

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



**Belfast
City Council**

10th October, 2025

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall on Tuesday, 14th October, 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 Visits

- (a) Note of Committee Site Visits (Pages 1 - 2)
- (b) Committee Site Visit to Implemented Schemes (Pages 3 - 4)

3. Notification of Provision/Removal of Accessible Parking Bay

- (a) Provision at 18 Jocelyn Avenue, 5 Knockland Park, 20 Archdale Park and 24 Oberon Street (Pages 5 - 14)
- (b) Removal at opposite 49 Seymour Street, 22 Whitehall Gardens, 96 Rosebery Road, 17 Hillview Avenue, 39 Willowfield Parade, 180 Colinmill Road, 11 Titania Street and 4 Sydenham Drive (Pages 15 - 32)

4. **Notifications from Statutory Bodies: Abandonment and Extinguishment**
 - (a) Abandonment at Ballymacarrett Walkway/Tamar Street, 11 Chichester Street, Woodbourne Crescent (Pages 33 - 40)
5. **Planning Appeals Notified** (Pages 41 - 42)
6. **Planning Decisions Issued** (Pages 43 - 72)
7. **Live Applications for Major Development** (Pages 73 - 76)
8. **Committee Decisions that have yet to issue** (Pages 77 - 86)
9. **Miscellaneous Reports**
 - (a) Scheme of Delegation for Planning (Pages 87 - 100)
 - (b) Local Applications subject to objections from NI Water (Pages 101 - 106)
10. **Planning Applications**
 - (a) **LA04/2022/0809/F** - Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) and 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 - 132)
 - (b) **LA04/2024/1576/F** - Demolition of existing buildings at no. 733 and 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) - 733-735 Antrim Road (Pages 133 - 158)
 - (c) **LA04/2022/1819/F** - Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom and 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works. - 39 Upper Dunmurry Lane, Dunmurry (Pages 159 - 182)
 - (d) **LA04/2024/1159/F** - Extensions and alterations to former Lidl building and change of use to builders merchants premises with external stock yard, acoustic fence and associated site works - 41 Montgomery Road (former Lidl supermarket) (Pages 183 - 194)
 - (e) **LA04/2025/0613/F** - 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. - 23 Everton Drive (Pages 195 - 200)

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 23rd September, 2025

Pre-emptive Site Visit: LA04/2024/0015/F - 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). - Lands at Cabin Hill, Upper Newtownards Road;

Members Present: Alderman Rodgers; and
Councillors T. Brooks and S. Douglas.

Officers in Attendance: Mr. E. Baker, Planning Manager;
Ms. U. Cadell, Senior Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Upper Newtownards Road (12.45 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 1:05 p.m.

Pre-emptive Site Visit: LA04/2024/1576/F - 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 (4no. 2p/1b wheelchair apartments & 30no. 3p/2b 'CAT 1' Active Elderly apartments) with associated in-curtilage parking and landscaping - 733-735 Antrim Road;

Members Present: Councillor Murphy (Chairperson);
Alderman Rodgers; and
Councillors T. Brooks and S. Douglas.

Officers in Attendance: Mr. E. Baker, Planning Manager;
Ms. U. Cadell, Senior Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 733-735 Antrim Road (1:15 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 1:35 p.m.

Pre-emptive Site Visit: LA04/2024/2145/F - 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).
- Lands at North Foreshore / Giant's Park Dargan Road.

Members Present: Councillor Murphy (Chairperson);
Alderman Rodgers; and
Councillor S. Douglas.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. U. Cadell, Senior Planning Officer.

The Members and the officers convened at Giant's Park (1:55 p.m.) for the purpose of undertaking the site visit in respect of the above four applications and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 2:15 p.m.



Belfast
City Council

PLANNING COMMITTEE

Subject:	Committee Site Visit to Implemented Schemes
Date:	14th October, 2025
Reporting Officer:	Ed Baker, Planning Manager (Development Management)
Contact Officer:	Carolyn Donnelly, Committee Services Officer

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 ☐

1.0	Purpose of Report or Summary of main Issues
1.1	To update the Committee on the recent site visit to the “Loft Lines” residential development, adjacent the Titanic visitors centre
2.0	Recommendations
2.1	The Committee is asked to note the update
3.0	Main Report
3.1	At its meeting on 12th August, the Committee agreed to undertake site visits to implemented schemes. Accordingly, the Committee was invited to attend a site visit to the Loft Lines development (LA04/2021/2280/F) and the adjacent Hamilton Dock Hotel (LA04/2023/3442/F) on Tuesday 30th September. The Loft Line Development Team delivered a presentation to the attending Members which outlined the vision for the development in comparison to similar schemes in comparable cities. The Members were then invited to view the scheme currently under construction, including various sized units within the development. Following the Loft Lines visit, the Members viewed the adjacent Hamilton Dock Hotel which was under construction, in conjunction with the plans.
4.0	Financial & Resource Implications
	There are no financial or resource implications relating to this report.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
	There are no implications relating to this report.
6.0	Appendices – Documents Attached
	None.

From: [Office of The Chief Executive](#)
To: [Colin McDowell](#)
Cc: [Aaron McMullan](#); [Jill Thompson](#); [Russell Connelly](#)
Subject: FW: Belfast City Council Notification for new bays at 18 Jocelyn Avenue, 5 Knockland Park, 20 Archdale Park and 24 Oberon Street and Various Bay Removals - TM3 AB
Date: 15 September 2025 14:32:19
Attachments: [MT 187807-25 24 Oberon Street Drawing TM3 AB.PDF](#)
[Opposite 49 Seymour Street, Lisburn PDF Drawing TM3 AB.PDF](#)
[17 Hillview Avenue, Belfast TM3 AB.pdf](#)
[PDF Plan for AB outside 180 Colinmill Road Belfast - TM3 AB.pdf](#)
[11 Titania Street, Belfast.pdf](#)
[Sydenham Drive 4, Belfast drawing pdf.PDF](#)
[MT 188347-25 20 archdale Park Drawing TM3 AB.PDF](#)
[96 Rosebery Road Drawing, Belfast TM3 AB.PDF](#)
[5 Knockland Park, Belfast Drawing TM3 AB.PDF](#)
[39 Willowfield Parade, Belfast Drawing TM3 AB.PDF](#)
[22 Whitehall Gardens, Belfast Drawing TM3 AB.PDF](#)

Hi Colin,

Please see below email and attached correspondence for your info/action.

Kind regards

Katherine

Katherine Convery, Corporate Relationship Officer
Office of the Chief Executive, Belfast City Council, City Hall, BT1 5GS
Tel: 028 9032 0202 **Ext:** 6203

From: McMullan, John (Roads Hydebank) <John.McMullan@infrastructure-ni.gov.uk>
Sent: 12 September 2025 19:44
To: Office of The Chief Executive <OfficeoftheChiefExecutive@BelfastCity.gov.uk>
Subject: Belfast City Council Notification for new bays at 18 Jocelyn Avenue, 5 Knockland Park, 20 Archdale Park and 24 Oberon Street and Various Bay Removals - TM3 AB

Dear Mr John Walsh,

PROPOSED NEW AND THE REMOVAL OF ACCESSIBLE/DISABLED PARKING BAYS AT VARIOUS LOCATIONS WITHIN BELFAST CITY COUNCIL AREA

I am writing to advise you that we propose to install and remove accessible/disabled parking bays within the Belfast City Council area (one in Lisburn also) and have attached plans for each location.

Here is a list below of the proposed new bays:

Proposed new bays:

18 Jocelyn Avenue	Belfast
5 Knockland Park	Belfast
20 Archdale Park	Belfast
24 Oberon Street	Belfast

Please also see a list below of the bays to be removed.

Removals:

Opposite 49 Seymour Street	Lisburn
22 Whitehall Gardens	Belfast
96 Rosebery Road	Belfast
17 Hillview Avenue	Belfast
39 Willowfield Parade	Belfast
180 Colinmill Road	Belfast
11 Titania Street	Belfast
4 Sydenham Drive	Belfast

Grateful for comments on the above and if you have any queries, don't hesitate to give me a call.

Thanks

John McMullan
Traffic Management 3
DfI Roads East

Direct Line - 028 90 526255
Mobile No.- 07935208578

Jocelyn Avenue, Belfast (north-side)—from a point 40 metres east of its junction with Woodstock Road, for a distance of 5.5 metres in an easterly direction.

NO.	REVISION	DATE

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Project
16/18 JOCELYN AVENUE
BELFAST

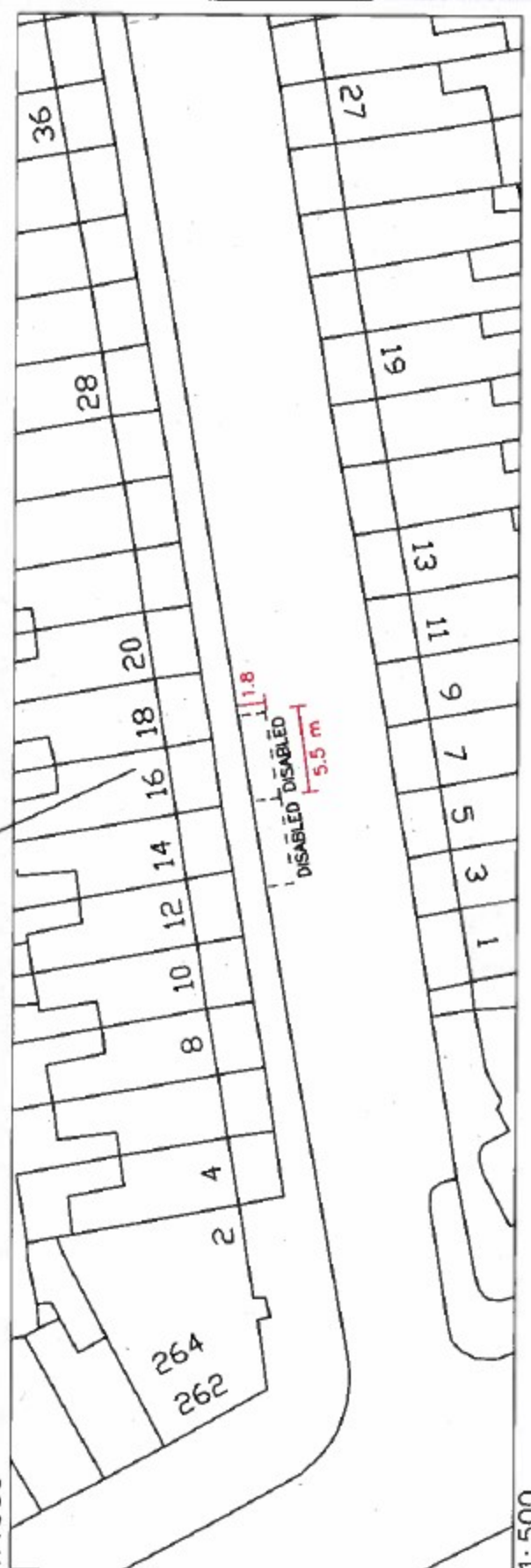
Title
PROPOSED ACCESSIBLE/
DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date Aug '13
DRAWN	CHECKED		date
TRACED	APPROVED		date

Dwg. No.
TM2/BEL/NOV/24/60/A

Scales
AS SHOWN

Eastern Division
Hydebank House
4a Hospital Road
Belfast
BT8 8JL
Telephone: 0300 200 7893
Textphone: 028 90540022



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NO.	REVISION	DATE
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Project:

ACCESSIBLE/DISABLED
PARKING BAY

Title:

5 Knockland Park
BELFAST

FILE NO.	DESIGNED	J.V	Date:	09/09/25
DRAWN	CHECKED	J.McM	Date:	09/09/25
TRACED	APPROVED	S.McM	Date:	09/09/25

Dwg No.

Revision

TM3/BEL/SEP/25/16/A

Scales:

AS SHOWN

Eastern Division

Hydebank
4 Hospital Road
Belfast BT8 8JL

Telephone: 028 9025 3000
Fax: 028 9025 3220

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1:1000

BARNETT'S LODGE

KNOCKLAND PARK

SUNBELLE PARADE

1:500



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ACCESSIBLE/DISABLED PARKING BAY

20 Archdale Park
BELFAST

FILE NO.		DESIGNED	J.W	Date: 19/08/25
DRAWN		CHECKED	J.McM	Date: 19/08/25
TRACED		APPROVED	S.McM	Date: 19/08/25

Dr. No.	Revision
TM3/BEL/JUL/25/17/A	

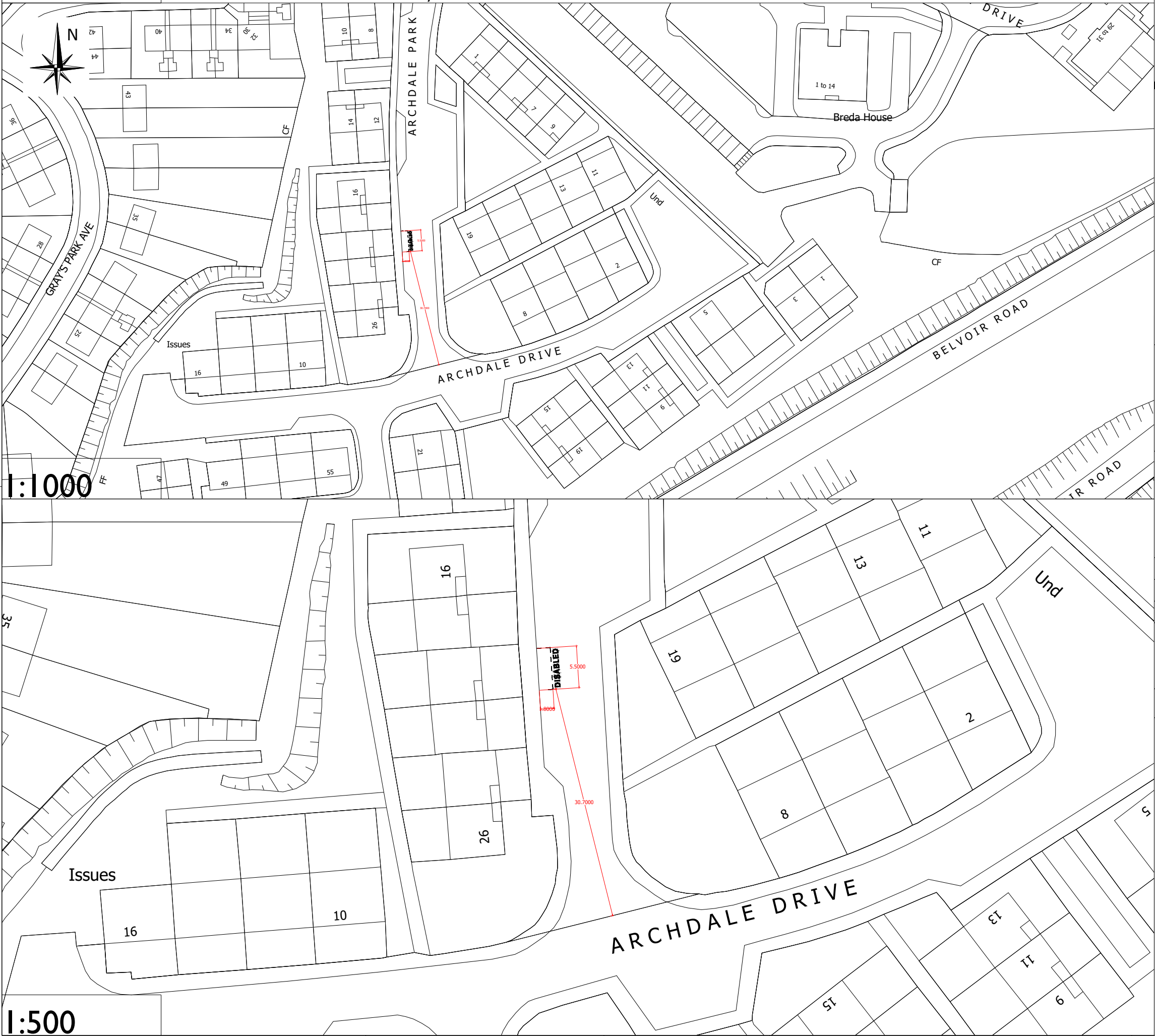
Scales: **AS SHOWN**

Eastern Division

**Hydebank
4 Hospital Road
Belfast BT8 8JL**

Telephone: 028 9025 3000
Fax: 028 9025 3220

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Project:

ACCESSIBLE/DISABLED
PARKING BAY

Title:

24 Oberon Street
BELFAST

FILE NO.		DESIGNED	J.W	Date:	19/08/25
DRAWN		CHECKED	J.McM	Date:	19/08/25
TRACED		APPROVED	S.McM	Date:	19/08/25

Drg. No.	Revision
TM3/BEL/JUL/25/14/A	

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Eastern Division

Hydebank
4 Hospital Road
Belfast BT8 8JL

Telephone: 028 9025 3000
Fax: 028 9025 3220

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[11 Titania Street, Belfast.pdf](#)
[Sydenham Drive 4, Belfast drawing pdf.PDF](#)
[MT 188347-25 20 archdale Park Drawing TM3 AB.PDF](#)
[96 Rosebery Road Drawing, Belfast TM3 AB.PDF](#)
[5 Knockland Park, Belfast Drawing TM3 AB.PDF](#)
[39 Willowfield Parade, Belfast Drawing TM3 AB.PDF](#)
[22 Whitehall Gardens, Belfast Drawing TM3 AB.PDF](#)

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Kind regards

Katherine

Katherine Convery, Corporate Relationship Officer

Office of the Chief Executive, Belfast City Council, City Hall, BT1 5GS

Tel: 028 9032 0202 **Ext:** 6203

From: McMullan, John (Roads Hydebank) <John.McMullan@infrastructure-ni.gov.uk>
Sent: 12 September 2025 19:44
To: Office of The Chief Executive <OfficeoftheChiefExecutive@BelfastCity.gov.uk>
Subject: Belfast City Council Notification for new bays at 18 Jocelyn Avenue, 5 Knockland Park, 20 Archdale Park and 24 Oberon Street and Various Bay Removals - TM3 AB

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Proposed new bays:

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5 Knockland Park	Belfast
20 Archdale Park	Belfast
24 Oberon Street	Belfast

Please also see a list below of the bays to be removed.

Removals:

Opposite 49 Seymour Street	Lisburn
22 Whitehall Gardens	Belfast
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17 Hillview Avenue	Belfast
39 Willowfield Parade	Belfast
180 Colinmill Road	Belfast
11 Titania Street	Belfast
4 Sydenham Drive	Belfast

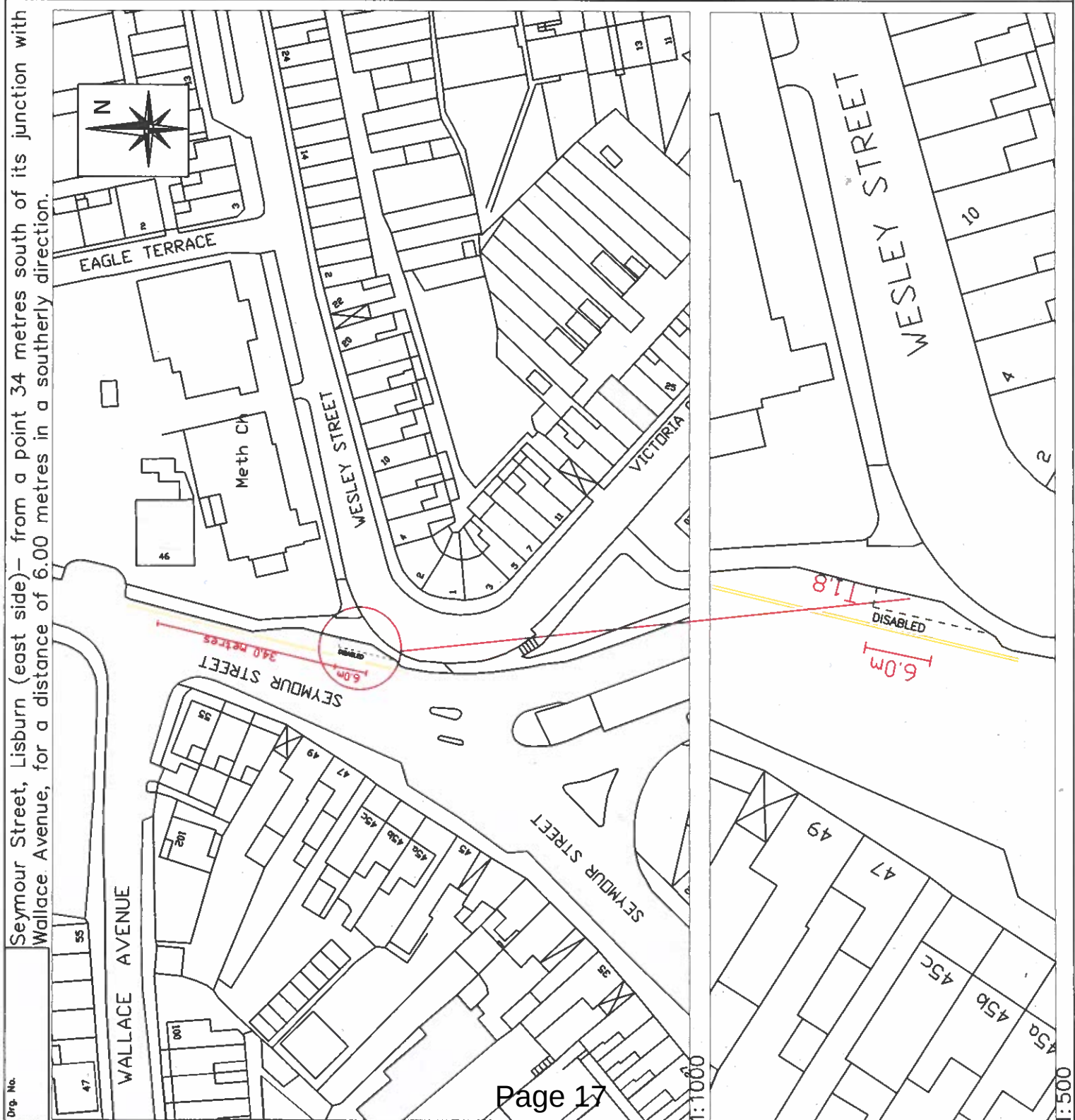
Grateful for comments on the above and if you have any queries, don't hesitate to give me a call.

Thanks

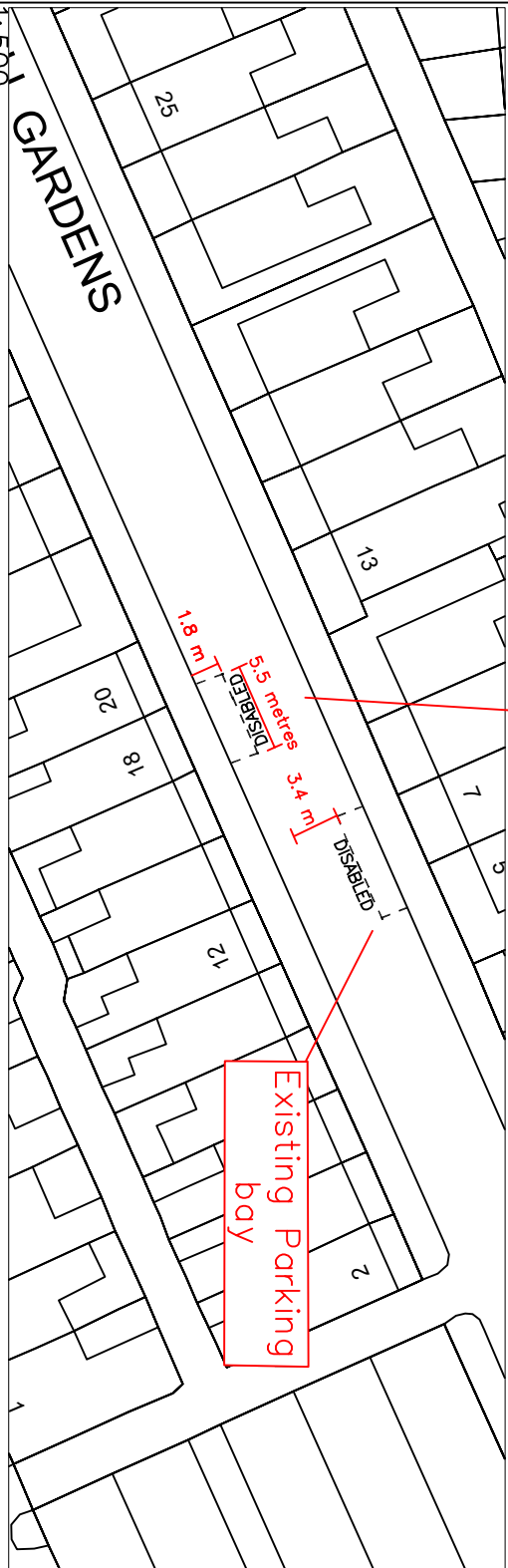
John McMullan
Traffic Management 3
DfI Roads East

Direct Line - 028 90 526255
Mobile No.- 07935208578

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amended Oct 2018 Based upon the Ordnance Survey of Northern Ireland 1:1000 Scale Map with the Permission of the Director and Chief Executive © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings Project PROPOSED ACCESSIBLE/ DISABLED PARKING BAY Title OPPOSITE 49 SEYMOUR STREET LISBURN <table border="1"> <tr> <td>FILE NO.</td> <td>DESIGNED</td> <td>AO'H</td> <td>date JUL'17</td> </tr> <tr> <td>DRAWN</td> <td>CHECKED</td> <td></td> <td>date</td> </tr> <tr> <td>TRACED</td> <td>APPROVED</td> <td></td> <td>date</td> </tr> <tr> <td>Dwg. No.</td> <td colspan="3">Revision</td> </tr> </table> TM2/LIS/JUL/17/18/A Scales 1:1000 & 1:500 Eastern Division Hydebank 4 Hospital Road Belfast BT8 8JL Telephone: 028 9025 3000 Fax: 028 9025 3220 Department for Infrastructure Crown Copyright Reserved www.infrastructure-ni.gov.uk			FILE NO.	DESIGNED	AO'H	date JUL'17	DRAWN	CHECKED		date	TRACED	APPROVED		date	Dwg. No.	Revision		
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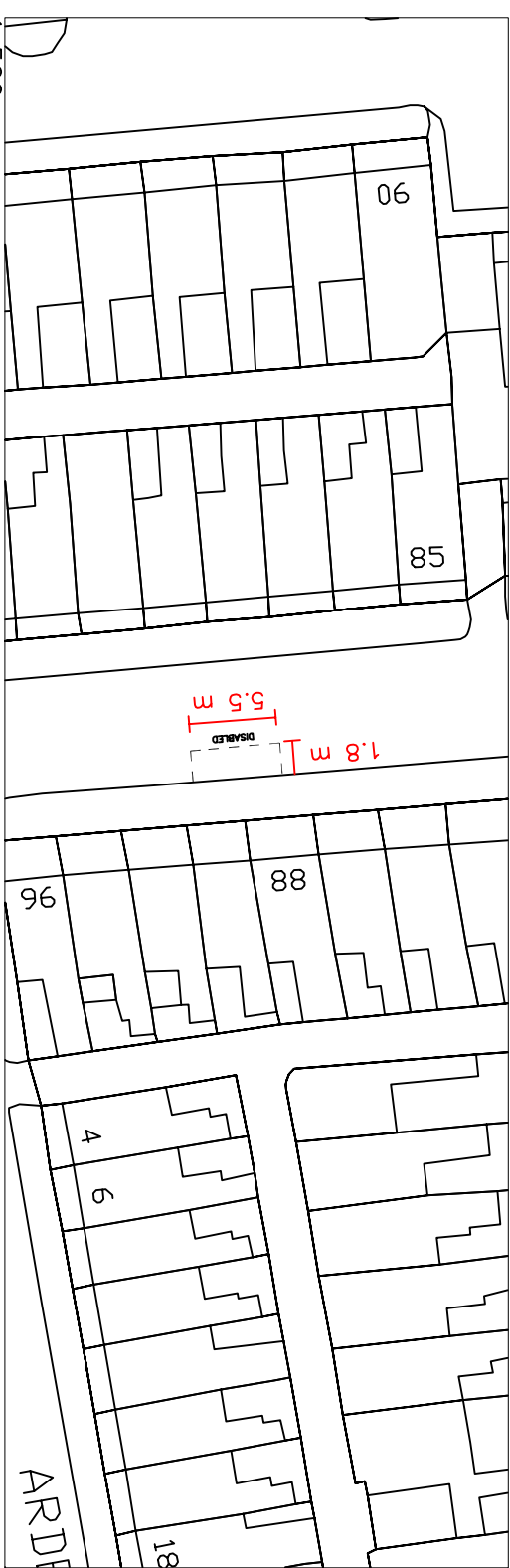
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Project				PROPOSED ACCESSIBLE/ DISABLED PARKING BAY			
Title				22 WHITEHALL GARDENS BELFAST			
FILE NO.	DESIGNED	AO'H	date	JUN'19			
DRAWN	CHECKED		date				
TRACED	APPROVED		date				
Drwg. No.				Revision			
TM2/BEL/DEC/18/55/A							
Scales AS SHOWN							

Eastern Division
Hydebank
4 Hospital Road
Belfast
BT8 8LL
Telephone: 02890 253000
Fax: 02890 253220

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Rosebery Road, Belfast (east side)—from a point 15 metres north of its junction with Ardenvohr Street, for a distance of 5.5 metres in a northerly direction.



