

Planning
Applications

Decision Description	Totals
	23
Application Withdrawn	
Consent Granted	1
Consent Refused	
Permission Granted	5
Permission Refused	
Total	29

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 Highcain Drive Belfast BT13 3RU Site located at junction between Highcain 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	04/11/22	17/02/23	15	201	29/06/2023	33	166	Unknown	Unknown	Awaiting Section 76 Agreement - waiting on Certificate of Title from NIHE
LA04/2020/0568/F	21 Queen Street Belfast BT1 6EA.	Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description).	LOC	04/03/20	17/06/20	15	340	10/12/2024	248	91	Unknown	Unknown	Approval decision quashed following JR challenge. Planning Service met applicant and outlined next steps
LA04/2020/0569/LBC	21 Queen Street Belfast.	Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	LOC	17/02/20	01/06/20	15	342	10/12/2024	251	91	Unknown	Unknown	Approval decision quashed following JR challenge. Planning Service met applicant and outlined next steps

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	10/05/24	23/08/24	15	122	17/06/2025	57	64	Unknown	Unknown	Further information received from applicant following request from DAERA NIEA and NIEA reconsulted
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	27/05/25	23/12/25	30	67	17/06/2025	3	64	31/10/26	30/11/26	Awaiting conclusion of S77 agreement (amendment to S76 agreement).
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	28/10/24	10/02/25	15	97	12/08/2025	41	56	31/10/26	31/12/26	Late objections received. Additional information received from applicant regarding land stability issue. New objection from Shared Environmental Services being considered. To be reported back to Committee

LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09/04/25	23/07/25	15	74	17/02/2026	44	29	N/A	31/10/26	To be reported back to October 2026 Planning Committee
LA04/2025/0463/F	Decco Ltd 1-5 Redcar Street, Belfast, BT6 9BP	Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works	LOC	26/03/25	09/07/25	15	76	10/03/2026	49	26	Unknown	Unknown	Delegated authority sought to resolve final response from NI Water. Discussions ongoing
LA04/2025/1002/F	24 Rutherglen Street, Belfast, BT13 3LS	Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people	LOC	17/07/25	30/10/25	15	60	10/03/2026	33	26	Unknown	Unknown	Deferred for Site Visit, which has since taken place Consulted NI Water who have requested a WWIA
LA04/2025/0574/F	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	MAJ	17/04/25	13/11/25	30	73	10/03/2026	46	26	30/09/26	30/09/26	Permission Granted
LA04/2025/0594/F	163 Ballygomartin Road, Belfast, BT13 3NA	Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis)	LOC	30/04/25	13/08/25	15	71	10/03/2026	44	26	Unknown	Unknown	Deferred for Site Visit, which has since taken place Consulted NI Water who have requested a WWIA
LA04/2025/1350/F	29 GLENCAIRN STREET EDENDERRY BELFAST BT13 3LT	Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis)	LOC	24/07/25	06/11/25	15	59	21/04/2026	38	20	30/09/26	Unknown	Drafted refusal reasons. NI Water requires a WWIA and applicant asked if they wish to provide it (if not may be an additional refusal reason)

LA04/2025/1991/F	Makro, 97 Kingsway, Belfast, BT17 9NS	Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park.	MAJ	03/12/25	01/07/26	30	40	06/06/2026	26	13	Unknown	Unknown	DfI Roads requires further information. Applicant preparing WWIA following advice from NI Water / SES
LA04/2025/2013/F	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	MAJ	18/11/25	16/06/26	30	42	16/06/2026	30	12	Unknown	Unknown	Further information required by DAERA NIEA. Awaiting consultation response from SES

LA04/2025/2015/LBC	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	LOC	18/11/25	03/03/26	15	42	16/06/2026	30	12	Unknown	Unknown	Further information required by DAERA NIEA. Awaiting consultation response from SES
LA04/2025/1839/F	Lindsay House, 8 - 14 Callender Street, Belfast, BT1 5BN	Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights.	LOC	31/10/25	13/02/26	15	45	16/06/2026	32	12	Unknown	Unknown	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water

