

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



**Belfast
City Council**

16th April, 2026

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall and remotely, via Microsoft Teams on Tuesday, 21st April, 2026 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 (Pages 1 - 2)**
3. **Notifications from Statutory Bodies - Abandonment and Extinguishment**
 - (a) Abandonment at Bankmore Street and proposed extinguishment of a Public Right of Way at Ratcliffe Street (Pages 3 - 16)
4. **Planning Appeals Notified (Pages 17 - 18)**
5. **Planning Decisions Issued (Pages 19 - 54)**
6. **Live Applications for Major Development (Pages 55 - 60)**
7. **Committee Decisions that have yet to issue (Pages 61 - 70)**

8. **Miscellaneous Reports**

- (a) Local Applications subject to NI Water Objections (Pages 71 - 76)

9. **Planning Applications previously considered**

- (a) **LA04/2025/1350/F** - Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis) - 29 Glencairn Street (Pages 77 - 92)

10. **Planning Applications**

- (a) **LA04/2024/1646/F** - Demolition of existing dwelling (no. 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol filling station including extension of retail floor space, extension and realignment of carpark to provide 9 no. additional car parking spaces and pedestrian access, cycle parking, construction of retaining wall and associated landscaping - 46-50 Gilnahirk Road (Pages 93 - 108)
- (b) **LA04/2025/2096/F** - Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment. - Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street (Pages 109 - 118)
- (c) **LA04/2025/2113/F** - The construction of a new Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field - St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown (Pages 119 - 130)
- (d) **LA04/2021/2839/F & LA04/2022/0071/LBC** - Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers. - 29-32 College Gardens (Pages 131 - 152)
- (e) **LA04/2023/3795/F & LA04/2023/3656/LBC** - Proposed 360 rotating car parking bay with new access onto Wellington Park Lane and levels changes. Removal of boundary vegetation and wall to accommodate sliding gate (Amended) - 1 Wellington Park Terrace (Pages 153 - 168)
- (f) **LA04/2024/0852/F** - Retention of change of use from warehouse and offices to public house (Linked to adjacent public house) and entertainment venue/events space including street food market for on premises consumption - Common Market 16-20 Dunbar Street (Pages 169 - 178)
- (g) **LA04/2025/2138/F** - A blitz memorial sculpture, made from glass fibre reinforced concrete, set on a concrete plinth within the grounds of Westbourne Presbyterian Church - Westbourne Presbyterian Church 149a Newtownards Road (Pages 179 - 186)

11. **Restricted Items**

- (a) Development Opportunity Sites (DOA) Draft Supplementary Planning Guidance (SPG) (Pages 187 - 308)

This page is intentionally left blank

Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 31st March, 2026

- **LA04/2025/0594/F** - Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis) - 163 Ballygomartin Road;

Members Present: Alderman McCullough, and
Councillors T. Brooks and Groogan.

Officers in Attendance: Ms. L. Walshe, Principal Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 163 Ballygomartin Road (12.20 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 12:40 p.m.

- **LA04/2025/1350/F** - Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis) - 29 Glencairn Street;

Members Present: Alderman McCullough, and
Councillors T. Brooks and Groogan.

Officers in Attendance: Ms. L. Walshe, Principal Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 29 Glencairn Street (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 p.m.

- **LA04/2025/1002/F** - Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people - 24 Rutherglen Street;

Members Present: Alderman McCullough, and
Councillors T. Brooks and Groogan.

Officers in Attendance: Ms. L. Walshe, Principal Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 24 Rutherglen Street (1.10 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 1.30 p.m.



Subject:	Notifications from statutory bodies
Date:	21 st April 2026
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee notifications received from the NIHE for the proposed extinguishment of a Public Right of Way (PRoW) at Ratcliffe Street and from the Department for Infrastructure (DfI) relating to a proposed abandonment at Bankmore Street.
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:
3.2	<p>Proposed extinguishment of PRoW at Ratcliffe Street, Belfast Received from NIHE on 27th February 2026 this notification concerns the extinguishment of a PRoW over a plot of land (approximately 0.09 hectares) at Ratcliffe Street, Belfast (see Appendix 1). Previously in use as Ratcliffe Street linking Posnett Street to Donegall Pass, in more recent years the plot has been part of a wider enclosed space used as a public carpark.</p>
3.3	Whilst there are no recent planning approvals on the wider site the proposed extinguishment should facilitate future development. There is a current application (LA04/2023/3567/F) submitted by Clanmill Housing Association for 28 no. residential units which is yet to be determined. This proposed scheme would re-establish the historic street pattern with the reinstatement of Ratcliffe Street and Chambers Street creating links between Posnett Street and Donegall Pass.
3.4	<p>Proposed abandonment at Bankmore Street, Belfast Received from DfI on 23rd March 2026 this notification concerns the abandonment of two areas of land totalling approximately 509 square metres at Bankmore Street (see Appendix 2). The proposed abandonment of these sections of the historic street network does not relate a specific planning approval or current planning application but will facilitate the future</p>

3.5	<p>development of the site.</p> <p>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.</p> <p><u>Financial & Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality implications or Good Relations implications / Rural needs assessment</u> None.</p>
4.0	Appendices – Document Attached
	<p>Appendix 1: Proposed Extinguishment of PRow – Ratcliffe Street</p> <p>Appendix 2: Proposed Abandonment – Bankmore Street</p>



Belfast Planning Department
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP

Date: 24/02/2026

Our Ref: Ratcliffe Street, Belfast

Dear Sirs,

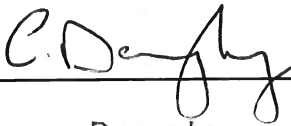
Re: Extinguishment of Public Right of Way – Ratcliffe Street, Belfast

The Northern Ireland Housing Executive made an Order No 2 2025 on the 12th January 2026 that certain Public Rights of Way is extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notices regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 24th March 2026.

I shall write to you again when the result of the submission is known.

Yours faithfully,



Connor Donaghy

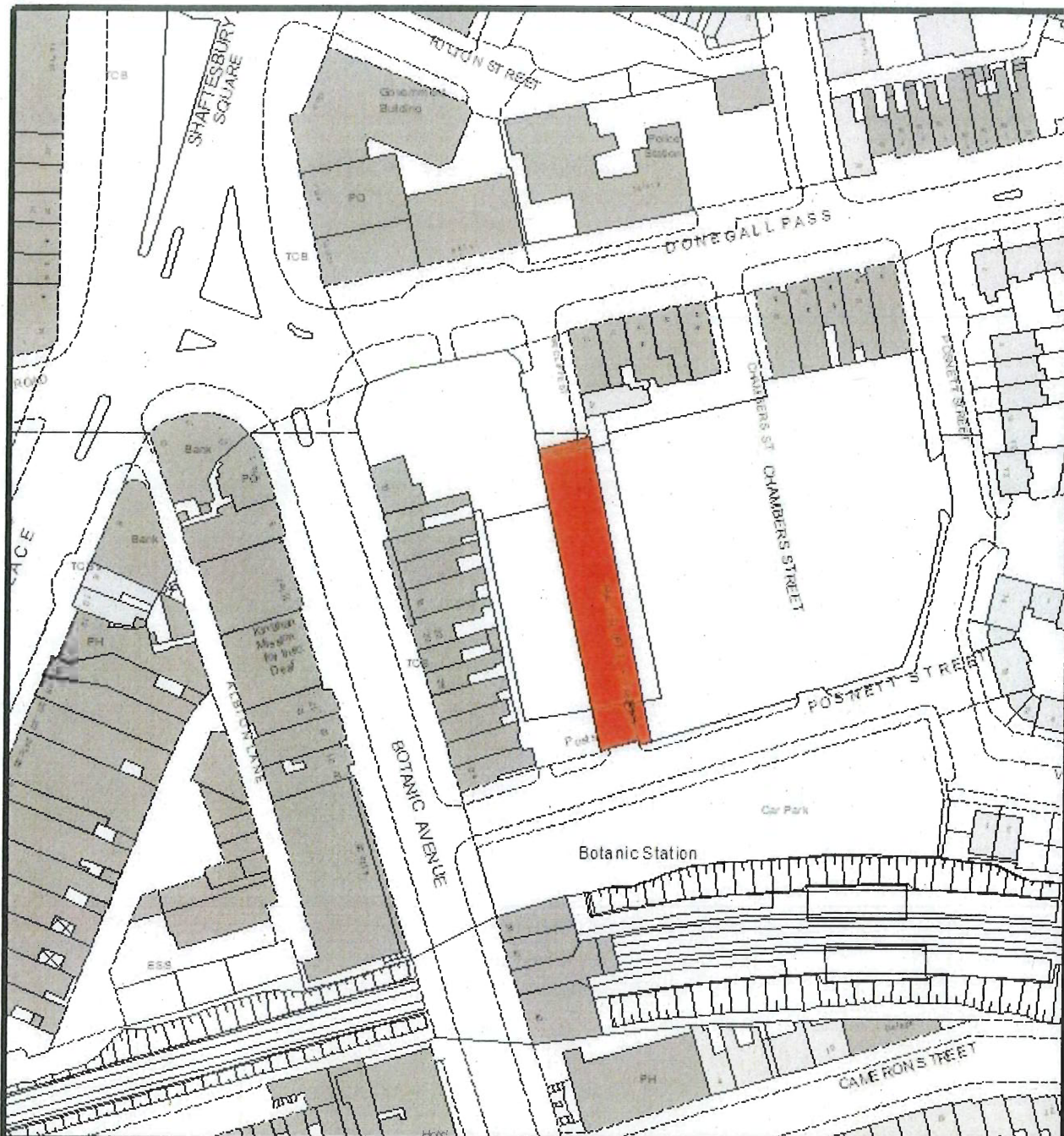
senior officer

Land & Regeneration

Tel: 02895982410

Email: connor1.donaghy@nihe.gov.uk





BELFAST, RATCLIFFE STREET
Extinguishment of Public Right-of-Way
Order No. 2, 2025
Map Dated 12th January 2026

NORTHERN IRELAND HOUSING EXECUTIVE,
THE HOUSING CENTRE,
2 ADELAIDE STREET, BELFAST, BT2 8PB

OSNI Reference: I.G. 147-1NE1/3

Scale: 1:1,250

Your Reference:

Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationary Office, © copyright and database rights NIMA ES & LA208 3



FORM OF NOTICE OF INTENTION
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 12th January 2025 -determined that an Order ("an Extinguishment Order"), should be submitted to the Department for Communities ("the Department") for approval, to extinguish the public rights of way over the land described in the Schedule hereto.

A copy of the Extinguishment Order and associated map dated 12th January 2025 referred to therein may be inspected at the South Belfast Local Office with offices at the Public Counter, the Housing Centre 1-11 May Street Belfast BT1 4NA.

The Housing (Northern Ireland) Order 1981 provides that an Extinguishment Order shall not have effect until approved by the Department and that the Department will consider and may cause a Public Local Inquiry to be held to hear, objections to the Extinguishment Order.

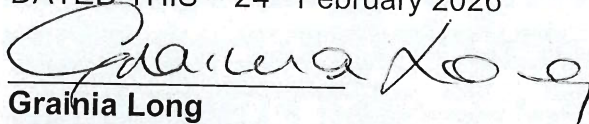
Objections to the Extinguishment Order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 4th March 2026

SCHEDULE

Ratcliffe Street, Belfast - Extinguishment of Public Rights of Way Order No.2 2025

Plot located to the north of Posnett Street, east of Botanic Avenue and South of Donegall Pass; plot area approx.0.09 hectares. Previously in use as Ratcliffe Street joining Posnett Street to Donegall Pass, in more recent years has been part of a wider enclosed space used as a public carpark. Comprised of the original roadway and associated pathways in hardcore with kerbstone. Plot size is 10.8 x 63 metres, with a small 1 metre by 0.5 metre extension to the plot on the southern boundary. Parking bays are located to the east and west, are currently in use as public parking; the wider car park stretches to the eastern part of Posnett Street, with properties along Donegall Pass marking the boundary to the north, and properties on Botanic Avenue (10-34) marking the western boundary.