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Project

PROPOSED ACCESSIBLE/
DISABLED PARKING BAY

Title

96 ROSEBERY ROAD
BELFAST

FILE NO. DESIGNED AO'H date MAR-22

DRAWN CHECKED date

TRACED APPROVED date

Dwg. No. Revision

TM2/BEL/MAR/13/22/A

Scales

AS SHOWN

Eastern Division

Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SQ

Telephone: 0300 200 7893
Textphone: 028 90540022

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Hillview Avenue, Belfast, (west side) -from a point 89 metres south of its junction with the Upper Newtownards Road, for a distance of 5.5 metres in a southerly direction.



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Project
 17 HILLVIEW AVENUE
 BELFAST

Title
 PROPOSED
 DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date APR 02
DRAWN	CHECKED		date
TRACED	APPROVED		date
Dwg. No.	Revision		

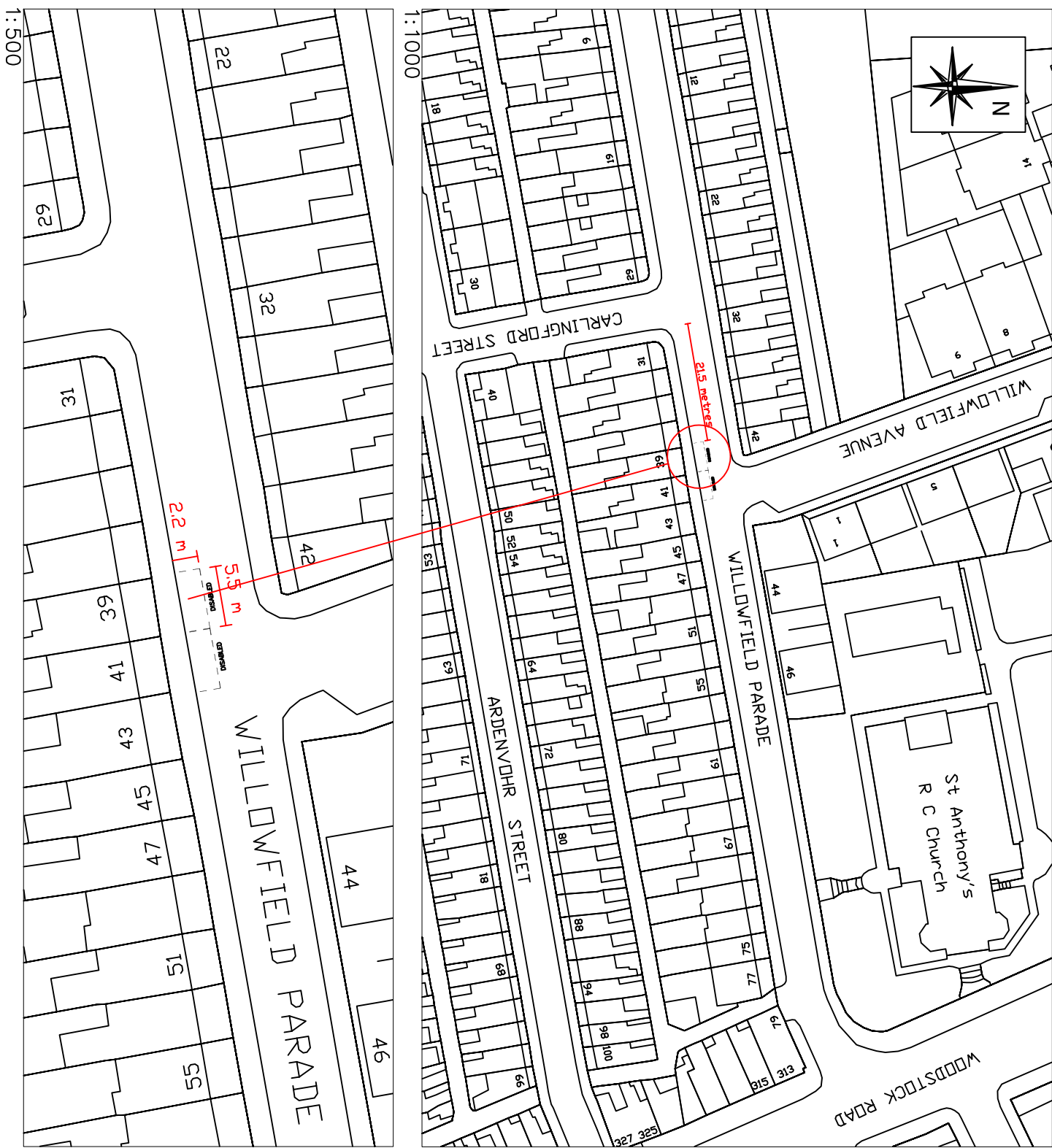
TM1/BEL/MAR/12/22/A

Scales
 AS SHOWN
ROADS Service

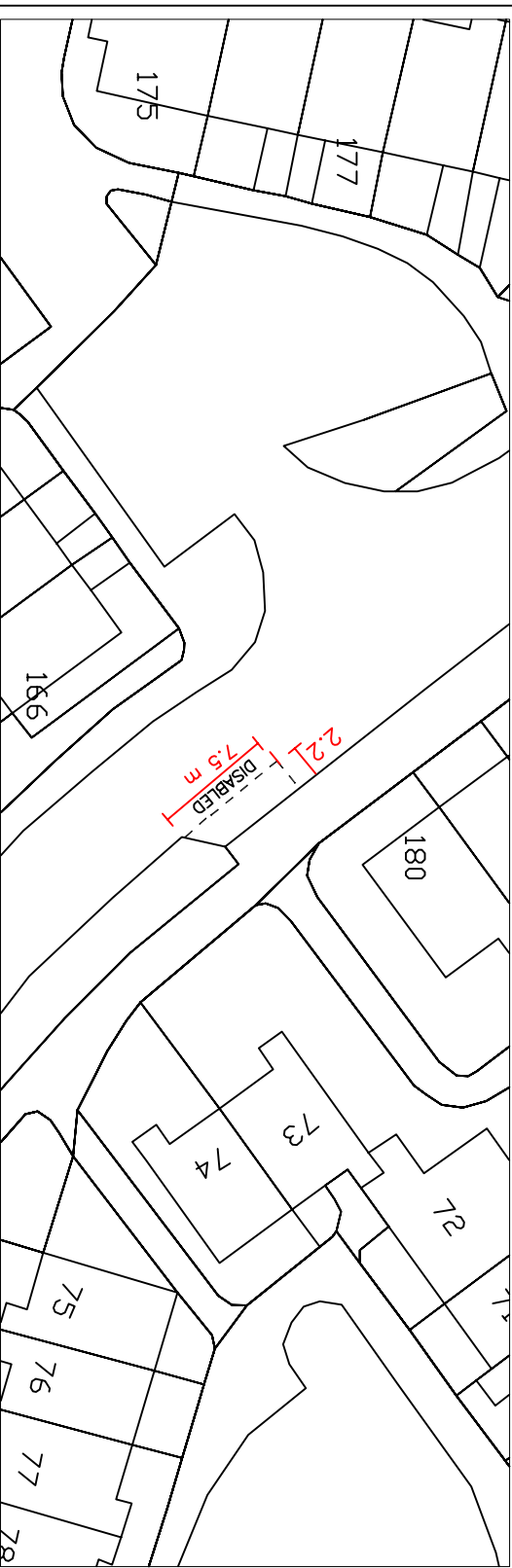
Eastern Division
 Hydebank
 4 Hospital Road
 Belfast BT8 8JL
 Telephone: 028 9025 3000
 Fax: 028 9025 3220

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Willowfield Parade, Belfast (south side) – from a point 21.5 metres east of its junction with Carlingford Street, for a distance of 5.5 metres in a easterly direction.



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NO.		

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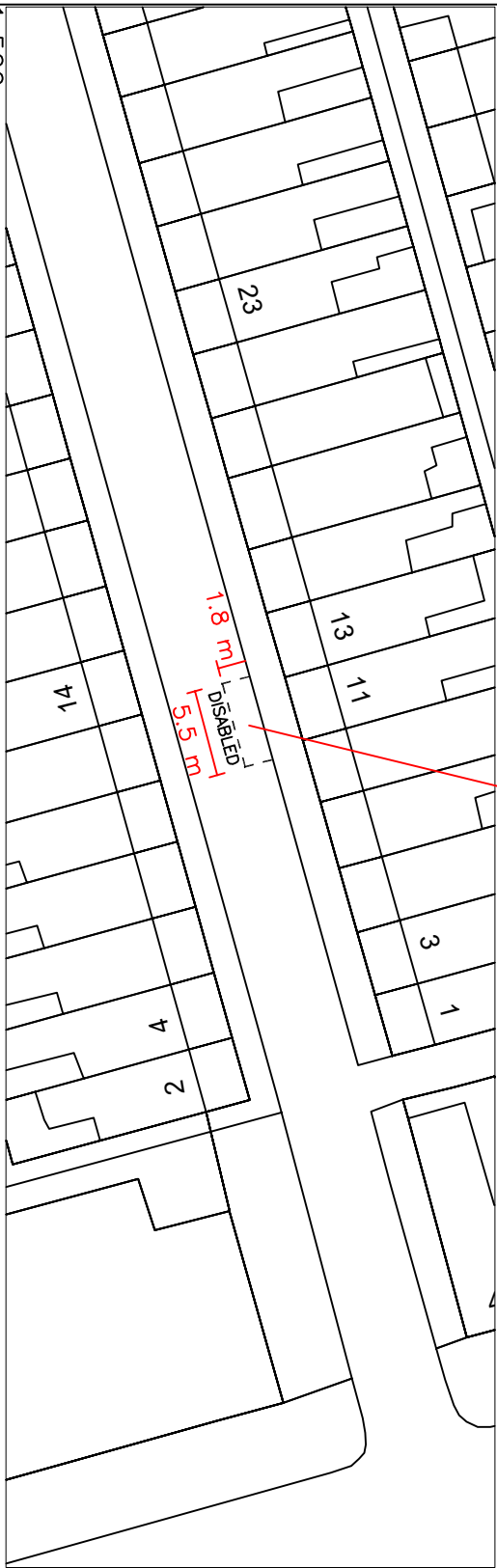
Project	ACCESSIBLE/ DISABLED PARKING BAY			
Title	74 COLINMILL BELFAST			
FILE NO.		DESIGNED	AO'H	date SEP T 24
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TRACED		APPROVED		date
Dwg. No.				Revision
TM2/BEL/SEPT/24/48/A				

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Eastern Division
Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SQ
Telephone: 0300 200 7893
Telephone: 028 90540022

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Titania Street, Belfast (north-west side) – from a point 44 metres south-west of Cregagh Road, for a distance of 5.5 metres in a south-westerly direction.



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Project
PROPOSED ACCESSIBLE
DISABLED PARKING BAY

Title
11 TITANIA STREET
BELFAST

FILE NO.	DESIGNED	AO'H	date
DRAWN	CHECKED		SEPT'20
TRACED	APPROVED		date

Dwg. No.	Revision
TM2/BEL/SEPT/20/26/A	

Scales
AS SHOWN

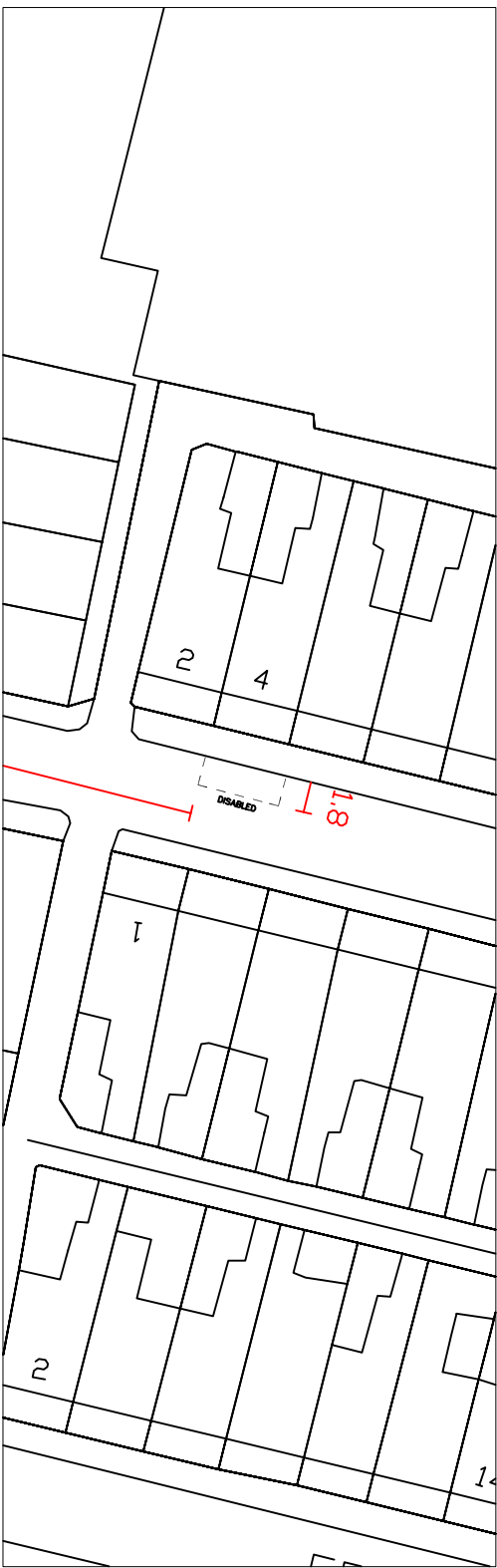
Eastern Division
Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SQ
Telephone: 0300 200 7893
Textphone: 028 90540022

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Sydenham Drive, Belfast, (west side) – from a point 26 metres north of its junction with Belmont Road, for a distance of 5 metres in a northerly direction.



1:1000



1:500

NO.	REVISION	DATE
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Project

4 SYDENHAM DRIVE
BELFAST

Title

DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date JUN'11
DRAWN	CHECKED		date
TRACED	APPROVED		date

Dwg. No.

TM1/Bel/JUN/11/57/A

Revision

Scales

AS SHOWN

ROADS Service

Eastern Division
Hydebank
4 Hospital Road
Belfast BT8 8JL
Telephone: 028 9025 3000
Fax: 028 9025 3220

abc

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Subject:	Notifications from statutory bodies
Date:	14 th October 2025
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

Is this report restricted?	Yes ☐	No ☒
Is the decision eligible for Call-in?	Yes ☒	No ☐

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee three notifications received from the Department for Infrastructure (DfI) (see Appendix 1). The notifications relate to proposed abandonments at Ballymacarrett Walkway/Tamar Street, 11 Chichester Street and Woodbourne Crescent.
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received.
3.0	Main Report
3.1	The Council has received the following notifications from DfI:
3.2	Proposed abandonment at Ballymacarrett Walkway/Tamar Street Received on 15th September 2025 this renotification concerns the abandonment of an area of land (approximately 2,392 square metres) which forms part of the completed Belfast City Council/DfI joint-funded Environmental Improvement Scheme in the area between Tamar Street and Severn Street (see Appendix1). The Committee was previously notified of this proposed abandonment in September 2019 at which time no concerns were raised.
3.3	Proposed abandonment at 11 Chichester Street, Belfast BT1 4JA Received on 15th September 2025 this renotification concerns the abandonment of an area of footpath (approximately 8 square metres) to the front of No. 11 Chichester Street (see Appendix1). This abandonment has been requested by the owner of the land to develop an outdoor seating area. The Committee was previously notified of this proposed abandonment in August 2019 at which time no concerns were raised.
3.4	Proposed abandonment at Woodbourne Crescent Received on 15th September 2025 this notification concerns the abandonment of four areas of land totalling approximately 240 square metres at Woodbourne Crescent (see Appendix1) as part of an Environmental Improvement Scheme which received planning approval from the Council in February 2020 (Application Ref. LA04/2019/1232/F). The

	abandonment is necessary to remove Public Rights of Way over land no longer owned by DfI. The associated Vesting Orders were noted by the Committee in September 2023 and June 2025.
3.5	In considering these notifications 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 these consultations and it is recommended that the Committee notes this report.
3.6	<u>Financial & Resource Implications</u> There are no resource implications associated with this report.
3.7	<u>Equality implications or Good Relations implications / Rural needs assessment</u> None.
4.0	Appendices – Documents Attached
	Appendix 1: Proposed abandonments

EASTERN DIVISION



Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Local Planning Office
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP



Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899
Textphone number: 028 9054 0022

Being Dealt With By: Lillian Lewis

Email: lillian.lewis@infrastructure-ni.gov.uk

Direct Line: 02890 526161

Your Ref:

Our Ref: MD2/Z/03/1086

Date: 27 August 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT BALLYMACARRRETT WALKWAY/TAMAR STREET,
BELFAST**

Department for Infrastructure Roads is proposing to abandon the land/footpath as shown hatched red on the attached map.

The abandonment is necessary to facilitate a Belfast City Council / DFI joint funded environmental improvement scheme in the area.

Please let me have your comments on the above proposal. You were consulted in 2019 regarding this Abandonment. Work has already been carried out and you were content at the time.

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

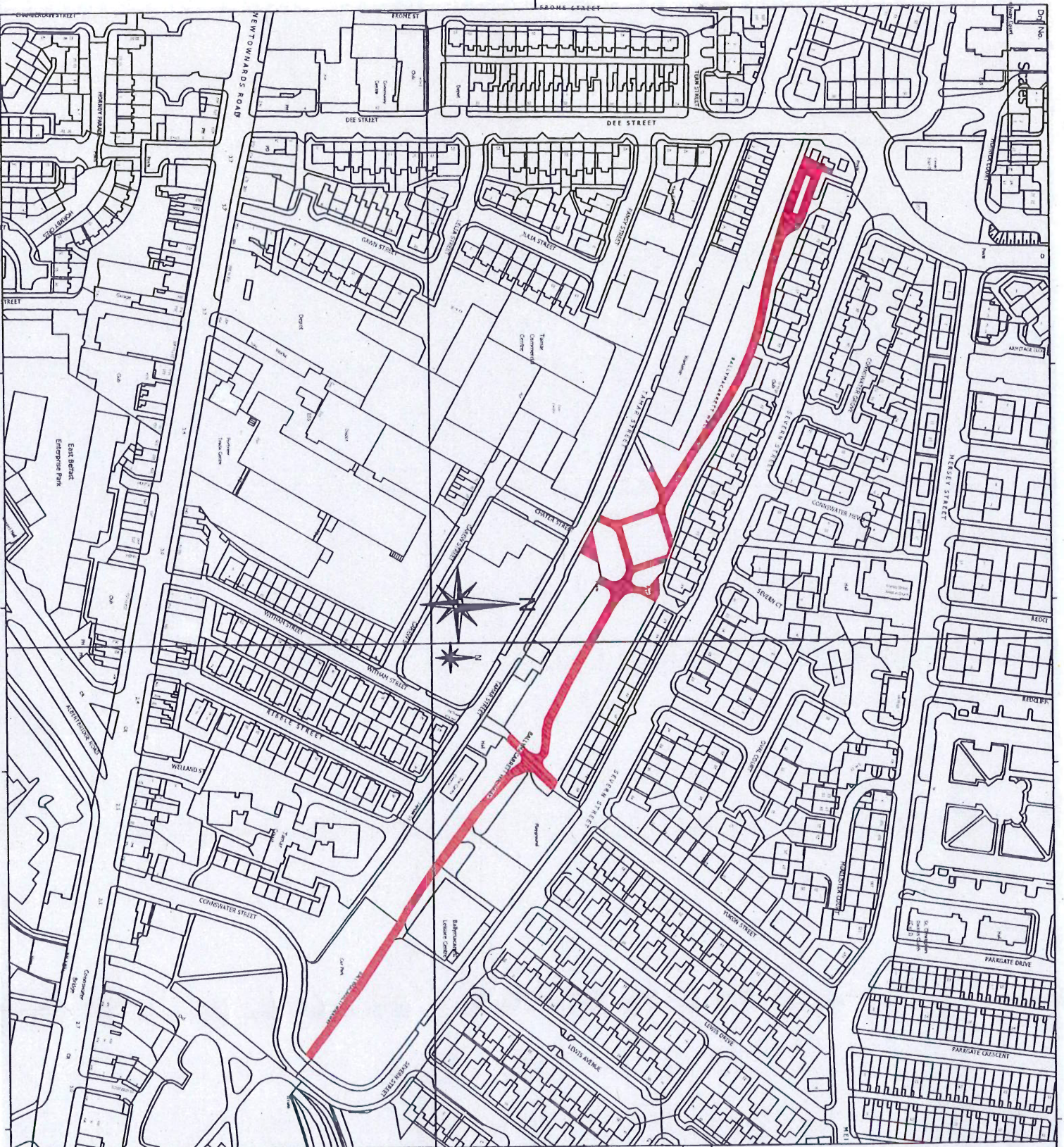
Yours faithfully

Lillian Lewis

Lillian Lewis
Lands Section

ENC





Based upon the Ordnance Survey of Northern Ireland 1:1000 Scale Map with the Permission of the Director and Chief Executive
 Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

NOTES:

 Area = Approx
 2391.673 Sq.m.

Map Ref :- 13014NE & 13014SE

NO.	REVISION	DATE

Abandonment

Ballymacarrett Walkway

FILE NO.	DESIGNED	LL	DATE
DRAWN	CHECKED	INIT	DATE
TRACED	APPROVED	INIT	DATE

Dwg No.	Revision
0	0

Scale: 1:2500

transportni

Eastern Division
 Annex 7
 Castle Buildings
 Upper Newtownards Road
 Belfast BT4 3SQ
 Tel: 028 90540540



Local Planning Office
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP



Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899
Textphone number: 028 9054 0022

Being Dealt With By: Lillian Lewis

Email: lillian.lewis@infrastructure-ni.gov.uk

Direct Line: 02890 526161

Your Ref:

Our Ref: MD2/Z/03/1085

Date: 01 September 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT 11 CHICHESTER STREET, BELFAST BT1 4JA**

DFI Roads has received an application from Mr E McCusker proposing to abandon the land/footpath as shown hatched on the attached map.

The applicant owns bed and soil of the adopted area as it falls within the curtilage of his business premises and the abandonment has been requested to allow the owner to develop an outdoor seating area..

Please let me have your comments on the above proposal.

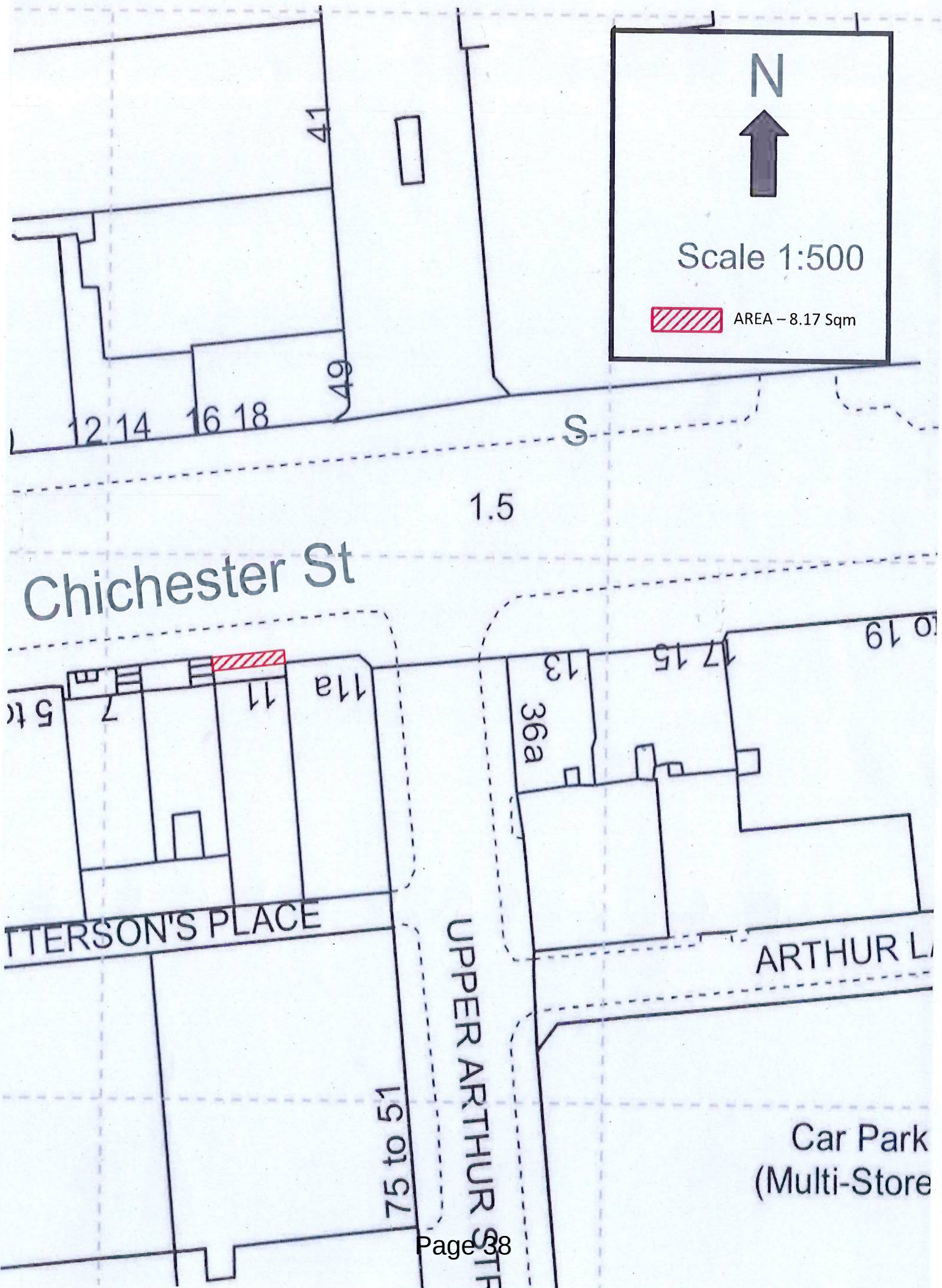
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Lillian Lewis

Lillian Lewis
Lands Section

ENC



EASTERN DIVISION



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BELFAST
BT8 8JL

Telephone: 0300 200 7899
Textphone number: 028 9054 0022

Being Dealt With By: Lillian Lewis

Email: lillian.lewis@infrastructure-ni.gov.uk

Direct Line: 02890 526161

Your Ref:

Our Ref: MD2/Z/03/1123

Date: 10 September 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT WOODBOURNE CRESCENT, BELFAST**

DFI Roads has received an application from Department for Communities to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to remove public rights of way over land no longer owned by the Department.

