

Planning Applications Discussed at Committee Between 01 Apr 2019 and 09 Sep 2025

Decision Description		Totals
		26
Consent Granted		
Consent Refused		
Permission Granted		4
Permission Refused		1
Withdrawn		2
Total		33

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	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed 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	149	29/06/2023	33	114	N/A	31/08/2025	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	211	16/01/2024	124	86	N/A	31/08/2025	Awaiting Section 76 Agreement - expected that outstanding issues around wording of agreement have now been resolved and that s76 agreement will be signed shortly

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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	77	15/10/2024	30	47	N/A	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side regarding clauses
LA04/2024/0480/D CA	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	76	15/10/2024	28	47	N/A	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	83	12/11/2024	39	43	N/A	30/10/2025	Awaiting Section 76 Agreement and new contamination issues - development commenced without planning permission and updated contaminated land surveys required from applicant

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	133	10/12/2024	93	39	N/A	Unknown	Unable to agree terms of Section 76 agreement with applicant - options being considered
LA04/2024/1869/F Page 47	The Edge, 48-52 York Street, Belfast, BT15 1AS	Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation	LOC	01-Nov-24	14-Feb-25	15	45	18/03/2025	19	25			Section 76 planning agreement not finalised and so decision not issued. Temporary permission was to be granted until end of August -as period ended applicant has been invited to withdraw application
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	73	18/03/2025	47	25			Holding direction issued by DfI in March 2025 preventing Council from issuing decision.- Awaiting Section 76 Agreement - negotiation on clauses ongoing

LA04/2024/0675/F	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	69	15/04/2025	48	21			Awaiting Section 76 Agreement - Certificate of Title outstanding
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	90	13/05/2025	72	17	N/A	31/08/2025	Delegated authority given to resolve final response fom Waste Management. This is ongoing and expected to be resolved shortly
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	84	17/06/2025	71	12	N/A		Outstanding consultations from DAERA NIEA and SES

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	70	17/06/2025	57	12	N/A	30/09/2025	Awaiting outstanding consultation from DAERA NIEA
Page 49 LA07/2024/0267/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	82	17/06/2025	69	12	N/A	31/08/2025	June Committee resolvd to delegate authority to refuse, decision notice being drafted

LA04/2024/1592/F	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, Belfast, BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description)	MAJ	20-Sep-24	18-Apr-25	30	51	17/06/2025	38	12	N/A	30/09/2025	Awaiting Section 76 Agreement - clauses currently being negotiated
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	15	17/06/2025	3	12	N/A	30/09/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)

LA04/2024/1761/R M	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	MAJ	15-Oct-24	13-May-25	30	47	17/06/2025	35	12	N/A	30/09/2025	Resolving condition issues.
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	45	12/08/2025	41	4	N/A	N/A	Preparing decision notice for issuing
Page 51 LA04/2024/2044/F	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	MAJ	05-Dec-24	03-Jul-25	30	40	12/08/2025	35	4	N/A	30/09/2025	Awaiting Section 76 Agreement - negotiations around revised remains ongoing

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. (Change to Description).	MAJ	29-Jan-25	27-Aug-25	30	32	12/08/2025	27	4			Late objection received from neighbouring premises. Officers working through issues. Application will need to be reported back to the Committee for reconsideration
LA04/2025/0311/A	Telegraph Building, 124-144 Royal Avenue, Belfast BT1 1DN	Street Art directly on facade of Donegall Street Elevation	LOC	18-Apr-25	01-Aug-25	15	21	12/08/2025	16	4			Preparing decision notice for issuing
Page 52 LA04/2025/0242/F	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	MAJ	13-Feb-25	11-Sep-25	30	30	12/08/2025	25	4			Section 76 completed. SES response received. Preparing decision notice for issuing
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	46	12/08/2025	42	4			Preparing decision notice for issuing

LA04/2024/1466/F	41 Rosetta Road, Belfast, BT6 0LR	Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).	LOC	30-Aug-24	13-Dec-24	15	54	12/08/2025	49	4			Preparing decision notice for issuing
LA04/2025/0122/F	Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP	Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	LOC	28-Jan-25	13-May-25	15	32	12/08/2025	28	4			Preparing decision notice for issuing
Page 53 LA04/2023/2868/F	Lesley Retail Park, Unit 1 Boucher Road, Belfast, BT12 6HH	Section 54 application to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods. (Amended Description).	MAJ	13-Mar-23	09-Oct-23	30	130	12/08/2025	126	4			Preparing decision notice for issuing
LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works.	LOC	08-Jan-21	23-Jan-21	15	243.00	14/11/2023	148	95			Permission Granted

LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	17-Oct-24	30	76	12/11/2024	33	43			Permission Granted
LA04/2024/1744/LB C	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	LOC	16-Oct-24	29-Jan-25	15	46	10/12/2024	7	39			Withdrawn
LA04/2024/0095/F	3 Broadway Link, Belfast, BT12 6EX	Change of use from Dwelling to Short term let (retrospective)	LOC	17-Jan-24	01-May-24	15	85	17/06/2025	73	12			Withdrawn
LA04/2025/0399/F	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)	LOC	03-Apr-25	17-Jul-25	15	22	17/06/2025	10	12			Permission Granted

LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	17-Aug-22	15	174	17/06/2025	162	12			Permission Refused
LA04/2025/0537/F	Lands at access to Olympia Leisure Centre, directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Proposed erection of drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F – no change to supermarket building).	LOC	27-Mar-25	10-Jul-25	15	23	12/08/2025	19	4			Permission Granted

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