DATED THIS – 24th February 2026



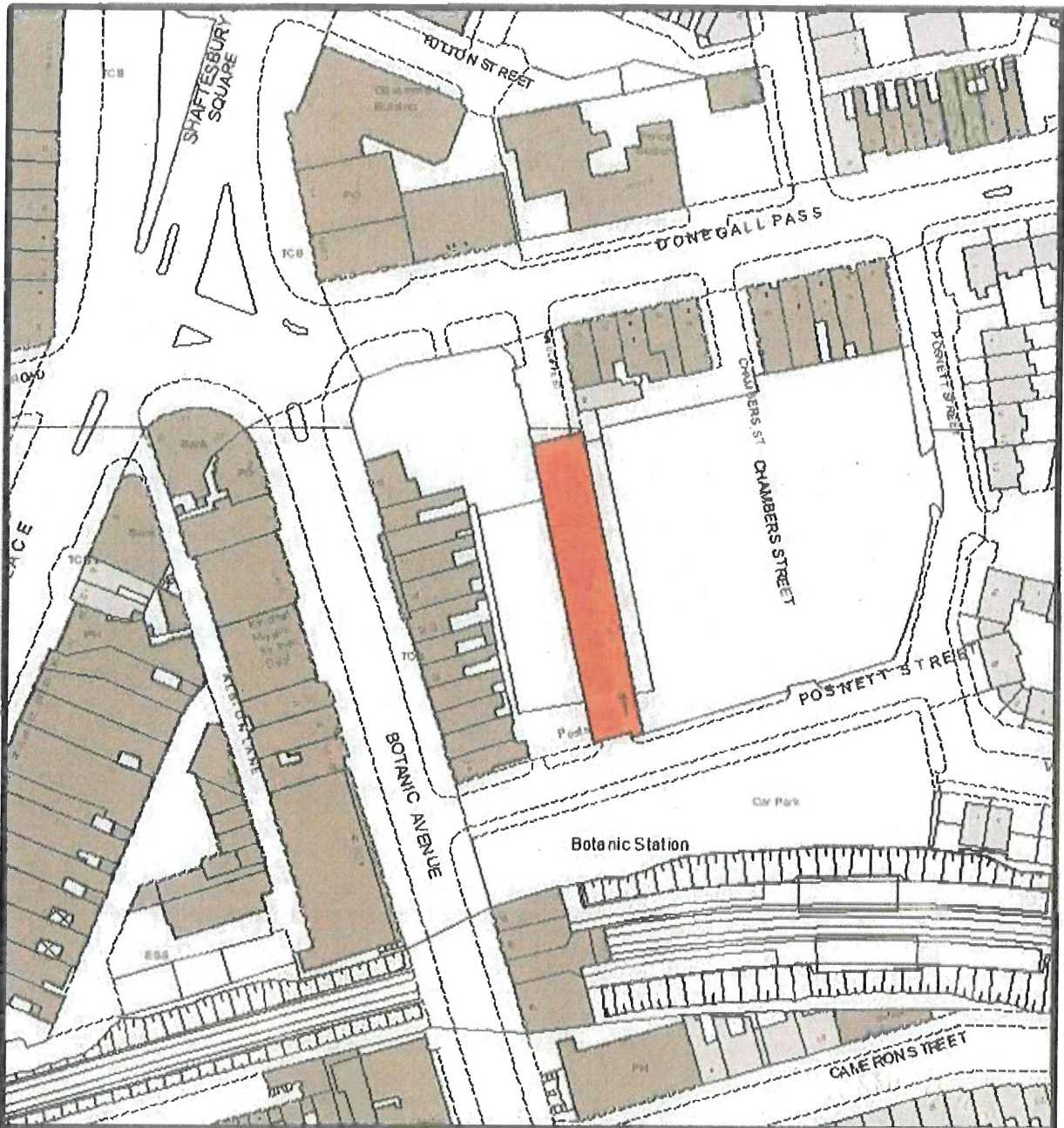
Grainia Long
Chief Executive
Northern Ireland Housing Executive
2 Adelaide Street
Belfast
BT2 8PB

EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY
FORM OF ENGROSSMENTS OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired (or, proposing to acquire) certain land at Ratcliffe Street, Belfast ("the land") has by a resolution passed on 12th January 2026 made an Order (an "Extinguishment Order") to extinguish the public rights of way described in the Schedule hereto over the land as shown on the attached map and sealed with the common seal of the Northern Ireland Housing Executive and deposited at South & East Belfast Local Offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This Extinguishment Order may be cited as the "Ratcliffe Street, Belfast Order No.2 2025.
2. The public rights of way described in the Schedule hereto and shown coloured red and outlined black on the attached map shall cease and be extinguished as from the date of operation of this Extinguishment Order.



240181

BELFAST, RATCLIFFE STREET
Extinguishment of Public Right-of-Way
Order No. 2, 2025
Map Dated 12th January 2026

NORTHERN IRELAND HOUSING EXECUTIVE,
THE HOUSING CENTRE,
2 ADELAIDE STREET, BELFAST, BT2 8PB

Kelly Anderson
 C.O. AUTHORIZED OFFICER
Matthew McMan
 OFFICERS OF NIHE

OSNI Reference: I.G. 147-1NE1/3

Scale: 1:1,250

Your Reference:

Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. © copyright and database rights NIMA ES&LA209.3



SCHEDULE

Ratcliffe Street, Belfast

Plot located to the north of Posnett Street, east of Botanic Avenue and South of Donegall Pass; plot area approx.0.09 hectares. Previously in use as Ratcliffe Street joining Posnett Street to Donegall Pass, in more recent years has been part of a wider enclosed space used as a public carpark. Comprised of the original roadway and associated pathways in hardcore with kerbstone. Plot size is 10.8 x 63 metres, with a small 1 metre by 0.5 metre extension to the plot on the southern boundary. Parking bays are located to the east and west, are currently in use as public parking; the wider car park stretches to the eastern part of Posnett Street, with properties along Donegall Pass marking the boundary to the north, and properties on Botanic Avenue (10-34) marking the western boundary.

GIVEN UNDER THE COMMON SEAL OF THE
NORTHERN IRELAND HOUSING EXECUTIVE
THIS – 12th January 2026

240181

Kelly Anderson
Authorized Officer

C. O. O'Connell
CONNOR O'CONNOR

Matthew McKay
Officers of the Northern
Ireland Housing Executive



Department for
Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Eastern Division

Belfast Planning Service
Belfast City Hall
Cecil Ward Building
2-10 Linenhall Street
BELFAST
BT2 8BP

Hydebank House
4a Hospital Road
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

Our Ref: MD2/Z/03/1079

Date: 11 March 2026

Dear Sir/Madam

**ROADS (NI) ORDER 1993
ABANDONMENT AT BANKMORE STREET, BELFAST**

Further to previous correspondence in respect of the above-mentioned proposed abandonment, I enclose for your information a copy of the draft order and related map together with a copy of the statutory notice which is to be published in the Belfast Gazette on 27th March 2026 and the Belfast Telegraph, News Letter and Irish News on 25th March 2026 and 1st April 2026.

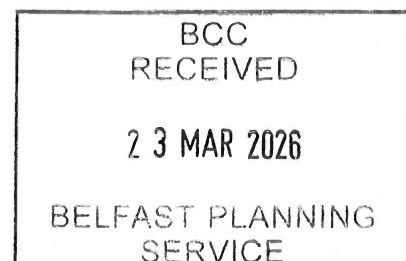
When the Department for Infrastructure makes the order, I will forward a copy when it comes into operation.

Yours faithfully

Lillian Lewis

Lillian Lewis
Land Acquisition

ENC



2026 No.

ROADS

The Bankmore Street, Belfast (Abandonment) Order (Northern Ireland) 2026

Made - - - - - 2026
Coming into operation - 2026

The Department for Infrastructure(a) makes the following Order in exercise of the powers conferred by Article 68(1) and (5) of the Roads (Northern Ireland) Order 1993(b) and now vested in it(c).

The Department in accordance with Article 68(4) of that Order proposes to abandon the areas of road described in the Schedule as they are not necessary for road traffic.

Notice has been published, served and displayed in compliance with paragraphs 1, 2 and 3 of Schedule 8 to that Order.

(Here will follow where appropriate recitals of the fact of any written objections or other representation received or inquiry held and the outcome thereof).

Citation and commencement

1. This Order may be cited as the Bankmore Street, Belfast (Abandonment) Order (Northern Ireland) 2026 and shall come into operation on 2026.

Application

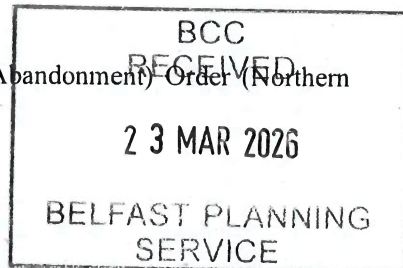
2. The areas of road described in the Schedule are abandoned.

3.—(1) All existing cables, wires, mains, pipes or other apparatus placed along, across, over or under the abandoned areas of road shall be retained.

(2) All existing rights as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

Sealed with the Official Seal of the Department for Infrastructure on 2026

(L.S.)



(a) Formerly the Department for Regional Development; see section 1(6) and (11) of, and Schedule 1 to, the Departments Act (Northern Ireland) 2016 (2016 c. 5 (N.I.))
(b) S.I. 1993/3160 (N.I. 15)
(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV

SCHEDULE

Article 2

AREAS OF ROAD TO BE ABANDONED

Two areas of former road and footway at Bankmore Street, Belfast contained within the car park at Charlotte Street, Belfast totalling 509 square metres comprising of---

- (a) 296 square metres starting on Bankmore Street (marked Plot 1), 30 metres south of its junction with Ormeau Avenue and extending for a distance of 48 metres in an easterly direction; and
- (b) 213 square metres starting on Ormeau Road (marked Plot 2), 13 metres from its junction with Ormeau Avenue and extending for a distance of 20 metres in a westerly direction.

These areas are particularly delineated and shown coloured red on map number IN1/26/178309.

A copy of the map has been deposited at the Department's Headquarters, 3rd Floor Area A, James House, Gasworks Site, 2-4 Cromac Avenue, Belfast and TRAM Eastern Division, Lands Section, Hydebank House, 4a Hospital Road, Ballydollahgan, Belfast, BT8 8JL.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order abandons the areas of road described in the Schedule.

ABANDONMENT – BANKMORE STREET, BELFAST

The Department for Infrastructure (DfI) being of the opinion that the road is not necessary for road traffic, gives notice of its intention to make an Order under Article 68 of the Roads (Northern Ireland) Order 1993, the effect of which would be to abandon two areas of former road and footway at Bankmore Street, Belfast contained within the car park at Charlotte Street, Belfast totalling 509 square metres comprising of

- 296 square metres starting on Bankmore Street (marked Plot 1), 30 metres south of its junction with Ormeau Avenue and extending for a distance of 48 metres in an easterly direction and
- 213 square metres starting on Ormeau Road (marked Plot 2), 13 metres from its junction with Ormeau Avenue and extending for a distance of 20 metres in a westerly direction.

The areas proposed to be abandoned are delineated on a map, which together with a copy of a draft Order, may be inspected free of charge during office hours within the period 25 March 2026 to 4 May 2026 at DfI TRAM Eastern, Hydebank House, 4A Hospital Road, Ballydollahgan, Belfast, BT8 8JL or viewed online at: www.infrastructure-ni.gov.uk/consultations

Inspection of the draft Order is by appointment only which can be arranged either by e-mail using the e-mail address below, or by telephone on 0300 200 7899 during office hours (Mon to Fri 9.00 a.m. to 5.00 p.m.).

Any person may, within the period above, object to the proposal by writing to DfI TRAM Eastern Division at the above address or by emailing landseastern@infrastructure-ni.gov.uk stating the grounds of the objection.

