

Planning Decisions issued July 2025 - No.89

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/2886/F	LOC	Lands between no's 2 and 4-8 Harris Crescent, including part of rear garden of 28 Sunnymede Avenue, Dunmurry.	Erection of two dwellings (amended description of address)	Permission Refused
LA04/2022/2003/F	LOC	Ormiston House 51A Hawthornden Road Belfast BT4 3JW.	Elevational changes to the previously approved pool pavilion (retrospective). Proposed installation of solar panels to the pavilion roof. Partial change of use from residential swimming pool to a pool for the provision of community and recreational water sports activities for use by Belfast Kayak Academy (Sui Generis) with associated parking and access via Kinedar Crescent.	Permission Granted
LA04/2022/2004/LBC	LOC	Ormiston House 51A Hawthornden Road Belfast BT4 3JW.	Part retrospective application for: retention of pool pavilion & the proposed installation of solar panels to the pavilion roof.	Consent Granted
LA04/2022/0099/PAD	LOC	Corner of Duncairn Gardens and Adam Street Belfast BT15	It is proposed to abandon and close off Adam Street and provide two new commercial buildings, one at Duncairn Gardens and one at the end of Upper Canning Street. The buildings will be used for a mixture of retail and light industrial.	PAD Concluded
LA04/2022/1279/F	LOC	436-438 Newtownards Road Belfast BT4 1TR.	3 storey extension to provide additional offices including roof terrace at rear of existing office building.	Permission Granted

LA04/2022/1449/F	LOC	Canberra House 203 Airport Road West Belfast BT3 9ED.	Change of use from offices to private healthcare facility and the erection of an external boiler room	Permission Refused
LA04/2023/2696/F	LOC	228 - 234 UPPER NEWTOWNARDS ROAD BALLYHACKAMORE BELFAST DOWN BT4 3ET	Change of Use application from a hairdressing Salon and Beauty Treatment Rooms to facilitate extension to an existing adjacent Restaurant on the first floor and a storage Area and Toilet facilities to the second floor. New first floor balcony to front.	Permission Granted
LA04/2023/3095/PAD	MAJ	30 Marlborough House Victoria Street, Belfast, BT1 3GG	Demolition of existing Marlborough House Building and erection of 117 no. apartments (mix of studio, 1-bed, and 2-bed), multi-purpose communal space at ground floor of listed building, communal/private open space, landscaping, public realm improvements along Victoria Street and Marlborough Street, and all associated site works.	PAD Concluded
LA04/2023/3690/F	LOC	Apartment 17, Oakdene, 16 Annadale Avenue, Belfast, BT7 3JH	Change of use from Residential Use Class C1 to HMO (3 bedrooms with 3 occupants)	Permission Granted
LA04/2023/3698/F	LOC	1 Advantage Way, Ballygomartin Industrial Estate, Belfast, BT13 3LZ	Addition of new shredder. (retrospective)	Permission Granted
LA04/2023/4098/F	LOC	9 Cyprus Avenue, Belfast, BT5 5NT	New vehicular entrance with new gates/post onto Cyprus Avenue.	Permission Granted

LA04/2023/4188/CLEUD	LOC	Lands located adjacent and west of 1080 Crumlin Road, Belfast BT14 8RX	Existing use: Deposition and storage of waste materials, skips, and vehicles constituting an extension to the previously permitted waste management facility (Z/2010/0087/F, Z/2009/0688/F, Z/2003/1923/F, Z/1993/2001/F), including internal roadway and banking/bunding	Application Required
LA04/2024/0211/F	MAJ	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	Permission Granted
LA04/2024/0353/F	LOC	4 St James Avenue, Belfast, BT12 6DU.	Two story rear extension with side extension and loft conversion Raised decking to rear of dwelling.	Permission Granted
LA04/2024/1253/F	LOC	45 Cabin Hill Park, Belfast, BT5 7AN	Demolition of existing bungalow and construction of a 1.5 storey house with dormer windows to the rear, retaining wall and changes to site levels. (Amended Proposal Description & Plans) (Part retrospective)	Permission Granted
LA04/2024/1284/F	LOC	Land 30m northeast of 165 York Street, Belfast, BT15 1AL	Change of use of site to shipping container self storage facility (432 No containers)	Application Withdrawn