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

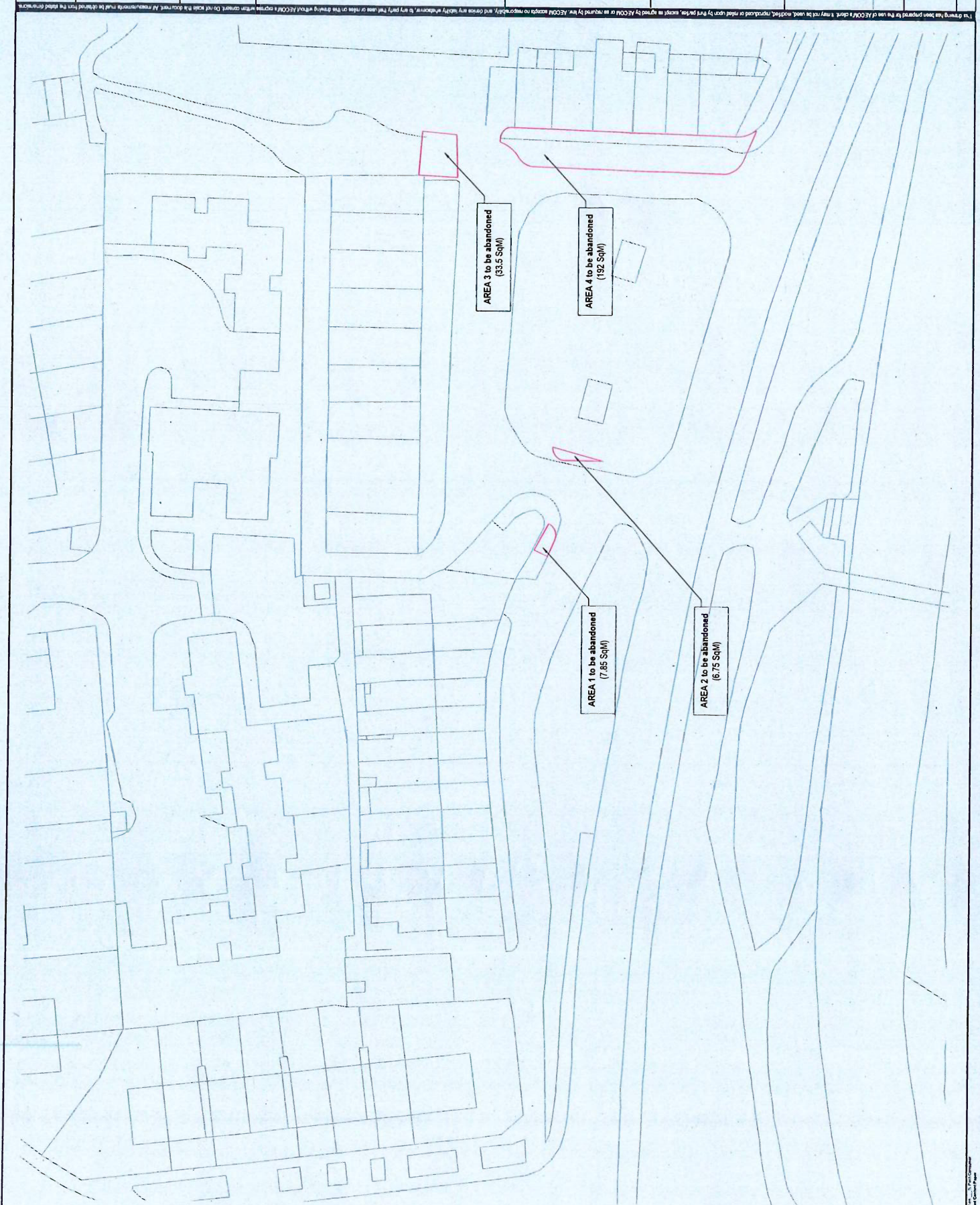
Lillian Lewis

Lillian Lewis
Lands Section

ENC



NO	DATE	DESCRIPTION
P1	Jan 25	Areas Updated
P2	Oct 24	Final Issue
MR		



PLANNING COMMITTEE – 14 OCTOBER 2025

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals received

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0017
PLANNING REF:	LA04/2024/1118/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Ms Paula Durbano		
LOCATION:	90 Maryville Street, Belfast, BT7 1AE		
PROPOSAL:	Retrospective change of use (CoU) for 1 No bedroom from permanent residential use (Class C1) to short-term let accommodation (STLA) (Sui Generis)		
ITEM NO	2	PAC REF:	2025/A0025
PLANNING REF:	LA04/2024/1623/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Paul Kennedy		
LOCATION:	49 Woodcot Avenue, Belfast, BT5 5JB		
PROPOSAL:	Change of use from 4 bed dwelling (C1) to 4 bed House of Multiple Occupancy (Sui Generis)		
ITEM NO	3	PAC REF:	2025/A0024
PLANNING REF:	LA04/2023/3101/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Enagh Investments Ltd		
LOCATION:	22 Wolseley Street, Belfast, BT7 1LG		
PROPOSAL:	Change of use from 3 No HMO flats (14 No total bedrooms) to 7 No one bedroom short-term stay flats including internal and external alterations		

ITEM NO	4	2025/A0028
PLANNING REF:	LA04/2024/0036/F	
RESULT OF APPEAL:	DISMISSED	
APPLICANT:	Ricardo Manso	
LOCATION:	Flat 1a, 438 Antrim Road, Belfast, BT15 5GB	
PROPOSAL:	Retention of change of use from residential apartment to short term let accommodation	
ITEM NO	5	2024/A0022
PLANNING REF:	LA04/2023/3138/F	
RESULT OF APPEAL:	DISMISSED	
APPLICANT:	Mrs Jayne Hughes	
LOCATION:	Apartment 7 City Gate, 2 Sussex Place, Belfast, BT2 8LN	
PROPOSAL:	Retrospective change of use from apartment to short term let	
ITEM NO	5	2025/A0034
PLANNING REF:	LA04/2024/1163/F	
RESULT OF APPEAL:	DISMISSED	
APPLICANT:	Ms Anna Krzsinska	
LOCATION:	Apartment 13, Winter Gardens, 34 Alfred Street, Belfast, BT2 8EP	
PROPOSAL:	Retrospective change of use from dwelling (apartment) to short term let	

Planning decisions issued September 2025 - No. 206

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2020/1858/F	LOC	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.	Permission Granted
LA04/2022/1046/F	LOC	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).	Permission Refused
LA04/2022/1114/F	LOC	Lands to North of No's 1-23 (odd) Heath Lodge Drive, West of No. 2 & 4 Lyndhurst Crescent and South-East of No's 1-6 Lyndhurst Heights, Belfast.	Proposed residential development comprising of 11 no. 2-bed apartments, with communal amenity space, landscaping, bin and bicycle storage, car parking and all associated site works. (Amended Description/Scheme)	Permission Granted
LA04/2022/1129/PAD	LOC	384-390 Newtownards Road Belfast BT4 1HU.	New development with commercial ground floor and 20 No. apartments to upper floors.	PAD Concluded

LA04/2022/1293/PAD	LOC	Strandtown Primary School, North Road, Belfast BT4 3DJ.	Removal of existing sub-standard 'mobile' classrooms and construction of a suitably compliant classroom extension along with an assessment of how access to the school could be improved for pupils, staff and deliveries.	PAD Concluded
LA04/2022/1689/F	LOC	11 - 19 Corporation Street Belfast BT1 2AL	Retention of overspill carpark extension (access via Tomb Street internal carpark) (Amended description)	Permission Refused
LA04/2022/1823/F	LOC	Apartment 1 City Gate 2 Sussex Place Belfast BT2 8LN.	Change of use from residential to holiday let / short term accommodation.	Application Withdrawn
LA04/2023/2418/F	LOC	215-225 Castlereagh Road, Belfast, BT5 5FH	Demolition of existing retail units and vehicle drop off area of 215-225 Castlereagh Road, Belfast and erection of 4 storey apartment building containing, 16 no apartments with associated development and ancillary works.	Permission Granted
LA04/2023/2868/F	MAJ	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).	Permission Granted
LA04/2023/2916/PAD	LOC	33 Old Holywood Road, Belfast, BT4 2HJ	Two storey extension to existing dwelling to create self contained dwelling, with two bedrooms.	PAD Concluded

LA04/2023/3421/F	LOC	226 Upper Malone Road, Belfast, BT17 9JZ	Proposed retention, conversion and alterations / refurbishment to create 3 residential units (2 units previous existing), new landscaping works and ancillary site works.	Permission Granted
LA04/2024/0273/F	LOC	4 Ava Avenue, Belfast, BT7 3BN	Change of use from Office (B1) to Barber Shop (A1).	Permission Granted
LA04/2024/0333/F	LOC	144-146 Lisburn Road Malone Lower Belfast BT9 6AJ	Change of use at first floor from self-contained office (B1) to a domestic two bedroom apartment (C1).	Permission Granted
LA04/2024/0387/F	LOC	9 Harrisburg Street, Belfast, BT15 3JH	Retrospective: Change of use from 2 bedroom residential dwelling (C1) to short term let (Sui Generis)	Permission Refused
LA04/2024/0458/PAD	LOC	42-48 Howard Street, Belfast, BT1 6PG	Extension to the rear of existing hotel at 1st - 6th floor level to provide additional bedrooms. Replacement of existing structures on the roof with 3no. additional floors comprising hotel bedrooms at 7th floor level, a rooftop bar/restaurant area with outdoor terrace at 8th floor level and a rooftop hot tub and changing room at 9th floor level. Total number of bedrooms to increase from 52 to 108.	Proposal of Application Notice is Acceptable
LA04/2024/0548/F	LOC	103 Stockmans Lane, Belfast, BT9 7JE	Proposed Change of use from dwelling to medical consulting and treatment clinic and all other associated works.	Permission Granted
LA04/2024/0578/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 7 and 8 of planning approval LA04/2022/0428/F. Final window schedule and mechanical ventilation system specification.	Condition Not Discharged

LA04/2024/1121/F	MAJ	The 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	Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof.	Permission Granted
LA04/2024/1122/LBC	LOC	The Kings Hall Lisburn Road, Malone Lower, Belfast, BT9 6GW	Application for Listed Building Consent for the conversion of and alterations to King's Hall to accommodate Primary Health Care and Medical Diagnostic Centre, comprising amendments to extant Listed Building Consent reference LA04/2018/0048/LBC.	Consent Granted
LA04/2024/1345/PAD	LOC	6 Derryvolgie Avenue, Belfast, BT9 6FL	The retention of 6 Derryvolgie and the erection of two dwellings in the rear garden with associated parking and landscaping.	PAD Concluded
LA04/2024/1384/F	LOC	8 The Mount, Belfast, BT5 4NA	Retrospective Change of Use from Office space to Category C2 Tourist Hostel. (AMENDED DESCRIPTION)	Application Withdrawn
LA04/2024/1386/F	LOC	107 Park Avenue, Belfast, BT4 1JJ	Single storey rear extension (retrospective) (Amended Proposal Description)	Permission Granted

LA04/2024/1489/PAD	LOC	Site includes open land along the bottom of Milltown Cemetery, land adjacent to 8 Blackstaff Way, open area between Blackstaff Way and M1 Motorway, land in-between 5 Blackstaff Way and M1 Motorway and NI Water Upper Falls site Kennedy Way.	First phase of the West Belfast Greenway, forming a key link in the west of the city and part of the Belfast Cycling Network Delivery Plan. The greenway will consist of a 4m wide public path for shared cyclist and pedestrian use, linking the Bog Meadows to Kennedy Way. Access to the greenway will be via the Bog Meadows, Kennedy Way and Blackstaff Way.	PAD Concluded
LA04/2024/1650/F	LOC	87 Donegall Avenue, Belfast, BT12 6LS	Change of use from 4 bed dwelling to 5 bed/ 5 person HMO	Permission Granted
LA04/2024/1827/F	LOC	15 Ashley Avenue, Belfast, BT9 7BT	Two storey rear extension and single storey rear extension to existing house in multiple occupation and reconfiguration to provide 2 no. additional bedrooms for 2 occupants	Permission Granted
LA04/2024/1757/F	LOC	First and Second Floor of 245 Antrim Road, Belfast, BT15 2GZ	Change-of-use of the first and second floors, from office space to 2 No. short-stay self-contained apartments, and a communal laundry room and bicycle store (Sui generis). (Reduced Scheme)	Permission Granted
LA04/2024/1869/F	LOC	The Edge, 48-52 York Street, Belfast, BT15 1AS	Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation	Application Withdrawn

LA04/2024/1866/F	LOC	48 Castlereagh Road, Belfast, BT5 5FP	Change of use from dental surgery to 7-bed/7-person HMO, with a replacement 2 storey bay to the front elevation, a single and double storey extension to the rear elevation, with a first-floor terrace over the single storey extension, fenestration and external finishes changes (Amended Description)(Part Retrospective)	Permission Granted
LA04/2024/1942/F	LOC	Derelict Canteen Building adjacent to Pavilion 8, Belvoir Park Hospital Development Hospital Road, Belfast, BT8 7EW	Renovation & extension of existing derelict canteen building and change of use to a single storey dwelling	Permission Granted
LA04/2024/1943/DC	LOC	Lands north of 15 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Discharge condition 18 of planning approval LA04/2022/0129/F - Final Construction Environmental Management Plan	Condition Discharged
LA04/2024/2152/F	LOC	Lands located on the Gasworks central green space, North of 2-20 Cromac Place and East of 1 Cromac Quay and also includes the Gasworks pedestrian / cycling link to the Lagan towpath	Landscaping works including relaying of pathways and grass lawns, raised grass terrace, additional planting beds, additional seating, lighting features, artwork and associated works.	Permission Granted
LA04/2024/2026/RM	MAJ	Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	Permission Granted

LA04/2024/2052/F	LOC	Lands adjacent 94-98 Templemore Avenue and 137-163 Templemore Avenue.	Public realm improvements to include new footpath surfacing, comprising natural stone paving with granite kerbs and tactile paving for pedestrian crossings; new street furniture; new street trees; and all associated works.	Permission Granted
LA04/2024/2013/F	LOC	1A Baroda Street, Ormeau, Belfast, BT7 3AA	Retrospective Change of Use of Retail Floor Space (Use Class A1) to create additional floorspace to existing gymnasium (Sui Generis)	Permission Granted
LA04/2024/2109/F	LOC	Units 1-3 Lesley Boucher Centre, 85-89 Boucher Road, Belfast, BT12 6HR	Proposed change of use from café unit and bookmakers unit to hot food restaurant unit with canopy to provide outdoor seating and associated alterations to front elevation.	Permission Granted
LA04/2024/2115/DC	LOC	10-16 Castle Place, Belfast, BT1 1GB	Disharge of Condition 3 LA04/2019/0405/F- Noise Verification Report	Condition Discharged
LA04/2024/2136/F	LOC	2 Sagimor Gardens, Ballyhackamore, Belfast, BT5 5LW	Demolition of existing single storey extension and lean-to shed. Erection of a new two storey extension to the rear and single storey extension to the side of the existing dwelling forming new entrance porch, to include alterations to entrance door and additional windows on the first floor side gable.	Permission Granted
LA04/2025/0047/F	LOC	192 Upper Newtownards Road, Belfast, BT4 3ES	Change of use from 5-bedroom residential dwelling (C1) to 7-bedroom/7-person HMO (Sui Generis). Single storey rear extension and additional works. (Amended Description & Plans).	Permission Granted

LA04/2025/0061/DC	LOC	142 Malone Avenue, Belfast, BT9 6ET	Discharge of Condition 6 LA04/2017/0046/F - Waste Management Plan, including details of bin collection arrangements	Condition Not Discharged
LA04/2025/0100/F	LOC	19 Hawthornden Road, Belfast, BT4 3JU	Single storey rear extension and single storey garden room	Permission Granted
LA04/2025/0083/CLO PUD	LOC	Lands to the east of the River Lagan and to the south of Lagan Gateway Phase 1, located approximately 150 m south west of 7 Mornington and 250m north west of 109 Galwally Ave, Belfast BT8 7AJ	Proposed 2 metre wide compacted gravel path with associated drainage and landscaping enhancements, to include planting of 37no. new trees along with grass, wildflower, and woodland seed planting	Permitted Development
LA04/2025/0163/F	LOC	Lands at Donegall Quay located south west of the AC Hotel by Marriott and south east of the NCP Belfast City Quays Multi Storey Car Park, Belfast.	construction of a signalised pedestrian crossing, including a new layby (as approved under Planning Ref: LA04/2023/2388/F), ramped pedestrian access and all associated site works (Amended Plans)	Permission Granted
LA04/2025/0156/DC	LOC	Ballysillan Playing Fields, Ballysillan Road, Belfast, BT14 7QP	Discharge conditon 14 of LA04/2022/0136/F- Construction Environmental Management Plan (CEMP)	Condition Discharged
LA04/2025/0403/F	LOC	1a Haywood Avenue, Belfast, BT7 3EU	Change of use from betting office (sui generis) to flower retail premises (Use Class A1) with new shop front and rear gateway (Retrospective)	Permission Granted
LA04/2025/0202/F	LOC	9 Suffolk Crescent, Belfast, BT11 9JT	Single storey side and rear extension	Permission Granted
LA04/2025/0199/F	LOC	30 Mount Vernon Park , Belfast, BT15 4BG	Rear Single Storey Extension and creation of access ramp(AMENDED DESCRIPTION).	Permission Granted

LA04/2025/0229/DC	LOC	Ballysillan Playing Fields, Ballysillan Road, Belfast, BT14 7QP	Discharge of condition 15 LA04/2022/0136/F. Invasive Species Management Plan	Condition Discharged
LA04/2025/0260/A	LOC	Ground Floor, 11a Chichester Street, Belfast, BT1 4JA.	Replacement of existing shopfront to include new fascia signage	Consent Granted
LA04/2025/0242/F	MAJ	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	Permission Granted
LA04/2025/0262/F	LOC	63 Gilnahirk Road, Belfast, BT5 7DE	Dormer to front elevation, 2nd floor rear extension and fenestration changes. (Retrospective) (Amended plans)	Permission Granted
LA04/2025/0299/F	LOC	25 Indiana Avenue, Belfast, BT15 5BZ	Sub-division of existing dwelling to 2 No. self contained apartments, external stairs to rear and fenestration changes (additional plans)	Permission Granted
LA04/2025/0274/F	LOC	Ground Floor, 11a Chichester Street, Belfast, BT1 4JA.	Replacement of existing shopfront to include new fascia signage	Permission Granted
LA04/2025/0572/F	LOC	Apartments 1-35 14 Montgomery Street, Belfast, BT1 4NX	Replacement of aluminium cladding panels along existing eastern elevation with fibre cement cladding panels to remove combustible materials.	Permission Granted
LA04/2025/0407/NMC	LOC	New pedestrian/cycle bridge between the Gasworks and Ormeau Embankment Ormeau Embankment, Belfast, BT6 8LT	Non-material change to planning application LA04/2015/0405/F- Landscaping alterations.	Non Material Change Granted

LA04/2025/0406/F	LOC	13 Hazel Close, Lagmore, Dunmurry, BT17 0XW	Single storey rear extension	Permission Granted
LA04/2025/0408/DC	LOC	Lands opposite Ruby Cottages and St. Ellens Terrace, Edenderry Road, Edenderry. BT8 8JN	Discharge of Condition 13 LA04/2017/1439/F - Verification Report	Condition Discharged
LA04/2025/0416/DET EIA	LOC	Former Cross & Passion School site, Glen Road, Andersonstown, Belfast, BT11 8BW.	Redevelopment of the former Cross & Passion School site, Glen Road, Belfast to create a new post-primary school campus for All Saints College with an enrolment of approximately 1,000 pupils. The proposed plans are for a new school, split over 2 sites; one north of the Glen Road (4.67ha) and one south of the Glen Road (2.67ha). Within the larger of the two sites it is proposed to build a new school, over 2nr floors, with access to a courtyard, hard play and landscaped areas. There will be new access road and associated car parking. It is also proposed to create a small grass pitch and tennis courts.	

LA04/2025/0453/NMC	LOC	Lands between Floral Park and Antrim Road Newtownabbey and North West and adjacent to 83 Antrim Road and 36 Floral Park BT36	NMC to LA04/2021/0743/F -Addition of security gates to sides of all properties providing secure access to the rear. Internal alterations to the layout of lower ground, ground and first floor plans of the proposed properties. Window on front elevation increased in size due to internal layout change. Amendment to external steps to side of properties, intermediate landing added additional steps added to reduce gradient of flight.	Non Material Change Granted
LA04/2025/0592/CLE UD	LOC	80a Stranmillis Road, Belfast, BT9 5AD	Existing House of Multiple Occupancy (HMO)	Permitted Development
LA04/2025/0505/F	LOC	Ionad Na Fuisioige, 6 Summerhill Road, Dunmurry, Belfast, BT17 0RL	Standalone 2 storey community building to front of the existing site.	Permission Granted
LA04/2025/0497/F	LOC	99 Old Milltown Road, Belfast, BT8 7SP	Conversion & sub-division of former post office and dwelling into 2no. semi-detached dwellings	Permission Granted
LA04/2025/0501/F	LOC	37 Rugby Road, Belfast, BT7 1PT	External alterations including demolition of rear wall, alongside installation of air source heat pump and solar panels to rear roof. Internal alterations including reconfiguration of ground floor and replacement windows and formation of doors.	Permission Granted

LA04/2025/0502/LBC	LOC	37 Rugby Road, Belfast, BT7 1PT	External alterations including demolition of rear wall, alongside installation of air source heat pump and solar panels to rear roof. Internal alterations including reconfiguration of ground floor and replacement windows and formation of doors.	Consent Granted
LA04/2025/0778/PAD	LOC	89-95 University Road, Belfast, BT7 1NG	Refurbishment of existing 3 storey building within Queen's University Campus, to include internal fit-out and external over cladding to meet Passive House standards. Project involve change of use of Ground Floor Bank unit into proposed Art Gallery.	PAD Concluded
LA04/2025/0537/F	LOC	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).	Permission Granted
LA04/2025/0579/F	LOC	13 Dunmore Crescent, Belfast, BT15 3GL	Proposed two storey extension to rear / side of dwelling	Permission Granted
LA04/2025/0530/NMC	LOC	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	Non-material change to planning permission LA04/2023/3030/F- reconfigurations of internal layout to include second stair core, revised plant layout, minor alterations to fenestration on external elevations, provision of disabled access to rooftop, rooftop alterations.	Non Material Change Granted

LA04/2025/0773/A	LOC	Medical Biology Centre, Queen's University Belfast 97 Lisburn Road, Malone Lower, Belfast, BT9 7BL	Three building signs	Consent Granted
LA04/2025/0569/F	LOC	Pavement adjoining lands at 81 Malone Road/46 Cadogan Park, Belfast, BT9 5JH	The installation of a 20m slimline monopole, c/w 6no. antennas, 1no. 0.3m dish, 3no. cabinets and ancillary development thereto on Malone Road	Permission Granted
LA04/2025/0586/F	LOC	48 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Two storey rear extension, rendering of all existing external walls, and fenestration alterations.	Permission Granted
LA04/2025/0810/CLO PUD	LOC	Lands adjacent to 1 Dargan Drive, Belfast	The construction of inspection facilities required to permit Departmental and Local Authority Officials to undertake their statutory duty to carry out Sanitary and Phytosanitary inspections on agri food goods imported to Northern Ireland.	Permitted Development
LA04/2025/0619/F	LOC	12 Harberton Lane Belfast, Malone Upper, Belfast, BT9 6WQ	Single storey extension to side and rear of semi detached dwelling	Permission Granted
LA04/2025/0692/F	LOC	75 Shankill Road, Belfast, BT13 1FD	Partial change of use of main gospel hall to retail use.	Permission Granted
LA04/2025/0620/PAD	LOC	Lansdowne Court Hotel 657 Antrim Road, Belfast, BT15 4EF	Proposed telecommunication base station installation. Installation of 5.0m stub tower supporting 3no. antennas, 1no. 0.3m dish, 1no. 0.6m dish, installation of 3no. equipment cabinets all within 3.0m GRP shroud, and ancillary works on 14.5m high building.	PAD Concluded
LA04/2025/0622/F	LOC	19 Norwood Gardens, Belfast, BT4 2DX	Single Storey rear extension and new roof light	Permission Granted

LA04/2025/0629/DC	LOC	Apartment 33 (3rd floor), Citygate, 2 Sussex Place, Belfast, BT2 8LN	Discharging of conditions 1 & 2 LA04/2022/0453/F- Management Plan and Permanent Residency	Condition Discharged
LA04/2025/0632/F	LOC	372 Belmont Road, Belfast, BT4 2LB	Alteration and extension to roof and increase in height. Dormer to front elevation. Fenestration and elevational changes and associated site works.	Permission Granted
LA04/2025/0642/PAD	LOC	20 Rosemary Street, Belfast, BT1 1QD	Retention, conversion, refurbishment and change of use of existing office building and 2 no. vacant retails units to hotel accommodation and associated facilities and café (sui generis) and extension of 5th floor (40no. hotel bedrooms in total).	PAD Concluded
LA04/2025/0649/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	LA04/2023/4373/F Discharge of Condition 17 - Glazing configuration and performance	Condition Discharged
LA04/2025/0657/DC	LOC	721-739 Lisburn Road, Malone Lower, Belfast, BT9 7GU	Discharge of Condition 27 of LA04/2021/0789/F - Material samples	Condition Discharged
LA04/2025/0694/F	LOC	Surface level car park to east of Harbour Office, and adjoining lands at Corporation Square and Clarendon Road, Belfast, BT1 3AL	Variation of condition No. 02 of previous application LA04/2022/0262/F regarding works to the public road in compliance with approved drawing.	Permission Granted
LA04/2025/0639/F	LOC	1 Hospital Road, Belfast, BT8 8JP	Variation of condition nos 10 & 12 (Contaminated Land) of LA04/2024/0026/F	Permission Granted
LA04/2025/0665/F	LOC	16 Colindale Park, Belfast, BT17 0QE	Single storey extension to side and rear of dwelling.	Permission Granted
LA04/2025/0669/DC	LOC	Lands adjacent to and southeast of the River Lagan, west of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Discharge of Condition no.5 LA04/2021/2280/F Car Parking Management Plan for Block 9	Condition Discharged

LA04/2025/0690/F	LOC	57c Kensington Road, Belfast, BT5 6NL	Single storey extension to rear. Creation of side window. Removal of existing patio doors. Partial demolition of side wall. (Amended description).	Permission Granted
LA04/2025/0713/DC	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	Discharge of Condition 6 LA04/2021/2280/F - Car Park Management Plan for Blocks 11 and 11A	Condition Discharged
LA04/2025/0701/DC	LOC	14 Dublin Road, Belfast	Discharge of condition 10 LA04/2023/4366/F- Construction Environmental Management Plan	Condition Partially Discharged
LA04/2025/0719/F	LOC	Land on the public footpath adjacent to Skegoneill Street.	The installation of a 20m high Streetworks Monopole supporting 6no. Antennas, 3no. RRU's and 1no. 300mm Dish. The installation of 2no. Cabinets and 1no. Metre Cabinet and all ancillary works thereto.	Permission Granted
LA04/2025/0720/DC	LOC	Divis Mountain Cafe 11 Divis Road, Hannahstown, Belfast, BT17 0NG	Discharge of condition 2 & 3 LA04/2024/1458/F- Climate Change Measures & Archaeological (POW).	Condition Discharged
LA04/2025/0721/F	LOC	5 Rosetta Road, Belfast, BT6 0LQ	Single storey rear and side extension.	Permission Granted
LA04/2025/0710/F	LOC	11 Green Road, Belfast, BT5 6JA	Garden room to rear of existing dwelling	Permission Granted
LA04/2025/0726/F	LOC	50 Fruithill Park, Belfast, BT11 8GE	Two storey extension to side and rear of existing dwelling with the addition of a dormer and patio (Amended Description)	Permission Granted
LA04/2025/0737/F	LOC	Training & Employment Agency 56-58 Ann Street, Belfast, BT1 4EG	Change of use from ground and first floor offices to coffee shop and alterations to shop front.	Permission Granted
LA04/2025/0808/CLEUD	LOC	Flat 2, 4 Fitzroy Avenue, Belfast, BT7 1HW	House in multiple occupation	Permitted Development

LA04/2025/0800/F	LOC	83 Monagh Road, Belfast, BT11 8EG	Single storey rear extension and rear dormer	Permission Granted
LA04/2025/0758/DC	LOC	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Discharge conditon 5 of LA04/2023/2890/F- Surface water drainage scheme	Condition Discharged
LA04/2025/0754/NMC	LOC	28 Glencreagh Drive, Belfast, BT6 0NL	Non Material Change to application LA04/2023/4028/F	Non Material Change Granted
LA04/2025/0771/F	LOC	12-14 Corn Market, Belfast, BT1 4DD	New shopfront surround utilising existing windows and entrance doors and new windows in existing openings to upper floors of front façade.	Permission Granted
LA04/2025/0774/DCA	LOC	12-14 Corn Market, Belfast, BT1 4DD	Demolition to shop front to facilitate new shopfront surround.	Consent Granted
LA04/2025/0761/A	LOC	12-14 Corn Market, Belfast, BT1 4DD	One shop sign and one projecting sign	Consent Granted
LA04/2025/0782/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 3SQ	Discharge conditons 7 and 8 of LA04/2023/2338/F- verification report.	Condition Discharged
LA04/2025/0785/F	LOC	28 University Road and 1 Upper Crescent, Belfast, BT7 1NA	Variation of condition No. 1 of planning permission LA04/2022/0964/F to extend the overall duration of the time limited period of the change of use.	Permission Granted
LA04/2025/0794/F	LOC	23 St Johns Park, Belfast, BT7 3JG	Single storey extension to rear and side of property. New roof lights to front and rear.	Permission Granted

LA04/2025/0824/F	LOC	28 Oberon Street, Belfast, BT6 8NZ	Chimney stack to be removed	Application Withdrawn
LA04/2025/0817/NMC	LOC	54 Lisburn Road, Malone Lower, Belfast, BT9 6AF	Non Material change to planning approval LA04/2023/4616/F- Amendments to approved structure, reducing height, narrowing of structure and changes to glazing and materials.	Non Material Change Granted
LA04/2025/0813/F	LOC	139 Old Holywood Road, Belfast, BT4 2HQ	Single storey rear/ side extension with conversion of garage to living accommodation. Fenestration changes.	Permission Granted
LA04/2025/0822/F	LOC	23 Osborne Park, Belfast, BT9 6JN	Refurbishment of dwelling to increase height from single storey to 1.5 storey, new replacement roof and new material finishes to elevations.	Permission Granted
LA04/2025/0853/DCA	LOC	23 Osborne Park, Belfast, BT9 6JN	Demolition of existing roof, part demolition to exterior walls and windows to accommodate fenestration and window amendments, demolition of some interior walls to accommodate new internal layout and associated refurbishment and extension. Insulation wrap to be provided over exterior walls with a render finish.	Consent Granted
LA04/2025/0812/F	LOC	536 Antrim Road, Belfast, BT15 5JA	Change of use of existing garage/outhouse to a 'granny flat' or Air B&B (The footprint remains exactly the same)	Application Withdrawn
LA04/2025/0869/F	LOC	50 Marmount Gardens, Belfast, BT14 6NW	Single storey rear extension.	Permission Granted
LA04/2025/0840/F	LOC	16 Kensington Park, Belfast, BT5 6NR	Single storey rear extension.	Permission Granted

LA04/2025/0843/F	LOC	6 Kirkliston Park, Belfast, BT5 6EB	Single-storey rear extension, partial demolition of rear and side walls, creation of 2no. side windows.	Permission Granted
LA04/2025/0861/F	LOC	90 Cliftondene Crescent, Belfast, BT14 7PE	Single-storey rear extension	Permission Granted
LA04/2025/0868/F	LOC	10 Upper Green, Belfast, BT17 0EL	Single storey rear extension and associated covered patio area, rear garden steps and landscaping. Installation of two side windows	Permission Granted
LA04/2025/0877/F	LOC	21 Summerhill Park, Belfast, BT5 7HE	Single storey rear and side extension.	Permission Granted
LA04/2025/0889/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge condition 33 of LA04/2022/1206/F- Flood Risk and Drainage Assessment.	Condition Discharged
LA04/2025/0897/F	LOC	5.4m South East 114 Milltown Road, Belfast, BT8 7XP	Installation of 20m pole supporting 6 no. antennas, 1 no. 0.3m dish. Installation of 3 no. cabinets, and ancillary development thereto.	Permission Granted
LA04/2025/0893/F	LOC	41 Glencreagh Park, Belfast, BT6 0NS	Single storey rear/side extension. Alterations to existing garage (Amended Description).	Permission Granted
LA04/2025/0911/F	LOC	8 Rosemary Park, Belfast, BT9 6RF	Demolition of existing garage and chimney stacks; erection of a two storey rear and side extension with alterations to front elevation and raised patio to rear garden alongside rendered finish to dwelling and widening of existing entrances.	Permission Granted
LA04/2025/0920/F	LOC	PSNI Headquarters, 65 Knock Road, Belfast, BT5 6LE	Garden Reception Room.	Permission Granted
LA04/2025/0968/F	LOC	Lands adjacent to 1 Dargan Drive, Belfast	Erection of site fencing and building/column mounted Closed Circuit Television (CCTV) cameras	Permission Granted