The information you provide in your response to this consultation, excluding personal information, may be published or disclosed in accordance with the Freedom of Information Act 2000 (FOIA) or the Environmental Information Regulations 2004 (EIR). If you want the information that you provide to be treated as confidential, please tell us why, but be aware that, under FOI/EIR, we cannot guarantee confidentiality. For information regarding the Departmental Privacy Notice following the introduction of GDPR please go to the following link <https://www.infrastructure-ni.gov.uk/dfi-privacy> or phone the Data Protection Office on 028 90540540. For further details on confidentiality, the FOIA and the EIR please refer to www.ico.org.uk

NOTES

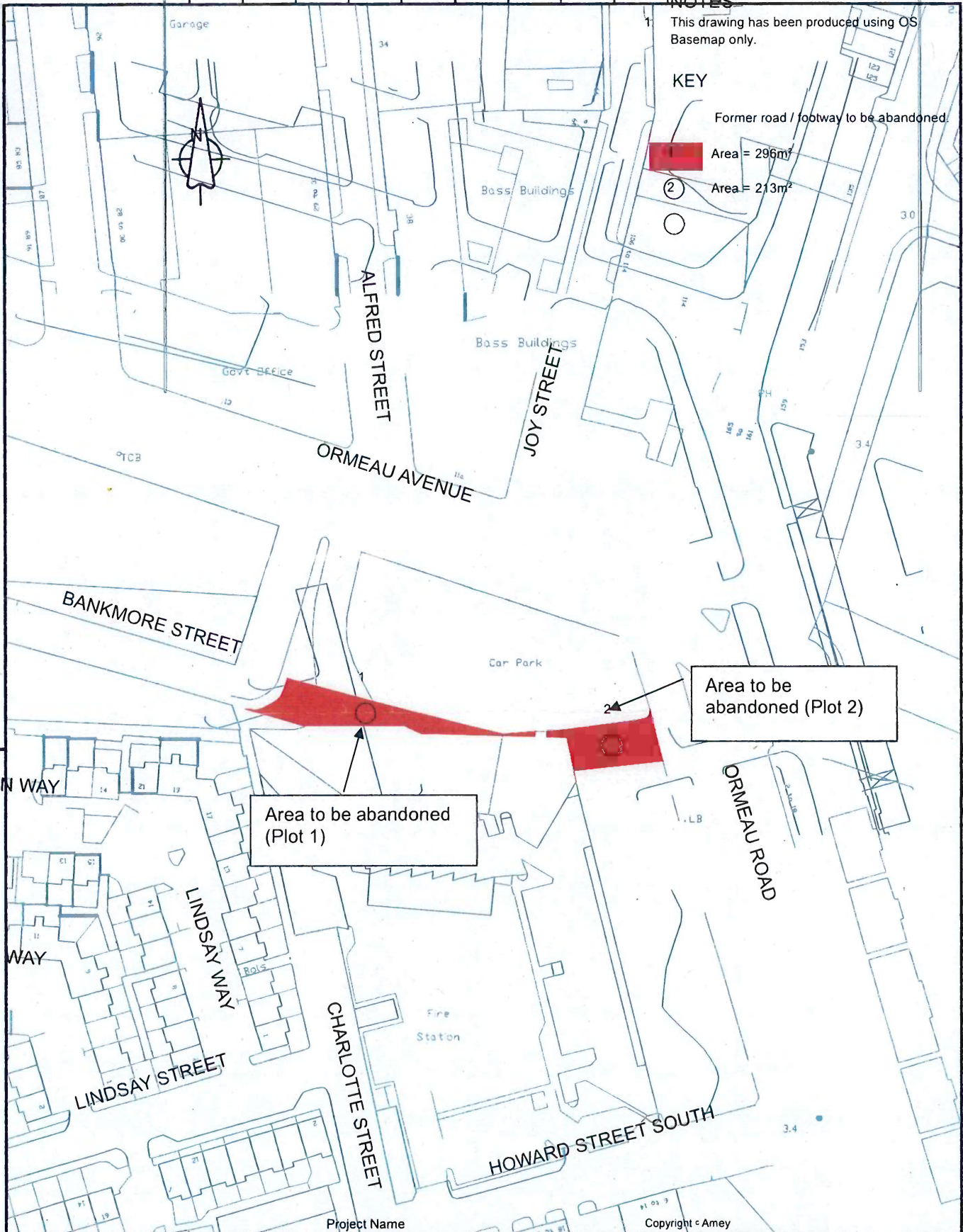
1 This drawing has been produced using OS Basemap only.

KEY

Former road / footway to be abandoned.

Area = 296m²

Area = 213m²



DEPARTMENT FOR INFRASTRUCTURE

Map No. IN1/26/178309 referred to in "The Bankmore Street, Belfast (Abandonment) Order (Northern Ireland) 2026" made by the Department for Infrastructure on xx xxxxx 2026 and coming into operation on xx xxxxx 2026.

© Based upon the Ordnance Survey map with Permission of the Director and Chief Executive.
Crown copyright SCALE 1:1250

This page is intentionally left blank

Agenda Item 4

PLANNING COMMITTEE – 21 APRIL 2026

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2025/L0021

PLANNING REF: LA04/2025/1760/CLEUD

APPLICANT: Rolan Stephen Black

LOCATION: 91 Maryville Street, Belfast, BT7 1AE

PROPOSAL: Existing use as short term let (First floor apartment)

PROCEDURE:

ITEM NO 2 PAC REF: 2025/E0080

PLANNING REF: LA04/2021/0008/CA

APPLICANT: Newforge Country Club

LOCATION: Land at 18b Newforge Lane, Belfast, County Antrim, BT9 5NW

PROPOSAL: Alleged erection of an unauthorised shed without the benefit of planning permission or permitted development rights as detailed in The Planning (General Permitted Development) Order (Northern Ireland) 2015

PROCEDURE:

ITEM NO 3 PAC REF: 2026/A0003

PLANNING REF: LA04/2025/0617/A

APPLICANT: 48-52 York Street Operating LLP

LOCATION: 48-52 York Street, Belfast, BT15 1AS

PROPOSAL: Proposed LED mesh grid advertisement screen

PROCEDURE:

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2024/A0080
PLANNING REF:	LA04/2023/4281/O		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Brian Crawford		
LOCATION:	47 Kennedy Way, Belfast, BT11 9AP		
PROPOSAL:	Erection of 5 storey building comprising of 36 Residential apartments with Ground Floor Residents Only Gymnasium and associated car parking		
ITEM NO	2	PAC REF:	2025/A0087
PLANNING REF:	LA04/2024/1113/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Jordan Fraser		
LOCATION:	75m NW of 29 Middle Braniel Road, Belfast		
PROPOSAL:	Change of use of barn and outbuildings to Class C1 dwellinghouse with extension, septic tank and soakaway, vehicular access and associated works		

Planning decisions issued March 2026

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2025/0652/DC	LOC	721-739 Lisburn Road, Malone Lower, Belfast, BT9 7GU	Partial Discharge of condition 23 LA04/2021/0789/F- Plant and Equipment Details	Condition Partially Discharged
LA04/2025/0918/MDP A	LOC	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Section 76 Agreement LA04/2024/1138/F- Community Action Plan	Condition Not Discharged
LA04/2026/0315/WPT	LOC	6 Harberton Avenue, Belfast, BT9 6PH	Felling and tree surgery to 2 x beech trees on either side of property entrance - approx 15m tall, 5m spread.	Works to Trees in CA Agreed
LA04/2025/0854/F	LOC	109 Marlborough Park South, Belfast, BT9 6HW	Two storey side extension, single storey side extension and new vehicular access (Amended description)	Permission Granted
LA04/2025/1148/DCA	LOC	109 Marlborough Park South, Belfast BT9 6HW	demolition of front entrance porch and door, 2no. windows, rear wall and window to allow for 2 storey side extension, single storey side extension and attached garage with new vehicular access. (amended description)	Consent Granted
LA04/2025/1414/F	LOC	10 Harberton Drive, Belfast, BT9 6PE	Single storey side and rear extension and 2 storey rear extension, replacement of existing bay window and external refurbishment works including alterations to materials and fenestrations, replacement of roof, landscaping improvements to garden including patio area and alterations to boundary walls.	Permission Granted

LA04/2025/1451/DCA	LOC	10 Harberton Drive, Belfast, BT9 6PE	Partial demolition of exterior walls to accommodate rear and side extensions and new windows, demolition of chimney, demolition and replacement of roof, demolition of front bay window and replacement, demolition of garage, internal wall demolition and removal of existing render to be replaced with new render. (Amended description)	Consent Granted
LA04/2025/1843/F	LOC	Finaghy Baptist Church 1 The Hawthorns, Finaghy, Belfast, BT10 0NA	Change of entrance doors to building and refurb of toilets internally	Permission Granted
LA04/2025/1947/LBC	LOC	348 - 350 Ormeau Road, Belfast, BT7 2HL	Temporary retention of boundary fence/hoarding for 3 years to the front and side of site boundary.	Consent Granted
LA04/2025/1953/F	LOC	94 Melrose Street, Belfast, BT9 7DQ	Addition of a second storey rear extension and internal refurbishment	Permission Granted
LA04/2025/2073/DC	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Discharge condition 19 of LA04/2022/0311/F - Contamination Remediation Verification Report	Condition Discharged
LA04/2025/2137/DC	LOC	20-22 Arthur Street, Belfast, BT1 4GD	RE: WASTEWATER IMPACT ASSESSMENT FOR PROPOSED DEVELOPMENT STATE BUILDINGS, 20-22 ARTHUR STREET BELFAST Discharge of condition 2- LA04/2025/1159/F	Condition Discharged
LA04/2025/2175/CLEUD	LOC	41 Claremont Street, Belfast, BT9 6AP	House of multiple occupation (HMO)	Permitted Development
LA04/2025/2227/CLEUD	LOC	49 Melrose Street, Belfast, BT9 7DL	Existing House of multiple occupation (HMO)	Permitted Development

LA04/2025/2233/CLEU D	LOC	26 Cairo Street, Belfast, BT7 1QS	House in multiple occupation (HMO)	Permitted Development
LA04/2026/0169/DC	LOC	Lands to NE of 265 Whiterock Road, BT12 7FZ	<p>LA04/2021/1447/F - discharge Condition 15 which states that "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 14. 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."</p> <p>We have included the Archaeological Evaluation Report with this application which has been classified as final by HED and we believe should allow for Condition 15 to be discharged.</p>	Condition Discharged
LA04/2026/0215/CLEU D	LOC	33 Colenso Parade, Belfast, BT9 5AN	House in multiple occupation (HMO)	Permitted Development
LA04/2025/0637/F	LOC	37 metres North of No. 152 Malfin Drive, BELFAST, BT9 6QT	Three Bay Insignia Plus Bus Shelter	Permission Granted

LA04/2025/0765/F	LOC	St Gerards Roman Catholic Church, 722 Antrim Road, Newtownabbey, BT36 7PG	Change of house type for plots 35-43 & 48-58 of planning permission LA04/2019/0062/F with proposed detached garages on plots 35, 36, 39, 43, 48, 53, 57 & 58 together with solar panels and associated changes to the driveways, parking layouts, site levels with the inclusion of retaining walls and associated site works. (Additional Plans)	Permission Granted
LA04/2025/0862/F	LOC	39 Knockhill Park, Belfast, BT5 6HY	Partial demolition to the front, side and rear of dwelling (roofs removed). First floor extensions to front, side and rear. Single storey rear extension to replace existing conservatory. single storey front extension and extension of existing bay roof. roof mounted solar panels to side elevation. Associated site works.	Permission Granted
LA04/2025/1065/F	LOC	Coláiste Feirste 7 Páirc Radharc na bhFeá, An Cheathrú Ghaeltachta, Belfast, BT12 7PY	Single storey double modular unit to accommodate double classroom and associated facilities. Ancillary site works to include creation of hard play areas, fencing and creation of car parking area. (Amended description).	Permission Granted
LA04/2025/1714/F	LOC	2 Beechgrove Drive, Belfast, BT6 0NW	single storey side and rear extension and replacement two storey garage with ancillary first floor storage space	Permission Granted
LA04/2025/1813/F	LOC	5 Orby Gardens, Belfast, BT5 5HS	Single storey rear extension with window alterations on rear elevation. New first floor side window. Loft conversion and rear dormer.	Permission Granted

LA04/2025/1930/F	LOC	6 Lothair Avenue, Belfast, BT15 2HU	Demolition of chimney stack, replacement roof and minor refurbishment works.	Permission Granted
LA04/2025/1820/CLEUD	LOC	16 Eblana Street, Belfast, BT7 1LD	Use as a House in Multiple Occupation (HMO)	Application Required
LA04/2025/1990/F	LOC	24 Clonelly Avenue, Belfast, BT11 8LG	Proposed roofspace conversion with dormer to front elevation	Permission Granted
LA04/2025/2216/LBC	LOC	Ulster Hall, 30 Bedford Street, Belfast, BT2 7FF	Installation of Facade Lighting	Consent Granted
LA04/2026/0240/WPT	LOC	35 Deramore Park, Belfast, BT9 5JX	<p>Tree 1 - Birch Tree - Remove Ivy and crown reduce by circa 1-2 meters above the ridge line of the garage roof, and balance the crown.</p> <p>Tree 4 - Beech - To crown reduce by circa 6 meters, retaining a good form and balanced crown shape.</p> <p>Tree 7 - Sycamore - Remove Ivy and crown reduce by circa 5 meters, and balance the crown.</p> <p>Tree 8 - Holly- Remove dead stems.</p> <p>(all cuts will be made back to a suitable growth points)</p>	Works to Trees in CA Agreed
LA04/2025/1129/F	LOC	23 Annadale Avenue, Belfast, BT7 3JJ	External stairs and external alterations to include new windows and 1 doorway	Permission Granted
LA04/2025/1135/F	LOC	57 Knock Eden Park, Belfast, BT6 0JG	Demolition of first floor rear return, and proposed erection of new first floor rear extension and additional site works	Permission Granted
LA04/2025/1378/F	LOC	68 Donegall Street, Belfast, BT1 2GT	Change of use from vacant retail (class A1) unit to hot food takeaway (sui generis).	Permission Granted

