

Planning Committee

Development Management Report

Committee Date: 13th October 2026

Application ID: LA04/2026/0814/F

Proposal:

Demolition of existing commercial units, erection of discount food-store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works

Location:

Nos 128, 128C, 130, 132, 134, 136-138, & 140-144 Kingsway, Dunmurry, Belfast, BT17 9NP

Referral Route: Application for Major development

Recommendation: Approval subject to conditions

Applicant Name and Address:

Lidl Northern Ireland
Nutts Corner
Dundrod Road
Crumlin
BT29 4SR

Agent Name and Address:

MBA Planning
4 College House
Citylink Business Park
Belfast
BT12 4HQ

Date Valid: 1st May 2026

Target Date: 27th November 2026

Contact Officer: Ciara Reville, Principal Planning (Development Management)

Executive Summary:

The application seeks permission for the demolition of existing commercial units, erection of discount food-store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works

The site is located at Kingsway Dunmurry and its junction with Dunmurry Lane. An existing supermarket and 5 smaller retail units and associated parking already occupies the site. The surrounding area is mixed with residential and commercial businesses in juxtaposition to each other.

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

- Principle of development
- Design & placemaking
- Access & transport
- Impact on Amenity

The site is whiteland within draft Belfast Metropolitan Area Plan 2015 and 2004 (dBMAP).

The principle of the proposed development is considered acceptable having regard to the existing use on site, and the LDP.

DFI Roads have requested further information but have indicated they have no objection in principle. DFI Rivers final response remains outstanding and delegated authority is requested to deal with the outcome of these outstanding consultations provided any issues raised are not substantive.

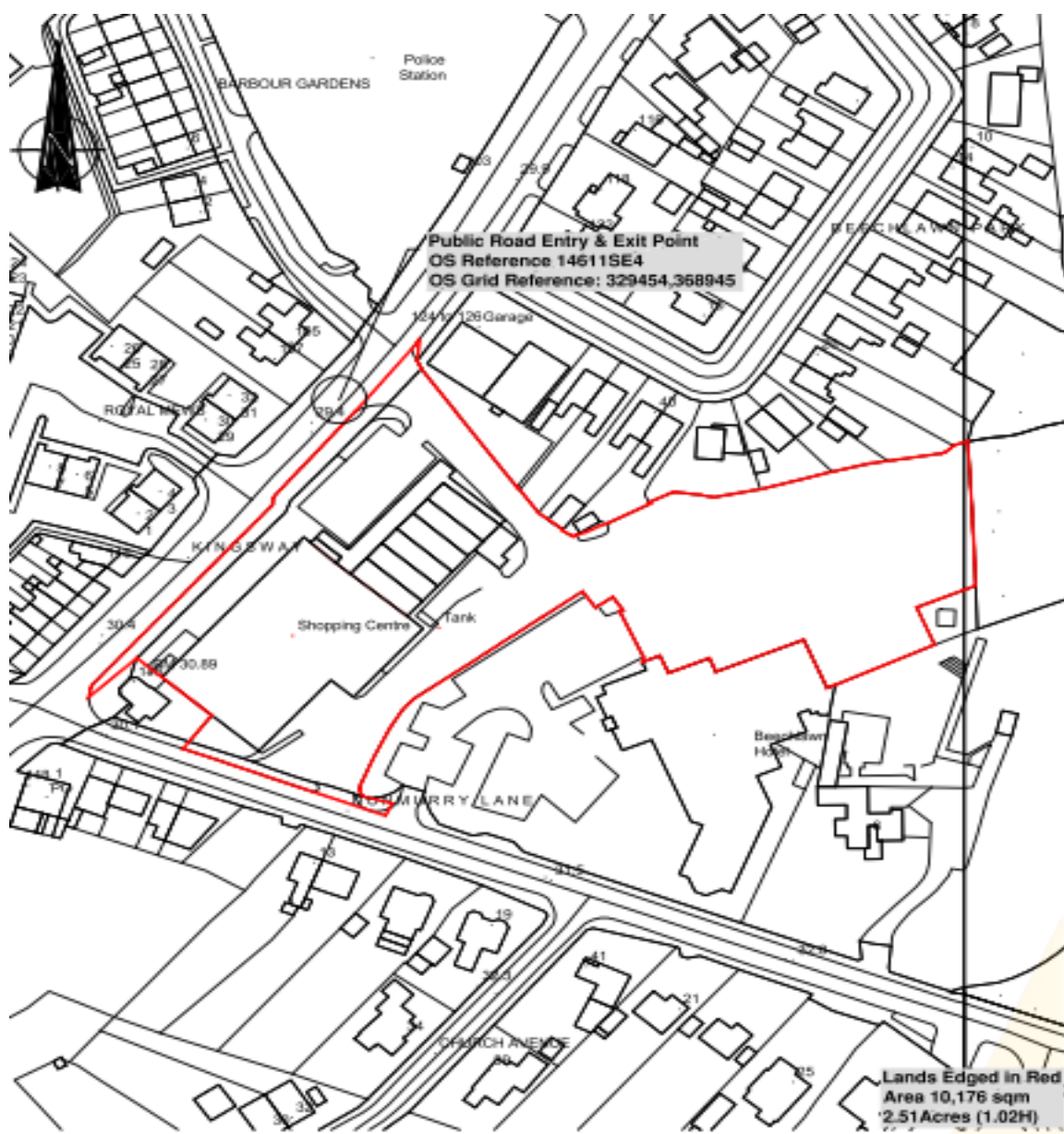
There has been one letter of concern from a neighbouring third-party; issues location of main entrance, potential conflict between residential access and shoppers, impact on amenity due to height. Issues addressed within report.