LA04/2025/1841/DCA	Lindsay House 8 - 14 Callender Street, Belfast, BT1 5BN	Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights.	LOC	31/10/25	13/02/26	15	45	16/06/2026	32	12	Unknown	Unknown	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water
LA04/2026/0340/F	The Edge, 1 Frederick Street, Belfast, BT1 2LW (formally 48-52 York Street, Belfast, BT15 1AS)	Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only.	LOC	30/03/26	13/07/26	15	23	16/06/2026	11	12	31/10/26	30/11/26	Awaiting finalisation of s76 planning agreement
LA04/2024/1195/F	Lands south of nos. 7-14 Wolfhill Manor, east of no.42 Mill Avenue and west and north west of 100 Mill Avenue, Ligoniel, Belfast, BT14 8EL.	Proposed residential development comprising 20 no. dwelling units, including 8 no. semi-detached 2 storey dwellings, 1 no. detached 2 storey dwelling, 2 no. 3-bed apartments (2 storey building) and 9 no. 2-bed apartments (3 storey building) with associated car parking, landscaping and associated works.	LOC	04/07/24	17/10/24	15	114	16/06/2026	101	12	31/10/26	30/11/26	Awaiting Section 76 Agreement

LA04/2025/1651/F	20 Rosemary Street, Belfast, BT1 1QD	Retention, conversion, refurbishment and change of use of existing office building (Class A2) and 2 no. vacant retails units (Class A1) to hotel accommodation and associated facilities, including bar and restaurant (sui generis) and extension of 5th floor (30no. hotel bedrooms in total)	LOC	30/09/25	13/01/26	15	49	16/06/2026	37	12	Unknown	Unknown	NI Water advises that Waste Water Impact Assessment is unsatisfactory. SES requires satisfactory WWIA
LA04/2024/0570/F	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	Change of use of an existing 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.	MAJ	04/04/24	31/10/24	30	127	16/06/2026	114	12	N/A	31/10/26	S76 planning agreement to be finalised
LA04/2024/0569/O	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 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 and demolition of dwellings at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	MAJ	04/04/24	31/10/24	30	127	16/06/2026	114	12	N/A	31/10/26	S76 planning agreement to be finalised

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 92 No. dwellings and associated and ancillary works.	MAJ	21/04/22	17/11/22	30	229	16/06/2026	216	12	Unknown	Unknown	Awaiting resolution of cycle-fooopath design issues raised by DfI Roads. Completion of s76 planning agreement
LA04/2024/2134/F	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.	MAJ	21/12/24	19/07/25	30	90	18/08/2026	86	3	Unknown	Unknown	Deferred for outstanding consultation responses from DAERA NIEA, SES and NI Water
LA04/2025/0110/F	Hammer Playing Pitch Agnes Street, Shankill Road, Belfast, BT13	Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50 seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications.	LOC	28/02/25	13/06/25	15	80	18/08/2026	76	3	N/A	31/10/26	Permission Granted

LA04/2026/0282/F	29-33 Bedford Street, Belfast, BT2 7EJ	Renewal of application reference LA04/2020/0659/F - Refurbishment of existing four storey terrace including alteration, extension to rear, partial demolition and reinstatement. Part change of use from art galleries to two cafes at ground floor. Retention of offices within existing building at second, third and fourth floor. Erection of new 13 storey aparthotel building to rear and associated works including public realm improvements	MAJ	13/02/26	11/09/26	30	30	18/08/2026	26	3	N/A	11/09/26	Permission Granted
LA04/2026/0442/F	Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY	Revisions to terrestrial elements of Planning Permission ref. LA04/2016/0421/F (Construction of a new multi-purpose berthing facility at D3) comprising upgrade of existing access track along northeastern boundary of site and installation of associated street lighting/parking area; additional security hut; relocation and extension of main cruise terminal building and associated parking/drop-off areas with covered walkways; additional baggage building; and other associated site works in respect of lighting, landscaping and ancillary infrastructure. Retention of approved cruise quay with minor relocation of mooring dolphins, 25m wide piled relieving slab along quay length, associated hardstanding on hinterland.	MAJ	24/03/26	20/10/26	30	24	18/08/2026	21	3	N/A	Unknown	Awaiting outstanding consultation responses from DAERA NIEA and SES
LA04/2026/0216/F	1 Cricklewood Crescent, Belfast, BT9 5HD	Single-storey rear extension and 2-storey rear and side extension.	LOC	07/02/26	03/05/26			17/09/2026			N/A	N/A	Permission Granted

LA04/2026/1207/LBC	Wilmont House, Sir Thomas and Lady Dixon Park, 243 Upper Malone Rd, Dunmurry, Belfast, BT17 9LA	Enabling works for safe access and asbestos removal to allow condition survey to occur.	LOC	29/07/26	11/11/26			17/09/2026			N/A	N/A	Consent Granted
LA04/2026/0890/F	The open space directly to the south of 2-20 Distillery Street and 9-11 Blackwater Way.	The proposed regeneration of an existing open space. The scheme includes permeable surfaces, Sustainable Drainage Systems (SuDS), surface water management, improved/new paths and associated landscaping works.	LOC	03/06/26	16/09/26			17/09/2026			N/A	N/A	Permission Granted