LA04/2025/1379/LBC	LOC	68 Donegall Street, Belfast, BT1 2GT	Change of use from vacant retail (class A1) unit to hot food takeaway (sui generis). (amended description).	Consent Granted
LA04/2025/1597/F	LOC	4 Kirkliston Drive, Belfast, BT5 5NX	Addition of gates and fencing to side elevation.	Permission Granted
LA04/2025/1703/F	LOC	156 North Road, Belfast, BT4 3DJ	Single storey rear/side extension, dormer window to rear and roof light to front. Fenestration changes. Removal of existing garage. Timber fence to side elevation.	Permission Granted
LA04/2025/1744/F	LOC	42 Cregagh Park, Belfast, BT6 9LF	Demolition of existing rear extension and lean to structure. Single storey rear extension, raised patio with steps (Amended plans).	Permission Granted
LA04/2025/1883/F	LOC	215 Upper Meadow Street, Belfast, BT15 2FR	Single storey extension to rear/side. Covered patio to side elevation.	Permission Granted
LA04/2026/0130/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge Condition 24 of LA04/2022/1206/F - Method Statement	Condition Discharged
LA04/2021/2424/F	LOC	197 Falls Road Belfast BT12 6FB	Change of use from vacant office to 1 no. apartments at 1st and 2nd floor level, and new extraction unit on ground floor for takeaway and rear yard access.	Permission Granted
LA04/2023/2566/F	LOC	Flat 2, 98 UNIVERSITY AVENUE MALONE LOWER BELFAST ANTRIM BT7 1GY	Change of Use from HMO to short-term stay accommodation	Permission Refused
LA04/2023/2617/F	LOC	30 EBLANA STREET MALONE LOWER BELFAST ANTRIM BT7 1LD	Change of use from HMO to short-term stay accommodation	Permission Refused

LA04/2023/3954/F	LOC	368-370 Woodstock Road, Belfast, BT6 9DQ	Retrospective conversion of vacant ground floor to 2no. apartments with 2no. duplex apartments located on 1st and 2nd floor (4 units total) and associated site works	Permission Granted
LA04/2023/4157/F	LOC	18 Windsor Road, Belfast, BT9 7FQ	Retrospective change of use from residential dwelling (Class C1) to short term let accommodation (Sui-generis)	Permission Refused
LA04/2023/4376/F	LOC	Apartment 37 Citygate, 2 Sussex Place, Belfast, BT2 8LN	Retrospective change of use from apartment to short term let accommodation	Permission Refused
LA04/2024/0020/F	LOC	31 Brookland Street, Belfast, BT9 7FZ	Retrospective Change of use from residential dwelling to short term let	Permission Refused
LA04/2024/0153/F	LOC	183 Kingsway Dunmurry Belfast BT17 9AH	Proposed change of use of existing building from Bank to Gym (Sui generis).	Permission Granted
LA04/2024/0150/F	LOC	649 Lisburn Road, Malone Lower, Belfast, BT9 7GT	Change of use from dwelling to short term let.	Permission Refused
LA04/2024/0828/F	LOC	12 Hardcastle Street, Belfast, BT7 1GG	Change of use of HMO to use as short term let accommodation	Permission Granted
LA04/2024/1654/F	LOC	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)	Permission Refused
LA04/2024/1729/F	LOC	Unit 2, 42 Waring Street, Belfast, BT1 2ED	Renewal of planning application LA04/2021/0824 - Retractable canopy attached to buildings to match existing canopy.	Permission Granted

LA04/2025/0312/F	LOC	St Gerards Roman Catholic Church 722 Antrim Road, Newtownabbey, BT36 7PG	Reduction from 11No. apartments as previously approved under ref (LA04/2019/0062/F) to 4 No. Detached Dwellings & Garages- Site Nos. 44-47 with retaining walls and associated site works. (Amended Proposal Description).	Permission Granted
LA04/2025/0524/F	LOC	Aircraft Park 366a Holywood Road, Belfast, BT4 2GU	New 3G Pitch in place of existing grass pitch and replacement flood lights.	Permission Granted
LA04/2025/0660/F	LOC	1 Kensington Road, Belfast, BT5 6NF	Single storey side/ rear extension; box bay window to front elevation; Replacement of existing roof to natural clay Rosemary tiles; Partial demolition of existing rear extension. Associated site works and landscape proposals	Permission Granted
LA04/2025/1013/F	LOC	6 Derryvolgie Avenue, Belfast, BT9 6FL	Erection of new dwelling to rear garden, works to include demolition of existing garage and kitchen extension. Alteration to existing amenity space to provide car parking and amenity space for the new dwelling. Works to include comprehensive landscaping to site.	Permission Granted
LA04/2025/1022/DCA	LOC	6 Derryvolgie Avenue, Belfast, BT9 6FL	Demolition of existing garage and kitchen extension to facilitate erection of new dwelling to rear garden. (Amended description).	Consent Granted
LA04/2025/1142/F	LOC	25 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Single storey side and rear extension	Permission Granted

LA04/2025/1304/F	LOC	2-14 Little Donegall Street, Belfast, BT1 2JD	Refurbishment of the existing shopfronts to building including new door openings and large glazed panels at ground floor. Elevational changes with internal works.	Permission Granted
LA04/2025/1306/LBC	LOC	2-14 Little Donegall Street, Belfast, BT1 2JD	Amendments to elevations and street frontage. Internal alterations to the second, third, and fourth floors, involving reconfiguration of internal layouts with no change to the overall use. Installation of a new internal staircase providing vertical access from ground to fourth floor.	Consent Granted
LA04/2025/1302/F	LOC	168 Holywood Road, Belfast, BT4 1PA	Single storey front and side extension. Fenestration changes. Removal of existing garage. (Amended Plans).	Permission Granted
LA04/2025/1321/DC	LOC	Lands adjacent to and southeast of the River Lagan, west of Olympic Way off Queen's Road, Queen's Island, Belfast, BT2 9EQ.	Discharge of Condition no.22 LA04/2021/2280/F - Acoustic Report	Condition Discharged
LA04/2025/1351/F	LOC	St Gerards Roman Catholic Church, 722 Antrim Road, Newtownabbey, BT36 7PG	2No. Semi Detached dwellings, including one social housing dwelling, retaining walls and associated site works (Amended Proposal Description)	Permission Granted
LA04/2025/1406/F	LOC	116 Knockbreda Park, Belfast, BT6 0HG	Single-storey rear extension, two-storey side extension and roofspace conversion to include a dormer to the rear.	Permission Granted
LA04/2025/1518/F	LOC	Public Footpath 33m North East of No. 364 Antrim Road, Belfast.	Retrospective relocation of bus shelter.	Permission Granted
LA04/2025/1519/A	LOC	Public Footpath 33m from 364 Antrim Road, Belfast.	Proposed Static Internally Illuminated Bus Shelter Advertisement (Retrospective)	Consent Granted

LA04/2025/1591/F	LOC	342 Castlereagh Road, Belfast, BT5 6AE	Single storey rear extension and first floor rear extension	Permission Granted
LA04/2025/1626/DC	LOC	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Discharge of Condition 17 of LA04/2024/0714/F- Employability and Skills Plan.	Condition Not Discharged
LA04/2025/1635/F	LOC	Units 44 Park Centre, 537 Donegall Road, Belfast, BT12 6HN	Subdivision of unit 44 to create two units, change of use of each unit from retail to sui-generis (café/takeaway). Elevational changes to consist of new shopfront glazing and entrance doors to each unit.	Permission Granted
LA04/2025/1727/F	LOC	3 Kincora Avenue, Belfast, BT4 3DW	Partial demolition to side elevation of dwelling. Partial demolition of garage walls. Single storey side/rear extension and fenestration changes to dwelling. Garage conversion.	Permission Granted
LA04/2025/1707/F	LOC	7 Maryville Park Belfast BT9 6LN	Renovation and extension of existing single storey annex (Amended Description)	Permission Granted
LA04/2025/1711/F	LOC	9 St James Park, Belfast, BT12 6DT	Part demolition and single and two-storey extension to side and rear of dwelling	Permission Granted
LA04/2025/1725/F	LOC	37 Belmont Church Road, Belfast, BT4 3FF	Rear roof dormer. New second floor side window. Partial demolition of rear roof profile and side wall.	Permission Granted

LA04/2025/1753/LBC	LOC	Clarence House 4-10 May Street, Belfast, BT1 4NJ	Refurbishment works for external maintenance, including the full replacement of slate tiles and roofing membrane to the North and West roof slopes, with the reuse of reclaimed materials where possible; replacement of rainwater goods to match existing; and repointing works to elevations, all undertaken to preserve the building's appearance and character (Amended Description).	Consent Granted
LA04/2025/1758/F	LOC	27 Finaghy Park Central, Belfast, BT10 0HP	Single-storey rear and side extension, conversion of attic with rear dormer window and velux window to front elevation and associated internal alterations.	Permission Granted
LA04/2025/1765/F	LOC	8 Grampian Close, Belfast, BT4 3PD	Single storey side extension. 2.1m timber fence and gate to front/side elevation. Demolition of boundary wall. Partial demolition of gable wall.	Permission Granted
LA04/2025/1804/DC	LOC	142 Windsor Baptist Church 136-142 Malone Avenue, Belfast, BT9 6ET	Discharge of condition 6 LA04/2017/0046/F- Waste management plan.	Condition Discharged
LA04/2025/1800/F	LOC	8 Rathmore Park, Belfast, BT10 0FW	Single storey rear and side extension including ancillary demolition works to existing garage	Permission Granted
LA04/2025/1810/F	LOC	45 Garron Crescent, Belfast, BT10 0EQ	Single storey rear extension.	Permission Granted
LA04/2025/1935/F	LOC	8 Pacific Avenue, Belfast, BT15 2HT	Demolition of chimney stack, replacement roof and minor refurbishment works	Permission Granted
LA04/2025/1933/F	LOC	14 Lothair Avenue, Belfast, BT15 2HU	Demolition of chimney stack, replacement roof and minor refurbishment works	Permission Granted

LA04/2025/1936/F	LOC	24 Ligoniel Road, Belfast, BT14 8BX	Proposed internal and external refurbishment works to dwelling to include thermal improvement works and replacement of chimney stack.	Permission Granted
LA04/2025/1937/F	LOC	32 Oceanic Avenue, Belfast, BT15 2HS	Proposed internal and external refurbishment works to dwelling to include thermal improvement works and removal of existing chimney and erection of replacement chimney.	Permission Granted
LA04/2025/1792/F	LOC	8 Rosepark Central, Ballymiscaw, Belfast, BT5 7RN	Single storey rear extension.	Permission Granted
LA04/2025/1819/F	LOC	68 Cabin Hill Gardens, Belfast, BT5 7AQ	Single storey rear extension, removal of existing shed, new windows to side and rear elevations. Patio doors to rear elevation. New boundary fence.	Permission Granted
LA04/2025/1903/F	LOC	13 Broughton Park, Belfast, BT6 0BD	Single storey rear extensions. Creation of new side door, window and patio area.	Permission Granted
LA04/2025/1872/F	LOC	32 Knockdarragh Park, Belfast, BT4 2LE	Single-storey rear extension and rear patio.	Permission Granted
LA04/2025/1882/F	LOC	31 Mount Eagles Glen, Belfast, BT17 0WS	Single storey rear and side extension.	Permission Granted