Recommendation

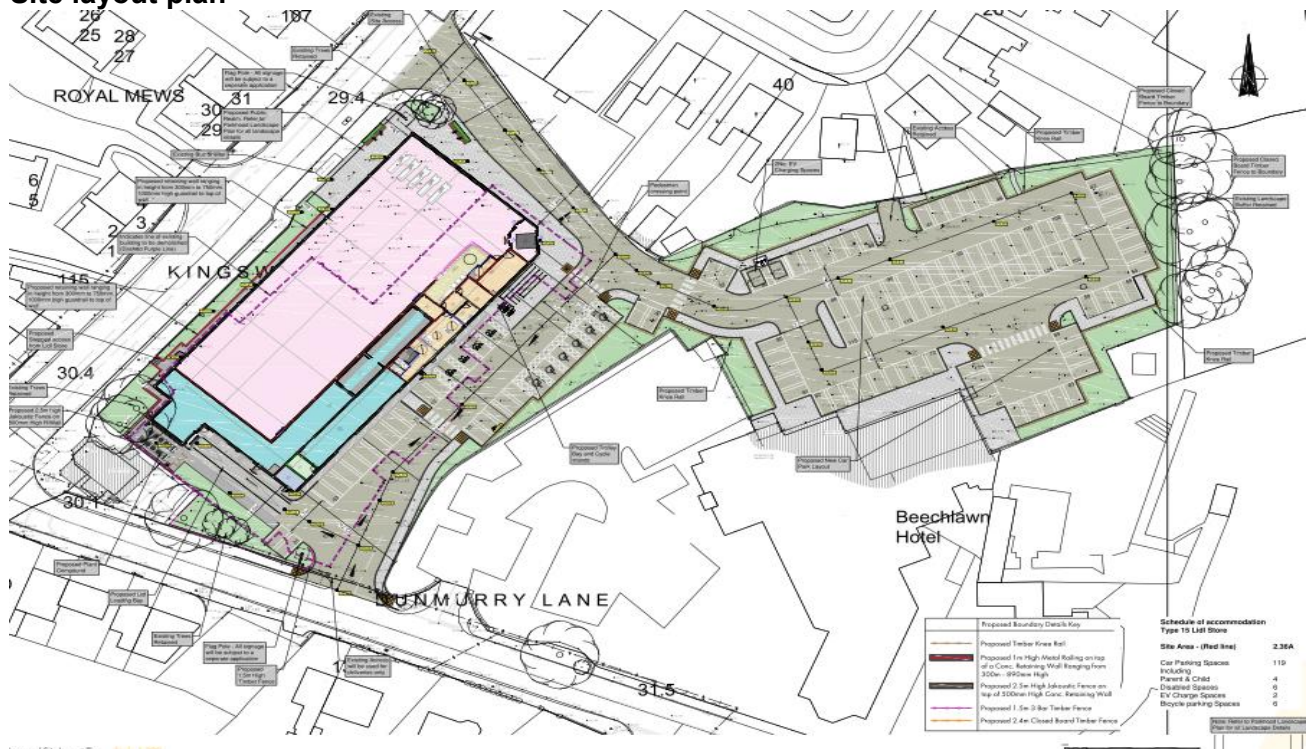
Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, deal with the outstanding DFI Roads, River and employability and skills consultation responses and any other issues that arise, provided that they are not substantive.