LA04/2025/0946/DC	LOC	41-49 Tates Avenue, Belfast, BT9 7BY	Discharge of condition 16 LA04/2021/2544/F- Verification Report	Condition Discharged
LA04/2025/0959/DC	LOC	41-49 Tates Avenue, Belfast, BT9 7BY	Discharge of condition 12 LA04/2021/2544/F- Window schedule and ventilation verification report.	Condition Discharged
LA04/2025/0963/F	LOC	70 Laurelbank, Belfast, BT17 0RU	Single Storey Rear Extension	Permission Granted
LA04/2025/0965/CLO PUD	LOC	7 Barnetts Crescent, Belfast, BT5 7BQ	Conversion of existing garage to living accommodation and downstairs toilet. Removal of existing garage door and replacing with window and brickwork.	Permitted Development
LA04/2025/0964/DC	LOC	167-177 Oldpark Road, Belfast, BT14 6QP	Discharge conditon 4 of LA04/2024/0072/F- drainage works details.	Condition Discharged
LA04/2025/0971/F	LOC	25 Stockmans Way, Musgrave Park Industrial Estate, Belfast, BT9 7JX	Proposed Single Storey Extension to Existing Manufacturing and Office Accommodation for display purposes	Permission Granted
LA04/2025/0993/LBC	LOC	Union Theological College, 108 Botanic Avenue, Belfast, BT7 1JT	Retain and encapsulate existing damaged lath and plaster ceiling.	Consent Granted
LA04/2025/0996/DCA	LOC	Training & Employment Agency 56-58 Ann Street, Belfast, BT1 4EG	Demolition of exisiting shop front (Amended)	Consent Granted
LA04/2025/0997/DC	LOC	Parliament Buildings, Stormont Estate, Belfast, BT4 3XX	Discharge condition 4 of LA04/2024/1585/LBC- Repointing methodology.	Condition Discharged
LA04/2025/0999/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 6 LA04/2020/0845/O- Waste Management Plan	Condition Partially Discharged

LA04/2025/0988/F	LOC	39 Somerton Park, Belfast, BT15 4DP	Renewal of Planning Permission LA04/2020/0980/F - Single Storey Rear Extension	Permission Granted
LA04/2025/1000/F	LOC	51 Sunnyside Street, Belfast, BT7 3EX	Demolition of rear garden wall and partial demolition of rear return and provision of single storey rear extension. Amendment to LA04/2020/2015/F.	Permission Granted
LA04/2025/1025/NMC	LOC	72a Connsbrook Avenue, Belfast, BT4 1JW	NMC to LA04/2021/2017/F- Relocation of gates, pathways and cycle shelter. Window alterations.	Non Material Change Granted
LA04/2025/1028/F	LOC	12 Norwood Park Belfast, Belfast, BT4 2DY	Change in material of house and garage from red brick to render.	Permission Granted
LA04/2025/1038/A	LOC	2-16 Shankill Road, Belfast, BT13 1DS	9 assorted shop signs illuminated and non illuminated, exterior wall graphics, window graphics, 1 Totem Sign, 1 Car park poster sign	Consent Granted
LA04/2025/1051/DC	MAJ	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D Footpaths and public realm at Scrabo Street, Station Street and Middlepath Street.	Discharge condition 16 of LA04/2019/2387/F- final drainage assessment	Condition Discharged
LA04/2025/1199/CLO PUD	LOC	3-4 Donegall Quay, Belfast, BT1 3EA	Clinical outpatient medical facility to ground floor only with consulting rooms (D1).	Application Withdrawn
LA04/2025/1049/F	LOC	Suite 74, 10th Floor Victoria Place, 20 Wellwood Street, Belfast, BT12 5GE	Installation of solar PV panel array of 4Kw to mono-pitch roof over 10th floor office premises in multi-occupied 12 storey building. Panels to be fitted flush with roof covering, projecting less than 20mm.	Permission Granted

LA04/2025/1061/LBC	LOC	Nelson Memorial Presbyterian Church 1 Annsboro Street, Belfast, BT13 2PH	Removal of the suspended ceiling in the rear hall, revealing the original features of the internal roof structure.	Consent Granted
LA04/2025/1067/O	LOC	37 Waterloo Gardens, Belfast, BT15 4EY	Ancillary dwelling and garage in side garden (amended description)	Application Withdrawn
LA04/2025/1098/F	LOC	27 Andersonstown Park, Belfast, BT11 8FG	First floor rear extension, alterations to the front porch, and modifications to the ground floor side and rear elevations, including changes to fenestration.	Permission Granted
LA04/2025/1086/F	LOC	21 Marlborough Park North, Belfast, BT9 6HJ	New vehicular access and provision of driveway with 1 no. in-curtilage car parking space (Amended description)	Permission Granted
LA04/2025/1113/A	LOC	36-38 Donegall Place, Belfast, BT1 5BB	1 No. illuminated Shop sign, 1 No. internally illuminated ATM Collar Surround, 6 No. Glazing Mounted Decals	Consent Granted
LA04/2025/1132/F	LOC	15 Ben Madigan Heights, Newtownabbey, BT36 7PY	Variation of condition no. 22 of planning approval LA04/2021/2674	Application Withdrawn
LA04/2025/1134/F	LOC	15 Priory Park, Finaghy, Belfast BT10 0AE	Single storey side and rear extension and demolition of standalone garage.	Permission Granted
LA04/2025/1322/CLE UD	LOC	Flat 2, 14 Canterbury Street, Belfast, BT7 1LB	Change of Use to HMO (House in multiple occupation).	Permitted Development
LA04/2025/1137/CLE UD	LOC	35 Carmel Street, Belfast, BT7 1QE	Existing House in Multiple Occupancy (HMO)	Permitted Development
LA04/2025/1155/F	LOC	2 Lagmore Meadows, Dunmurry, Belfast, BT17 0TH	Proposed single-storey side extension.	Permission Granted
LA04/2025/1183/A	LOC	Administration Building, Queen's University Belfast University Road, Belfast, BT7 1NN	2 vinyl banners and 8 window decals	Consent Granted
LA04/2025/1187/F	LOC	3 Hawthorn Hill, Hannahstown, Belfast, BT17 ONX	Garage conversion to living accommodation with internal alterations and fenestration changes.	Permission Granted

LA04/2025/1182/DC	LOC	Bombardier Wing Manufacturing and assembly Facility airport Road West, BT3 9ED	Discharge Condition 16 of LA04/2019/2850/F- Habitat management Plan.	Condition Discharged
LA04/2025/1212/F	LOC	Pavilion Odyssey Pavilion, 2 Queens Quay, Belfast, BT3 9QQ	Retrospective application for single storey extension of existing roof deck area of VIP suite 1 at the SSE Arena.	Permission Granted
LA04/2025/1216/NMC	MAJ	City Quays Gardens - lands to the east of Harbour Office and adjoining lands at Corporation Square, and Clarendon Road, Belfast, BT1 3AL	NMC to LA04/2022/0262/F -Integration of informal play equipment.	Non Material Change Granted
LA04/2025/1239/CLO PUD	LOC	23 Malone Meadows, Belfast, BT9 5BG	Single storey flat roof kitchen extension to rear of existing dwelling	Permitted Development
LA04/2025/1246/CLE UD	LOC	Flat 2, 3 Abercorn Street, Belfast, BT9 6AS	3 Person, 3 Bedroom House of Multiple Occupancy (HMO)	Permitted Development
LA04/2025/1229/WPT	LOC	1 Upper Knockbreda Road, Belfast, BT6 9LL	Please see attached Tree Survey and Report produced by Stephen Warren of M Large Tree Services Ltd. Survey date 4th June 2025	Works to TPO Granted
LA04/2025/1244/CLO PUD	LOC	2 Cherryvalley Park, Belfast, BT5 6PL	Certificate of Lawfulness of the Proposed Use or Development (CLOPUD) to lawfully continue to implement development permitted under Planning Permission LA04/2017/0389/F.	Permitted Development
LA04/2025/1258/F	LOC	47 Norfolk Drive, Belfast, BT11 8AF	Single Storey Rear Extension	Permission Granted
LA04/2025/1265/CLE	LOC	41 Delhi Street, Belfast, BT7 3AJ	Existing House of Multiple Occupancy	Permitted Development

LA04/2025/1230/WPT	LOC	56 Windsor Avenue, Belfast, BT9 6EJ	To Prune 1 sycamore and 1 copper beech at the front of the property. To Prune 3 sycamores, 1 copper beech and if I remember correctly a hawthorn. This work is being requested on Behalf of a Church rectory. The neighbours are unhappy with the shade they are causing. It is also important to note there was a large Conifer at this site that blew over in the last storm and caused a lot of property damage to several neighbours.	Works to TPO Granted
LA04/2025/1279/DC	LOC	12 Inverary Avenue, Belfast, BT4 1RN	Discharge condition 13 of LA04/2022/1384/F- Photos of tree protection measures.	Condition Discharged
LA04/2025/1263/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge Condition 5 of LA04/2022/1206/F - Climate change statement.	Condition Discharged
LA04/2025/1266/F	LOC	462a Old Park Road, Belfast, BT14	Change of use from offices to Veterinary Clinic	
LA04/2025/1275/DC	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	Discharge of condition 43 of LA04/2021/2280/F-Schedule of external materials. (Previously approved under LA04/2024/0740/DC).	Condition Discharged
LA04/2025/1307/F	LOC	38a Myrtlefield Park, Belfast, BT9 6NF	Single storey rear kitchen and living room extension. New bay window to front elevation. External material finish changes including fenestration alterations.	Permission Granted
LA04/2025/1290/CLE UD	LOC	102 Tates Avenue, Belfast, BT9 7BZ	House in Multiple Occupation (Existing HMO)	Permitted Development

LA04/2025/1285/DCA	LOC	38a Myrtlefield Park, Belfast, BT9 6NF	Demolition of existing single storey section of rear kitchen and fenestration alterations.	Consent Granted
LA04/2025/1278/F	LOC	52 Horn Drive, Belfast, BT11 9NF	Proposed porch to front of dwelling including canopy over existing bay window.	Permission Granted
LA04/2025/1282/DC	LOC	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Discharge condition 23 of LA04/2019/2387/F- material samples.	Condition Discharged
LA04/2025/1292/WPT	LOC	115 Circular Road, Belfast, BT4 2GD	Single steamed Elm tree 16 metres in height with a 3 metre plus suppressed crown which over hangs NIEs Sub Station. Reduce height by 2 metres and reduce end weight of side Branches by up to a metre.	Works to TPO Granted
LA04/2025/1326/DC	LOC	15 Donegall Square South, Belfast, BT1 5JE	Discharge condition 12 of LA04/2024/0126/F- Details of foul and surface water drainage.	Condition Discharged
LA04/2025/1297/LBC	LOC	Crown Liquor Saloon, Great Victoria Street Belfast BT2 7BA	New etched glass to existing south elevation windows & internal refurbishments including relocating first floor bar servery and reforming first floor trade area.	Consent Granted
LA04/2025/1299/F	LOC	Crown Liquor Saloon, 46 Great Victoria Street, Belfast, BT2 7BA	Replacement of existing clear glazing with new etched glazing to side elevation windows	Permission Granted

LA04/2025/1311/PAN	LOC	Lands at Donegall Quay, Tomb Street, Gamble Street, Little Patrick Street and under the M3 flyover bridge at Donegall Quay and Corporation Street	Public realm and road improvements including development of urban sports park below the M3 flyover at Corporation Street / Tomb Street and new public space below the M3 flyover at Donegall Quay.	PAD Concluded
LA04/2025/1314/F	LOC	14 Dunmisk Park, Belfast, BT11 8GS	Double storey rear extension comprising ground floor kitchen enlargement and first floor bedroom extensions	Permission Granted
LA04/2025/1329/DC	LOC	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Discharge of Planning Condition 12 LA04/2023/3778/F -Archeological Work	Condition Discharged
LA04/2025/1416/CLE UD	LOC	Wagamama Unit, 1 Victoria Square, Belfast, BT1 4QG	Existing Sui Generis Use as a sit in restaraunt and hot food takeaway	Permitted Development
LA04/2025/1332/CLO PUD	LOC	34 Stormont Park, Belfast, BT4 3GX	Single storey rear extension.	Permitted Development
LA04/2025/1349/WPT	LOC	115 Circular Road, Belfast, BT4 2GD	Multi stemmed chestnut tree with crown that overhangs adjacent property 113 Circular Road with has recently been extended towards our boundary and has an outdoor eating seating area. Reduce height by 2-3 metres and clean crown	Works to TPO Granted
LA04/2025/1382/F	LOC	Beechlawn Motors Ltd 81 Ladas Drive, Belfast, BT6 9FR	Demolition of existing car dealership and construction of 24no. apartments with associated car parking and landscaping	Application Withdrawn

LA04/2025/1364/WPT	LOC	115 Circular Road, Belfast, BT4 2GD	Single stemmed sycamore tree with suppressed crown containing deadwood that over hangs neighbours property at 113 circular road. Reduce height by 2 metres plus reduce end weight of side branches by up to 1 metre.	Works to TPO Granted
LA04/2025/1369/DC	LOC	Clothing Factory 3-19 (Former Warehouse) Rydalmere Street, Belfast, BT12 6GF	Discharge of condition 21 & 22 LA04/2020/1943/F- Landscaping scheme & Landscaping management plan	Condition Discharged
LA04/2025/1371/A	LOC	Computer Resale Unit 1 Boucher Plaza 4-6 Boucher Road, Belfast, BT12 6HR	Digital Advertisement Screen	Consent Granted
LA04/2025/1372/DC	LOC	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Discharge Condition 7 of LA04/2024/0393/F- Final Construction Environmental Management Plan (CEMP).	Condition Discharged
LA04/2025/1373/DC	LOC	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Discharge of Condition 2 of LA04/2024/0393/F- Contamination Assessment & Remediation Strategy Report.	Condition Discharged
LA04/2025/1388/DC	LOC	23 Laganview Court, Belfast, BT5 4AR	Discharge of condition 1 of application LA04/2021/0202/CA Management Plan	Condition Discharged
LA04/2025/1389/DC	LOC	23 Laganview Court, Belfast, BT5 4AR	Discharge of condition 2 of application LA04/2021/0202/CA Annotated Floorplan	Condition Discharged
LA04/2025/1391/WPT	LOC	38 Cadogan Park, Belfast, BT9 6HH	Beech tree at rear boundary. Crown thin and reduction by 1-2m top and sides Lime tree at front boundary. Reduction by 1-2m top and sides	Works to TPO Granted
LA04/2025/1400/CLO PUD	LOC	13 Norfolk Gardens, Belfast, BT11 8DD	Construction of a single storey lean-to extension to rear of property	Permitted Development

LA04/2025/1403/PRE LIM	LOC	14D Adelaide Park, Belfast, BT9 6FX	Amendments to LA04/2019/2536/F including extending proposed dormer, provision of additional roof lights and replacing existing roof slates.	PAD Concluded
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LA04/2025/1453/WPT	LOC	8 Harberton Avenue, Belfast, BT9 6PH	Tree Identification and Proposed Works: There are 2 x large conifer trees located within our boundary. Both trees have become excessively large and overgrown, and are now encroaching onto neighbouring properties and boundaries. In addition, there is 1 x mature beech tree located towards the rear boundary which requires crown thinning/pruning to reduce density and maintain overall tree health. Specification of Works: Complete removal of both conifer trees to ground level. Stumps to be ground out using a stump grinder. Crown thinning of the beech tree to remove selected secondary branches throughout the crown, reducing density by approximately 15–20% to improve light penetration and air flow, whilst maintaining the tree's natural shape and overall height. Reason for Works:	Works to Trees in CA Agreed
LA04/2025/1411/CLE UD	LOC	19 Landseer Street, Belfast, BT9 5AL	Existing 4 bedroom HMO (House in Multiple Occupation)	Permitted Development

LA04/2025/1437/MDP A	LOC	15 Maryville Park, Belfast, BT9 6LN	We moved into the property in November 2021 with planning having been applied for by the previous owner. We are keen to continue with the planned development but are unable to commence/complete within the remaining time.	Application Withdrawn
LA04/2025/1447/CLE UD	LOC	32 Ashley Avenue, Belfast, BT9 7BT	Existing use as a 4 bedroom 4 person House of Multiple Occupancy	Permitted Development
LA04/2025/1463/CLE UD	LOC	60 Wellesley Avenue, Belfast, BT9 6DH	House in multiple occupation	Permitted Development
LA04/2025/1476/CLE UD	LOC	37 Melrose Street, Belfast, BT9 7DL	Existing house in multiple occupancy (HMO)	Permitted Development
LA04/2025/1482/PAN	LOC	Harberton North Special School 29a Fortwilliam Park, Belfast, BT15 4AP	Extension to and refurbishment of Harberton North Special School. Proposal to include demolition of existing building sections, extension to rear of site and refurbishment of building section fronting onto Fortwilliam Park. Proposal also includes play areas and all other associated site works.	PAD Concluded
LA04/2025/1493/WPT	LOC	25 Deramore Park, Belfast, BT9 5JX	T1 – Conifer (Cypress ssp) – Crown height reduction by 2meters to rebalance the crown shape, removing regrowth on roadside, crown reduction/trimming (Circa approximately 1-1.5 meters) and reshaping on roadside to clear cables and remove overhanging from road and footpath area (Crown lift to 2 meters).	Works to Trees in CA Agreed

LA04/2025/1470/PRE LIM	LOC	Lands at former Sirocco Works Short Strand and adjacent to Bridge End and the River Lagan, Belfast	Renewal of outline permission application LA04/2018/0811/O	PAD Concluded
LA04/2025/1473/WPT	LOC	12 Fortwilliam Demesne, Belfast, BT15 4FD	Trees protected by TPO	Works to TPO Granted
LA04/2025/1502/CLE UD	LOC	31 Edinburgh Street, Belfast, BT9 7DS	The property has been used for many years as a House of Multiple Occupation.	Permitted Development
LA04/2025/1524/WPT	LOC	27 Sandown Park South, Belfast, BT5 6HE	Single sycamore located in rear garden within lawn, not on boundary. Height reduction of approximately 4 metres. Reduction/removal of select branches that sit out from the main shape of the tree. There are some very long branches which are causing concern.	Works to TPO Granted
LA04/2025/1530/DC	LOC	Catholic Chaplaincy 28-38 Elmwood Avenue, Belfast, BT9 6AY	Discharge of condition 8 LA04/2022/2040/F- Covered bicycle storage	Condition Discharged
LA04/2025/1533/A	LOC	Unit 18 Ug 1 Victoria Square, Belfast, BT1 4QG	Illuminated Shop Sign	Consent Granted
LA04/2025/1538/WPT	LOC	39 Shandon Park, Belfast, BT5 6NZ	Works to TPO protected trees	Works to TPO Granted
LA04/2025/1570/WPT	LOC	Danesfort Apartments, Stranmillis, Belfast	Works to trees in conservation area	Works to TPO Granted
LA04/2025/1609/WPT	LOC	The Pavilion, Stormont, Stormont Estate, BT4 3TA	Works to TPO protected trees	Works to TPO Granted
				<u>Total Decisions</u>

Live Major Applications not previously considered by Committee @ 06.10.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	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.	21-Apr-22	17-Nov-22	Under Consideration
2	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
Page 73	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
4	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

5	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
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 C3) units and up to 62no. assisted living units (Use Class C1), 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	LA04/2024/0570/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
Page 74	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
9	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
10	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
11	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

12	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
13 Page 75	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	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. 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. 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. 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. 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.	20-Dec-24	18-Jul-25	Under Consideration
14	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 36 no. Category 1 (over 55's) social housing apartments and 7 no. 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

15	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
16	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	31-Jul-25	Under Consideration
17	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
Page 76	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.	31-Jul-25	13-Nov-25	Under Consideration

Planning Applications Discussed at Committee Between 01 Apr 2019 and 06 Oct 2025

Decision Description		Totals
		27
Application Withdrawn		1
Consent Granted		
Consent Refused		
Permission Granted		3
Permission Refused		
Total		31

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 77	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	153	29/06/2023	33	118	31/08/2025	31/10/2025	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	215	16/01/2024	124	89	31/08/2025	31/10/2025	Awaiting Section 76 Agreement - wording of clauses agreed; awaiting Certificate of Title information from applicant

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	81	15/10/2024	30	50	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	80	15/10/2024	28	50	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	87	12/11/2024	39	46	31/10/2025	Unknown	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	137	10/12/2024	93	42	Unknown	Unknown	Unable to agree terms of Section 76 agreement with applicant - specialist legal advice sought
LA04/2024/1869/F	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	49	18/03/2025	19	28			Withdrawn
Page 79 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	77	18/03/2025	47	28	Unknown	30/11/2025	Holding direction issued by DfI in March 2025 released - Pre-Determination Hearing and reconsideration of application scheduled for November Committee

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	73	15/04/2025	48	24	Unknown	Unknown	Awaiting Section 76 Agreement - Certificate of Title outstanding
LA04/2024/2026/RM	Royal Ulster Agricultural Society the Kings Hall, 488- 516 Lisburn Road, Belfast, BT9 6GW	Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	MAJ	29-Nov-24	27-Jun-25	30	45	13/05/2025	23	20			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	94	13/05/2025	72	20	31/08/2025	31/10/2025	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	88	17/06/2025	71	15	N/A	Unknown	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	74	17/06/2025	57	15	30/09/2025	31/10/2025	Awaiting outstanding consultation 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	86	17/06/2025	69	15	31/08/2025	31/10/2025	June Committee resolved to delegate authority to refuse, decision notice being drafted

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	19	17/06/2025	3	15	30/09/2025	31/10/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)
Page 82 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	55	17/06/2025	38	15	30/09/2025	31/10/2025	Awaiting Section 76 Agreement completed - decision to issue

LA04/2024/1761/RM	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	51	17/06/2025	35	15	30/09/2025	31/10/2025	Resolving condition issues.
Page 83 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	44	12/08/2025	35	7	30/09/2025	31/10/2025	Awaiting Section 76 Agreement - near completion
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	50	12/08/2025	42	7	N/A	31/10/2025	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	49	12/08/2025	41	7	N/A	30/11/2025	Late objections received. Planning Service requested additional information from applicant in respect of land instablithy issue
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	36	12/08/2025	28	7	N/A	31/10/2025	Preparing decision notice for issuing
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	36	12/08/2025	27	7	N/A	30/11/2025	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	25	12/08/2025	16	7	N/A	31/10/2025	Preparing decision notice for issuing

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	34	12/08/2025	25	7			Permission Granted
LA04/2024/1466/F Page 85	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	58	12/08/2025	49	7	N/A	31/10/2025	Preparing decision notice for issuing
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	134	12/08/2025	126	7			Permission Granted

LA04/2024/0948/F	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	70	16/09/2025	67	2	N/A	31/10/2025	Awaiting issuing
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	70	16/09/2025	67	2	N/A	31/10/2025	Awaiting issuing
Page 86 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	26	16/09/2025	22	2	N/A	31/10/2025	Awaiting issuing
LA04/2025/0976/LBC	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	LOC	19-Jun-25	02-Oct-25	15	16	16/09/2025	12	2	N/A	31/10/2025	Awaiting issuing
LA04/2025/1140/F	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	LOC	08-Jul-25	21-Oct-25	15	13	16/09/2025	10	2	N/A	31/10/2025	Awaiting issuing



Subject:	Renewal of the Scheme of Delegation for Planning
Date:	14 th October 2025
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Ed Baker, Planning Manager (Development Management)

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Some time in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

1.0	Purpose of Report or Summary of main Issues
1.1	The Council must prepare a Scheme of Delegation for planning which sets out which decisions on Local and minor applications are delegated to officers. The current Scheme of Delegation was implemented in December 2022. In accordance with legislation, the Council is required to review its Scheme of Delegation every 3 years, i.e. it is next due to be renewed by 31 st December 2025.
1.2	The recommendation is to renew the existing Scheme of Delegation subject to several small changes.
1.3	The report is to be noted by the Planning Committee ahead of consideration by the Strategic Policy and Resources Committee. Under the legislation, the Scheme of Delegation must be agreed by the Department for Infrastructure (DfI).

2.0	Recommendations
2.1	The Planning Committee is asked to note the proposed minor changes to the Scheme of Delegation ahead of consideration by the Strategic Policy and Resources Committee.
3.0	Main report
	<u>Background</u>
3.1	Section 31 of the Planning Act (Northern Ireland) 2011 requires a Council to prepare a Scheme of Delegation which enables a person appointed by the Council to determine applications for Local development, consents, agreements or approvals required by condition. All Major applications must by law be considered by the Planning Committee.
3.2	Article 9 of the Planning (Development Management) Regulations (Northern Ireland) 2015 states that a council must not adopt a Scheme of Delegation until it has been approved by the Department for Infrastructure. Article 11 states that a council must prepare a Scheme of Delegation at intervals of no greater than three years.
3.3	<u>Development Management Practice Note 15: Councils Schemes of Delegation</u> provides Departmental guidance. It advises that the main benefits of delegation are: • to enable the Planning Committee to devote its finite time to determining applications that present issues that the Committee are best served to determine; • delegation of planning applications to officers is critical to affecting the overall performance of the development management process as it helps to ensure that decisions are taken at the most appropriate level, costs are minimised and members have more time to concentrate on the most complex cases.
3.4	The Council first published a Scheme of Delegation in March 2015 ahead of becoming a Planning Authority in April that year. It was then amended in June 2017 following a review (and updated in March 2019 to take account of the Council's new departmental structure). Further amendments were made in January 2020 and December 2022.
3.5	The Scheme of Delegation sets out a range of planning functions which are delegated to officers. These include: • Decisions on certain types of Local application; • Decisions on other forms of consent and approval; • Preservation of trees; • Determinations under the Environmental Impact Assessment Regulations; • Enforcing planning regulations; • Temporary listing of buildings; • Responding to € and planning application consultations from neighbouring Planning Authorities; • Conducting of appeals and public examinations; • Responding to planning related consultations from other agencies; • Negotiating financial developer contributions of less than £30k.
	<u>Renewal of the Scheme of Delegation</u>
3.6	The Scheme of Delegation was last amended in December 2022 and was essentially a refinement of the Scheme adopted in 2017.

3.7

The current Scheme is considered to be working well, and it is not proposed to make any significant changes.

3.8

Delegation rates since 2020/21 are set out in Table 1, below. Historically, the rate of delegated decisions in Belfast comparable with the regional average.

Year	2020/21	2021/22	2022/23	2023/24	2024/25
Belfast Delegation Rate (%)	92.5%	93.2%	94.5%	96.7%	94.7%
Regional Delegation Rate (%)	92.8%	93.1%	Unavailable	Unavailable	Unavailable

Table 1: % delegated decisions by year

3.9

The proportion of officer recommendations overturned by the Planning Committee has also been historically substantially lower than the regional average as shown in Table 2, below. This is positive indicator of Members’ confidence in officer decisions in Belfast.

Year	2020/21	2021/22	2022/23	2023/24	2024/25
Belfast Overturn Rate (%)	3.8%	9.9%	3.5%	5.7%	2.8%
Regional Overturn Rate (%)	13.9%	15.8%	N/A	N/A	N/A

Table 2: % officer recommendations overturned by Committee

Proposed adjustments to the Scheme of Delegation

3.10

It is recommended that the current Scheme of Delegation is renewed subject to the following relatively minor alterations.

1. Paragraph 3.8 – removal of sub-delegation by the Strategic Director of Place and Economy to the Operational Directors for Economic Development and City, Regeneration and Development. This recognises that planning functions should only be sub-delegated to the Operational Director of Planning and Building Control (the Strategic Director may also sub-delegate below that within the Planning Service).

2. Paragraph 3.8.1 – confirmation that the 28 day period for an Elected Member to request that an application is referred to the Committee is also from the date that an application is re-advertised or re-notified to neighbours. This change is intended to provide further clarity to the referral process and provides a larger window for Members to request that an application is referred to the Committee.

3. Paragraph 3.8.1 – parts of the administration of the referral process is proposed to be dealt with by the Planning Service rather than Democratic Services to reduce “hand-offs”. This change is intended to improve efficiency and handling of referral requests.