LA04/2025/1886/NMC	LOC	Saltwater Square, adjacent to Belfast Grand Central Station	Non Material Change to Planning Application LA04/2017/1388/F- Changes to hardstanding, to a landscaped grass area in Plot 3B, levels review to remove steps to include level access throughout the Square. Further coordination of planter walls and changes to their footprint (due to existing services below). Removal of 1 x bike storage unit. Slight movement of Active Travel Centre out of future development plot.	Non Material Change Granted
LA04/2025/1914/F	LOC	9 Mountainview Parade, Belfast, BT14 7GY	Single storey rear extension. Creation of larger ground floor side window.	Permission Granted
LA04/2025/1908/F	LOC	27 Sydenham Drive, Belfast, BT4 2AX	Single storey rear extension.	Permission Granted
LA04/2025/1946/DC	LOC	Apartment 3 1 Utility Street, Belfast, BT12 5JS	Discharge of condition 1 & 2 LA04/2024/0086/F- Permanent residence and short term let management plan. Associated appeal (2025/A0026)	Condition Discharged
LA04/2025/1956/LBC	LOC	Townsend Street Presbyterian Church Townsend Street Presbyterian 32 Townsend Street, Belfast, BT13 2ES	Works to remove 11no existing feature pinnacles located along the north and south elevations and securing of any unstable sections of the existing metal gutter.	Consent Granted
LA04/2025/2004/F	LOC	28 Springbank Drive ,Belfast,BT17 0QN	Single storey rear extension.	Permission Granted
LA04/2025/1992/F	LOC	87 Agnes Street, Belfast, BT13 1GG	Single storey rear extension.	Permission Granted
LA04/2025/1993/F	LOC	16 Gransha Rise, Belfast, BT11 8ES	Single storey side extension with rooflight.	Permission Granted
LA04/2025/2010/F	LOC	23 Greystown Avenue, Belfast, BT9 6UG	Single storey rear extension & rear dormer to dwelling.	Permission Granted

LA04/2025/2017/NMC	LOC	44 Marlborough Park North, Belfast, BT9 6HJ	Non material change to planning application LA04/2021/2354/F & LA04/2021/2353/DCA to include: Retention of the existing garage. Construction of a new yard wall/ pedestrian gate in a different location / configuration to that previously approved. Replacement of the existing wall/railing to the street with a wall/railing/vehicular gate. Landscaping alterations.	Non Material Change Refused
LA04/2025/2083/F	LOC	162 Finaghy Road North, Belfast, BT11 9ED	Single storey rear and side extension.	Permission Granted
LA04/2026/0001/F	LOC	8 Finaghy Park Gardens, Belfast, BT10 0FU	Front porch extension to dwelling.	Permission Granted
LA04/2025/2121/F	LOC	2E Upper Suffolk Road, Belfast, BT11 9RH	Single storey extension to side and rear of dwelling with access ramp.	Permission Granted
LA04/2025/2124/F	LOC	2 Willowvale Gardens, Belfast, BT11 9JW	Conversion of existing adjoined garage into a single storey side extension for ancillary accomodation..	Permission Granted
LA04/2025/2192/F	LOC	128 Sicily Park, Belfast, BT10 0AP	Single Storey Extension to front of property, Part Garage Conversion and level access to front of property.	Permission Granted
LA04/2025/2171/F	LOC	11 Hampton Park, Belfast, BT7 3JL	Demolition of existing detached garage and partial demolition to the rear and side of dwelling to accomodate single storey rear extension and fenestration alterations.	Permission Granted
LA04/2025/2183/F	MAJ	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of conditions 14 and 15 from the permission referenced LA04/2024/0714/F (Contamination)	Permission Granted
LA04/2025/2219/F	LOC	126 Knockbreda Park, Belfast, BT6 0HG	Roofspace conversion with rear dormer	Permission Granted

LA04/2025/2222/F	LOC	21 Beechmount Close, Belfast, BT12 7RN	Single storey extension to rear of property with internal alterations and hardstanding to front of property.	Permission Granted
LA04/2025/2223/F	LOC	10 Bray Court, Belfast, BT13 3JT	Single storey rear extension.	Permission Granted
LA04/2026/0055/CLEU D	LOC	10 Salisbury Avenue, Belfast, BT15 5DY	Change of use from single dwelling to 2no. apartments. 1no. bedroom on ground floor and 3no. bedroom on first & second floor.	Permitted Development
LA04/2026/0084/DC	LOC	Lands directly south of Titanic Belfast and NW of Hamilton Dock located off Queens Road, Belfast.	Archaeological Programme of Works and Final Archaeological Report Discharge of condition 2 & 4 LA04/2023/3442/F	Condition Discharged
LA04/2026/0113/A	LOC	Edge of carpark at 1 Dargan Road, Belfast, BT3 9JU	Replacement of existing 96-sheet billboard (12 metres x 3 metres) with a smaller 48-sheet (6 metres x 3 metres) digital LED display (static display of 6 rotations with 10-seconds per display).	Consent Granted
LA04/2026/0214/CLEU D	LOC	77 Tates Avenue, Belfast, BT9 7BZ	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2026/0221/DC	LOC	6 Northern Whig House, 2 Bridge Street, Belfast, BT1 1LU	Discharge Condition 2 of LA04/2025/0776/F. Drawing of proposed window and door details	Condition Discharged
LA04/2026/0231/DC	MAJ	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast (Hamilton Dock Hotel).	Discharge of Conditions 8, 10, and 11 of LA04/2023/3442/F. Verification Report	Condition Discharged

LA04/2026/0302/PAN	MAJ	Lands at former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, Belfast	Application for renewal (for an additional three years) of planning permission for mixed use development comprising offices, residential apartments (including affordable), hotel and serviced apartments, retail and professional services, community and cultural, leisure uses, cafes, bars, restaurants, with associated car parking, circulation and servicing arrangements; public realm works, landscaping, replacement of existing pedestrian bridge fixed to railway bridge and associated access works to Short Strand and Bridge End with other infrastructural works, and demolition of existing structures including boundary walls.	Proposal of Application Notice is Acceptable
LA04/2026/0303/DC	LOC	Northern Ireland Railways 1 York Road, Belfast, BT15 3RP	Discharge of Condition 2 - LA04/2024/1697/F - remediation strategy	Condition Discharged
LA04/2026/0379/A	LOC	Unit 4 Ug 1 Victoria Square, Belfast, BT1 4QG	1 Shop sign, 1 Hoarding, door vinyls	Consent Granted
LA04/2026/0407/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	discharge condition 3 of planning permission LA04/2020/2607/F - climate change measures for phase 5	Condition Partially Discharged
LA04/2023/2557/F	MAJ	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.	Permission Granted

LA04/2023/2633/F	MAJ	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 3G 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.	Permission Granted
LA04/2023/3151/F	LOC	159 Glen Road, Andersonstown, Belfast, BT11 8BS	Demolition of existing building and construction of 13 no. apartments with associated car parking and landscaping. (Amended Plans & Description)	Permission Granted
LA04/2023/4307/O	LOC	62 Clifton Street, Belfast, BT13 1AB	Proposed 4 storey building for use as medical/dental surgery (Class D1) and associated site works	Permission Granted

LA04/2023/4542/DETE IA	LOC	Land north of Springfield Road and Workman Avenue, west of Woodvale Avenue and Woodvale Park, south of Tesco Ballysillan Road and east of Forth River greenway (including former Mackie's lands) and unused land at Springdale Gardens and Springfield Parade.	Development of a mixed use neighbourhood to be constructed in severable phases incorporating 12,000 square metres of employment floorspace, 12,081 square metres of community floorspace, a city farm, allotments, 523 dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue and connection to the development land to the north and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.	Application Withdrawn
LA04/2024/0004/F	LOC	Rear of 62 - 68 High Street and vacant land between Nos 3 and 19 - 21 Skipper Street, Belfast, BT1 2BE	Extension to external terrace/ beer garden and installation of bar counter, toilet block and food servery area. Erection of masonry façade with sliding timber doors and timber and glazed shop front.	Application Withdrawn

LA04/2024/0015/F	MAJ	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 (revised information).	Permission Granted
LA04/2024/0369/F	MAJ	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.	Permission Granted
LA04/2024/0284/F	LOC	19 Botanic Avenue Belfast BT7 1JG	Retrospective change of use from vacant unit to sit in and take away hot food cafe. Proposed new awning and extractor duct	Permission Refused
LA04/2024/0340/A	LOC	19 Botanic Avenue, Belfast, BT7 1JG	RETROSPECTIVE APPLICATION FOR EXISTING ILLUMINATED SIGNAGE TO FRONT OF PROPERTY AND AWNING	Consent Refused
LA04/2024/0580/F	LOC	50 Thorndale Avenue, Belfast, BT14 6BL	Change of Use to short term let accommodation (Retrospective)	Permission Refused
LA04/2024/0495/F	LOC	12 Lagmore Drive, Belfast, BT17 0TG (site of Christ the Redeemer Church)	Retrospective social enterprise pizza kitchen	Permission Granted

LA04/2024/0483/F	MAJ	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.	Permission Granted
LA04/2024/0480/DCA	LOC	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.	Consent Granted
LA04/2024/0626/F	MAJ	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	Permission Granted
LA04/2024/0748/F	LOC	81 Antrim Road, Belfast, BT15 2BJ	Change of use of residential property to short term let accommodation (Retrospective)	Permission Granted
LA04/2024/0729/F	LOC	2 Morpeth Street, Belfast, BT13 2HZ	Retention of short term holiday let	Permission Granted

LA04/2024/0823/F	LOC	Working Mens Club, 186 Ligoneil Road, Belfast, BT14 8DT	New external veranda structure (with retractable roof and sliding glass screens that allows for an enclosed structure) on front, existing raised decking.	Permission Granted
LA04/2024/1389/F	LOC	Newhill Youth and Community Centre, 261 Whiterock Road, Belfast, BT12 7FX	Community garden and improvements to existing unused space, scheme to include allotment area, pizza and BBQ area and pathways (Amended Description)	Permission Granted
LA04/2024/1545/F	LOC	The Devenish Complex, Finaghy Road North, Belfast, BT10 0JB	Retrospective Application for Proposed Storage Sheds, Lean-to Canopy and Timber Fence Mounted on Existing Wall	Permission Granted
LA04/2024/1780/F	LOC	Apartment 1 and 4, 4 Malone Park Central, Belfast BT9 6NP	Proposed new vehicular gateway access to property with associated pillars and gate (Amended description)	Permission Granted
LA04/2024/1798/F	LOC	9 Ulsterdale Street, Belfast, BT5 5BT	Change of use from a 3-bed dwelling to a 4-bed/4-person HMO	Permission Granted
LA04/2024/1920/F	LOC	Lands bounded to the east by Kennedy Way, to the north by No.20 Stockmans Crescent, to the west by Stockmans Crescent and to the south by No.26 Stockmans Crescent and No.43 Stockmans Park, Belfast	Renewal of planning permission LA04/2019/0022/F for car sales premises accessed off Kennedy Way	Permission Granted
LA04/2024/1957/F	LOC	46 Duncairn Gardens, Belfast, BT15 2GG	Change of use from office accommodation to 4 bed/ 5 person HMO (sui generis) (amended plans) (amended description)	Permission Refused

LA04/2024/1965/F	LOC	72 Circular Road, Belfast, BT4 2GD	Demolition of sunroom and rear extension and part demolition of side (north eastern) elevation and fenestration changes. Addition of single storey rear extension with covered patio area (Amended Proposal Description) (Retrospective)	Permission Granted
LA04/2024/1985/F	LOC	Grass verge off A55 Northbound, 15m Northeast of Belmont Care Home, 81 Tillysburn Park, Belfast, BT4 2GT	The installation of a 20m high Apollo Pole, c/w 6no. Antennas, 3no. ERS's, 1no. Dish, 1no. Cabinet, a Meter Cabinet, a Vehicle Restraint System, and all associated ancillary works	Permission Granted
LA04/2025/0093/F	LOC	152 Ardenlee Avenue, Belfast, BT6 0AE	Demolition of the existing single storey garage at side, single storey rear kitchen return and rear gf window bay and construction of a new two storey flat roof extension to rear + side of the existing dwelling and refurbishment of the existing dwelling and associated site works (Reduced Scheme)	Permission Granted
LA04/2025/0188/O	LOC	390a Belmont Road, Belfast, BT4 2NH	Replacement dwelling and detached garage.	Permission Granted
LA04/2025/0383/F	LOC	19a Donegall Park Avenue Belfast, Belfast, BT15 4ET	Garage conversion with dormer windows to front and rear. Fenestration changes and erection of first floor extension to front and single storey extension to rear of dwelling. Raised platforms, and partial demolition.	Permission Granted