Site Location Plan:



Site layout plan



Floor layout



Elevations



1.0	Characteristics of the Site and Area
1.1	The site is a currently in use as a supermarket, Tesco, and five smaller retail units with associated parking space to the front and rear. Neighbouring the site to the northeast is a petrol filling station and the rear amenity areas of residential dwellings. To the northwest and across Kingsway is residential dwellings. To the southeast is the Beechlawns Hotel and to the southwest is a dwelling converted to commercial use with residential dwelling across Dunmurry Lane. The character of the site is commercial retail.
1.2	Description of Proposed Development
	The application seeks full planning permission for demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works
2.0	Planning History
2.1	LA04/2026/0102/PAN Demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works
	LA04/2025/2029/PAD Demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works
3.0	PLANNING POLICY
3.1	Development Plan – Plan Strategy
	<u>Belfast Local Development Plan: Plan Strategy 2035</u>
	<i>Strategic Policies:</i>
	Policy SP1A – managing growth and supporting infrastructure delivery
	Policy SP2 – sustainable development

	Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas <i>Operational Policies:</i> • Policy DES1 – Principles of urban design • Policy RET1- Establishing a centre hierarchy • Policy RET2- Out of Centre Development • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Statutory Consultees</u> DFI Roads – awaiting further information and final consultation DfI Rivers – waiting final reply NI Water – No objection NIEA – no objection
4.2	<u>Non-Statutory Consultees</u> Environmental Health – no objection with conditions Trees BCC – no objection LDP Economy – no objection Employability and skills BCC – awaiting final reply
4.3	<u>Representations</u> The application has been advertised in the press and neighbours notified. One third-party representation has been received, the issues raised being location of main entrance, potential conflict between residential access and shoppers, impact on amenity due to height and are addressed in the main body of the report.