4. **Paragraph 3.8.1 – change to the definition of City Centre to include as defined by the draft Belfast Local Development Plan: Local Policies Plan 2035 once published.** Any Elected Member may request that an application in the City Centre is referred to the Committee. The boundary of the City Centre is currently defined by the draft Belfast Metropolitan Area Plan 2025; the proposed change reflects that this is to be replaced by the new draft Policies Plan once published.
5. **Paragraph 3.8.2 – incorporation of the provision under paragraph 3.8.2 (f) of the current Scheme of Delegation that gives officers delegated authority to refuse applications (other those for Major development) where all the necessary supporting documentation has been reasonably requested but not provided within 28 days of the request.** It is proposed to move this provision from paragraph 3.8.2 (f) to paragraph 3.8.2 because in its current position, this provision potentially conflicts with the other provisions of paragraph 3.8.2. The intention of this provision has always been that the decision on the application is delegated if reasonably requested supported documentation is not provided within 28 days, irrespective of whether other provisions of the Scheme of Delegation under paragraph 3.8.2 require the application to be referred to the Committee. The objective is to ensure the quality of applications and that they are supported by the right information. For this provision to be effective, it should be moved to paragraph 3.8.2.
6. **Paragraph 3.8.2 (a) ii. and v. – increasing the threshold for delegated decisions on applications for retail and community relates uses from up to 500 sqm to below 1,000 sqm.** The proposed increase to the threshold reflects the adoption of the Belfast Local Development Plan: Plan Strategy 2035 and Policy RET2 that requires a retail impact assessment to be submitted for town centre uses of 1,000 sqm gross or above.
7. **Paragraph 3.8.2 (i) – removal of “partial” demolition so that only applications for full demolition of a Listed Building are required to be determined by the Committee.** The proposed removal of “partial” reflects the fact that many relatively minor proposals technically involve “demolition”, such as the removal of the small area of roofing to make way for a rooflight or creation of a new internal doorway. The change would avoid applications for minor demolition proposal having to be referred to the Committee. Elected Members have the reassurance that the provisions of paragraph 3.8.5 require an application to be referred to the Committee where the officer recommendation is to approve and there is an objection from DfC Historic Environment Division.
8. **Paragraph 3.8.2 (i) – correction of terminology to “Proposal of Application Notice”.** The proposed change corrects the terminology in the current Scheme of Delegation which incorrectly refers to “Pre-application Notice”.
9. **Paragraph 3.8.4 (i) – clarification that this provision concerning the delegation of Developer Contributions of a value not exceeding £30k relates to “Financial” Developer Contributions.** The proposed change is to avoid any ambiguity that the provision also relates to the value of “in-kind” Developer Contributions, which is not the intention of this provision.

	10. Paragraph 3.8.5 – re-ordering of the sub provisions; change to the grading definition in paragraph 3.8.5 (d); clarification that the provisions only relate to applications for full or outline planning permission (and not other forms of consent); and clarification that paragraph 3.8.5 that requires applications for Major development to be determined by the Committee does not apply to associated applications such as a Non-Material Change to a Major permission or Discharge of Condition. The proposed changes are intended to generally tidy up the provisions, reflecting legislation that states the types of application that cannot be delegated and must be determined by a Committee, as well as clarification of some of the other provisions.
3.11	These changes are shown as “track changes” in the proposed amended Scheme of Delegation at Appendix 1 , highlighted yellow for ease of reference. The current adopted Scheme of Delegation is provided at Appendix 2 for comparison.
3.12	By way of context, the report to the 18th November 2022 Strategic Policy and Resources Committee, which set out the proposed changes to the previous Scheme of Delegation can be viewed at this link (item 19). <u>Other Schemes of Delegation</u>
3.13	Members previously requested examples of other Schemes of Delegation. Hyperlinks to other examples are provided again below. Derry and Strabane Council (bottom of webpage): https://www.derrystrabane.com/getmedia/de1c6642-ab21-481d-b7a6-ae058a567f82/Approved-Delegated-Scheme.pdf Newry, Mourne and Down Council: https://www.newrymournedown.org/media/uploads/planning_scheme_of_delegation.pdf Horsham District Council (pages 37 and 38 of the Council’s Constitution): Horsham District Council : Document Constitution of Horsham District Council (moderngov.co.uk) <u>Administration of the Elected Member application referral process</u>
3.14	Changes are proposed to the process for Members to refer an application to Committee given that current practices resulted in a referral request being missed.
3.15	Where Members would like to request that an application is referred to Committee, they should email the Director of Planning and Building Control and the Planning mailbox setting out: - The reference number of the application - Site address and proposal - Planning grounds for referral to Committee.
3.16	On receipt of the request, the Planning Portal will be updated to ensure that the decision is changed to a Committee decision pending consideration of the referral request. This should ensure that no decisions are issued when a referral request has been made.
3.17	The Director of Planning and Building Control will consider the request in consultation with the City Solicitor (where necessary) and will confirm the decision on the request to the Elected Member. Where the referral request is agreed, the Committee report will detail that

3.18	the application is before the Committee as a result of a Member request and it will detail the Member who made the request. Following ratification of the Scheme of Delegation, new guidance will be issued to all Elected Members setting out the detail of the new application referral process.
4.0	Financial & Resource Implications
4.1	The renewal of the current Scheme of Delegation, subject to minor modifications, will enable the Council to continue to determine planning functions in an efficient and cost-effective manner.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts have been identified.
6.0	Appendices – Documents Attached
	Appendix 1 – proposed amended Scheme of Delegation Appendix 2 – current adopted Scheme of Delegation (December 2022)

DRAFT SCHEME OF DELEGATION FOR PLANNING

XXXXX 2025

3.8 Strategic Director of Place and Economy

The exercise of the following functions, **in line with relevant Council policies**, is delegated to the Strategic Director of Place and Economy, who may delegate his/her relevant powers to his/her deputy unless otherwise stated, namely Planning and Building Control and Director (Operational).

Planning

3.8.1 An elected Member of the Council may request that an application that relates to a site within their District Electoral Area or within an adjoining District Electoral Area or within the City Centre¹ is referred to the Planning Committee provided that the request is made in writing or by email to **the Planning Service** within 28 days of either: the date that the application is publicly advertised **(or re-advertised)** in the newspaper; or the date of Neighbour Notification **(or re-Neighbour Notification)**, whichever is the later. The Member shall clearly state their reason/s for requesting referral of the application to the Planning Committee, which must be material planning considerations. The Strategic Director of Place and Economy shall determine whether the reason/s are material planning consideration/s and of sufficient importance for consideration by the Planning Committee. **The Planning Service** will advise the relevant Member of their decision. If the decision is not to refer the application to the Planning Committee, then the decision shall be delegated to the Strategic Director of Place and Economy. **The Planning Service** will notify the Member that made the request of the outcome of their request to refer the application to the Planning Committee. Where the application is to be referred to the Planning Committee, Democratic Services will notify all Members. Where an application is referred to the Planning Committee under this provision the **Planning Service** shall notify **elected Member/s that requested the referral and** the applicant at least five calendar days before the application is discussed by the Planning Committee.

3.8.2 The functions listed below in relation to the legislation set out in Appendix C and legislation made thereunder for which the Planning Committee has responsibility. The thresholds set out at paragraph 3.8.2 (a) only apply where a representation² has been received which conflicts with the Planning Officer's recommendation. Where no representations have been received that conflict with the Planning Officer's recommendation, the thresholds do not apply and the decision is delegated to the Strategic Director of Place and Economy. **Notwithstanding the provisions below, in respect of applications, where additional or revised plans and/or information has been**

¹ City Centre as defined by the Draft Belfast Metropolitan Area Plan 2015 **and as replaced by the draft Belfast Local Development Plan: Local Policies Plan 2035 once published.**

² Representation means a consultation response received during the consultation period including, but not limited to, responses from technical consultees, neighbours and the public. Conflict must be related to material planning considerations. Correspondence from an applicant is not deemed to be a Representation.

reasonably requested and not provided within 28 days of the request, the decision is delegated to the Strategic Director of Planning and Place.

- (a) determining applications for the following categories of local developments³, including building, engineering and other operations and material changes of use:
 - i. housing schemes up to and including 12 units other than proposals for change of house type on an approved scheme below 50 units;
 - ii. retailing below 1,000 square metres gross floor space outside the City Centre or District Centres; or below 2,500 square metres gross floor space within the City Centre or District Centres;
 - iii. office space below 5,000 square metres gross floor space;
 - iv. business, light industry, general industry and storage and distribution below 2,500 square metres gross floor space;
 - v. community-related below 1,000 square metres gross floor space;
 - vi. recreation and culture below 1,000 square metres gross floor space outside town centres or below 5,000 square metres gross floor space within town centres;
 - vii. hotels and hostels below 30 beds.
- (b) determining applications for landscaping, car parking and minor works ancillary to the main use of the land which they are to be located; works required for the purposes of providing disability access; the erection of smoking shelters etc.;
- (c) determining applications for alterations and extensions to residential property and ancillary and incidental residential development within the curtilage of residential property;
- (d) determining applications for change of use but excluding those relating to student accommodation; and amusement arcades;
- (e) varying **or** removing conditions except when the variation **or** removal relates to, or constitutes, a major development;
- (f) determining applications for discharge of conditions;
- (g) determining applications for a non-material change;
- (h) determining applications for works to, or demolition of, buildings or structures in conservation areas and areas of townscape character, except where it involves full demolition of a main building (excluding buildings which are ancillary or incidental) and the officer recommendation is to grant demolition consent or planning permission;
- (i) determining applications for listed building consent, excluding full demolition
- (j) determining applications for the display of advertisements;
- (k) determining applications for certificates of lawful development (existing and proposed);
- (l) **determining Proposal of** Application Notices;
- (m) exercising the Council's powers in relation to the preservation of trees;

³ The definition of local development is provided for by section 25 of the Planning Act (Northern Ireland) 2011

- (n) the making of a screening opinion or scoping opinion in relation to Environmental Impact Assessment⁴; Strategic Environmental Assessment/Sustainability Appraisal⁵; Habitats Regulations Assessment⁶; and Rural Needs Impact Assessment⁷
 - (o) enforcing all regulations and orders made under the said legislation and issuing and serving of notices;
 - (p) executing works in default of compliance with any notice or order and in an emergency where empowered by statute and recovering the costs of so doing;
 - (q) temporary listing of buildings including the issuing of building preservation notices and listing in urgent cases;
 - (r) instituting legal proceedings, in consultation with the City Solicitor, on behalf of the Council;
 - (s) authorising officers pursuant to relevant legislation for the purpose of exercising statutory powers;
 - (t) lodging representations including objections, in consultation with the City Solicitor, in relation to planning applications where the Council has been notified as part of the statutory process or where the Council's interests are likely to be affected;
 - (u) responding to consultations from neighbouring authorities in relation to their Local Development Plan;
 - (v) administering statutory registers;
 - (w) registering and removing notices and charges in the Statutory Charges Register, in consultation with the City Solicitor;
 - (x) conducting of planning related appeals to the Planning Appeals Commission; Public Examinations and other planning related public inquiries;
 - (y) responding to planning related consultations from Government Agencies unless the Strategic Director of Place and Economy considers that the consultation raises a significant planning issue for the Council, relates to a matter which is controversial or likely to be of significant public interest.
- 3.8.3 In relation to planning related Public Examinations, the Strategic Director of Place and Economy may, in consultation with the City Solicitor / Chief Executive where it is considered necessary, carry out the following functions:
- (a) agree minor, typographical or factual changes or modifications to the Council's Local Development Plan Documents; and
 - (b) agree changes to the wording (but not the trigger points) of the operational policies which may change the emphasis but not the overall objectives of the policy.
- 3.8.4 Negotiating **Financial Developer Contributions** in respect of those agreements in which the contribution is equal to or less than £30,000.

⁴ Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017

⁵ Planning (Local Development Plan) Regulations (Northern Ireland) 2015 and Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (EAPP)

⁶ Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)

⁷ Rural Needs Act (Northern Ireland) 2016

3.8.5 The delegated functions set out above do not apply to the following planning applications⁸:

- (a) Those made by the Council;
- (b) Those in which the Council has an estate;
- (c) Those made by elected members of the Council;
- (d) Those made by Council staff at senior management grade (Grade 14 or above) and all staff in Place and Economy Department and Legal Services;
- (e) Proposals for major development⁹;
- (f) There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve
- (g) Purpose built student accommodation

3.8.6 All other applications, permissions or provisions of the legislation which are not specifically listed above shall be deemed to be delegated unless otherwise provided for within this Scheme.

3.8.7 Where a function is normally delegated but raises issues which the Strategic or Operational Director believes should be considered by the Committee, that matter will be referred to the Committee.

⁸ This provision relates to applications seeking planning permission for development and does not refer to other forms of approval such as applications for Advertisement Consent, Listed Building Consent, Conservation Area Consent and Certificates of Lawful Use or Development.

⁹ Excludes applications associated with a planning permission for Major development such as applications for a Non-Material Change or Discharge of Condition

SCHEME OF DELEGATION FOR PLANNING

ADOPTED DECEMBER 2022

3.8 Strategic Director of Place and Economy

The exercise of the following functions, **in line with relevant Council policies**, is delegated to the Strategic Director of Place and Economy, who may delegate his/her relevant powers to his/her deputies unless otherwise stated, namely Director (Operational) of Economic Development, Director (Operational) of Planning and Building Control and Director (Operational) of City Regeneration and Development:

Planning

3.8.1 An elected Member of the Council may request that an application that relates to a site within their District Electoral Area or within an adjoining District Electoral Area or within the City Centre¹ is referred to the Planning Committee provided that the request is made in writing or by email to Democratic Services within 28 days of either: the date that the application is publicly advertised in the newspaper; or the date of Neighbour Notification, whichever is the later. The Member shall clearly state their reason/s for requesting referral of the application to the Planning Committee, which must be material planning considerations. The Strategic Director of Place and Economy shall determine whether the reason/s are material planning consideration/s and of sufficient importance for consideration by the Planning Committee. Democratic Services will advise the relevant Member of their decision. If the decision is not to refer the application to the Planning Committee, then the decision shall be delegated to the Strategic Director of Place and Economy. Democratic Services will notify the Member that made the request of the outcome of their request to refer the application to the Planning Committee. Where the application is to be referred to the Planning Committee, Democratic Services will notify all Members. Where an application is referred to the Planning Committee under this provision the planning service shall notify the applicant at least five calendar days before the application is discussed by the Planning Committee.

3.8.2 The functions listed below in relation to the legislation set out in Appendix C and legislation made thereunder for which the Planning Committee has responsibility. The thresholds set out at paragraph 3.8.2 (a) only apply where a representation² has been received which conflicts with the Planning Officer's recommendation. Where no representations have been received that conflict with the Planning Officer's recommendation, the thresholds do not apply and the decision is delegated to the Strategic Director of Place and Economy.

¹ City Centre as defined by the Draft Belfast Metropolitan Area Plan 2015

² Representation means a consultation response received during the consultation period including, but not limited to, responses from technical consultees, neighbours and the public. Conflict must be related to material planning considerations. Correspondence from an applicant is not deemed to be a Representation.

- (a) determining applications for the following categories of local developments³, including building, engineering and other operations and material changes of use:
 - i. housing schemes up to and including 12 units other than proposals for change of house type on an approved scheme below 50 units;
 - ii. retailing below 500 square metres gross floor space outside the City Centre or District Centres; or below 2,500 square metres gross floor space within the City Centre or District Centres;
 - iii. office space below 5,000 square metres gross floor space;
 - iv. business, light industry, general industry and storage and distribution below 2,500 square metres gross floor space;
 - v. community-related scheme up to 500 square metres gross floor space;
 - vi. recreation and culture below 1,000 square metres gross floor space outside town centres or below 5,000 square metres gross floor space within town centres;
 - vii. hotels and hostels below 30 beds.
- (b) determining applications for landscaping, car parking and minor works ancillary to the main use of the land which they are to be located; works required for the purposes of providing disability access; the erection of smoking shelters etc.;
- (c) determining applications for alterations and extensions to residential property and ancillary and incidental residential development within the curtilage of residential property;
- (d) determining applications for change of use but excluding those relating to student accommodation; and amusement arcades;
- (e) varying **or** removing conditions except when the variation **or** removal relates to, or constitutes, a major development;
- (f) refusing any application, other than an application for major development, where all of the necessary supporting documentation has been reasonably requested but not provided to the Council within 28 days from the date of the request;
- (g) determining applications for discharge of conditions;
- (h) determining applications for a non-material change;
- (i) determining applications for works to, or demolition of, buildings or structures in conservation areas and areas of townscape character, except where it involves full demolition of a main building (excluding buildings which are ancillary or incidental) and the officer recommendation is to grant demolition consent or planning permission;
- (j) determining applications for listed building consent, excluding partial or full demolition
- (k) determining applications for the display of advertisements;
- (l) determining applications for certificates of lawful development (existing and proposed);
- (m) determining Pre-Application Notifications;
- (n) exercising the Council's powers in relation to the preservation of trees;

³ The definition of local development is provided for by section 25 of the Planning Act (Northern Ireland) 2011

- (o) the making of a screening opinion or scoping opinion in relation to Environmental Impact Assessment⁴; Strategic Environmental Assessment/Sustainability Appraisal⁵; Habitats Regulations Assessment⁶; and Rural Needs Impact Assessment⁷
- (p) enforcing all regulations and orders made under the said legislation and issuing and serving of notices;
- (q) executing works in default of compliance with any notice or order and in an emergency where empowered by statute and recovering the costs of so doing;
- (r) temporary listing of buildings including the issuing of building preservation notices and listing in urgent cases;
- (s) instituting legal proceedings, in consultation with the City Solicitor, on behalf of the Council;
- (t) authorising officers pursuant to relevant legislation for the purpose of exercising statutory powers;
- (u) lodging representations including objections, in consultation with the City Solicitor, in relation to planning applications where the Council has been notified as part of the statutory process or where the Council's interests are likely to be affected;
- (v) responding to consultations from neighbouring authorities in relation to their Local Development Plan;
- (w) administering statutory registers;
- (x) registering and removing notices and charges in the Statutory Charges Register, in consultation with the City Solicitor;
- (y) conducting of planning related appeals to the Planning Appeals Commission; Public Examinations and other planning related public inquiries;
- (z) responding to planning related consultations from Government Agencies unless the Strategic Director of Place and Economy considers that the consultation raises a significant planning issue for the Council, relates to a matter which is controversial or likely to be of significant public interest.

3.8.3 In relation to planning related Public Examinations, the Strategic Director of Place and Economy may, in consultation with the City Solicitor / Chief Executive where it is considered necessary, carry out the following functions:

- (a) agree minor, typographical or factual changes or modifications to the Council's Local Development Plan Documents; and
- (b) agree changes to the wording (but not the trigger points) of the operational policies which may change the emphasis but not the overall objectives of the policy.

3.8.4 Negotiating financial contributions from developers in respect of those agreements in which the contribution is equal to or less than £30,000.

⁴ Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017

⁵ Planning (Local Development Plan) Regulations (Northern Ireland) 2015 and Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (EAPP)

⁶ Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)

⁷ Rural Needs Act (Northern Ireland) 2016

- 3.8.5 The delegated functions set out above do not apply to the following planning applications:
- (a) Those made by elected members of the Council;
 - (b) Those made by Council staff at senior management grade (PO12) or above and all staff in Place and Economy Department and Legal Services;
 - (c) Those made by the Council;
 - (d) Those in which the Council has an estate;
 - (e) Proposals for major development;
 - (f) There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve
 - (g) Purpose built student accommodation
- 3.8.6 All other applications, permissions or provisions of the legislation which are not specifically listed above shall be deemed to be delegated unless otherwise provided for within this Scheme.
- 3.8.7 Where a function is normally delegated but raises issues which the Strategic or Operational Director believes should be considered by the Committee, that matter will be referred to the Committee.



Subject:	Delegation of Local applications with NI Water objections
Date:	14 th October 2025
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

Restricted Reports	
Is this report restricted?	Yes ☐ No ☒
If Yes, when will the report become unrestricted?	
After Committee Decision	☐
After Council Decision	☐
Some time in the future	☐
Never	☐

Call-in	
Is the decision eligible for Call-in?	Yes ☒ No ☐

1.0	Purpose of Report or Summary of Main Issues
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 th May 2024, 27 th June 2024, 13 th August 2024 15 th October 2024 21 st January 2025 18 th March 2025 15 th April 2025 13 th May 2025 17 th June 2025 12 th August 2025 and 16 th September 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 Appendix 1 .
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 Appendix 1

	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.
2.0	Recommendation
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 Appendix 1 .
3.0	Main Report
	<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 277 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. a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or

3.9	b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.
3.10	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.
3.11	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.
3.12	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.
3.13	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.
3.14	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.
3.15	<u>Habitats Regulations Assessment</u> 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.
3.16	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>

3.17	The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at Appendix 1. 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 Appendix 1 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.
4.0	Financial & Resource Implications
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.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.
6.0	Appendices – Documents Attached
	Appendix 1 – List of Local applications which are proposed to be delegated to officers to determine.

**Appendix 1 – Local applications with NIW objections
(October 2025)**

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Botanic	LA04/2025/1425/F	26/08/2025	Change of use from of lower ground floor level Yoga Studio (D2) to Laundry	Refill Quarter 243 Lisburn Road, Malone Lower, Belfast, BT9 7EN
2	Court	LA04/2025/1350/F	24/07/2025	COU from 3 bed resi to 5 bed 5 person HMO	29 Glencairn Street
3	Botanic	LA04/2025/0420/F	11/03/2025	Single storey front extension and three storey rear extension to facilitate a change of use from retail to restaurant on ground and first floor.	40 & 40a Donegall Pass, Belfast, BT7 1BS

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Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2022/0809/F	Committee Meeting Date: 14 th October 2025
Proposal: 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.	Location: Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews, Belfast.
Referral Route: Major development	
Recommendation:	Approval subject to conditions and a Section 76 planning agreement
Applicant Name and Address: M J McBride Construction Ltd	Agent Name and Address: Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
Date Valid: 21 st April 2022	
Target Date: 17 th November 2025	
Contact officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application seeks full planning permission for 94 no. dwellings. 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. The key issues for the assessment of the application are below. • Principle of development • Site layout, density and Design • Open Space Provision • Affordable Housing • Trees and landscaping • Traffic, Movement and Parking • Climate change • Impact on amenity • Contaminated land • Drainage and Flooding • Natural Heritage/ Impact on Protected Sites • Section 76 planning agreement • Pre-application Community Consultation 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. 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.

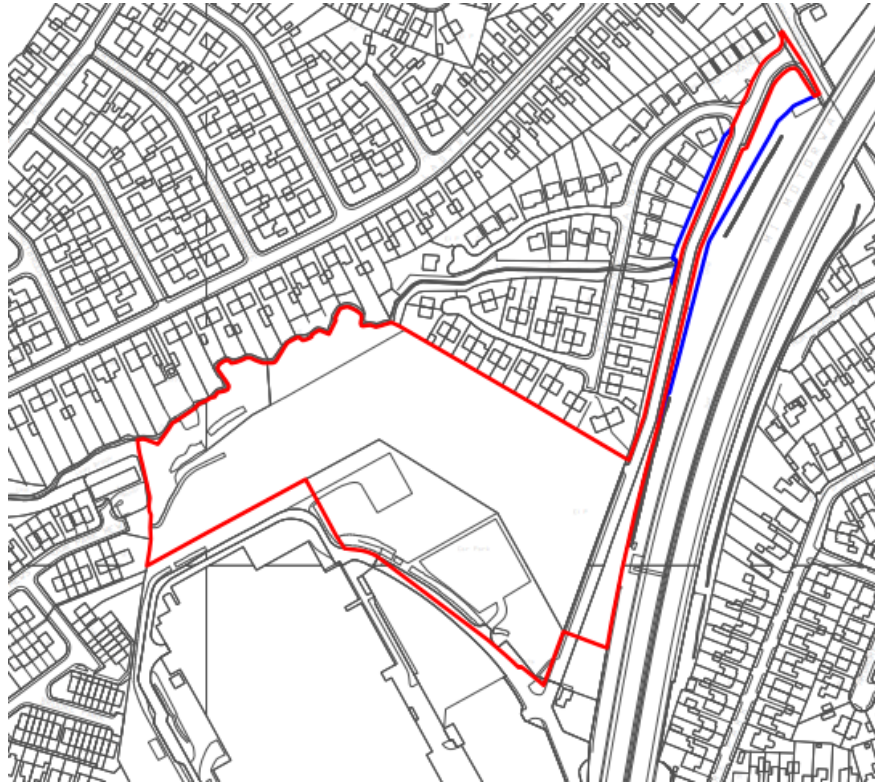
There have been no letters of objection or third party representations.

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

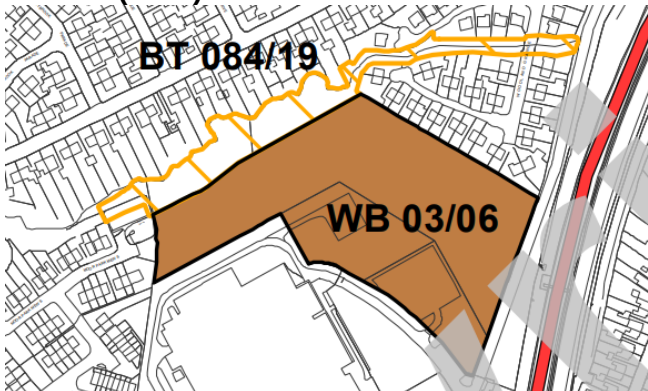
Site Location Plan and Layout



1.0	Description of Proposed Development
1.1	This application seeks planning permission for 94 no. dwellings. The following housing mix is proposed: - Semi-detached 56 - Detached 16 - Townhouse 3 - Apartment 19
1.2	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.
1.3	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.
1.4	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.
1.5	There are pockets of open space throughout the development, the largest of which is located along the northern boundary, measuring approximately 5,200 sqm.
2.0	Description of Site and Area
2.1	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.
2.2	The site is currently accessed from an existing laneway off Finaghy Road North, which serves both residential development and the former Ford Visteon site.
2.3	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.
3.0	Planning History (on site to south of application site)
3.1	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
3.2	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
3.3	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

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.
4.0	Policy Context
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	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below: <i>Strategic Policies</i> Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP4 – community cohesion and good relations Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SP8 – green and blue infrastructure network <i>Spatial Development Strategy</i> Policy SD1 – Settlement hierarchy Policy SD2 – Settlement Areas <i>Shaping a Liveable Place</i> Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of Residential Development Policy HOU5 – Affordable Housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and Accessible Accommodation

	Policy DES1 – Principles of Urban Design Policy DES2 – Masterplanning Approach for Major Development Policy RD1 – New Residential Developments Policy HC1 – Promoting healthy communities 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) 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 Policy OS1 – Protection of Open Space Policy OS3 – Ancillary Open Space Policy NH1 – Protection of Natural Heritage Resources Policy TRE1 – Trees Policy LC1 - Landscape
4.5	The following Supplementary Planning Guidance (SPG) is relevant: • Affordable Housing and Housing Mix • Residential Design • Placemaking and Urban Design • Planning and Flood Risk • Masterplanning approach for major development • Transportation • Trees and Development
4.6	Proposals Maps – 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.
4.7	In the BUAP 2001, the site is unzoned.
4.8	BUAP 2001 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).

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

7.0	Representations
7.1	The application has been advertised and neighbour notified.
7.2	No objections have been received to date.
8.0	ASSESSMENT
8.1	The key issues for the assessment of the application are: • Principle of development • Site layout, density and Design • Open Space Provision • Affordable Housing • Trees and landscaping • Traffic, Movement and Parking • Climate change • Impact on amenity • Contaminated land • Drainage and Flooding • Natural Heritage/ Impact on Designated Sites • Impact on Protected Sites • Section 76 planning agreement • Pre-application Community Consultation Principle of development
8.2	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.
8.3	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. Site layout, density and design
8.4	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).
8.5	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.

8.6	<i>Density:</i> 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.
8.7	<i>Design</i> 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.
8.8	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.
8.9	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.
8.10	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.
8.11	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.
8.12	Similarly, the apartment blocks respond to the site layout, forming a built 'bookend' onto the motorway to the east.
8.13	The proposal is considered to accord with Policies DES1, DES2 and RD1.
8.14	<i>Housing mix:</i> 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: - Semi-detached 56 - Detached 16 - Townhouse 3 - Apartment 19

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	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. <i>Adaptable and accessible accommodation:</i>
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	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. <i>Masterplanning:</i>
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	Amenity and Open Space Provision The proposal has been assessed against Policies OS3 and RD1(d) of the Plan Strategy and <i>Creating Places</i>.
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	Affordable Housing 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.
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.
	Trees and landscaping
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.
	Traffic, Movement and parking
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.

	<i>Green Travel Measures</i>
8.59	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.
8.60	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 & 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:  The map shows the West Belfast Greenway network. Existing routes are shown in blue. Short term (2022-25) schemes are shown in green. Medium term (2025-28) schemes are shown in yellow. Long term (2028-31) schemes are shown in red. The network runs from Dunmurry in the south-west to Belfast City Centre in the north-east, passing through Finaghy, Malone, and the City Centre. Existing routes — Short term (2022 - 25) — Medium term (2025 - 28) — Long term (2028 - 31) —
8.61	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.
8.62	The proposal includes 20 cycle spaces (2 separate blocks of 10) located within the curtilage of the apartment blocks.
8.63	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.

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.
	Climate change
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.
	Impact on Amenity
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	<i>Noise</i> The main source of noise for both day and night hours is noted to be the M1 Motorway.
8.79	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.
8.80	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.
8.81	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.
8.82	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. 
8.83	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.
8.84	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

	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.
	Contaminated Land
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.
	Drainage and Flooding
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	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. Natural Heritage/ Impact on designated sites
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.
	Section 76 Agreement planning agreement
8.100	The following planning obligations are considered necessary to make the proposed development acceptable and should be secured through a Section 76 planning agreement. • Affordable housing – a minimum of 20% of the 94 residential units should be secured as 'shared ownership' housing in compliance with Policy HOU5; • Green travel measures – travel cards three years as required by Policy TRAN4; • Open space management – delivery, management and maintenance of the open space as required by Policy OS3. • Construction, Employability and Skills Plan – to be agreed prior to commencement of development specific to the Development, addressing the

	employability and skills requirements of the Development during construction phase. The S76 planning agreement has been agreed and will issue alongside any planning permission granted. Pre-application Community Consultation
8.101	Applicants for Major development are required to carry out community consultation in advance of submitting an application.
8.102	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 16th June 2021.
8.103	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.
8.104	A Pre-Application Community Consultation Report has been submitted in support of this application. The Report confirms the following: • 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. • An online public consultation was held between 28th June 2021 - 2nd August 2021. Information could be accessed online. • A public notice was placed in the Belfast Telegraph W/C 21st June 2021. • A leaflet containing details of the consultation was designed and distributed extensively, by Mail Matters Limited, to properties directly opposite and adjoining the site. • During the five-week online consultation period the project webpage received 301 page views and 225 unique page views to the site. • Engagement also took place with MPs, Assembly Members, and local Councillors. • 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.
8.105	Feedback was received in relation to the following issues: • Increased traffic • Impact of housing numbers, and scale of houses on surrounding area • Environmental and Wildlife concerns • Support for housing provision 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.