LA04/2025/0458/F	LOC	51 Malone Park, Belfast, BT9 6NN	Demolition of rear single storey sunroom, and single storey bay with bi-fold doors and kitchen external wall. Removal of external paving area to rear. Construction of a single storey rear extension and addition of raised patio.	Permission Granted
LA04/2025/0456/DCA	LOC	51 Malone Park, Belfast, BT9 6NN	Demolition of rear single storey sunroom, and single storey bay with bi-fold doors and kitchen external wall. Removal of external paving area to rear.	Consent Granted
LA04/2025/0604/F	LOC	The Church Of Nativity, 1 Bell Steel Road, Dunmurry, Belfast, BT17 0PB	Proposed car park, reconfiguration of existing access onto Bell Steel Road, landscaping and all associated site works.	Permission Granted
LA04/2025/0606/F	LOC	Land to the west and south of the Church of the Nativity, Bell Steel Road, Dunmurry, Belfast, BT17 0PB	Residential development comprising of 46 no. units including a mix of dwellings and apartments, car parking, landscaping and all associated site and access works.	Permission Granted
LA04/2025/0815/F	LOC	65 Mount Eagles Glen, Dunmurry, Belfast, BT17 0WS	Single storey side and rear extension	Permission Granted
LA04/2025/0837/F	LOC	Land of the former Mount Masonic Hall, 45 Park Avenue Belfast BT4 1SH.	Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage.	Permission Granted

LA04/2025/0930/NMC	LOC	Parkmore Building, 284a Ormeau Road, Ormeau, Belfast, BT7 2GB	Non Material Change to LA04/2023/4607/F - Revisions to the internal layouts and associated modifications and addition of windows, changes in external finishes.	Non Material Change Granted
LA04/2025/0951/F	LOC	Loughside playing fields, Shore Road, Belfast, BT15 3PZ	Proposed 25m monopole with 6no. antennas, 4no. transmission dishes, 2no. equipment cabinets and ancillary development thereto.	Permission Refused
LA04/2025/1074/F	LOC	19 Myrtlefield Park, Belfast, BT9 6NE	Single storey side extension, single storey rear extension to include a chimney to eaves height, creation of new patio areas with potting shed and 2 dormer windows on side pitches of main roof. (Amended description)	Permission Granted
LA04/2025/1075/DCA	LOC	19 Myrtlefield Park, Belfast, BT9 6NE	Demolition of conservatory and rear single storey extension, partial demolition of rear wall, demolition of single storey wc and utility room, removal of doors and windows to rear and partial roof demolition. (Amended Description)	Consent Granted
LA04/2025/1016/LBC	LOC	523 Antrim Road, Belfast, BT15 3BS	Proposed Change of Use from Existing Grade B1 Listed Office Building to 9 Bed / 9 Person HMO, including reconfiguring internal layouts which involve demolition of non original structure.	Application Withdrawn
LA04/2025/1029/DC	LOC	531 Antrim Road, Belfast, BT15 3BS	Discharge condition 5 of LA04/2024/1933/LBC - location of extract and intake vents	Condition Discharged

LA04/2025/1200/F	LOC	45 Riverdale Park South, Belfast, BT11 9DD	Increase in curtilage with Two storey side and single storey rear extension, new external steps and part 1.3m high fence to front boundary (amended description)	Permission Granted
LA04/2025/1481/DC	LOC	Riddel's Warehouse 87-91 Ann Street, Belfast, BT1 3GH	Discharge of condition 2 LA04/2024/1906/F- Access arrangements.	Condition Not Discharged
LA04/2025/1458/F	LOC	46 Boyd Street, Town Parks, Belfast, BT13 2GU	Retrospective part change of use from residential to short-term let accommodation (1 bedroom).	Application Withdrawn
LA04/2025/1492/MDP A	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	Clause 4.1 of the Section 76 Agreement associated with planning permission LA04/2021/2280/F- Built to Rent Management Plan.	Condition Discharged
LA04/2025/1507/DC	LOC	Parkmore Building 284a Ormeau Road, Ormeau, Belfast, BT7 2GB	Discharge of condition 11 LA04/2023/4607/F- Landscaping Scheme	Condition Discharged
LA04/2025/1542/F	LOC	30 Piney Hills, Belfast, BT9 5NR	Proposed outhouse to facilitate home office and gym	Permission Granted
LA04/2025/1546/A	LOC	21 Arthur Street, Belfast, BT1 4GA	Illuminated Fascia Sign	Consent Granted
LA04/2025/1587/F	LOC	40 White Glen, Lagmore, Belfast, BT17 0XN	Single storey rear and side extension.	Permission Granted
LA04/2025/1618/F	LOC	19 Flush Park, Belfast, BT6 0GD	Single storey side extension.	Permission Granted

LA04/2025/1692/F	LOC	Existing soccer pitch at Marrowbone Millenium Park (approx. 25m north of No. 8 Ardoyne Court), Ardoyne Avenue, Belfast.	Extension of existing ballstop fencing from 5m to 8m along three sides. This will total 220m in length. (Amended Proposal Description)	Permission Granted
LA04/2025/1728/F	LOC	42 Knocklofty Park, Belfast, BT4 3NB	Demolition of existing rear extension and garage. Removal of 2 windows and partial demolition of rear wall. Single storey rear and side extension, with rear porch and steps (Amended Plans).	Permission Granted
LA04/2025/1716/F	MAJ	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from, Use class B1(a) office, to short term Transitional Care Unit, Use Class C3 b) comprising of 73 no. ensuite beds, associated ancillary facilities including café, rehabilitation suites and treatment rooms, laboratory, consulting rooms, 2 no. external terraces and all other ancillary, staff and storage rooms. Development includes ambulance drop off bay, replacement of existing windows, and all other associated site and access works.	Permission Granted
LA04/2025/1712/F	LOC	137 Ardenlee Avenue, Belfast, BT6 0AE	Demolition of existing rear return and garage. Replacement single storey side/rear extension. (Amended Plans).	Permission Granted
LA04/2025/1805/NMC	LOC	Lands adjacent to and north and east of 87 Hopewell Crescent and south of Hopewell Avenue.	Amendments to LA04/2019/2306/F-alterations to boundary treatments.	Non Material Change Granted

LA04/2025/1769/F	LOC	42 Rosepark, Belfast, BT5 7RH	Dormer windows to front and rear. New single storey rear alongside new rooflights to front and rear and new porch canopy to front elevation. Includes all associated siteworks. (Amended Scheme & Proposal Description)	Permission Granted
LA04/2025/1849/DC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Discharge condition 11 of LA04/2021/0911/F- Airvent, door and window specifications.	Condition Discharged
LA04/2025/1876/F	LOC	5 Norwood Avenue, Belfast, BT4 2EE	Change from hipped to gabled roof. Creation of rear dormer, roof light window and second storey window. Single storey rear extension. Replacement garage.	Application Withdrawn
LA04/2025/1896/F	MAJ	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	Proposed mixed use development comprising of 77 No. social housing units (mix of 26 dwellings and 51 apartments) and a new children's centre, car parking, landscaping, open space, access and all associated site works including the installation of a new substation.(amendment to planning permission ref: LA04/2024/0122/F).	Permission Granted
LA04/2025/1961/F	LOC	29 Queensberry Park, Belfast, BT6 0HN	2 No. single storey side extensions.	Permission Granted
LA04/2025/1955/F	LOC	15 Knockbreda Road, Belfast, BT6 0JA	Single storey rear extension, demolition of rear/side walls and removal of existing kitchen roof and patio doors.	Permission Granted

LA04/2025/1964/F	LOC	100 Ardenlee Avenue, Belfast, BT6 0AD	Two storey and single storey rear extension; single storey porch on side elevation and alterations to existing facade; PV Panels on roof at rear	Permission Granted
LA04/2025/1970/F	LOC	133 Cliftonville Road, Belfast, BT14 6JR	Single storey rear extension, new side window. Existing rear window replaced by new door.	Permission Granted
LA04/2025/2105/CLEUD	LOC	286 Donegall Road, Belfast, BT12 6FW	Existing House in multiple occupation (HMO)	Permitted Development
LA04/2025/2104/CLEUD	LOC	290 Donegall Road, Belfast, BT12 6FW	Existing House in multiple occupation (HMO)	Permitted Development
LA04/2025/2123/F	LOC	70 Oakland Avenue, Belfast, BT4 3BX	Rear dormer and roof light to front elevation	Permission Granted
LA04/2026/0048/F	LOC	Caterpillar Ltd 11 Millennium Way, Belfast, BT12 7AL	External alterations to fit new windows and remove existing shutter door, associated with new ancillary offices within larger industrial premises. no new floor space being created.	Permission Granted
LA04/2026/0005/F	LOC	100 North Parade, Belfast, BT7 2GJ	Partial demolition of rear return to accomodate proposed single storey rear extension.	Permission Granted
LA04/2026/0012/F	LOC	6 Orpen Park, Belfast, BT10 0BN	Single storey side and rear extension with dormer to the rear and two no. roof lights to the front of the dwelling	Permission Granted
LA04/2026/0014/DCA	LOC	7 Maryville Park, Belfast, BT9 6LN	Partial demolition of existing single storey annex to facilitate renovation and extension.	Consent Granted
LA04/2026/0013/DC	LOC	484 Upper Newtownards Road, Belfast, BT4 3GZ	Discharge of Conditions 5 & 6 of Planning Permission LA04/2022/0061/F - Verification Report	Condition Partially Discharged

LA04/2026/0031/DC	LOC	733 Antrim Road, Belfast, BT15 4EL	Discharge Condition 4 of planning permission LA04/2024/1576/F in relation to use of demolished materials	Condition Discharged
LA04/2026/0032/A	LOC	Wingstop, Unit 1, 26 Boucher Crescent, Balmoral Plaza, Belfast, BT12 6HT	Installation of replacement signs to include 1x fascia sign, 1x neon flex, 1x logo sign, 1x set of window graphics, 1x set of face and halo illuminated letters, 5x replacement awning covers and replacement barrier graphics	Consent Granted
LA04/2026/0041/F	LOC	4 Westway Park, Belfast, BT13 3NW	Single storey rear and side extension, rear dormer and 2 no. front roof lights and raised patio area.	Permission Granted
LA04/2026/0117/F	LOC	10 Kendal Street , Belfast, BT13 2JR	Removal of existing metal slate roof covering and concrete tiles, replaced with dark grey single ply membrane with decorative profile fins. Also includes the removal and replacement of the existing single ply membrane to the mansard crown with similar.	Permission Granted
LA04/2026/0056/MDP A	MAJ	Lands adjacent to and south east of the river Lagan, west of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Clause 2.5 and 14.3 of the Section 76 Agreement associated with planning permission LA04/2021/2280/F requires a Certificate of Completion in respect of Block 9 to be submitted to the Council.	Condition Discharged
LA04/2026/0054/DC	LOC	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	Partial discharge of condition 4 of LA04/2024/1592/F, relating to the preparation of a programme of archaeological work (POW) by a qualified archaeologist	Condition Partially Discharged

LA04/2026/0077/NMC	LOC	Baltor Systems Ltd Kennedy Enterprise Centre Blackstaff Road, Kennedy Way Industrial Estate, Belfast, BT11 9DT	Amendment to planning approval LA04/2022/1280/F. The proposed development's residential mix shall be amended to replace 9No. 3 person, 2 bedroom General Needs apartments with an equal number of Wheelchair Accessible apartments within Block B, including associated necessary alterations to internal apartment floor areas, building frontage, car parking layouts, footpaths and landscaping to facilitate full compliance with accessibility standards and requirements.	Non Material Change Granted
LA04/2026/0086/F	LOC	27 Sandhill Parade, Ballyclochan, Belfast, BT5 6FG	Replacement of existing rear conservatory with new flat roof single storey extension.	Permission Granted
LA04/2026/0099/CLEUD	LOC	137 Broadway, Belfast, BT12 6HY	An existing House of multiple Occupation (HMO)	Permitted Development
LA04/2026/0104/F	LOC	Wingstop, Unit 1, 26 Boucher Crescent, Balmoral Plaza, Belfast, BT12 6HT	Installation of replacement pavement barriers to exterior of building	Permission Granted
LA04/2026/0114/F	LOC	10 Glassmullin Gardens, Belfast, BT11 8NJ	Proposed single storey extension to rear of dwelling	Permission Granted
LA04/2026/0143/A	LOC	1-2 Kings Square, Kings Road, Belfast, BT5 7EA	2x illuminated fascia signs and 2x illuminated projecting signs	Consent Granted
LA04/2026/0158/CLOPUD	LOC	96 Onslow Parade, Ballynafoy, Belfast, BT6 0AT	Proposed infilling of the rear yard to form a single storey kitchen extension including alterations to wall of existing rear return	Permitted Development
LA04/2026/0290/F	LOC	13 Blackwood Street, Ballynafoy, Belfast, BT7 3AS	Change of use from dwelling to Short Term Letting Accomodation	Permission Granted