LA04/2024/1342/F	LOC	39 Newforge Lane, Belfast, BT9 5NW	Demolition of existing house. Construction of three storey building comprised of 6 no. apartments with associated landscaping and car parking (Amended description and Site Location Plan).	Permission Granted
LA04/2024/1407/F	LOC	74 Templemore Avenue, Belfast, BT5 4FW	Change of use from dwelling to 6 bed, 6 person HMO	Permission Refused
LA04/2024/1455/F	LOC	174 Ardenlee Avenue, Belfast, BT6 0AE	Ground floor extension to the rear, addition of rear dormer window and fenestration changes (Retrospective)	Permission Granted
LA04/2024/1448/F	LOC	142 Ravenhill Road, Belfast, BT6 8ED	Change of use of first floor shop storage to 1 bed apartment and fenestration changes	Permission Granted
LA04/2024/1621/O	LOC	7-9 Brae Hill Park, Belfast, BT14 8LP	2 Storey apartment buildings consisting of 8.No 2 Bedroom apartments. Proposal includes parking, bin storage, green amenity & landscaped space & bike racks.	Application Withdrawn
LA04/2024/1582/PAD	LOC	Holiday Inn 40 Hope Street, Belfast, BT12 5EE	Proposed extension of existing hotel comprising an additional 50 bedrooms, ground floor extension to kitchen and ancillary servicing accommodation with associated internal and external refurbishment & alterations, creation of a new vehicular access from Sandy Row, reconfiguration of service yard, relocation of car lift previously approved under LA04/2020/0734/F and associated site works	PAD Concluded

LA04/2024/1584/F	LOC	21 Skegoneill Avenue, Belfast, BT15 3JP	Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat.	Permission Granted
LA04/2024/1606/F	LOC	27 Innisfayle Road, Belfast, BT15 4ES	Erection of single dwelling and associated external works and landscaping.	Permission Granted
LA04/2024/1604/F	LOC	Caifé Ceoil / Áras Mhic Reachtain, 283-289 Antrim Rd, Belfast BT15 2GZ. (Corrected Site Address)	Removal of an existing fire stairway, to be replaced with a commercial kitchen (internal reconfigurations) and extraction flue to rear elevation.	Permission Granted
LA04/2024/1693/PAD	LOC	Lands Immediately east of No. 24 Landseer Street Belfast BT9 5AL and immediately west of No's 1-9 Colenso Parade, Belfast BT9 5AN	Proposed residential development comprising 7 no. dwellings and 2 no. apartments.	PAD Concluded
LA04/2024/1695/PAD	LOC	346-348 Donegall Road, Belfast, BT12 6FY	Proposed Apartments	PAD Concluded
LA04/2024/1727/F	LOC	2 Finvoy Street, Belfast, BT5 5DH	Erection of 1no. dwellinghouse. (Amended Plans Received)	Permission Granted
LA04/2024/1756/F	LOC	1-21 Castlereagh Road, Ballymacarret, Belfast, BT5 5FB	Variation of condition 12 of LA04/2023/2763/F in relation to inward sound level impact assessment	Application Withdrawn
LA04/2024/1949/F	LOC	22 Strathmore Park North, Belfast, BT15 5HR	Two storey rear extension (retrospective)	Permission Granted
LA04/2025/0018/LBC	LOC	30 Windsor Park, Belfast, BT9 6FR	Erection of two No. Gate piers and associated Vehicle Entrance Gate	Consent Granted
LA04/2025/0054/F	LOC	70 High Street, Belfast, BT1 2BE	Change of use from retail to restaurant and bakery. Alterations to ground floor frontage and additional site works.	Application Withdrawn

LA04/2025/0055/LBC	LOC	70 High Street, Belfast, BT1 2BE	Change of use from retail to restaurant and bakery. Alterations to ground floor frontage and additional site works.	Application Withdrawn
LA04/2025/0153/F	LOC	15 Glasvey Close, Belfast, BT17 0EE	Single storey rear extension	Permission Granted
LA04/2025/0172/F	LOC	1 Finchley Drive, Belfast, BT4 2JA	Demolition of existing conservatory, two storey rear and side extension, conversion of garage into utility and store including raised flat roof. Access ramp to side, raised terrace to rear garden and steps.	Permission Granted
LA04/2025/0189/PAD	LOC	St Marys Christian Brothers Grammar School, Glen Road, Belfast, BT11 8 NR.	The proposed development of a new sports hall. It will feature a double-height flexible sports hall, hygiene room, fitness suite, and full accessibility via lift and stairs. A footbridge will connect the facility to the upper playing field. Additional spaces include a lecture/dance suite, classroom, PE office, and sports equipment storage.	PAD Concluded
LA04/2025/0279/DC	LOC	141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	Discharge of condition 10, 11 & 12 LA04/2023/4215/F- Drainage Assessment, Surface water drainage/SUDS & Hard and soft landscaping scheme	Condition Partially Discharged
LA04/2025/0301/CLEUD	LOC	Apartment 1 Citygate 2 Sussex Place, Belfast, BT2 8LN	Existing short term let accomodation.	Permitted Development
LA04/2025/0304/F	LOC	71 Pommern Parade, Belfast, BT6 9FY	Roof Dormer to the Rear	Permission Granted

