. NIEA and SES were consulted, and their response are currently outstanding.
9.17	Officers are content given previous approval on site that no significant issues should arise from outstanding consultation responses that cannot be resolved with the imposition of planning conditions.
9.18	<b>Residential use</b> The application form for the proposal indicates that the last use of the building is residential dwelling, policy HOU3 is considered applicable. The policy seeks to protect existing residential use and cites there will be a presumption in favour of retention of residential use. Subsection (b) of the policy allows deviation from the policy restriction if the proposal is for community infrastructure considered necessary within the residential area. Officers are of the opinion that the proposed community use is a necessary beneficial use for the wider community and, as such, the change from residential use to community infrastructure is acceptable. It is also noted by Officers that previous planning permission LA04/2022/1499/F, currently partly implemented, also changed the status of the building from residential use to community infrastructure.
9.19	<b>Community Infrastructure</b> Having regards to the comments above, it is considered by Officers that the proposal complies with Policy CI1, in which it is stated that planning permission will be granted for new community infrastructure at appropriate and accessible locations where there is no unacceptable impact on residential amenity and natural heritage assets. The proposal is a redesign of a previous approval that sought to provide indoor space for a variety of community-based activities for residents. Officers consider the site to be an appropriate location which is highly accessible to the public and will provide additional community infrastructure to the surrounding area.
9.20	<b>Environmental / Trees</b> Policies ENV2, 3, 5 and TRE 1 are satisfied. The proposal makes use of an existing building therefore avoiding demolition, it is intended to use high efficiency insulation and low energy lighting within the building. PV panels are proposed to be installed to the roof. Natural ventilation is proposed for the cafe area, reducing the needs for mechanical ventilation, thus reducing the carbon footprint of the building. The upgrade to the grounds around the site reduces surface water runoff into the current drainage system and the proposed open space area will benefit with the planting of 21 additional trees.
10.0	<b>Summary of Recommendation:</b>

10.1	Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved.
10.2	It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.
11.0	<p><b>DRAFT CONDITION:</b></p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><b>Other conditions to be imposed following completion of consultations process</b></p>

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

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