5.0	PLANNING ASSESSMENT
5.1	Main Issues The main issues relevant to consideration of the application are set out below. • Principle of development • Design & placemaking • Access & transport • Impact on Amenity Development Plan Context
5.2	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.
5.3	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.
5.4	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.
5.5	<u>Operational Policies</u> The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.
5.6	<u>Proposals Maps</u> 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) 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 draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Metropolitan Area Plan 2015 (v2004) – the site is un-zoned “white land” within the settlement limits
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	<u>Principle of retail facilities in this location</u>
	Design & placemaking
5.9	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.
5.10	The proposed design, scale and massing of the proposed supermarket is consistent with the existing development on site. It is noted that comments received referred to the proposed height having an impact on residential amenity; the existing building is circa 7.0m high and the proposed is 8.5m high. The proposed supermarket has a separation distance of 11.4m to the nearest residential boundary fence and a range of 32m to 36m separation distance with the three nearest dwellings. Officers consider that the 1.5m height increase taken with the separation distances will prevent any significant impact on neighbouring amenity by way of loss of light or dominance. It is considered that the proposal will not harm the character and appearance of the surrounding context given site is already used for supermarket retail use.
5.11	For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.
	Retail Assessment
5.12	Policy RET1 relating to establishing a centre hierarchy is to ensure that proposals for main town centre uses, including retail, are directed to the appropriate level of centre based on size, function and catchment. The hierarchy is stated to be the city centre retail core and frontage, the city centre, district centres and local centres. The proposal is making use of an existing retail site will is an out of centre development to which policy RET2 is applicable.
5.13	Policy RET2 for out of centre development states that proposals for main town centre uses outside of existing centres must demonstrate that there is no sequentially preferable site with a centre and submit a retail impact assessment and an assessment of need for proposals that have a gross floor-space of over 1000sqm.
5.14	The proposal is an out of centre development and has a floor-space greater than 1000sqm. However, the proposal is not to establish a new retail use on the site given there is already a supermarket and five retail units onsite to be replaced by the proposal. Officers sought the advice of the LDP Economy Team and the response indicated the following. The existing retail space on site is 3,114sqm and the proposed space is reduced by 800sqm to 2298sqm. the site is acknowledged to be adjacent to the local centre of Kingsway/Dunmurry. The LDP team is content that the proposal will not impact on the viability of the city centre or other centres given the existing use on site and the overall reduction in gross floor-space of the development. Officers concur with the LDP team and accept that the current site is an established retail facility that can continue to be used for that purpose.
	<u>Climate change</u>
5.15	Policy ENV2 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.
5.16	The applicant has provided details on the various sustainable design features which will be incorporated in the development. These include solar panels, heat recovery units,

	energy efficient materials employed in the construction installations of low water usage fittings among other measures.
5.17	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal is considered to meet criteria (d) in that the proposal incorporates various measures to minimise overheating and reduces reliance on air conditioning.
5.18	Policy ENV 4 relating to flooding is considered to be satisfied, a flood risk assessment was submitted and DfI Rivers consulted. Although, at this time DfI Rivers has responded seeking additional information in the form of an acceptable consent to discharge stormwater it is not considered there will be any significant reasons why this cannot be achieved.
5.19	Policy ENV5 states that all built development shall include, where appropriate, SuDS measures to manage surface water effectively on site to reduce surface water run-off. Given the location of the site adjacent to public roads there is no scope to include significant SuDS measures. However, it is noted that the proposal will see the introduction of additional trees within the site that has the potential to reduce surface water run-off.
5.20	The proposal is considered acceptable having regard to Policy ENV 2, 3, 4 & 5.
	<u>Access and transport</u>
5.21	The site is a highly accessible location with direct access to the road network and public transport. It is within short walking and cycling distance surrounding residential areas to neighbouring shops, services, and leisure facilities. Provision is made for sheltered and secure cycle parking within the site, also dropped kerbs and tactile paving, disabled and parent and child parking. The proposal accords with Policy TRAN1.
5.22	Regarding on-site parking, the proposal provides 119 parking spaces in total with 6 spaces for disabled parking and 4 for parent and child. DfI Roads Service, have asked for clarification and some layout amendments but have indicated the proposal is acceptable in principle. It is also not expected that there will be any significant objections to the proposal having regard to the existing use and parking facilities on site.
5.23	The concern raised within representation regarding impact of shoppers on the private access to neighbouring residential dwelling has been considered by Officers. It is the opinion of Officers that the proposed access will have no greater impact than existing access. Vehicular access to the site remains the same with shoppers entering and leaving the premises having to traverse the same route to the parking facilities no matter the location of the access point to the proposed premises. Final confirmation is currently awaited in DfI response, with delegated authority requested to conclude this.
5.24	Subject to final comments, the proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN 8.
	<u>Health impacts</u>
5.25	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.