LA04/2025/0326/F	LOC	57 Earlswood Road Belfast, BT4 3EB	Rear dormer window & 3no. roof lights to front of dwelling.	Permission Granted
LA04/2025/0379/F	LOC	Unit 9 of Imperial House 4-10 Donegall Square East, Belfast, BT1 5HD	Change of use from hot food deli (sui generis) to watch showroom and shop (Class A1) with external and internal alterations.	Permission Granted
LA04/2025/0365/A	LOC	Imperial House 4-10 Donegall Square East, Belfast, BT1 5HD	One replacement shop sign and one projecting sign	Consent Granted
LA04/2025/0377/F	LOC	12 Glenview Crescent Belfast, Belfast, BT5 7LX	Single storey extension to rear of dwelling, replacement of garage roof.	Permission Granted
LA04/2025/0412/PAD	LOC	37-41 May Street, Belfast, BT1 4DN	Internal refurbishment, formation of new entrance, alteration and replacement of roof and windows to existing offices (Class B1) at 37 - 41 May Street, Belfast.	PAD Concluded
LA04/2025/0404/NMC	LOC	41-49 Bates Avenue, Belfast, BT9 7BY	Non Material Change to LA04/2021/2544/F - Integration of gas meters and associated wing walls.	Non Material Change Granted
LA04/2025/0426/F	LOC	31 Stormont Park, Belfast, BT4 3GW	Single and double storey rear extension, demolition of single storey rear return, new window in side gable and widening of existing driveway.	Permission Granted
LA04/2025/0431/DC	LOC	2a Ventry Street, Belfast, BT2 7JP	Discharge of Condition no. 8 LA04/2023/4469/F Noise Management Plan	Condition Discharged
LA04/2025/0452/F	LOC	92 Circular Road, Belfast, BT4 2GE	Demolition of outbuildings at rear of dwelling to be replaced by a detached, single storey garage with PV panels on roof.	Permission Granted

LA04/2025/0444/DC	LOC	Site of the former Finlay's Factory south east of Ballygomartin Road, north of Moyard Crescent, northwest of Springfield Heights and Springfield Park, Belfast BT13 3QZ	Discharge of condition 10- LA04/2023/2338/F- Construction Environmental Management Plan (CEMP).	Condition Not Discharged
LA04/2025/0475/F	LOC	41 Diamond Gardens, Finaghy, Belfast, BT10 0HE	Demolition of single-storey rear extension. Proposed part single-storey and two-storey rear/ side extensions. Single storey rear extension to garage. Addition of first floor window to front elevation.	Permission Granted
LA04/2025/0496/F	LOC	100-150 Cityside Retail Park, York Street, Belfast, BT15 1WA	Amalgamation and internal re-configuration of 5no. existing retail units and ancillary mall space to create 2no. retail units. Alterations to external façade to create 2no. new shop fronts. Relocation of existing class A1 retail unit within existing mall.	Permission Granted
LA04/2025/0490/F	LOC	34a Knockvale Park, Belfast, BT5 6HJ	Double and single storey side/rear extension and fenestration changes	Permission Granted
LA04/2025/0578/LBC	LOC	2 Upper Green, Dunmurry, Belfast, BT17 0EL	Listed Building Consent- Internal demolitions and alterations together with the installation of secondary glazing to windows throughout and the creation of new window/door openings on the north and east elevations as well as garage alterations.	Consent Granted
LA04/2025/0612/F	LOC	30 Windsor Park, Belfast, BT9 6FR	Erection of two No. Gate piers and associated Vehicle Entrance Gate	Permission Granted