	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.
9.0	Recommendation
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.
10.0	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. 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. 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. 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. 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

	area. All hard landscape works shall be permanently retained in accordance with the approved details. Reason: In the interests of the character and appearance of the area 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. Reason: To ensure the SLNCI is not compromised. 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: https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf Reason: Protection of environmental receptors to ensure the site is suitable for use. 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: 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. 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: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks 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. Reason: Protection of environmental receptors to ensure the site is suitable for use. 10. No development should take place on-site until the method of sewage disposal
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	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. 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. 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. Reason: To ensure the project will not have an adverse effect on the integrity of any European site. 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. Reason: To ensure the protection of a designated site. 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. Reason: In the interests of amenity. 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. Reason: To ensure adequate car parking within the site. 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 & 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. Reason: To safeguard the amenity of occupants of the buildings hereby approved. 16. Prior to commencement of development the applicant shall submit to the
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	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 . 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. 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. Reason: Protection of residential amenity. 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. Reason: To safeguard the amenity of occupants of the buildings hereby approved. 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. Reason: In the interests of residential amenity. 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: 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
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	2025'. The capping layer must be formed from material that is demonstrably suitable for use (residential with homegrown produce). Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health. 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. 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. 22. The service strip along the northern boundary of the site, as shown on site layout plan No. 02A, published on the Planning Portal 15th 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. Reason: To facilitate any necessary servicing of the adjacent watercourse.
	DRAFT INFORMATIVES Section 76 planning agreement 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: • Affordable housing • Green travel measures • Delivery, management and maintenance of the open space Dust Management 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. Compliance with planning permission 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 Discharge of conditions 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. Non-planning requirements 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.
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Development Management Report

Summary	
Committee Date: 14 th October 2025	
Application ID: LA04/2024/1576/F	
Proposal: 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)	Location: 733-735 Antrim Road, Belfast BT15 4EL
Referral Route: Scheme is for over 12 units and objections received which conflict with officer recommendation to approve	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Mr J Ogle S4S Developments Ltd 17A Cullenfad Road Dungannon	Agent Name and Address: Mr P Turley 15 Ravenhill Road Belfast
Date Valid: 18 th September 2024	
Target Date: 1 st January 2025	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application proposes the construction of 34no. residential units, comprising 4no. 2p/1b wheelchair apartments & 30no. 3p/2b apartments. The proposal is for 100% social housing and intended to provide some Category 1 (over 55s) accommodation. The proposed development would comprise two detached blocks, ranging in height from 4 storeys along the Antrim Road elevation, stepping down to 3 storeys to the rear in one block at a lower level, and 4 storeys in the other, also at a lower level. The scheme also includes in-curtilage parking, communal amenity provision and landscaping. There are 34 car parking spaces (4 of which are for disabled user parking) within the site, including undercroft parking in Block B, cycle parking and associated works. The key issues for consideration of the application are set out below. • Principle of housing in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and Placemaking • Impact on amenity	

- Flood risk and drainage
- Waste-water infrastructure
- Climate change
- Access and transport
- Health impacts
- Environmental protection
- Natural heritage
- Trees and landscaping
- Waste management
- Section 76 planning agreement

In the Belfast Urban Area Plan 2001 (BUAP 2001), the site is un-zoned “white land”.

In the draft Belfast Metropolitan Area Plan 2015 (dBMAP) (versions 2004 and 2014), the site is also located within un-zoned “white land”. The site is nearby to Inisfayle Area of Townscape Character and between two sections of the Castle/Fortwilliam Local Landscape Policy Area (LLPA) but not within either.

The site previously benefited from planning permission for apartments, although the permission has now lapsed. There is undetermined application for renewal of that previous permission.

The site is considered a suitable and sustainable location for housing; the proposal would make effective use of previously developed land for residential use in an accessible location.

The provision of 34 social housing units that respond to local housing need is welcomed.

Following negotiations and amendments, the design of the scheme is considered to be of good quality and appropriate to its context, with no negative impact on neighbouring residential amenity.

The proposed access and parking arrangements are acceptable.

NIHE is supportive of the on-site social housing proposals. NI Water objects to the proposal on grounds of insufficient network capacity; further information relating to the planning history of the site has been provided to NI Water and its further advice is awaited. No objections have been received from other statutory consultations, subject to conditions, informatives and Section 76 planning agreement.

There are no objections from non-statutory consultees.

Following advertisement in the local press as well as neighbour notification, 22 letters of objection have been received from local residents themselves or planning agents on their behalf, raising issues which are detailed in the main report.

The Section 76 planning agreement required to secure the development as 100% social housing, travel plan and green travel measures has been agreed in principle.

The Committee undertook a pre-emptive site visit on 23rd September 2025.

Recommendation

Having regard to the Development Plan and material considerations, 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 the conditions and Section 76 planning agreement, and deal with any other matters that arise including the further consultation response from NI Water, provided that they are not substantive.

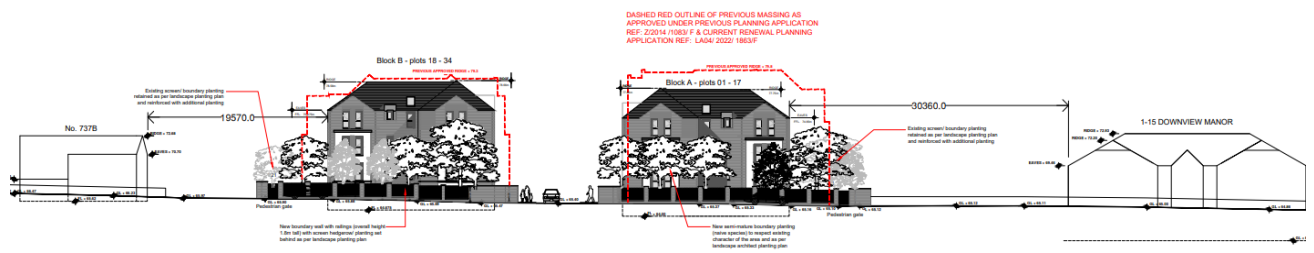
DRAWINGS AND IMAGERY

Site Location Plan:

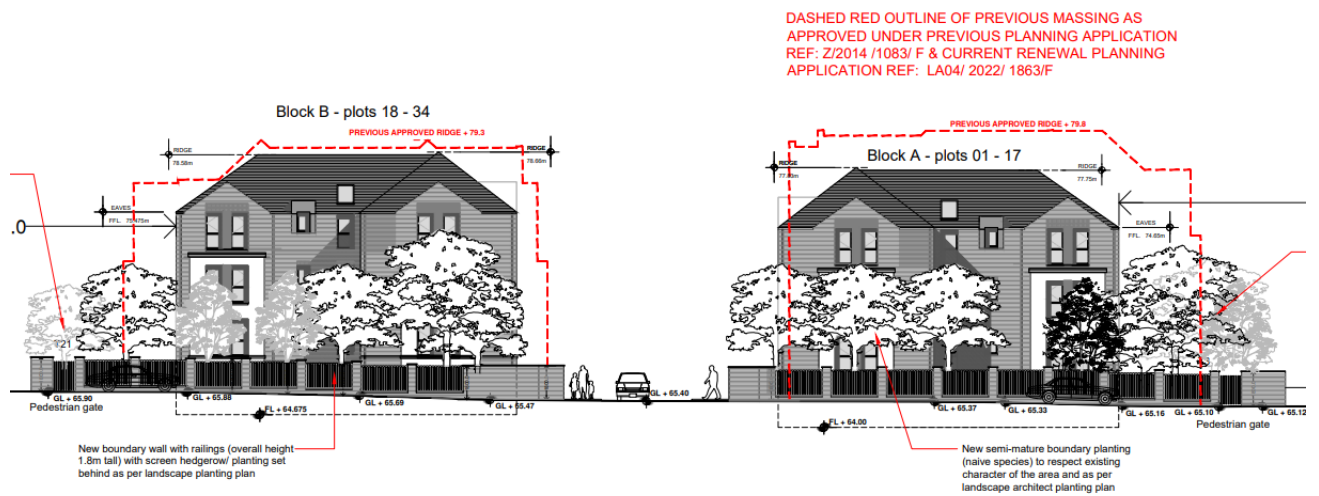


[illegible]

Contextual street-scene:



Street elevation:



Block A:



Block B:



Elevation 01



Elevation 02



Elevation 03



Elevation 04

1.0

Characteristics of the Site and Area

1.1

The site fronts onto Antrim Road and currently comprises two detached vacant dwellings, and measures approximately 0.45 hectares. An existing access to existing dwellings at 733a and 733b Antrim Road to the rear runs through the middle of the site. The site slopes downwards to the rear (east). The site is defined by a mix of walls, fencing, trees and mature vegetation.

1.2

The surrounding area comprises a mix of uses including residential, recreational and some commercial. Dwellings are a mix of large detached and semi-detached with some apartments nearby also.

Description of Proposed Development

1.3

The application seeks full planning permission for the 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 (4no. 2p/1b wheelchair apartments & 30no. 3p/2b apartments with associated in-curtilage parking and landscaping. The proposal is for 100% social housing and intended to provide some Category 1 (over 55s) accommodation.

1.4

The scheme also includes, communal amenity provision and landscaping, 34 car parking spaces (4 of which are for disabled user parking) within the site, including undercroft parking in Block B, cycle parking and associated works.

1.5

The Committee undertook a pre-emptive site visit on 23rd September 2025.

2.0 2.1 2.2 2.3	Relevant Planning History Z/2008/1469/F – Erection of 4No. semi detached houses and 34No. apartments (in 2 blocks), basement car parking, access road and associated site works. (Amended Scheme) - 733, 733a, 733b and 735 Antrim Road – Approved 07/09/09 Z/2014/1083/F - 4 semi detached houses, 34 apartments, basement car park, access road and associated site works (additional plans) – 733, 733a, 733b and 735 Antrim Road – Approved 16/05/17 (the site is larger than the site of the current application, also including Nos. 733a and 733b at the rear). LA04/2022/1863/F - Renewal of previous approval Z/2014/1083/F for 4 semi detached houses, 34 apartments, basement car park, access road and associated site works (additional information) – under assessment.
3.0 3.1	PLANNING POLICY Development Plan – local development plan <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 HOU1: Accommodating new homes Policy HOU4: Density of residential development Policy HOU5: Affordable housing Policy HOU6: Housing Mix Policy HOU7: Adaptable and accessible accommodation Policy DES1: Principles of urban design Policy RD1: New residential developments Policy TRAN1: Active travel – walking and cycling Policy TRAN 2: 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 ENV4: Flood Risk Policy ENV5: Sustainable drainage systems (SuDS) Policy HC1: Promoting healthy communities

	Policy OS3: Ancillary open space Policy TRE1: Trees Policy NH1: Protection of natural heritage resources <u>Supplementary Planning Guidance</u> Affordable Housing & Housing Mix Residential Design Placemaking & Urban Design Sustainable Urban Drainage Systems Transportation
3.2	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)
3.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	Other Material Considerations Developer Contribution Framework (2020) Belfast Agenda (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	Statutory Consultees DFI Roads – No objection subject to conditions NI Water – Objection on grounds of waste-water infrastructure capacity (further information has since been provided to NI Water and their further response is awaited) DfI Rivers – No objection DAERA NED – No objection subject to conditions DAERA WMU – No objection subject to conditions Northern Ireland Housing Executive – No objection
4.2	Non-Statutory Consultees Environmental Health – No objection subject to conditions. BCC Tree Officer - No objection subject to conditions. BCC Waste Management – No objection BCC Urban Design – No objection subject to conditions Shared Environmental Services – No objection subject to conditions
	Representations
4.3	The application has been advertised in the newspaper and neighbours notified.

4.4	22 letters of objection have been received from local residents themselves or planning agents on their behalf, raising the following issues (summarised): • Applicant may not apply for social housing as it can only be NIHE • Demolition statement states 735 in poor condition • No 733 makes a material contribution • Existing houses should not be demolished • High density • Overdevelopment • Proposal forward of established building line • Out of keeping with the established area – density, height, scale and massing • Proposal should be red brick • Overlooking • Loss of light • Negative impact on air quality, noise, waste management and drainage • Lack of private open space • Proposal does not comply with Policy OS3 • Open space unusable • Proposal does not comply with Fields in Trust (FIT) Standards • Impact on infrastructure and services • Environmental impact • Potential loss of trees and impact on LLPA • Existing vegetation should be retained • Significant site works undertaken and trees removed • Badgers present • Flooding • Lack of parking making reference to <i>Creating Places</i> guidance • Increase in traffic • Traffic assessments carried out at inappropriate times • Travel Plan unrealistic • LA04/2014/1083/F has expired and pre LDP Plan Strategy • Supporting technical information submitted is out of date • Supporting statement does not refer to all current policies applicable • Drawings inaccurate • No public consultation carried out • Safety concerns • Community views not taken into account
4.5	The relevant planning issues will be considered within the main assessment below. However, a number of the issues raised are not planning considerations and outside the remit of planning legislation and guidance such as whether the proposal is acceptable by FIT standards. Public consultation was undertaken in accordance with the statutory requirements. The proposal development does not fall under the category of Major development and therefore the applicant is not under statutory duty to consult with the public prior to making any application. Officers are satisfied that the submitted drawings are accurate.

5.0	PLANNING ASSESSMENT
	Main Issues
5.1	The main issues relevant to consideration of the application are summarised below. • Principle of housing in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and Placemaking • Impact on amenity • Flood risk and drainage • Waste-water infrastructure • Climate change • Access and transport • Health impacts • Environmental protection • Natural heritage • Trees and landscaping • Waste management • Section 76 planning agreement
	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.
	<u>Operational Policies</u>
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.

	<u>Proposals Maps</u>
5.6	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	In the Belfast Urban Area Plan 2001 (BUAP); and both version of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2024), the site is within the development limits of the city and is un-zoned "white land".
	<u>Principle of housing in this location</u>
5.8	The site is located within the development limit in the various relevant Development Plans. The current established use on the site is residential and the site is surrounded by residential properties.
5.9	The site is a sustainable location for new housing. Antrim Road provides access to relevant local services and facilities as well as being an arterial route and main route to the City Centre. Bus stops are located on the Antrim Road, which is one of the main metro routes into Belfast City Centre and which is served by a high frequency public transport services Monday to Sunday. The site is also located approximately 2.5 miles from Yorkgate Station where rail services may be accessed.
5.10	In respect of the above, the site is considered a suitable and sustainable location within the development limits and suitable in principle for housing. Suitable infrastructure is in place and no additional measures would be required.
5.11	The site has previously benefited from planning permission for apartments, albeit the planning permission is no longer extant. There is a live undetermined application to renew the previous planning permission.
5.12	The principle of residential development of the site is considered acceptable and in accordance with Policies HOU1 and HOU2 of the Plan Strategy, and SPPS.
	<u>Housing density</u>
5.13	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations. The application site is located along a City Corridor, with Policy HOU4 recommending an average density band of 100 - 175 dph in the inner city. The target density for the Outer City Area is 25 – 125 dph is recommended.
5.14	With a site area of approximately 0.45 hectares, the proposed density equates to 75.5 dwellings per hectare (dph). This is lower than the targeted density for a City Corridor but within the recommended density for the Outer City Area. The proposal is also consistent with densities in the areas with apartments located to the immediate south. Having regard to these considerations, the density is considered acceptable.

	<u>Affordable housing</u>
5.15	Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing. The proposed scheme is for 100% social housing with a partner Housing Association in place. NIHE has confirmed it is supportive of the mono tenure scheme in line with Policy HOU5, SPG and the SPPS. It considers that there are exceptional circumstances that support a single tenure scheme as set out below:
5.16	• There is acute housing need in this area of North Belfast. • The site is within an overwhelmingly owner occupied and private housing area. There is only one social housing unit within 500m of the site. The closest housing estate is almost 1km from the site and the nearest housing estate within this Housing need area is almost 2 km distance. • The proposed scheme has also been known to the Housing Executive for several years and a letter of support was first sent to Radius Housing Association in September 2021 which predates the current mixed tenure policy.
5.17	NIHE advises that while there is not currently as large demand from elderly applicants compared to other household groups, it is envisaged this scheme will attract elderly residents in existing social houses no longer suitable for their needs, such as family units. This will in turn free up family housing for families in housing stress.
5.18	The provision of affordable housing would be secured by way of a Section 76 Planning Agreement.
5.19	The proposal accords with Policy HOU5.
	<u>Housing mix</u>
5.20	Policy HOU6 requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis. The requirement for a mix of house types will not apply to single apartment developments such as this proposal, and in such cases, the housing mix will be considered acceptable through greater variety in the size of units.
5.21	The scheme proposes a range of apartments consisting of 4 x 2 person 1 bed; and 30 x 3 person 2 bed units. The 1 bedroom units are all wheelchair accessible. The proposed mix is considered to provide a satisfactory range of size and type and is targeted to meet social housing need. The proposed housing mix is considered acceptable having regard to Policy HOU6.
	<u>Adaptable & accessible accommodation</u>
5.22	Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a.) to (f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g.) to (o.) which these units must meet. With the scheme proposing 34no. units, 10% would equate to 4 accessible units (rounded up), which the proposal provides.

5.23	'Lifetime homes' standards are a nationally recognised set of criteria to make new dwellings adaptable enough to accommodate a household's changing lifetime needs and enable them to be lived in and visited by a wide range of people. All units have been designed with flexibility in mind for various stages of life. Criteria (a) to (f) of Policy HOU7 has been met in that all parking spaces are on a firm hardstanding surface which is either level or gently sloping. All main entrances display overhead shelter and all living, dining and kitchen space, as well as a WC, are proposed at entrance level. There is clear outlook from the main living spaces and an accessible bathroom is proposed on the same floor as the principle bedroom for each unit. Each wheelchair accessible unit is then designed to comply with criteria (g) to (o) of Policy HOU7 also. <u>Design & placemaking</u>
5.24	The proposal has been assessed against Policies SP5, DES1, and RD1 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a.) to (k.).
5.25	As proposed, the scheme consists of two individual blocks (A and B) fronting on to Antrim Road, each 4 storeys in height and stepping down to the rear. The blocks comprise 17 units in each. Main entrances are to the front and side on Block A and to both sides on Block B. Proposed parking is to the rear of Block A with undercroft parking included, and to the front of the Block B entrance. Plans show soft landscaping and open space throughout the site which is discussed in more detail in paragraphs 5.56 – 5.59. The existing access remains running through the middle of the site, which serves the proposed development and dwellings to the rear.
5.26	The proposed height of the buildings responds to the topography of the site, and contextually, the height of the blocks to the front are considered sympathetic to their wider context and would provide an appropriate addition to the streetscape.
5.27	Concern had been raised initially that the proposed blocks projected forward of the established building line, as well as that of the previously approved development. Amendments were submitted showing the blocks set back and respecting the established building line.
5.28	The orientation of fenestration and separation distances are acceptable and this is explored in more detail when assessing the impact on neighbouring amenity.
5.29	The proposed external materials include red brick and smooth render walls, man-made grey/black slates and black/grey rainwater goods which are acceptable for the site and surrounding area.
5.30	BCC Urban Design Officer raises no concerns in relation to the proposed façade articulation and materiality. The proposed elevations include a clear ordering of windows alongside details such as cills, window headers (soldier courses) and a general predominance of red brick accented with coloured render all of which are characteristics of this area. The initial consultation response recommended that clay facing brick is specified which is considered contextually appropriate to Belfast, as opposed to concrete brick which doesn't weather or age over time. The use of clay brick has been confirmed by the applicant and should be conditioned.

5.31	It is considered that the scale, massing and design of the building are appropriate to the site and surrounding buildings and the proposal accords with RD1 and DES1 of the Plan Strategy. <u>Impact on amenity</u> <i>Open space and amenity space:</i>
5.32	Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.33	As noted by the Urban Design Officer, the amended site plans includes 360m² of open space in the communal landscaped garden area to the rear of Block A, serving 17 units (21.2 sqm per unit). The agent has confirmed that this calculation excludes those narrower areas of open space to the south side and front of the block, which is welcomed. The site plan also provides for 179 sqm of open space within a communal garden at the rear of Block B, also serving 17 units (10.5m² per apartment). Again, the agent has confirmed that this calculation excludes those narrower areas of open space to the north side and front of the block, which is welcomed. Setting Block B further back has also allowed for an increase in the size, amenity value and usability of the garden area to the front. This increases the total area of open space for Block B to 334 sqm and an average of 19.7 sqm per unit (similar to that of Block A). This amount of open space (694 sqm) exceeds the 10% open space of the total site area (0.45 hectare) and therefore the requirement of Policy OS3 are met.
5.34	<i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm. Therefore, the proposed amenity provision is considered generous. There are also small balconies on some apartments, and shared amenity space indoors in the form of a community day room and internal streets with street furniture.
5.35	It is considered the requirements of Policy OS3 are met. <i>Impact on neighbouring amenity:</i>
5.36	The Council's SPG 'Residential Design' states that suitable separation is required between properties to ensure all residents benefit from adequate daylight and sunlight, and to achieve sufficient outlook and privacy. It recommends that a minimum of 20m should be maintained between facing windows of habitable rooms and 10m between blank gable walls or non-habitable rooms.
5.37	In this instance, at its nearest point the elevation closest to the rear boundary will achieve a minimum separation distance of approximately 19.4m from the closest neighbouring property at No 733b (gable wall). The agent has stated that confirmation has been received from the resident of No. 733b that the GF windows in that gable serve a garage with upper floor windows being secondary windows. This distance is considered sufficient to prevent impact on neighbours and in line with the guidance.

5.38	The proposed separation distance between Block A and No 733a is over 40m. Due to the orientation, separation distances and fenestration there will be no impact on residential amenity due to overlooking. The proposal would not cause an unacceptable degree of overshadowing to neighbouring dwellings, unacceptable loss of outlook, overbearing or other harmful impacts on amenity.
5.39	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
	<u>Flood risk and drainage</u>
5.40	DfI Rivers has reviewed the Drainage Assessment, Schedule 6 consent from the Area Office to divert a small section of the designated culvert, and Proposed Drainage Layout Plan, and accepting the applicant's logic and has no reason to disagree with the conclusions. Accordingly, it offers no objection to the proposal.
5.41	The proposal complies with Policy ENV4 and relevant provisions of the SPPS.
	<u>Waste-water infrastructure</u>
5.42	Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water objects to the application on grounds of network drainage capacity concerns. It advises that the downstream catchment is constrained by overloaded sewage infrastructure including one or more downstream "Unsatisfactory Intermittent Discharges "(UID's) which are causing a negative impact on the environment. These are located at Fortwilliam Park Dunlambert CSO; Shore Road Fortwilliam CSO; and Shore Road York CSO. (1,2&3) Discharge to the Lagan. This part of Belfast catchment is constrained by lengths of downstream sewer operating above capacity. NI Water suggested the applicant should liaise directly with them on this issue.
5.43	Importantly, officers advise that 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.
5.44	Having regard to the above, it is considered unreasonable to refuse planning permission on grounds of insufficient network drainage capacity.
	<u>Climate change</u>
5.45	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. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
5.46	High efficiency boilers will provide the heat source for space heating and water heating all of which will operate under zoned thermostatic controls to avoid unnecessary energy usage. All apartments will include a mix of the following features to comply with the Energy Efficiency standards:

	• Triple glazed windows • High levels of energy efficient fabric insulation. • PV panels (sized in accordance with Design SAP calculations) • Air Permeability of 3 or less (Designed q50) • Passive Ventilation (PIV) to comply with relevant section of Building Regulations
5.47	These measures should be secured by condition.
5.48	The proposed development would be resilient from flood risk.
5.49	The proposal is considered to accord with Policies ENV2 and ENV3.
	<i>Demolition:</i>
5.50	The proposal involves the demolition of the existing dwellings to facilitate the proposal. The existing buildings are not listed, nor within a Conservation Area and therefore not afforded protection.
5.51	Policy ENV2 also states that development proposals should where feasible avoid demolition and reuse existing buildings and structures. A Demolition Justification Statement has been submitted and states that the existing buildings are currently in a poor state of repair and have been subject to vandalism. It also states they are not feasible to be re-used or converted for the proposed new residential use on the site. The plan depth and internal configuration of units restrict daylighting to the depth of the plan and is not appropriate for reuse as apartment units.
5.52	Moreover, retention of the existing dwellings would not permit the high-density apartment development proposed by the applicant, which would provide high density social housing for which there is an identified need.
5.53	The proposed development will re-use (re-cycling) as much of the existing building waste material within the design as possible, for example crushed stone materials. These measures should be secured by condition.
5.54	The demolition of the existing dwellings is considered acceptable, having regard to Policy ENV2.
	<i>SuDS:</i>
5.55	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 and to ensure flooding is not increased elsewhere. The application proposes SuDS features such as the provision of communal green spaces, as well as smart water butts, and some additional tree planting. These measures should be secured by condition. The proposals are considered to satisfy Policies ENV5.

	<u>Access and transport</u> <i>Accessibility and parking:</i>
5.56	The proposal is in an accessible location just off an arterial route, near to a bus stop, with good access to public transport. Secure covered bike storage is proposed. The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The proposal contains 34 parking spaces including 4 disabled spaces (i.e. 1 space per residential unit), which is acceptable).
5.57	Road safety and traffic are concerns raised by objectors. DfI Roads Service are the authoritative body to advise on road safety and traffic and they responded to consultation with no objection subject to conditions should approval be granted.
5.58	The access to public roads would not prejudice road safety or significantly inconvenience the flow of road users in accordance with Policy TRAN 6.
5.59	A Travel Plan has been submitted and found to be acceptable by DfI Roads; it will further promote alternatives to the private car.
5.60	The scale of development and transport implications of the proposal were assessed by DfI Roads and considered to be acceptable. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8, and relevant provisions of the SPPS
	<u>Health impacts</u>
5.61	Policy SP3 requires new development to maximise opportunities to improve health and wellbeing. Policy HC1 seeks to ensure that all new development 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.
5.62	The site is a sustainable location with good access to public transport. The proposed buildings are considered to be of a high quality design with good quality hard and soft landscaping. This will provide a pleasant and attractive environment for prospective occupants of the building and people in housing need. The proposal would promote green travel. It is considered compliant with Policy HC1 and SP3.
	<u>Environmental protection</u>
5.63	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise.

	<i>Contaminated land</i>
5.64	BCC EHO confirmed records do not indicate potential land contamination associated with past land-use on or in close proximity to this proposed development.
	<i>Air quality</i>
5.65	No information has been provided at this stage regarding hot water or heating systems for the proposal. EHO have advised that any combustion plant where the single or combined NOx emission rate is more than 5mg/sec could give rise to impacts. They have advised a condition that an Air Quality Assessment be submitted and agreed in writing prior to installation.
	<i>Noise</i>
5.66	A Noise Impact Assessment was submitted and BCC EHO have no concerns regarding the impact of noise, subject to the inclusion of a condition stating all noise mitigation measures outlined within the NIA will be installed prior to occupation.
5.67	Having regard to the advice from Environmental Health, the proposal is considered to accord with Policy ENV1, and relevant provisions of the SPPS.
	<u>Natural heritage</u>
5.68	DAERA Water Management Unit cited concerns over the potential impact on sewage loading to the Belfast waste-water treatment works. However, NI Water has confirmed that there is available capacity and as such there is no issue in this regard.
5.69	DAERA WMU also highlighted concerns with respect to infrastructure capacity and recommends a condition that requires details of drainage disposal to be agreed in writing with NI Water or a Consent to Discharge granted prior to commencement of development. Shared Environmental Services also responded suggesting the same condition should approval be granted to mitigate potential impacts on Belfast Lough.
5.70	The owner of the site has expressed concern that such a pre-commencement condition could adversely affect the implementation of the scheme. They state that the previous planning permission for residential redevelopment of the site (Z/2014/1083/F) did not have such a condition attached to it and that there is a current live application (LA04/2022/1863/F) to renew that permission. NI Water has been made aware of the planning history of the site and its further advice is awaited. Delegated authority is sought to deal with the further consultation advice from NI Water, provided that it is does not raise substantively new issues.
5.71	A Bat Roost Assessment, Preliminary Ecological Assessment and Bat Survey were submitted as part of the application. DAERA NED are content with the ecologist's recommendations that a licence for the Exclusion of Bats for Development Purposes is obtained from DAERA prior to any works commencing, and that a minimum of two bat boxes be placed on site to provide alternative roosting opportunities within the new development.
5.72	NED recommends that the site is surveyed prior to any demolition works to the building to ensure no new roosts have been established and suggested a condition to reflect this. A phasing plan has been submitted indicating a phased development to suit timescales to secure bat license from DAERA NED. The survey is only applicable for Phase 2 area.