5.26	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with other public amenities. The site is within short walking distance of the local centre of Dunmurry village.
5.27	<u>Contaminated land</u> Environmental Health (EH) as offered standard conditions should contamination be found on site.
5.28	<u>Air quality</u> EH is content that the information accompanying the application has demonstrated that the proposed development will not have an adverse impact on local air quality.
5.29	<u>Noise</u> A Noise Impact Assessment was submitted in support of the proposal. Following review of the NIA, EH has provided relevant restrictive conditions for noise levels and operational times.
5.30	<u>Odour</u> EH has offered conditions regarding kitchen extraction methods if cooking other than baking takes places within the premises.
5.31	<u>Lighting</u> EH has assessed the proposed information regarding lighting for the proposal, a concern that was raised within the representation received. EH having assessed the information has offered no objection to the proposal indicating EH has no significant lighting concerns in relation to the proposed development.
5.32	<u>Trees</u> The proposal seeks to retain the existing 23 trees within the site confines of the site and an additional 31 trees will be planted. BCC Tree officer was consulted and was supportive of the proposal, the additional planting ensures compliance with Policy TRE1.
5.33	<u>Employability and skills</u> The applicant has submitted an employability and skills report that indicates that during the construction phase circa 200 jobs from unskilled to professional will be utilised and 40 jobs will be created within the completed and operational retail premises. An open consultation exists with BCC Economic Development Team as to the requirements for employment placements for both phases of the development. Officer, consider that any recommendation from the Economic Development Team can be conditioned within a grant of permission, with delegated authority requested to finalise all condition.
5.34	<u>Pre-application Community Consultation</u> The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant. The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement: • Distribution of an information leaflet containing the details of the proposals and the avenues through which recipients could provide their comments and feedback, a website was also set up to allow comments;

	• Hosted a public exhibition event with members of the project team to assist in any questions and to allow for further feedback; • Issued a press notice to highlight information about the proposals and provide notification of the public information event; The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
6.0	Recommendation
6.1	The proposal is providing a new retail outlet replacing an existing supermarket and five smaller retail units on site. The scale, height, massing and design of the building are considered appropriate to the site's context. The proposal is assessed as not having any significant harmful impact in respect of other neighbouring land-uses. 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 Section 76 planning agreement and deal with any other issues that arise including the outstanding consultation responses from DFI Roads, Rivers and employability and skills, provided the issues are not substantive.
7.0	DRAFT CONDITIONS 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. 2. 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. 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. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. 3. The hereby permitted development shall not become operational until the proposed 2.5m high jakoustic fence on top of the 500mm high concrete retaining

wall enclosing the hereby approved plant and equipment compound has been erected as illustrated in drawing no. 09 'Proposed Boundary Details' dated Nov 25. This shall be retained and maintained thereafter.

Reason: Protection of nearby amenity.

4. The rating level (dBLA_{r,T}) from the combined operation of all plant and equipment at the hereby approved development shall not exceed the representative daytime and nighttime background noise level (dBLA_{90,T}) when measured and determined in line with BS4142:2019.

Reason: Protection of nearby amenity

5. The hereby approved development shall not operate outside the hours of 08.00-22.00hrs Monday to Saturday and 13:00-18:00hrs Sunday.

Reason: Protection of nearby amenity

6. Deliveries and collections associated with the hereby approved development shall not occur outside the hours of 07:00hrs - 23:00hrs daily.

Reason: Protection of nearby amenity

7. If at any time cooking, other than the baking of food is undertaken on the premises, details of a fit for purpose kitchen extraction and odour abatement system shall be submitted to the Planning Authority for review and approval in writing. The approved scheme shall be installed in full prior to the use of the proposed additional cooking equipment and shall be retained thereafter.

Reason: Protection of nearby amenity

8. The approved and installed kitchen extraction and odour abatement system must be retained and maintained thereafter.

Reason: Protection of nearby amenity

9. No vegetation clearance shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance and provided written confirmation that no nests are present, birds will be harmed or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

10. Development shall not commence until the applicant provides evidence, to the satisfaction of the Council, that NI Water has confirmed the proposed works will not affect the existing sewer infrastructure.

Reason: To prevent disturbance / damage to existing sewers and in the interest of public safety

11. No development shall proceed beyond sub-floor construction until an agreed surface water discharge solution is delivered. The applicant may requisition NI

Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of surface water from this site

12. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

13. All landscaping works shall be carried out in accordance with approved details on drawing no 08, dated 20th May 2026 under planning application LA04/2026/0814/F. The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme 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.

Reason: In the interests of the character and appearance of the area

14. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

15. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.