LA04/2025/0615/F	LOC	6 Glenmachan Park, Belfast, BT4 2PJ	Removal of existing rear terrace. Two storey rear extension and raised rear terrace.	Permission Granted
LA04/2025/0656/DC	LOC	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue west of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW	Discharge of condition 23 & 24 LA04/2020/0845/O- Noise barrier/ Hoarding & Environmental Noise Management Plan (ENMP)	Condition Partially Discharged
LA04/2025/0643/PAD	LOC	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast.	Proposed mixed-use development comprising 25 No. Dwelling Units, 3G MUGA pitch; Children's Play Area; Trim Trail; Car Parking. Development includes site access, internal roads, landscaping and all other associated site and access works.	PAD Concluded

LA04/2025/0658/NMC	LOC	Surface level car park to east of Harbour Office, and adjoining lands at Corporation Square and Clarendon Road, Belfast, BT1 3AL	<p>Non material changes associated with LA04/2022/0262/F.</p> <ol style="list-style-type: none"> 1. Additional pedestrian access on the eastern site boundary to link the new CQ3 building to the gardens; 2. Additional trees and boulders incorporated along the eastern boundary to provide additional hostile vehicle mitigation; 3. 2no. additional trees retained; 4. Gateway nest structure – attached pergola removed to enable easier construction/manufacture; 5. Minor adjustments to internal layouts and material application (material types have remained the same); 	Non Material Change Granted
LA04/2025/0659/LBC	LOC	Harbour Office Corporation Square, Belfast, BT1 3AL	Relocation of historic railings and gate and existing footpath levels regraded (retrospective)	Consent Granted

LA04/2025/0688/CLEUD	LOC	84 University Avenue, Belfast, BT7 1GY	Change of Use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0723/F	LOC	247 Whiterock Road, Belfast, BT12 7FX	Attic Conversion with existing roof ridge line profile to be raised. Dormer window to rear elevation, enlargement of existing front dormer and a single storey front extension.	Permission Granted
LA04/2025/0704/F	LOC	42-46 Fountain Street, Belfast, BT1 5EF	Facade refurbishment at Ground floor level	Permission Granted
LA04/2025/0746/F	LOC	17 - 21 Winetavern Street, Belfast, BT1 1JQ	Change of Use of upper floors (1st and 2nd) from Class A1 (retail) to short-term let (sui generis); provision of bike and bin stores to the rear of 19 Winetavern Street; and amalgamation of shop front at No. 19 with No. 17 Winetavern Street.	Permission Granted
LA04/2025/0806/CLEUD	LOC	54 Bates Avenue, Belfast, BT9 7BY	House in multiple occupation	Permitted Development
LA04/2025/0789/PAD	LOC	40 Houston Drive, Belfast, BT5 6AZ	The erection of a single storey extension to the rear of the house. An extended storey above the existing outrigger to the rear of the house. A loft extension to the rear of the house.	PAD Declined
LA04/2025/0802/F	LOC	3 Malone Hill Park, Belfast, BT9 6RD	Single storey rear extension with rooflight	Permission Granted
LA04/2025/0801/F	LOC	27 Summerhill Avenue, Belfast, BT5 7HD	Single-storey side and rear extension. Creation of hard surface area.	Permission Granted
LA04/2025/0799/F	LOC	2 Norwood Avenue, Belfast, BT4 2EE	Single storey rear and side extension, creation of patio and new side window.	Permission Granted
LA04/2025/0826/F	LOC	St Dorothea's Parish Church, 2-4 Gortland Park, Belfast, BT5 7NU	Disabled access ramp and railings.	Permission Granted

LA04/2025/0820/NMC	LOC	13 River Terrace, Belfast, BT7 2EN	Non Material Change to LA04/2022/1499/F - Reduction in size of the new community centre plan, within the original approved building footprint, with associated amendments to the elevations.	Non Material Change Granted
LA04/2025/0858/DC	LOC	10 Lorne Street, Belfast, BT9 7DU	Discharge of condition 2 LA04/2017/1153/F- Verification report.	Condition Discharged
LA04/2025/0871/DC	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Discharge of condition 17 LA04/2022/2216/F- Sewage disposal discharge	Condition Not Discharged
LA04/2025/0875/WPT	LOC	15 Marlborough Park North, Belfast, BT9 6HJ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0884/DC	LOC	Lands approx. 119m North West of 35 Hampton Park BT7 3JP and 80m South West of 7 Mornington, Belfast BT7 3JS	Discharge of condition 6 LA04/2024/2099/F- Surface Water Drainage Scheme (SUDS)	Condition Discharged
LA04/2025/0888/DC	LOC	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Discharge of condition 21 LA04/2024/0344/F- Noise Impact Assessment	Condition Discharged
LA04/2025/0905/F	LOC	24 Donegall Avenue, Belfast, BT12 6LX	Change of use from dwelling to HMO with 2 storey extension to the rear and internal alterations	Application Withdrawn
LA04/2025/0945/DC	LOC	106 Malone Avenue, Belfast, BT9 6ES	Discharge of Condition 2 LA04/2022/1619/F - Foul Drainage	Condition Discharged