5.73	Two representations raise the issue of badgers present on the site. The PEA survey incorporated a Badger survey. Badger signs were searched for throughout the survey periods (11.30 am - 14.00 pm). No special equipment was used. The survey included a search for signs of usage by Badger, such as foraging tracks, snagged guard hairs, dung etc. In particular a search was conducted for potential sett entrances. The search area included a buffer of at least 25m beyond the site boundary where access was possible. The report stated that <i>“there were no signs of badger use any part of the site. 25 m buffers to the rear includes a hard surface car park, and to the front, the Antrim Road. To either side the buffers are in private gardens that were not accessed and largely could not be viewed from the site. Around open garden section of the site, the adjacent wooden fence could be easily viewed and no squeezed points were noted. The unmanaged scrub habitats of No 735 are too generally dense for use by badgers. The more open areas at the Cypress shaded edges had no signs of badger use. There is a negligible chance of there being badger setts on site or around the site periphery that have tunnels extending into the application site, and no evidence of habitual use.”</i> Whilst some representations raised the issue that reports were “outdated” DAERA did not request updated surveys and assessed the findings within.
5.74	DAERA offers no objection to the proposal subject conditions. The proposal is considered compliant with Policy NH1 and the relevant provisions of the SPPS. <u>Trees and landscaping</u>
5.75	Initially more mature trees were visible on the site, however, it was reported these had been removed. The applicant confirmed this was due to recent storm damage. Whilst retention of all mature trees is ideal, it was clearly not possible on the site. Furthermore, none of the trees are protected by a Tree Protection Order or afforded protection by being within a Conservation Area.
5.76	To help comply with Policy TRE1 and secure a net gain in tree cover within the site for future years, a proposed detailed landscaping has been submitted as part of the application. 6 x existing trees are to be retained and protected through tree protective fencing as part of the scheme, the trees range in height from 8m – 20m and surveyed as being in fair conditions.
5.77	Proposed landscaping as part of the application including front boundary hedging; front, rear and side boundary tree planting of 7 x tree species which should help future contribute to site amenity value, biodiversity and species resilience within the site should the trees establish in a natural manner; and species tree planting including acers, alder, serviceberry, birch, ornamental pear, oak, rowan and lime ‘greenspire’.
5.78	A landscape management and maintenance plan has also been submitted which sets out the landscape approach to show how existing and proposed landscaping features will be monitored to promote landscaping within the site which offers amenity value and promote opportunities for local biodiversity and wildlife to thrive within the site. The period of establishment maintenance will be a minimum of 12 months after the completion of the planting.
5.79	The Council’s Tree Officer was consulted and provided feedback throughout the assessment. They responded with no objections subject to conditions should approval be granted. The proposal is considered compliant with TRE1 of the Plan Strategy.

	<u>Waste management</u>
5.80	In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. Bin storage is shown to on the lower ground floors and then collection point to the front of the site, therefore accessible for bin collections etc. The bin storage allocation should be in line with the Local Government Waste Storage Guide for NI 2010 and BS 5905:(2005). The application is supported by a Waste Management Plan (WMP) which outlines the operational waste management measures, and the council has consulted with BCC's City & Neighbour Services Department, which has confirmed that on balance there are no objections.
5.81	They have highlighted two points which the applicant has been asked to address: 1. The plan includes the use of 4 x 240l wheeled bins at each block for general waste; we no longer provide 240s although in principle we will still collect them if the developer provides them themselves. Either 4 or 5 x 180s would be acceptable instead and we can provide these. I think there should be scope to accommodate 5 x 180s instead of 4 x 240s in the bin stores but the developer should satisfy themselves on this and the plan can be amended at the BC stage if necessary. 2. Building Control may test the gradients associated with Block B in more detail, so the developer should satisfy themselves re compliance with the guidance.
5.82	On balance therefore, it is considered that as proposed, the waste management plan and arrangements are acceptable, and in accordance with Policy RD1.
	<u>Section 76 Planning Agreement</u>
5.83	If the application is approved, it should be subject to a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable. • Social rented housing – all 100% of the residential units constructed at the property shall be occupied as Social Housing Units; • Green travel measure – secure implementation of Travel Plan and green travel measures (car club and travel cards).
5.84	The Section 76 planning agreement has been agreed in principle.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
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 matters that arise including the further consultation response from NI Water, provided that they are not substantive.

7.0	DRAFT CONDITIONS Time: 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. External materials: 2. No external 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, bond, pointing, coursing, jointing, profile and texture of the external facing materials. The bricks shall be constructed from clay. Reason: In the interests of the character and appearance of the area. Climate change: 3. The development hereby approved shall not be occupied unless the [climate change measures described in the application] have been implemented. The climate change measures shall be retained in accordance with the approved details at all times. Reason: To mitigate and/or adapt to climate change. 4. No demolition shall commence until details of how materials in the existing dwellings to be demolished shall be re-used and recycled have been submitted to and approved in writing. The development shall not be carried out unless in accordance with the approved details. Reason: In the interests of minimising impact on climate change. 5. The development here permitted shall not be occupied unless the SuDS measures [described in the application] have been implemented. The SuDS measures shall thereafter be retained and maintained. Reason: In the interests of minimising impact on climate change. Waste management: 6. The development shall not be occupied until the refuse and recycling storage area have been provided in accordance with the approved plans and shall be retained as such at all times. Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.
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Trees and landscaping:

7. All landscaping works shall be carried out in accordance with approved details. The works shall be carried out prior to the completion 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.

8. 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.

9. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected and 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. The 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.

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

Reason: To safeguard trees of amenity and biodiversity value.

Noise:

11. Prior to occupation of the development, the noise mitigation measures (including the alternative means of ventilation) specified within Section 6 and illustrated in Figure 6.1 of the submitted Alive Environmental Ltd report entitled, 'Noise Impact Assessment, 733-735 Antrim Road, UPDATED SCHEME DESIGN FROM PREVIOUS PLANNING APPLICATION (LA04/2022/1863/F) SUBMITTED IN 2023', dated June 2024 shall be installed within habitable rooms of the development and retained at all times.

Reason: To safeguard the amenity of occupants of the buildings hereby approved.

Air quality:

12. In the event that any centralised combustion sources (boilers, CHP or biomass) 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), an updated Air Quality Impact Assessment shall be submitted to and approved in writing by the Council. Where the Air Quality Impact Assessment indicates exceedances of air quality objectives, appropriate mitigation measures shall be presented and these mitigation measures shall be installed and retained thereafter. The development shall not be carried out unless in accordance with the approved conditions.

Reason: The protection of human health.

Contamination

13. In the event that unexpected contamination is encountered during the carrying out of the development, all related works shall cease and the Council shall be notified immediately in writing. Investigation of the contamination, risk assessment and, if necessary, remediation work, shall be undertaken and verified in writing by the Council prior to occupation.

Reason: The protection of human health

Natural heritage:

14. Within twenty-four hours prior to demolition, the existing buildings on the site shall be checked for bat presence by a competent ecologist and all demolition works shall be monitored by a competent ecologist, details of which shall be submitted to the Council in writing in advance. A report of the demolition shall be submitted to the Council within 2 weeks.

Reason: To ensure protection to bats and their roosts.

Phasing:

17. The development shall not be carried out or sequenced unless in accordance with the approved phasing plan with Drawing No 21 uploaded to the Public Portal on 07/10/25

Reason: To enable the ecological surveys to be dealt with in a phased manner.

Transport:

18. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 02B uploaded to the Public Portal on 02/04/25, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

19. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

20. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

21. No apartment block shall be occupied until its respective vehicular parking has been provided in accordance with the approved plans. The parking areas shall be retained at all times for that use.

Reason: To provide adequate parking for the development.

22. No apartment block shall occupied until its respective weather protected cycle parking has been fully provided in accordance with the approved plans. The protected weather proof parking shall be retained at all times.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

23. The development shall not operate unless in accordance with the Service Management Plan.

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

Drainage:

24. 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, in the interests of safeguarding the environment integrity of Belfast Lough. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

25. A clearly defined buffer of at least 10 m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and any open surface water drains connecting to the culverted watercourse.

Reason: In the interests of safeguarding the environment integrity of Belfast Lough.

DRAFT INFORMATIVES

Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011, which secures the development as social housing, the travel plan and green travel measures. This decision should be read in conjunction with the planning agreement.

Compliance with planning permission

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.

Discharge of condition(s)

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.

Non-planning requirements

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.

Development Management Officer Report

Committee Application

Summary	
Application ID: LA04/2022/1819/F	Committee Date: 14 th October 2025
Proposal: Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works.	Location: 39 Upper Dunmurry Lane Dunmurry BT17 0PT.
Applicant Name and Address: Joe Briers and John Maxwell 43 Millbank Road Templepatrick BT39 0AS	Agent Name and Address: Tony McCoey 3 Thirlmere Gardens Belfast BT15 5EF
Referral Route: Application for more than 12 units with objections	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Date Valid: 07.10.2022	
Target Date: 20.01.2023	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: This application relates to land at Stewarts Mill, 39 Upper Dunmurry Lane. The application seeks full planning permission for the demolition of the existing Mill buildings and the erection of 32 apartments within three blocks. The key issues for consideration of the application are set out below. • The principle of housing in this location • Demolition of existing buildings • Impact on the Historic Environment • Affordable housing • Housing density • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Residential quality and impact on amenity • Provision of open space • Access and transport • Climate Change • Health impacts • Environmental protection • Natural heritage • Waste-water infrastructure • Flood risk and drainage • Section 76 planning agreement	

The site is within the proposed Dunmurry Area of Townscape Character (ATC) of the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2004).

The site is a suitable location for housing; the proposal would make effective use of previously developed land.

The height, scale and massing of the proposed buildings are considered acceptable in this mix use area.

The proposal will provide on-site parking which is considered acceptable. The site is in a highly sustainable location with convenience access to bus and rail travel, the travel plan has commitments to green travel measures.

The application will provide mix tenure types, secured via s.76 agreement; and provide an acceptable mix of house types.

NIHE was supportive of social housing provision, however housing association was not willing to accept pepper pot arrangement requesting an entire block. no objections raised by NI Water, DfI Roads, DfI Rivers, BCC Environmental Health, NIEA BCC Planning Housing and Economic Teams. Final comments are awaited from DfI Rivers and BCC Environmental Health and these will be reported as late items.

Eight third party objections have been received, expressing concerns mainly regarding increase traffic loss of historic building, noise form terrace design not in keeping with area. One letter of support received.

Recommendation

Having regard to the Development Plan and material considerations, 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 the conditions and Section 76 planning agreement.

Case Officer Report

Site Location Plan:



Ancillary Building



Proposed side elevation 1



Proposed front elevation

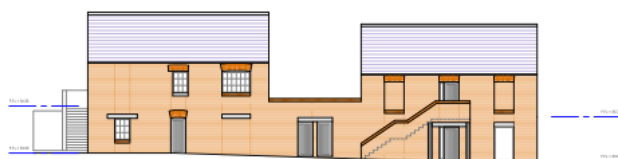


Proposed side elevation 2



Proposed rear elevation

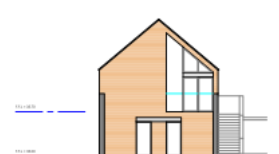
Storage Building



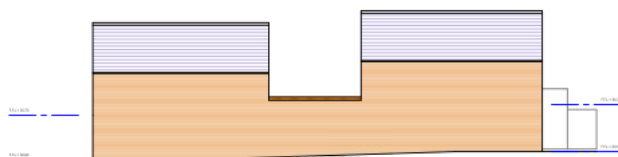
Proposed elevation along new access road



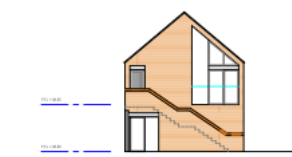
Proposed front elevation



Proposed inner elevation 1



Proposed side elevation along boundary



Proposed rear elevation



Proposed inner elevation 2

1.0	Description of Proposed Development
1.1	Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works.
1.2	The application follows a Pre-Application Discussion (PAD) with officers, following PAC appeal decision that found all but one of the refusal reasons unsustainable. The proposed plans are in general conformity with the agreed PAD design and site layout.
2.0	Description of Site and Area
2.1	The site fronts onto Upper Dunmurry Lane. The topography of the site varies as the site rises from east to west along Upper Dunmurry Lane which is reflected in the design of the largest mill building. There are a number of other buildings on the site at present including 4 buildings associated with the historic use of the site as a mill. A number of other additions/structures to the mill buildings and other more recent single storey buildings have been erected on the site. The Main mill buildings comprise of four elements. At present, the majority of the buildings are in use as car repair businesses.
2.2	• Building No. 1 - The main Mill Building is 2 storey to 3 storey and fronts onto Upper Dunmurry Lane. • Building No. 2 - Is a two-storey adjunct to the main Mill building which sits forward of the main mill building and is painted white. • Building No. 3 - A third two storey mill building sits perpendicular to the road and is also painted white.
2.3	The area around the buildings is tarmacked and used for the parking of vehicles associated with the businesses on site and a large mature tree is situated in the northern portion of the site. Part of the western and northern boundary is defined by a steel security fence approximately 2.5m high. The site is bounded by Dunmurry Office Park along its eastern boundary. To the south and west of the site, the predominant use is residential in the form of two storey terraced/semi-detached dwellings. Red brick is a dominant external finish with render also a feature. There are a few commercial properties in the area however residential is the predominant use. When viewed from Upper Dunmurry Lane the larger mill building is a predominant feature in the landscape.
Planning Assessment of Policy and other Material Considerations	
3.0	Relevant Site History
3.1	Appeal Reference: 2019/A0085. Application Reference: S/2010/0436/F. Proposed Development: Demolition of existing mill building, annexes, stores, garages & erection of 1 detached, 8 semi-detached dwellings and 14 apartments & associated siteworks. Location: 39 Upper Dunmurry Lane, Dunmurry. Decision date: 31 July 2020: Appeal dismissed. However, the buildings for demolition were found not to make a material contribution to the draft ATC and were not worthy of retention.

4.0	Policy Framework
4.1	Development Plan – operational policies <u>Belfast Local Development Plan, Plan Strategy 2035</u> Policy SP1 – Growth strategy 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 SD1 – Settlement hierarchy Policy SD2 – Settlement Areas Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation Policy DES1 – Principles of urban design Policy RD1 – New residential development Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – 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) Policy OS3 - Ancillary open space Policy LC1 – Landscape <u>Supplementary Planning Guidance</u> Affordable Housing and Housing Mix Development Viability Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Trees and Development Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) (dBMAP v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) (dBMAP 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) Creating Places (2000)
5.0	Statutory Consultees DFI Roads – no objection subject to conditions and private streets determination DFI Rivers Agency – no objection DAERA NIEA Natural Environment Division – no objection subject conditions NI Water – no objection HED – no objection Northern Ireland Housing Executive – advised that there is social housing need in the area, applications include 11 elderly, 90 families, and 80 singles.
6.0	Non-Statutory Consultees Environmental Health BCC – no objection subject to informatives Planning Service Plans & Policy Unit – refer to main assessment Please note that whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy.
7.0	Representations
7.1	Seven letters objections and one letter of support have been received. The representations can be summarised as raising the following issues: • Additional traffic flow • Additional impact on water and sewage infrastructure • Demolition of existing buildings • Proposal not in keeping with area • Anti-social behaviour along interface The above issues are covered in the main report below.
8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan Context</u>
8.2	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.
8.3	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.

8.4	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 (Departmental Development Plan) remain part of the statutory local development plan until the Local Policies Plan is adopted.
8.5	<u>Operational Policies</u>
8.6	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in section 4.0 of the report.
8.7	<u>Proposals Maps</u>
8.8	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.
8.9	<u>Key Issues</u>
8.10	The main issues relevant to consideration of the application are set out below. • The principle of housing in this location • Demolition of existing buildings • Impact on the Historic Environment • Affordable housing • Housing density • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Residential quality and impact on amenity • Provision of open space • Access and transport • Climate Change • Health impacts • Environmental protection • Natural heritage • Waste-water infrastructure • Flood risk and drainage • Section 76 planning agreement
8.11	<u>The principle of housing in this location</u>
8.12	The site is within the development limits of the BUAP and dBMAPs the presumption is therefore in favour of development.
8.13	The application site is on Upper Dunmurry Lane. The surrounding area comprises mainly residential uses with a mix of densities with higher density terrace housing

8.14	fronting onto Upper Dunmurry Lane and lower density dwelling on the adjoining streets. The surrounding area also comprises a number of commercial use with Dunmurry rail halt and line 200m south of the site.
8.15	Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.
8.16	• The site is suitable for housing – the site is a sustainable location within an established residential area and considered suitable for housing. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is accessible being on a bus route and within close proximity to the Ormeau Road being a city corridor. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place to support the proposed development.
8.17	The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
8.18	<u>Demolition of Existing Buildings and impact on historic environment</u> The site is located within the Dunmurry ATC within the draft BMAP 2015 Designated as ML 20. The presumption is for the retention of buildings considered to make a positive contribution to the character of the ATC. Planning Service previous approach towards demolition of these buildings within application S/2010/0436/F was for the retention of the buildings and offered refusal reasons to this point. A subsequent appeal (2019/A0085) held that the buildings were of a condition that would prevent repair and repurposing for other uses a similar approach offered by HED. Regarding to the contribution to the character of the ATC the appeal found that the buildings did not make a positive contribution to the character of the ATC and stated that it was the neighbouring cottages that were a contribution factor to the character.
8.19	DfC HED is content with the proposal, having considered the effects of the proposal on the listed building HB19/20/005, First Presbyterian Church Glebe Road, and on the basis of the information provided, has no comment to make as the proposal is far enough away from the listed building that it's setting will remain unaffected.
8.20	HED (Historic Monuments) stated that the application includes the demolition of an upstanding IHR site. Historic Monuments sought additional information, in the form of a structural Report on the condition of the buildings. Following consideration of this report HED advised retention and restoration is not a viable alternative, therefore the application satisfies SPPS and Belfast Local Development Plan Strategy (2023) policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
8.21	Policy ENV2 states that development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused.
8.22	The planning history of the site is a material consideration, and the PAC and the Council's structural reports at that time found the buildings to be "incapable of renovation and reuse".

8.23	The applicant submitted a Demolition Justification Statement following the adoption of the Plan Strategy. The application site is currently occupied by a number early 20th century former mill buildings which are currently semi-vacant and in a very poor state of repair. An independent structural assessment of the buildings for a previous planning application to redevelop the site indicated that they have been subject to significant internal and external alteration and to be a generally poor structural condition. This opinion was further verified by a structural report commissioned by Belfast City Council Planning Department. As referred to at para. 3.0 above. The following issues were put forward within the Demolition Justification Statement to support this case: • the advanced nature of decay in the physical fabric; • the poor standard of construction materials originally used in substantial parts of the structure which makes the buildings in their current form unsuitable for re-use, • the siting of the mill buildings directly abutting the carriageway of Upper Dunmurry Lane where retention would preclude provision of a much needed footpath along the north side of the road, • the removal of the buildings would facilitate the provision of a much needed footpath and improve sightlines on a section of Upper Dunmurry Lane which has for many years been seen as having a road safety problem. • and the sub-standard means of access to the site which cannot be improved without demolition.
8.24	While the applicant states demolition is unavoidable, a condition is proposed to ensure that the redevelopment will incorporate reclaimed building materials into the new building while the demolition waste will be recycled where possible and rubble will form aggregates for use during construction. The application also proposed to create a 2m high wall along the boundary of the site with Upper Dunmurry Lane from reclaimed brick.
8.25	No objections have been received regarding the demolition of the building
8.26	Regard should also be had to the longevity of the application, which was submitted in September 2022 with a PAD submitted in August 2018, significantly pre-dating adoption of the Plan Strategy in May 2023.
8.27	Having regard to the above assessment, demolition of the existing building is considered acceptable, having regard to Policy ENV2.
8.28	<u>Affordable housing</u> Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
8.29	In this case, the applicant initially proposed a larger scheme of 47 units and this included 20% affordable housing. The proposal was reduced to 33 units in order to address road safety concerns raised by DfI Roads as well as other matters.
8.30	Section 5.2.11 of the 'Affordable Housing and Housing Mix' Supplementary Planning Guidance (SPG) notes that the Council's over-riding aim when considering the suitability of alternative affordable housing provision is to secure the maximum viable number of affordable housing units on-site as part of mixed tenure development.
8.31	

8.32

Advice was sought from the Northern Ireland Housing Executive regarding social need within the area. They advised that the site is located close to the Areema Common landlord Area, within the Outer West Belfast which has unmet need of 784 units for the 2022-27 period.

Areema/Dunmurry Lane Waiting List June 2023

	Elderly	Families	Singles	Total
Total Applicants	11	90	80	181
Housing Stress Applicants	8	72	67	147
Allocations	8	2	5	15

8.33

The applicant entered into negotiations with a social housing provider regarding the uptake of units. The housing provider indicated that they were only willing to take on a full block of 14 units and not individual units in a pepper pot fashion as usually required. The applicant has agreed a s.76 agreement to provide 7 units (20%) as affordable housing to meet the policy requirement.

8.34

Housing density
Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.

8.35

The target density for Outer Belfast is 25 to 125 dwellings per hectare (dpa) the site is some 0.4ha which means that the scheme has a density of 80 dwellings dpa, which is compatible with the policy and the density of the scheme is considered acceptable.

8.36

Housing mix
Policy HOU6 requires proposals for new residential developments on sites greater than 0.1ha and/or containing 5 or more dwelling units to provide a suitable mix of house types and sizes to promote choice and assist in meeting community need. The policy requirement will not apply to apartment development in such schemes housing mix will be considered acceptable with the provision of various unit sizes.

8.37

The proposal provides the following unit sizes

- 7no. 1-bedroom apartments (22%);
- 25no. 3-bedroom detached dwellings (78%)

8.38

As can be seen, the larger majority of units on offer are 2-bedroom units. It is considered that the proposal does not promote a significant variety of choice but the offer of 2 and 1 bedroom apartments is considered, on balance, to satisfy Policy HOU6 in line with housing need and mix in the wider area.

8.39

Adaptable and accessible accommodation
Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet.

8.40

	The submitted plans shows 6 units, within the development to be Wheelchair Accessibility. Officers are satisfied that 6 (19%) of the units are designed to wheelchair accessible standards. It is considered that the proposal is compliant with Policy HOU7.
8.41	<u>Design and placemaking</u> The proposal has been assessed against Policies SP5, DES1, DES2 and RD1 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials.
8.42	Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k. Not all the criteria is directly relevant to this proposal but it is accepted that the proposal shall respond positively to the local context through such items as height, scale building lines and materials. The proposal should reinforce a sense of place by demonstrating locally distinctive features. Also, provide adequate levels of enclosure; create well connected public realm that supports welcoming pedestrian environments. Supports safe communities and natural surveillance of public spaces; promote active frontages; promote efficient use of the lands via density of use; promote access to public transport and support walking and cycling. New developments should maximise energy efficiencies; ensure no undue impact on neighbouring amenity and ensure sufficient level of parking and traffic movement.
8.43	The design of the Mill Building and Storage Building units draw reference from the existing buildings on site in terms of heights and scale. These two buildings will have aspects projecting onto Upper Dunmurry Lane and beyond and therefore impacts on the draft setting of the area, a draft ATC.
8.44	The Mill and Storage Buildings will be constructed mainly in red facing brick that is reflective of the existing cottages and other buildings neighbouring the site. The Storage building is designed with a pitched roof, like the building it is to replace, and is designed with natural slate which is reflective of the wider surrounding dATC area.
8.45	The building line of the existing Mill and Storage building is to be adjusted to allow a footpath to be constructed this will aid pedestrians access to the neighbouring train station and other forms of public transport. The design of these buildings has introduced windows with an outlook onto Upper Dunmurry Lane providing a natural level of supervision, a grass and planted area between the building and the footpath allows a defensive space to be created between the building and the public footpath.
8.46	The grass and planted area also soften the build form in the area increasing the level of green infrastructure to an area dominated by hard build form and road infrastructure. The introduction of the softer landscaping will contribute to the immediate area and thus the wider dATC. The proposal is designed with an area of public amenity space in the centre of the development this allows a soft landscape relief of the development and provides a natural break out area for the residents of the development.
8.47	The current proposal differs from a previous refusal to develop the site in terms of impact on the dATC. The previous proposal for a detached house, located fronting Upper Dunmurry Lane at the southern end of the site, 14 apartments in a new Mill Building and 8 semi-detached dwellings dispersed within the site. The quantity of open space was limited in the previous design with large areas given to car parking

	space. The design of the Mill Building resulted in dead frontage at ground floor level onto Upper Dunmurry Lane. It was considered that the design of the proposal was unacceptable and failed to contribute to the dATC.
8.48	In conclusion, the design and layout of the proposal is considered appropriate. It is considered that the proposal is acceptable having regard to Policies DES1 and RD1, relevant provisions of the SPPS and Creating Places.
8.49	<u>Residential quality and impact on amenity</u>
8.50	Policies DES1, and RD1 provide policy criteria in relation to requiring a high-quality residential environment and that development does not adversely impact on the residential amenity of existing properties including overshadowing, loss of light, outlook and privacy.
8.51	Planning guidance, Creating Places, supports for apartments, external amenity space of between 10 and 30 sqm per residential unit should be provided. The apartments have shared access to an area of 1888 sqm hard and soft amenity space and 62sqm of terrace space equating to an average of 12.6sqm per apartment.
8.52	Creating Places advocates a minimum separation of 15m from the apartment to the common boundary. The separation distance between the apartment block annotated as the auxiliary building and the boundary wall of the nearest terrace dwelling on Upper Dunmurry Lane is 25m. The distance between the side gable of the apartment block annotated as the Mill building and this terrace dwelling is 19m. The separation distance between the rear of the auxiliary building and the rear boundary at the closest distance is 8m, this boundary is shared with a car parking area. Other measures considered as protection of neighbouring amenity is the change in levels, boundary planting the orientation of the apartments and the use of 1.8m high obscure screening to terraces areas. The design details of all boundary treatment are to confirmed prior to commencement and completed prior to occupation of the development.
8.53	The Mill Building apartment block will have a road frontage onto Upper Dunmurry lane and will project a three-storey height, the existing building is three and two storeys in height along this frontage. The separation distance between the apartment block and the terrace facing is 13 to 16m apart; the apartment block is north of the terrace therefore no impact in terms of over shadowing. The articulation of windows and change in the colouring of materials helps prevent a monolithic appearance reducing the perception of dominance.
8.54	Having regard to the separation distances and orientation of the apartment with neighbouring dwellings there would be no adverse impacts on amenity by way of overlooking, loss of sunlight/daylight or outlook either between the proposed nor within the site itself.
8.55	It is considered that Policies DES1, RD1 and relevant provisions of the SPPS and Creating Places are satisfied.
8.56	<u>Provision of open space</u> Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to:
8.57	a) the normal expectation will be at least 10% of the total site area; and

8.58	b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
8.59	The proposed site is circa 4200sqm of which 1888 will be soft and hard landscaping circa 44% of the site. The proposal is considered compliant with Policy OS3. <i>Landscaping and Trees</i>
8.60	The scheme includes a Landscape Plan accompanied by a Landscape Management and Maintenance Plan. The proposal includes the planting of 13 trees in total, the additional of ornamental shrub planting beds around the site, open space grassed amenity areas. The car parking areas are designed to be finished in Grasscrete to minimise the appearance of hard standing within the development
8.61	Policy TRE1 states that the Council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance, and there will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity.
8.62	The site is relatively free from trees and vegetation, the limited vegetation appears to be due to a lack of ground maintenance than thought out planted areas. No trees that make a contribution to the surrounding amenity will be lost to the development, trees surrounding the boundary appear to be outside of the site. The proposed tree planting results in a net gain of 13 trees within the site.
8.63	The proposal is considered to accord with Policy TRE1.
8.64	<u>Access and Transport</u> The proposal has been assessed by DfI Roads Service, have access to both the plans and public comments. Roads offers no objection to the proposal and is content with subject to planning conditions. It is considered that the proposal complies with Policies TRAN 4, TRAN 6 and TRAN 8. <u>Climate change</u>
8.65	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. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. 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 and to ensure flooding is not increased elsewhere.
8.66	The applicant has provided details on the various sustainable design features which will be incorporated in the development. There is demolition proposed and so this aspect of Policies ENV2, 3 & 5 applies.
8.67	All dwellings would be designed to incorporate the following measures: • a fabric first approach to energy use and conservation;

	• high levels of thermal insulation and air tightness to the dwelling envelopes combined with construction detailing; • high efficiency boilers to provide the heat source for space heating and water heating all of which will operate under zoned thermostatic controls to avoid unnecessary energy usage; • solar panels; • naturally ventilated dwellings; • significant areas of soft landscaping (SuDS) to public open spaces as well as in private; • amenity spaces which allows natural ground filtration to absorb water during periods of rainfall and reduction in surface water entering the drainage system and avoidance of potential for flooding; • incorporate material from demolition into the site
8.68	<u>Health impacts</u> 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.
8.69	The proposal provides opportunity for active travel, physical and improved mental wellbeing. The site is within walking distance to Dunmurry Train Halt as well as Sir Thomas and Lady Dixon Park and Lagan Valley Regional Park. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. Good levels of amenity space will be provided within the development of communal terraces open space.
8.70	The proposal is considered to satisfy the requirements of Policy HC1.
8.71	<u>Environmental protection</u>
8.72	<u>Contaminated land</u>
8.73	Both DAERA and Environmental Health (EH) has advised that contamination risks can be dealt by way of conditions. These will require submission of a detailed remediation strategy and verification report.
8.74	<u>Air quality</u>
8.75	EH has not raised any concerns with regards to air quality and in this regard the proposal is acceptable.
8.76	<u>Noise</u>
8.77	EH is content that noise impacts can be dealt with by planning conditions the proposal is considered compliant with Policy ENV1.
8.78	<u>Natural heritage</u> Policy NH1 relates to the protection of natural heritage resources. The Council will adopt the precautionary principle when considering the impacts of proposed development on local, national or international natural heritage resources.