LA04/2026/0261/F	LOC	17 North Link, Belfast, BT11 8HW	Erection of Bedroom/Shower room (single storey) to gable of dwelling	Permission Granted
LA04/2026/0288/WPT	LOC	Cleaver Court, Belfast, BT9 5LX	<p>Complete prune with a crown reduction of 30% (2-3m), 1x Tilia x europea adjacent to the site entrance, to minimise the potential risk of failure, increase light exposure, and reduce leaf fall/litter, as discussed during our site visit.</p> <p>Complete pruning with a crown reduction of 30% (2-3m) on 1x Acer platanoides adjacent to the site entrance, to minimise the potential risk of failure, increase light exposure, and reduce leaf fall/litter, as discussed during our site visit.</p> <p>Complete prune with a crown reduction of 30% (2-3m), 1x Acer platanoides at the rear of the development, to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>Complete prune with crown reductions of approximately 30% (2-3m), 6x Betula pendula on the rear of the development to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p>	Works to Trees in CA Agreed

LA04/2026/0300/F	LOC	2 Rosepark, Belfast, BT5 7RG	Proposed rear single storey kitchen and dining room extension, fenestration alterations and removal of rear chimney stack.	Permission Granted
LA04/2026/0308/CLEUD	LOC	Flat 2 95 University Avenue, Belfast, BT7 1GX	House in multiple occupation (HMO)	Permitted Development
LA04/2026/0332/WPT	LOC	7 Red Hall Lane, Belfast, BT4 2FA	Side Trim Side trim all foliage overhanging the rear boundary from the neighbour's Acer pseudoplatanus (Sycamore), bringing it back in line with the fence to minimise the potential risk of failure, improve light exposure and reduce leaf fall and litter as discussed during our site visit.	Works to Trees in CA Agreed
LA04/2026/0347/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of conditions 10 & 11 LA04/2024/0026/F- Remediation Validation Report for sites 15 & 16	Condition Partially Discharged
LA04/2026/0358/F	LOC	48 Summerhill Gardens, Belfast, BT17 0RB	Proposed roofspace conversion with rear dormer window to provide additional bedroom with ensuite	Permission Granted
LA04/2026/0402/CLEUD	LOC	38 College Park Avenue, Belfast, BT7 1LR	House in multiple occupation (HMO)	Permitted Development
LA04/2026/0355/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 12 of LA04/2024/0026/F - Verification Report	Condition Partially Discharged
LA04/2026/0409/CLEUD	LOC	17 Wolseley Street, Belfast, BT7 1LG	House of Multiple Occupancy (HMO)	Permitted Development
LA04/2026/0400/CLEUD	LOC	Apartment 17 2a Eglantine Gardens, Belfast, BT9 6EZ	House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/0398/CLEUD	LOC	Apartment 15, 93 Eglantine Avenue, Belfast, BT9 6EX	House in multiple occupation (HMO)	Permitted Development

LA04/2026/0397/CLEUD	LOC	Apartment 16, 93 Eglantine Avenue, Belfast, BT9 6EX	House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/0396/CLEUD	LOC	Apartment 13 95 Eglantine Avenue, Belfast, BT9 6EX	House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/0419/DC	MAJ	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 4 LA04/2020/2607/F- Public Art Scheme	Condition Discharged
LA04/2026/0429/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 8 LA04/2020/2607/F- POI Foul and Surface Water Drainage	Condition Discharged
LA04/2026/0434/A	LOC	M & S 515 Lisburn Road, Malone Lower, Belfast, BT9 7EZ	Internal Window Graphic sign	Consent Granted
LA04/2026/0475/DCA	LOC	Street Lighting Column on Rosemary Street, close to the intersection with Royal Avenue. The column sits in the public realm at the very edge of the building (Rosemary Street side) which currently operates as a branch of Ulster Bank	Attachment of telecommunications equipment to a street lighting column. The existing street lighting column will be upgraded with a heavier duty column to support the equipment, but aesthetically, the new column will appear to be no different from the existing. Telecoms equipment will then be added to the pole at approximately 6 metres height. This equipment is usually classified as being deployable as 'Permitted Development' throughout the UK and Northern Ireland however, Rosemary Street sits in a Conservation Area and, as such, requires planning approval.	Application Withdrawn
LA04/2026/0465/WPT	LOC	80a Marlborough Park North, Belfast, BT9 6HJ	1 Beech Tree & 2 Lime trees to be pruned/reduced	Works to Trees in CA Agreed

LA04/2026/0521/NMC	LOC	Divis Mountain 11 Divis Road, Hannahstown, Belfast, BT17 0NG	Non Material Change to LA04/2024/1458/F for the following: - Adjusted alignment of path left of the Helipad, - Omitted path to the right of the Helipad, - Relocated bench and interpretation stones, following adjustment of paths, - Additional area of hardstanding to be broken up.	Non Material Change Granted
				<u>Total Decisions</u>

Live Major Applications not previously considered by Committee @ 14.04.26

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	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
2	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
3	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	Under Consideration
4	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	04-Apr-24	31-Oct-24	Under Consideration
5	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
6	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

7	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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	20-Dec-24	18-Jul-25	Under Consideration
8	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
9	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
10	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, and servicing (Amended Description).	10-Feb-25	08-Sep-25	Under Consideration
11	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 a three storey building of 36 no. Category 1 (over 55's) social housing apartments and 7 no. single storey 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

12	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
13	LA04/2025/2013/F	Major	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office block to provide residential and nursing care facilities. Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	18-Nov-25	16-Jun-26	Under Consideration
14	LA04/2025/2018/F	Major	Lands at Donegall Quay, Tomb St. to north of Albert Square, Gamble St. to south of Corporation Sq, Little Patrick St. to east of Nelson St. & under the M3 bridge at Donegall Quay and Corporation St., Belfast, BT1 1AA	Public realm and road improvements including development of urban recreation space below the M3 flyover at Corporation Street / Tomb Street and new public space below the M3 flyover at Donegall Quay.	19-Nov-25	17-Jun-26	Under Consideration
15	LA04/2025/1991/F	Major	Makro, 97 Kingsway, Belfast, BT17 9NS	Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park.	03-Dec-25	01-Jul-26	Under Consideration
16	LA04/2025/2096/F	Major	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment.	04-Dec-25	02-Jul-26	Under Consideration
Page 57	LA04/2025/2113/F	Major	St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown, Belfast, BT11 8NR	The construction of a new Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field	09-Dec-25	07-Jul-26	Under Consideration
18	LA04/2025/2033/F	Major	The Maynard Sinclair Pavilion Stormont Estate, Belfast, BT4 3TA	Variation of conditions, 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 of planning approval LA04/2023/2459/F to allow for phasing of the development.	12-Dec-25	10-Jul-26	Under Consideration
19	LA04/2026/0007/F	Major	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast	Proposed mixed-use development comprising 3G playing pitch with floodlighting; Children's Play Area; Trim Trail; Car Parking; and 24 No. Dwelling Units including a mix of detached, semi-detached and apartment house types. The development also includes site access, internal roads, landscaping and pumping station and all other associated site and access works.	17-Dec-25	15-Jul-26	Under Consideration
20	LA04/2025/2215/F	Major	Halifax Building, 24 Cromac Place, Building, BT7 2JB	Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works.	19-Dec-25	17-Jul-26	Under Consideration

21	LA04/2025/2210/O	Major	Lands to the east of Corporation Street, north of Donegall Quay, west and south of Clarendon Dock, south, east and south west of Pilot Street, and south and south east of Corry Road, Belfast (amended address)	<p>Hybrid planning permission is being sought for the following development:</p> <p>Outline Planning Application (no matters reserved) for Plots A & B to provide 456No. residential units (apartments) and 1,600sqm of ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, landscaping, open space, play equipment, public realm improvements and all associated site and access works including servicing from Corporation Street.</p> <p>Outline Planning Application (all matters reserved) for Plots C, D, E and F for a mixed-use development comprising residential (apartments and dwellings), a Hotel/Apart Hotel, ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, the change of use (principle only) to the listed Clarendon Building, Furnace House and Pump House (to include cafe and restaurant uses), re-purposing of Clarendon Dock for leisure uses and all associated site, access and infrastructure works.</p>	27-Jan-26	25-Aug-26	Under Consideration
22	LA04/2026/0282/F	Major	29-33 Bedford Street, Belfast, BT2 7EJ	Renewal of application reference LA04/2020/0659/F - Refurbishment of existing four storey terrace including alteration, extension to rear, partial demolition and reinstatement. Part change of use from art galleries to two cafes at ground floor. Retention of offices within existing building at second, third and fourth floor. Erection of new 13 storey aparthotel building to rear and associated works including public realm improvements	13-Feb-26	11-Sep-26	Under Consideration
Page 58	LA04/2026/0291/F	Major	Lands to the north of No. 33 and No. 35 Hampton Park, Galwally, Belfast, BT7 3JP and to the west of Lowry Court, 27 Hampton Park, Galwally, Belfast, BT7 3JY and to the south of 7 and 8 Mornington, Galwally, Belfast, BT7 3JS.	Application to Vary Condition 6 of Z/2007/1401/F (Contamination)	17-Feb-26	15-Sep-26	Under Consideration
24	LA04/2026/0496/F	Major	Lands at 3-9 Dalton Street, (bordered by Middlepath Street and Bridge End), Belfast, BT5 4BA	Proposed construction of 325no. apartments, residents' gym and 4no. retail units with associated car parking and landscaping (amendment to previously approved application LA04/2018/2649/F).	19-Mar-26	15-Oct-26	Under Consideration
25	LA04/2026/0515/F	Major	All Saints College Glen Road, Belfast and lands to the rear of Hamill Park and Nos 151 to 165A Glen Road (former Cross & Passion school site).	Proposed construction of a new post-primary school campus on the former Cross & Passion site, with associated landscaping, play areas, new access road, parking and all other associated works. The proposal also includes the demolition of the existing All Saints Glen Road Campus buildings and redevelopment of the site to include new playing fields, changing pavilion and associated parking.	20-Mar-26	16-Oct-26	Under Consideration
26	LA04/2026/0442/F	Major	Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY	Revisions to terrestrial elements of Planning Permission ref. LA04/2016/0421/F (Construction of a new multi-purpose berthing facility at D3) comprising upgrade of existing access track along northeastern boundary of site and installation of associated street lighting/parking area; additional security hut; relocation and extension of main cruise terminal building and associated parking/drop-off areas with covered walkways; additional baggage building; and other associated site works in respect of lighting, landscaping and ancillary infrastructure. Retention of approved cruise quay with minor relocation of mooring dolphins, 25m wide piled relieving slab along quay length, associated hardstanding on hinterland, tower lights (with one to be relocated), security hut, access road adjacent to RSPB lands and other ancillary works.	24-Mar-26	20-Oct-26	Under Consideration

27	LA04/2026/0340/F	Major	The Edge, 1 Frederick Street, Belfast, BT1 2LW	Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only.	30-Mar-26	26-Oct-26	Under Consideration
----	------------------	-------	---	---	-----------	-----------	---------------------

This page is intentionally left blank

Planning Applications Discussed at Committee Between 01 Apr 2019 and 14 Apr 2026

Decision Description	Totals
Application Withdrawn	15
Consent Granted	1
Consent Refused	
Permission Granted	16
Permission Refused	2
Total	34

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	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	180	29/06/2023	33	145	31/03/2026	31/05/2026	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
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	114	12/11/2024	39	74			Permission Granted
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	164	10/12/2024	93	70			Permission Granted