LA04/2025/0953/WPT	LOC	9 Lisbreen Park, Belfast, BT15 4DJ	Removal of one multi-stemmed Cypress tree at the front of the property beside the driveway and street. Removal of one variegated Cypress tree at the side of the property beside the street I planted these trees @ 24 years ago but they have now become too large to manage and I want to remove them and plant shrubs in their place	Works to Trees in CA Agreed
LA04/2025/0958/CLEUD	LOC	14 Ulsterville Gardens, Belfast, BT9 7BA	House In Multiple Occupation (HMO)	Permitted Development
LA04/2025/0991/DC	LOC	6 Pavilion Block 6 Former Belvoir Park Hospital, Hospital Rd, Belfast, BT8	Discharge condition no.8 LA04/2024/1043/F - A schedule of photographs taken internally on a room by room basis and cross referenced on existing floor layouts.	Condition Discharged
LA04/2025/0994/F	LOC	57 Shore Road, Belfast, BT15 3PL	Proposed community facility incorporating multi use community rooms, museum, meeting room and student and trainee accommodation	Application Withdrawn
LA04/2025/1010/A	LOC	Unit LG2, 1 Victoria Square, Belfast, BT1 4QG	1 new shop sign and 3 internal signs	Consent Granted

LA04/2025/1055/WPT	LOC	44 Myrtlefield Park, Belfast, BT9 6NF	<p>The applicant desires to remove two European larches from the rear of their property, both of which appear to be dead. The first, larger tree is to be removed to allow for the refurbishment of an existing outdoor patio. The second tree has a significant lean over the rear boundary towards 67 Maryville Park, and given its condition, the applicant fears that it may fall and cause damage to this property and the aforementioned boundary. Removal of these trees would create a more open atmosphere at the rear of the property and give a better view of the house's unique architecture from neighbouring buildings, thus coming more in line with the character of the Malone Conservation Area (sub-area G). As the trees are both dead, this action may also prevent further issues occurring in the future.</p> <p>Specification: The trees will be dismantled in sections by a qualified professional to avoid damage to any nearby property. The logs and large branches will be split and kept for use as firewood. The remaining stumps will be mechanically ground, with these chips being left in the rear flowerbeds. Any further arisings will be removed from site and disposed of.</p>	Works to Trees in CA Agreed
LA04/2025/1058/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge condition 8 of LA04/2025/0664/F- Verification report.	Condition Discharged

LA04/2025/1088/PAN	LOC	Netherleigh House 1 Massey Avenue, Belfast, BT4 2JT	Proposed extension and conversion of existing office block (formerly Department for the Economy HQ) and conversion of Netherleigh House to provide residential and nursing care facility including the erection of 2no. assisted living blocks, and associated site parking, landscaped amenity areas, woodland trail and all associated works	Proposal of Application Notice is Acceptable
LA04/2025/1128/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge RoadnBelfast.	Condition 24 OF LA04/2022/0209/F & LA04/2024/1635/F - Revised Landscaping Timeline	Condition Partially Discharged
LA04/2025/1151/WPT	LOC	17 Harberton Drive, Belfast, BT9 6PF	Rear Garden; - 2x Sycamore to be removed. We have been advised by a professional that these are self-seeded and are offshoots of a previously cut down tree. Tree location at right side of property line. - 2x Fir Trees located along rear fence line. One to be lopped by approx 0.5m (tidied), topped by approx 2m. Larger of the 2 to be lopped by approx 1m and topped only by approx 3m. - Unknown Species located in right corner rear garden to be lopped by approx 0.5m (tidied), topped by approx 2m.	Works to Trees in CA Agreed

LA04/2025/1152/PAN	LOC	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast	Proposed mixed-use development comprising 3G playing pitch with floodlighting; Children's Play Area; Trim Trail; Car Parking; and c.25 No. Dwelling Units (including c.20% affordable housing). Development includes site access, internal roads, landscaping and all other associated site and access works.	Proposal of Application Notice is Acceptable
LA04/2025/1204/WPT	LOC	16 Sandown Park South, Belfast, BT5 6HE	Felling of Holly tree approx 12m in height	Works to TPO Granted
				<u>Total Decisions</u>