8.79	<u>Protected Species</u>
8.80	In consultation with DAERA NIEA: Natural Environment Division (NED), surveying and confirmation of trees with bat roost potential was requested and provided. Subject to retention of important trees, NED is content subject to a condition regarding lighting.
8.81	The presence of protected birds has been confirmed and NED is content subject to a condition restricting construction to outside the bird nesting season.
8.82	Subject to the conditions by SES and DAERA, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
8.83	<u>Waste-water infrastructure</u>
	NI Water has not objected to the proposal subject to condition, regarding surface water connection.
8.84	<u>Flood risk and drainage</u>
	The site is located outside the floodplain. The application is supported by a Drainage Assessment. DfI Rivers was consulted and subject to a condition requiring approval of a final drainage assessment and detailed drainage network design, offers no objection.
	DAERA NIEA: Water Management Unit was consulted and are content subject to a condition requiring confirmation of consent to discharge prior to commencement of development.
	Subject to appropriate conditions, the proposal is considered compliant with Policy ENV4 and relevant provisions of the SPPS.
8.85	<u>Section 76 planning agreement</u>
8.86	Should planning permission to be granted, it should be subject to a Section 76 planning agreement to secure the following obligations. These are considered necessary to make the proposed development acceptable. • Provision of 7 units as affordable housing to be first agreed by the Council; • Implementation of the Travel Plan; • Implementation of specific green travel measures – travel cards for 3 years and membership and promotion of a car club; and. • Management of the open space and common parts of the site;
9.0	<u>Conclusion and Recommendation</u>
9.1	The development is considered to be in conformity with the area plan and relevant planning policies. Consultees have offered no objections to the proposal; consideration has been given to concerns raised within objections.
9.2	Having regard to the Development Plan and relevant material considerations, and in the planning balance, it is considered that the proposal is acceptable. It is recommended that planning permission is granted subject to conditions
9.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

10.0	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. All external facing and roofing materials shall be carried out as specified on the approved plans. Reason: In the interests of the character and appearance of the area. <u>DESIGN AND PLACEMAKING</u> 3. Notwithstanding the submitted details, no development shall commence unless final details of climate change measures to mitigate and adapt to climate change have been submitted to and approved in writing by the Council. The development shall not be occupied unless the climate change measures have been implemented in accordance with the approved details. The climate change measures shall be retained in accordance with the approved details at all times. Reason: To mitigate and/or adapt to climate change. 4. Notwithstanding the submitted details, the development hereby permitted shall not commence until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Council. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter. Reason: In the interests of the character and appearance of the area and amenity. <u>Environmental Health</u> 5. 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 Tetra Tech Consulting (Northern Ireland) Limited report entitled 'Upper Dunmurry Lane, Updated Generic Quantitative Risk Assessment (GQRA) & Detailed Remedial Strategy, 787-B040265, First Issue, Ardowen Developments Ltd, August 2022' and as clarified within the email from Tetra Tech dated 24th October regarding '39 Upper Dunmurry Lane Clarification Email - Proposed Capping System Thicknesses', have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential without plant uptake). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that: a) All above ground and any underground fuel storage tanks, and all
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	associated infrastructure, have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27). b) A minimum 600mm capping system has been emplaced in all private amenity grassed areas and the grassed amenity area, formed from material that is demonstrably suitable for use (residential without plant uptake). c) A minimum 500mm capping system has been emplaced in all planting areas, grass verges and the planted bank along the north boundary, formed from material that is demonstrably suitable for use (residential without plant uptake). d) All capping layers are underlain by a geomembrane marking the distinction between the made ground and the capping layer. Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health. 6. 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. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. In the event that any centralised combustion sources (boilers, CHP or biomass) 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 Air Quality Impact Assessment be submitted in writing to the Planning authority for review and approval. Where the Air Quality Impact Assessment indicates exceedances of air quality objectives, appropriate mitigation measures shall be presented, and these mitigation measures shall be installed and retained thereafter. Reason: Protection of human health 7. Prior to occupation of the development, the noise mitigation measures and alternative means of acoustically attenuated ventilation specified within the sections titled 'Mitigation measures', 'Acoustic Design Statement' and 'Figure 6' of the submitted Noise Impact Assessment report, dated January 2025 and referenced 'Proposed Residential Development, Stewarts Mill,
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	Upper Dunmurry Lane, Dunmurry', shall be installed within habitable rooms of the development and retained at all times. Reason: To safeguard the amenity of occupants of the building hereby approved. <u>DfC Historic Environment Division</u> 8. 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. Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded. 9. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 7. Reason: to ensure that archaeological remains within the application site are properly identified and 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 L15a. 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 <u>DFI ROADS</u> 11. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.JPC001 uploaded to the Planning Portal 28th
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	February 2025, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 12. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 13. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 14. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing No.JPC001 bearing the Department for Infrastructure Determination date stamp 4th June 2025. Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980. 15. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development. Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling. 16. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.JPC001 uploaded to the Planning Portal 28th February 2025 to provide for parking 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. Reason: To ensure adequate provision has been made for parking within the site. 17. The development hereby permitted shall not be occupied until sheltered cycle parking facilities have been provided in accordance with Private Streets Determination drawing No.JPC001 uploaded to the Planning Portal 28th February 2025.
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	Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles. 18. The development hereby permitted shall operate in accordance with the Residential Travel Plan (revised February 2025) uploaded to the Planning Portal 28th February 2025. Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles. <u>DFI RIVERS</u> 19. 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%). Reason – In order to safeguard against surface water flood risk. INFORMATIVES NOT01 Drawing Numbers This decision relates to the following approved drawing numbers: [TBC] NOT04 Section 76 planning agreement 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: • Provision of 7 units as affordable housing to be first agreed by the Council; • Implementation of the Travel Plan; • Implementation of specific green travel measures – travel cards for 3 years and membership and promotion of a car club; and • Management of the open space and common parts of the site; NOT02 Compliance with planning permission 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. NOT03 Discharge of condition(s) 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.
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	NOT05 Non-planning requirements The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other 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. NOT06 Protected Species 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; c) Deliberately disturb such an animal in such a way as to be likely to: (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. 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.
11.0	Representations from Elected Representatives (if relevant) N/A
12.0	Referral to DfI (if relevant) N/A

ANNEX A	
Date Valid	07/10/2022
Date First Advertised	07/10/2022
Date Last Advertised	NA
Date of Last Neighbour Notification	12.10.2020
Date of EIA Determination	NA, <0.5ha.
ES Requested	No

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Development Management Officer Report

Summary	
Committee Meeting Date: 14 th October 2025	
Application ID: LA04/2024/1159/F	
Proposal: Extensions and alterations to former Lidl building and change of use to builders' merchant premises with external stock yard, acoustic fence and associated site works	Location: 41 Montgomery Road (former Lidl supermarket), Belfast BT6 9HL
Referral Route: Para 3.8.2 (a)(ii) of the Scheme of Delegation	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Heron Property Ltd 2 St Patricks Street Draperstown BT45 7AL	Agent Name and Address: MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Executive Summary: This application seeks full permission for extensions and alterations to former Lidl building and change of use to builders' merchant premises with external stock yard, acoustic fence and associated site works. Permission was granted to extend and subdivide the application building to form 4no Class B4 Units on 4th March 2022 as part of a wider mixed use regeneration scheme under planning application LA04/2020/1211/F for a mixed-use regeneration scheme involving: demolition of vacant buildings at the Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) units; extension to and subdivision of existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained). The site included No 46 Montgomery Road also. The current application pertains to 41 Montgomery Road only. The proposed extension is smaller than that of the previously approved. JP Corry intend to relocate from their current Grove Street East site to benefit from larger premises. The key issues to be considered in the assessment of this application are: • Principle of development • Design • Impact on neighbouring amenity • Climate change • Contamination risk • Access and parking	

The site is zoned as white land in both versions of BMAP as well as BUAP however is directly abutting an area of Existing Employment/Industry under designation MCH 13 in the 2004 version of draft BMAP 2015; and an area of Existing Employment under designation MCH 10 in the 2014 version of draft BMAP 2015.

Consultees have offered no objections, subject to conditions. One representation has been received regarding amenity and noise and is assessed in the report below.

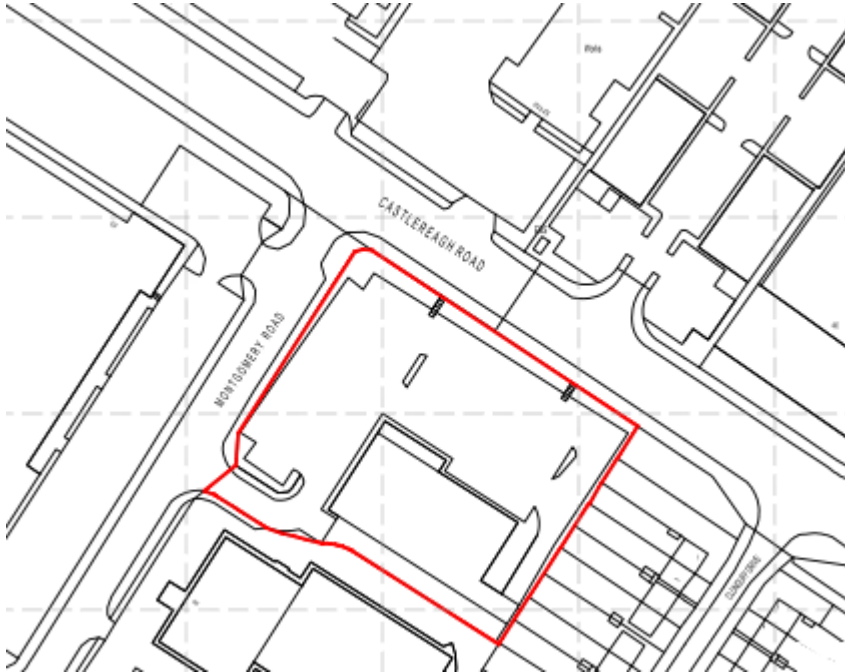
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

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

Case Officer Report

1.0 Drawings

Site Location Plan



Aerial image



2.0	Characteristics of the Site and Area
2.1	The site is located at No 41 Montgomery Road, adjacent to the Castlereagh Road. The site consists of a previous free-standing supermarket (Lidl) which is single-storey in height and finished in render with a mono pitch roof finished in tiles. There are hard standing parking areas located to the east and north of the building with a landscaped buffer area around the site periphery. Two-storey dwellings are located adjacent to the site to the south, with two-storey business units adjacent to the site to the west.
3.0	Background and Description of Proposed Development
3.1	In March 2022, full planning permission was granted under application LA04/2020/1211/F for a mixed use regeneration scheme involving: demolition of vacant buildings on the Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) units; extension to and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained). This permission remains extant.
3.2	The current application proposes to extend the former Lidl building and change its use to builders' merchant premises with external stock yard, acoustic fence and associated site works as well as other alterations. The proposed use is that of Class B4 (storage or distribution) as detailed within The Planning (Use Classes) Order (NI) 2015.
4.0	Planning Policy
4.1	Development Plan – local development plan <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> Policy SP2: Sustainable development Policy SP3: Improving health and wellbeing Policy SP5: Positive placemaking Policy SP6: Environmental resilience Policy SP7: Connectivity Policy EC3, Major employment and strategic employment locations. Policy TRAN 2: Creating an accessible environment Policy TRAN6: Access to public roads Policy TRAN8: Car parking and servicing arrangements Policy ENV2: Mitigating environmental change Policy ENV3: Adapting to environmental change Policy ENV5: Sustainable drainage systems (SuDS) <u>Supplementary Planning Guidance</u> Sustainable Urban Drainage Systems Transportation

4.2	Planning Assessment of Policy and Other Material Considerations
4.3	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.4	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)
4.5	Relevant planning history The most relevant planning history is summarised below. LA04/2025/0193/DC – Discharge of conditions 3 and 4 of LA04/2023/4397/F – verification report – Partially discharged 25 th March 2025. LA04/2023/4397/F – Variation of Condition 3 of LA04/2020/1211/F relating to the submission of a Verification Report for Phase 4 of the approved development – Approved 2 nd May 2024. LA04/2023/3493/DC – Discharge of Condition 8 – Condition not discharged 18 th July 2023 LA04/2022/1016/DC – Discharge of Condition 7 – Condition not discharged 17 th October 2022 LA04/2022/1015/DC – Discharge of Condition 5 – Condition discharged 20 th July 2022. LA04/2020/1211/F - Mixed use regeneration scheme involving: demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained) – Permission granted 4 th March 2022.
5.0	Consultations and Representations
5.1	Statutory Consultees DAERA Natural Environment Division – No objection NI Water – No objection DfI Roads Service – No objection subject to conditions
5.2	Non Statutory Consultees BCC Environmental Health – No objection subject to conditions
5.3	Representations The application has been neighbour notified and advertised in the local press. One representation was received which will be considered in the assessment below.

6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	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.
6.3	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.
6.4	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.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. The main policies for consideration in this case are Policies
6.6	Proposals Maps – 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. The relevant zonings/designations are set out below. The site is within the development limits of Belfast in the BUAP, and both versions of draft BMAP 2015. The site is zoned as white land in both versions of BMAP as well as BUAP however it is directly abutting an area of Existing Employment/Industry under designation MCH 13 in the 2004 version of draft BMAP 2015; and an area of Existing Employment under designation MCH 10 in the 2014 version of draft BMAP 2015.
7.0	Key issues
7.1	The key issues to be considered in the assessment of this application are: • Principle of development • Design • Impact on neighbouring amenity • Climate change • Contamination risk • Access and parking

8.0	Principle of development
8.1	Permission was granted to extend and subdivide the former supermarket building to form 4no Class B4 units in March 2022 as part of a wider, mixed-use regeneration scheme. The principle of B4 use (storage and distribution) has therefore been established on the site. In the intervening period between the extant approval and the current proposal, the Belfast Local Development Plan (LDP) Plan Strategy was adopted in May 2023. Policy EC3: Major employment and strategic employment locations applies and as the proposal complements the adjacent zoning and given the extant permission, the proposed change of use is considered acceptable
9.0	Design
9.1	Two extensions are proposed to the front of the building (facing Castlereagh Rd). One, predominantly glazed whilst the other facilitates a new roller shutter door to the warehouse. The works will visually enhance the appearance of the building whilst retaining the current character.
9.2	The proposed extension will result in a gross internal area of 1,281sqm whereas the existing internal floor area of the former supermarket is 1,184sqm. The warehouse element of the building is 831 sqm approx with a retail element of 348 sqm approx. The retail element is considered complementary but ancillary to the main use. A condition is recommended to restrict the floorspace accordingly.
10.0	Impact on neighbouring amenity
10.1	A representation was received from a resident at No 3 Clonduff Drive, to the east of the site. The resident detailed noise from the resultant development as a concern as well as concerns regarding the operating hours of the proposal. A Noise Impact Assessment (NIA) was submitted as part of the application and forwarded to BCC Environmental Health for comments.
10.2	The representation raises concern relating to the 7-day operation of the business namely 0630hrs to 2100hrs, Monday to Saturday and 1300hrs to 1800hrs on Sundays. It is noted that the proposed tenant for the development identified within the submitted documentation that they typically operate their sites as follows: - Mon - Thur 07:30 - 17:00, Fri 07:30 - 16:00, Sat 08.00 - 12.00 and closed on Sunday
10.3	These hours are considered to be a significant reduction compared to those indicated in the NIA. Furthermore, it is noted that there is an extant planning permission for the site for Class B4 storage and distribution via LA04/2020/1211/F which limits operations and deliveries to between 07:00 to 21:00 hours Monday to Saturday, and 12:00 to 18:00 hours on a Sunday only. It is considered that whilst the currently proposed commencement time of 06.30 is within the 23:00-07:00 nighttime period, the permitted operational hours within permission for four Class B4 units does not differ significantly from those in the NIA for the current proposal.
10.4	Having considered the data presented in the NIA, within which fewer vehicle movements have been assessed and modelled within in the nighttime period, EHO were content to recommend that the operating hours for the premises be limited by planning conditions to the times assessed by the applicant's consultant namely opening hours for public and trade customers as well as loading/unloading of deliveries (goods received and dispatched) to take place between the hours 07:00-21:00 daytime and loading and unloading of deliveries (goods received and dispatched) only to take place between the hours 06.30-7:00.

10.5	In addition, following negotiation by officers, an acoustic barrier has been added along the boundary closest to No 3 Clonduff Drive.
10.6	The proposal is therefore acceptable in terms of Policy ENV1, in that it protects communities from materially harmful development.
11.0	Climate change
11.1	Policy ENV2, (Mitigating Environmental Change) states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gas by promoting sustainable patterns of development. Policy ENV3, (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development.
11.2	Various measures are proposed to promote this, for example low water usage fittings will be used throughout the building, low energy LED lighting used throughout the building, new glazing proposed in order to increase natural light entering the building and therefore reduce reliance on artificial lighting. Most notably the existing structure is to be reused, not demolished and rebuilt. The proposal is considered to comply with policies ENV2 and 3.
11.3	The submission states that the potential for soft SuDS measures are limited since the site is covered by the existing building or hard surfacing already. There are existing strips of landscaping adjacent to Montgomery Road and Castlereagh Road however. Whilst this is not ideal, it is acknowledged this is a change of use of an existing building and there are constraints due to access and parking, it is considered that on balance the proposal meets the requirements of ENV5.
12.0	Contamination risk
12.1	The Planning Statement refers to a Contaminated Land Environmental Site Assessment and Generic Quantitative Risk Assessment (GQRA) entitled 'Mixed Use Regeneration Scheme, Montgomery Road, Belfast, referenced 602253– R2 (02)' and dated October 2020 which was previously submitted and assessed as part of permission LA04/2020/1211/F. This permission permitted a wider and larger development however this included works within the currently proposed development site. Whilst the planning statement advises that the GQRA submitted in relation to the previous approval found that no unacceptable risks are involved in developing the subject site, the GQRA itself qualifies this finding as being as a result of the minor nature of the proposed works.
12.2	Environmental Health considered this and stated whilst the current application will require slightly greater ground breaking and demolition works to the Castlereagh Road side of the former supermarket building than the previously permitted development, that they were content to accept the findings of the 2020 GQRA document as presented in the applicant's Planning Statement and stated that no further assessment is required. They requested that conditions be attached should approval be granted.
13.0	Access and Parking
13.1	Policies Tran 2, 6 and 7 apply, as well as SP7. The proposal has been designed to ensure it creates an accessible environment, for example, a level access to the building, DDA spaces in close proximity to the entrance and cycle stands provided. The proposed site is in close proximity to bus stops on the Castlereagh Road also.

13.2	The existing access from Montgomery Rd will be retained. Montgomery Rd is not a protected route. The access previously as a supermarket had a much higher flow of traffic than that of the proposed use according to the Planning Statement.
13.3	A Transport Assessment Form was submitted as part of the application initially. Following internal discussions with DfI Roads Service a Technical Note from K McShane Ltd was submitted and forwarded for comment. DfI Roads Service has considered the proposed development and raise no objection subject to conditions.
10.0	Recommendation:
10.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. 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 conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.
11.0	Draft Conditions:
11.1	1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Prior to the commencement of site occupation and operation of the hereby approved development, a 2m high acoustic barrier shall be erected as presented on associated drawings 2214-MCA-XX-ZZ-DR-A-1007 dated 19.02.2025 and 2214-MCA-XX-ZZ-DR-A-1002 - Rev. P01 dated 22.02.2024 with project reference A2214. The barrier shall be constructed as per section 6.2.4 'other model inputs' of the submitted Noise Impact Assessment report entitled Montgomery Road, referenced Rp001N 2024093 (Montgomery Road) dated 1st July 2024 and retained at all times. Reason: Protection of residential amenity 3. The hereby permitted development shall not be open to members of the public and trade customers outside of the following permitted operating hours: Monday to Friday 07:00-21:00 Saturday 07:00-21.00 Sunday 13:00-18:00 Deliveries to and from the hereby permitted development shall not take place outside the following permitted delivery and dispatch hours: Monday to Friday 06:30-21:00 Saturday 06:30-21.00 Sunday 13:00-18:00 Reason - Protection of residential amenity 4. The roller shutter door to the warehouse of the with the hereby permitted development shall be kept closed at all times other than for access and egress of loading vehicles as presented in section 6.2.3 'External Noise Levels' and section 8.0 'Noise Management Plan' of the submitted Noise Impact Assessment report entitled Montgomery Road, referenced Rp001N 2024093 (Montgomery Road) and dated 1st July 2024, the broadband reversing alarms shall be retained at all times.

	Reason: Protection of residential amenity 5. 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. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. 6. 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. 7. The existing vehicular access, including visibility splays and any forward sight distance (as approved under LA04/2020/1211/F), shall be retained. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 8. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway, prior to the operation of any other works or other development hereby permitted, and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 9. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.03 uploaded to the Planning Portal 16th September 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. Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site. 10. The net sales floor space of the unit hereby permitted, and hatched yellow on approved drawing no 06, published on the public planning portal on 16th September 2024 shall not exceed 348.62 square metres when measured internally. Reason: To enable the Council to retain control of the scale of development on the site. 11. No internal operations increasing the floor space available for retail use, including the
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	installation of mezzanine floors (other than that hereby permitted and indicated on the approved plans), shall be carried out without the prior consent of the Council. Reason: To enable the Council to retain control over the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.
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Development Management Officer Report Committee Application

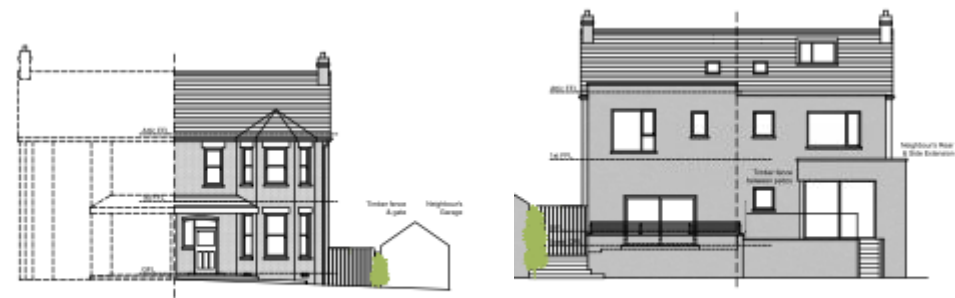
Summary	
Application ID: LA04/2025/0613/F	Committee Meeting Date: Tuesday 14 th October 2025
Proposal: Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer. Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.	Location: 23 Everton Drive, Belfast, BT6 0LJ
Referral Route: Paragraph 3.8.5 (b) of the Scheme of Delegation	
Recommendation:	Approval
Applicant Name and Address: Name Redacted 23 Everton Drive, Belfast, BT6 0JL	Agent Name and Address: Nigel Murray 447 Ballyquinn Road Dungiven BT47 4LX
Executive Summary: The application seeks full planning permission for a single storey rear extension with fenestration changes, the creation of new patio areas and garden studio. An attic conversion and the creation of a rear dormer are also proposed. Proposed works include the partial demolition of existing side and rear elevations as well as the demolition of existing patio areas and shed. The removal of existing rear roof to facilitate the attic conversion is also proposed. The main issues to consider are: - Scale, Massing & Design - Impact on neighbouring amenity - Impact on the Cregagh Park and Everton Drive Area of Townscape Character No third-party representations were received by the Council. Due to the minor nature of the proposals, no consultation was necessary with statutory or non-statutory consultees. Having regard to the policy context, the proposal is considered to be acceptable and planning permission is recommended for approval.	

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

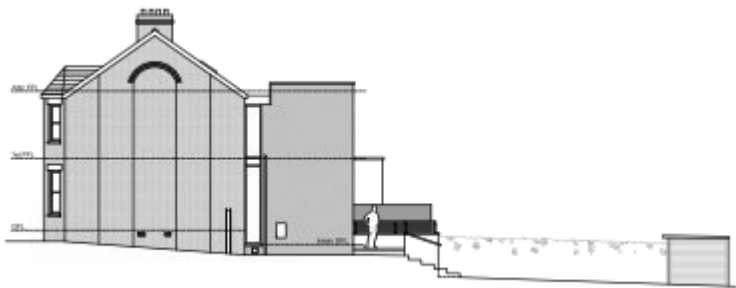
Officer Report

1.0 Drawings

1.1 Existing Elevations



EXISTING SOUTH (FRONT) ELEVATION 1:100



EXISTING EAST (SIDE) ELEVATION 1:100

Proposed Elevations



PROPOSED SOUTH (FRONT) ELEVATION 1:100



PROPOSED NORTH (REAR) ELEVATION 1:100

	
2.0	Characteristics of the Site and Area
2.1	The dwelling is a semi-detached, 2-storey dwelling finished in red brick with an existing two-storey rear extension that is finished in white painted render. The site is designated within the Belfast limits under BMAP/dBMAP and falls within Designation MCH 024; Cregagh Park and Everton Drive Area of Townscape Character.
2.2	The prevailing character of the area is semi- detached houses that are finished in red brick. Modest single-storey extensions are common throughout the immediate surrounding context.
2.3	The rear garden contains a small wooden shed. The boundaries are a mixture of mature hedging (to the sides) and timber fencing (to the rear).
3.0	Description of Proposal
3.1	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.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	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)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (Dfl)
4.5	Relevant Planning History Y/2006/0505/F 23 Everton Drive, Belfast, Northern Ireland, BT06 0LJ. Erection of a two-storey extension to the rear of dwelling. Permission granted on 8/11/2006.
5.0	Consultations and Representations
5.1	Statutory Consultations N/A
5.2	Non-Statutory Consultations N/A
5.3	Representations No third-party representations were received by the council.
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	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.
6.3	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.
6.4	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.6	Proposals Maps – 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.

6.7	Key Issues The key issues are: • Scale, Massing, Design • Impact on neighbouring amenity • Impact on the Area of Townscape Character
6.8	Scale, Massing, Design Policy RD2 of the Belfast Plan Strategy 2035 states that planning permission will be granted for extensions or alterations to an existing residential property where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area. The proposed single storey extension is considered to subordinate in size to the existing property, as per paragraph 4.1.1 of the Residential Extensions and Alterations Supplementary Planning Guidance, which notes that the existing building is to remain dominant in terms of massing, height and position. The height, width and general size of an extension or alteration should therefore be smaller than the existing property, and achieve appropriate scale, proportion and balance, as is the case with that proposed to the dwelling at 23 Everton Drive.
6.9	Paragraph 4.1.21 of the SPG states that extensions or alterations to the roof profile of any building can be particularly sensitive as roofs make an important contribution to a building's appearance and the overall character of the area. Extensions or alterations to a roof often consist of a change in the height or form of the roof, through the formation of dormer windows. A large dormer is proposed to the rear elevation of the host dwelling. Amendments were sought to ensure that the design of the dormer complements the period and style of the original property.
6.10	While the size of the proposed dormer is considerable, it is noted that the window proportions of the dormer have been reduced in size as to accord with paragraph 4.1.26 which notes that positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size, will avoid a top-heavy or unbalanced appearance. With regard to the proposed garden room, paragraph 4.1.34 of the SPG notes that development of such buildings require care in siting and design. The proposal should also be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. It is noted that a shed is existing in the rear portion of the garden, and as such the garden room proposed in a similar position is of no greater demonstrable harm. The use of the garden room will be conditioned to be ancillary, in line with para 4.1.32;
6.11	Impact on Neighbouring Amenity and Character The proposal will not unacceptably impact on neighbouring amenity or the character of the area. As per paragraph 4.3.25 of the above SPG, the effect of a proposed extension on daylight can be assessed using the 45-degree angles tests to indicate where a proposal is likely to overshadow neighbouring properties. The tests take into account the location of the neighbouring properties' closest main habitable rooms and provides a tool to help assess the loss of light as a result of proposed extensions to the front and rear of a residential property. It is noted that the proposal meets the 45-degree angles test, when taken from the downstairs window of dwelling No. 25. As such it is considered that the proposed rear extension will not create any overshadowing, nor impact neighbouring properties by loss of light.
6.12	The proposed 1.85m timber fencing around the perimeter of the garden will provide adequate privacy screening and ensure that the proposed rear extension does not create

6.13 6.14 6.15	any overlooking. Small window openings on to the rear dormer minimises the potential for overlooking onto the private amenity space of the neighbouring dwellings. Impact on Area of Townscape Character Paragraph 7.4.23 of Policy BH3; Areas of Townscape Character notes that development in an ATC should seek to reinforce local identity and promote quality and sustainability in order to respect and, where possible, enhance the distinctive character and appearance of the area. It is noted that works proposed under application LA04/2025/0613/F do not enhance the character of the ATC. However, it is considered that the proposed works are to the rear of the dwelling and as such have limited public views, and do not detract from the area's character. Policy BH3 of The Belfast Plan Strategy 2035 notes that planning permission will be granted for alterations and extensions within an ATC where locally distinctive features are retained or reinstated where possible, and where sympathetic materials are used that respect the surrounding buildings. The materials for this proposal are sensitive in design with red brick walls proposed to the garden room and extension, as to match the host dwelling. Policy BH3 notes that planning permission will be granted for partial demolition of a building where the building makes no material contribution to the distinctive character of the area. It is noted that all proposed demolition is of either rear facing or internal nature, and therefore as existing does not contribute to the character of the Cregagh Park and Everton Drive ATC.
7.0 7.1 7.2	Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. 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 conditions and deal with any other matters which may arise.
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. All external facing and roofing materials shall be carried out as specified on the approved plans. Reason: In the interests of the character and appearance of the area. 3. 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 development shall not be used other than for ancillary to residential; and shall not be used for any other purpose falling within Use Class C1 without express planning permission. Reason: Alternative use requires further consideration by the Council, having regard to the Local Development Plan and relevant material considerations.	