Page 61

Agenda Item 7

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	101	17/06/2025	57	43	Unknown	Unknown	Further information requested from applicant following request from DAERA NIEA
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	115	17/06/2025	71	43	Unknown	31.5.26	Information provided by applicant and DAERA: NED reconsulted
LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, 3, 4, 5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	46	17/06/2025	3	43	28/02/2026	31/05/2026	Awaiting conclusion of S77 agreement (amendment to S76 agreement). Information provided by applicant and DFI Roads re-consulted
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	77	12/08/2025	42	35			Permission Refused

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	76	12/08/2025	41	35	30/04/2026	31/05/2026	Late objections received. Additional information received from applicant regarding land stability issue. New objection from Shared Environmental Services being considered. To be reported back to Committee
LA04/2024/0626/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	104	11/11/2025	81	22			Permission Granted
LA04/2025/1454/F	The Lockhouse 13 River Terrace Belfast BT7 2EN	New community wellbeing centre and cafe extension to existing lockhouse building	LOC	17-Sep-25	31-Dec-25	15	30	09/12/2025	11	18	28/02/2026	Unknown	Awaiting outstanding SES consultation response

LA04/2025/0288/F	Existing taxi passenger terminal and former retail unit located within 35a King Street, Belfast, BT1 1HU.	Retrospective change of use from ground floor taxi passenger terminal, cafe, office and newsagent to a Homeless Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description)	LOC	11-Mar-25	24-Jun-25	15	57	17/02/2026	49	8	31/03/2026	31/05/2026	Additional information regarding odour abatement requested from applicant; Environmental Health to then be re-consulted
LA04/2024/1389/F	Newhill Youth and Community Centre, 261 Whiterock Road, Belfast, BT12 7FX	Community garden and improvements to existing unused space, scheme to include allotment area, pizza and BBQ area and pathways (Amended Description)	LOC	07-Oct-24	20-Jan-25	15	79	17/02/2026	71	8			Permission Granted
LA04/2025/1716/F	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from, Use class B1(a) office, to short term Transitional Care Unit, Use Class C3 b) comprising of 73 no. ensuite beds, associated ancillary facilities including café, rehabilitation suites and treatment rooms, laboratory, consulting rooms, 2 no. external terraces and all other ancillary, staff and storage rooms. Development includes ambulance drop off bay, replacement of existing windows, and all other associated site and access works.	MAJ	05-Nov-25	03-Jun-26	30	23	17/02/2026	14	8			Permission Granted

LA04/2025/1896/F	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	Proposed mixed use development comprising of 77 No. social housing units (mix of 26 dwellings and 51 apartments) and a new children's centre, car parking, landscaping, open space, access and all associated site works including the installation of a new substation.(amendment to planning permission ref: LA04/2024/0122/F).	MAJ	06-Nov-25	04-Jun-26	30	23	17/02/2026	14	8			Permission Granted
LA04/2025/2183/F	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of conditions 14 and 15 from the permission referenced LA04/2024/0714/F (Contamination)	MAJ	18-Dec-25	16-Jul-26	30	17	17/02/2026	8	8			Permission Granted
LA04/2025/2216/LBC	Ulster Hall, 30 Bedford Street, Belfast, BT2 7FF	Installation of Facade Lighting	LOC	19-Dec-25	03-Apr-26	15	17	17/02/2026	8	8			Permission Granted
LA04/2025/1135/F	57 Knock Eden Park, Belfast, BT6 0JG	Demolition of first floor rear return, and proposed erection of new first floor rear extension and additional site works	LOC	18-Jul-25	31-Oct-25	15	39	17/02/2026	30	8			Permission Granted
LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09-Apr-25	23-Jul-25	15	53	17/02/2026	44	8	TBC	TBC	Application considered at February 2026 Committee following site visit
LA04/2023/2633/F	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 3G 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.	MAJ	14-Mar-23	10-Oct-23	30	161	17/02/2026	153	8			Permission Granted

LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 92 No. dwellings and associated and ancillary works.	MAJ	21-Apr-22	17-Nov-22	30	208	17/02/2026	199	8	31/03/2026	31/05/2026	Amended road layout (PSD) drawings submitted by applicant following comments from DfI Roads. DfI Roads reconsulted
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	108	10/03/2026	103	5			Permission Granted
Page 66 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	107	10/03/2026	101	5			Consent Granted
LA04/2024/0015/F	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 (revised information).	MAJ	05-Dec-25	03-Jul-26	30	19	10/03/2026	13	5			Permission Granted
LA04/2025/0973/F	Bradbury Place 30-44 Bradbury Place, Belfast, BT7 1RS	Retrospective change of use from student accommodation to short term lets accommodation (limited to July & August each year only)	LOC	12-Jun-25	25-Sep-25	15	44	10/03/2026	38	5			Permission Granted

LA04/2025/1003/F	81-107 York Street, Belfast, BT15 1AT	Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time.	LOC	16-Jun-25	29-Sep-25	15	43	10/03/2026	38	5	N/A	31/05/2026	S76 being signed, then to be issued.
LA04/2025/1350/F	29 GLENCAIRN STREET EDENDERRY BELFAST BT13 3LT	Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis)	LOC	24-Jul-25	06-Nov-25	15	38	10/03/2026	32	5	N/A	To be reconsidered	Deferred for Site Visit
LA04/2025/1272/F	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 landscaping. (Amended Plans)	MAJ	31-Jul-25	26-Feb-26	30	37	10/03/2026	31	5			Permission Granted
LA04/2025/0574/F	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	MAJ	17-Apr-25	13-Nov-25	30	52	10/03/2026	46	5	N/A	31/05/2026	Applicant to address issues raised by DfI Roads
LA04/2025/0594/F	163 Ballygomartin Road, Belfast, BT13 3NA	Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis)	LOC	30-Apr-25	13-Aug-25	15	50	10/03/2026	44	5	N/A	To be reconsidered	Deferred for Site Visit

LA04/2025/0837/F	Land of the former Mount Masonic Hall, 45 Park Avenue Belfast BT4 1SH.	Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage.	LOC	13-Jun-25	26-Sep-25	15	44	10/03/2026	38	5			Permission Granted
LA04/2025/0951/F	Loughside playing fields, Shore Road, Belfast, BT15 3PZ	Proposed 25m monopole with 6no. antennas, 4no. transmission dishes, 2no. equipment cabinets and ancillary development thereto.	LOC	30-Jun-25	13-Oct-25	15	41	10/03/2026	36	5			Permission Refused
LA04/2025/1002/F	24 Rutherglen Street, Belfast, BT13 3LS	Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people	LOC	17-Jul-25	30-Oct-25	15	39	10/03/2026	33	5	N/A	To be reconsidered	Deferred for Site Visit
LA04/2025/1692/F	Existing soccer pitch at Marrowbone Millenium Park (approx. 25m north of No. 8 Ardoyne Court), Ardoyne Avenue, Belfast.	Extension of existing ballstop fencing from 5m to 8m along three sides. This will total 220m in length. (Amended Proposal Description)	LOC	21-Oct-25	03-Feb-26	15	25	10/03/2026	20	5			Permission Granted
LA04/2025/0463/F	Decco Ltd 1-5 Redcar Street, Belfast, BT6 9BP	Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works	LOC	26-Mar-25	09-Jul-25	15	55	10/03/2026	49	5	N/A	31/05/2026	Delegated authority sought to resolve final response from NIW. Discussions ongoing.

This page is intentionally left blank



Subject:	Delegation of Local applications with NI Water objections
Date:	21 st April 2026
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 (South and West) Lisa Walshe, Principal Planning Officer (North and East)

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	Since June 2022, the Planning Committee has periodically considered reports seeking delegated authority for the Director of Planning and Building Control to determine certain Local applications to which NI Water (NIW) has 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 NIW 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 NIW (a statutory consultee) 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 NIW objection) will be reported to the Committee to determine.

1.4	Elected 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 NIW has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	As reported to the Committee Workshop in November 2021, NIW is objecting 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 NIW to try to resolve those objections in a strategic context. Whilst progress is being made, and NI Water has been 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	The Committee 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 (December 2025) 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 NIW 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 NIW has lodged an objection to a Local application and the officer recommendation is to approve, the application is not delegated and must be determined by the Committee.
3.7	Therefore, the Committee has agreed to delegate Local applications with the NIW objections to the Director of Planning and Building Control, as set out in similar previous reports to the Committee. This has avoided the potential need to report to date 329 individual applications to the Committee. To have reported all those applications to the Committee would have been logistically extremely challenging, 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. <p style="margin-left: 40px;">a) there is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or</p>

	<p>b) there is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or</p> <p>c) there is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.9	In broad terms, NIW 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, NIW is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.
3.10	However, 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 around 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.
3.11	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.
	<u>Habitats Regulations Assessment</u>
3.12	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.
3.13	A precautionary approach applies to Habitats Regulations Assessment (HRA). 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 NIW object to an application stating concerns about potential environmental pollution, the Planning Service will automatically 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 NIEA.
	<u>Local applications for which delegated authority is sought to determine</u>
3.14	The further Local applications to which NIW has objected and which delegated authority is sought to determine are listed at Appendix 1 .
3.15	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 NIW 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
(April 2026)**

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Lisnasharragh	LA04/2026/0008/F	22/12/2025	Demolition of existing structures on site and erection of purpose built padel facility comprising 8no. padel courts and ancillary uses to include café, changing facilities and recovery studio and all other associated site and access works.	468-472 Castlereagh Road, Belfast, BT5 6RG
2	Court	LA04/2025/1942/F	11/11/2025	Replacement refrigeration plant, downsize of shop with new shopfront entrance, new parcel lockers and new laundrette	Belfast co-operative society ltd, 192-212 Shankill Road, Belfast, BT13 2BJ
3	Court	LA04/2025/2147/F	09/02/26	Change of use from former church (sui generis) to makerspace (B2 light industrial) with workshop and artists' studios, ancillary retail, training and community uses.	Nelson Memorial Presbyterian Church, 1 Annsboro Street, Belfast BT13 2PH
4	Oldpark	La04/2025/1708/F	14/11/25	Proposed change of use of retail unit to indoor padel tennis facility with minor external alterations	Unit 3, Hillview Retail Park, Crumlin Road, Belfast
5	Titanic	LA04/2026/0245/F	06/03/26	Proposed demolition of existing buildings and erection of 3no. (2.5 storey) 6 bed, 6 person HMO units along with associated development (Sui generis)	171, 173 and 175 Albertbridge Road, Ballymacarrett, Belfast, BT5 4PS
6	Court	LA04/2025/1796/F	03/12/25	Proposed single storey community building including associated fencing, parking and site works. Proposed single storey community building including associated fencing, parking and site works.	Lands north west of 98 Forthriver Road, Glencairn, BT13 3SE
7	Central	LA04/2025/1210/F	21/07/25	Proposed change of use at ground and first floor level from retail (Class A1) to fast food restaurant and takeaway including inside	Unit 5, Donegall Arcade, 5-7 Castle Place, Belfast, BT1 1GA

				seating, external alterations and associated external plant	
--	--	--	--	--	--

ADDENDUM REPORT	
Application ID: LA04/2025/1350/F	Committee Date: 21 st April 2026
Proposal: Change of Use from 3 bed Dwelling to 5-bed, 5-person HMO	Location: 29 Glencairn Street, Belfast, BT13 3LT
Referral Route: Section 3.8.1 of the scheme of Delegation. request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner).	
Recommendation: Approval	
Applicant Name and Address: Phillip Swain 4-6 My Lady's Road Belfast BT6 8FB	Agent Name and Address: Ian Crockard 24 Ballyaligan Road Crossgar Downpatrick BT30 9DR
<p>Background:</p> <p>This application was deferred at the Planning Committee on Tuesday 10th March 2026 to allow members of the Committee opportunity to visit the site. The site visit took place on Tuesday 31st March 2026.</p> <p>Further objections:</p> <p>Since the application was deferred two further objections were received. The main concerns raised include:</p> <ol style="list-style-type: none"> 1. Not wanting an HMO on the street <p style="padding-left: 20px;">The principle of an HMO at this location has been assessed within the main body of the report below and is considered acceptable in this instance for the reasons stated.</p> <ol style="list-style-type: none"> 2. Statutory consultee recommending refusal (NI Water) based on sewage capacity constraints. <p style="padding-left: 20px;">The NI Water response has been taken into consideration and assessed. NIEA and Shared Environmental Services were also consulted following the NI Water response.</p> <ol style="list-style-type: none"> 3. DFI Roads did not conduct a site visit to see the site-specific context. <p style="padding-left: 20px;">DFI Roads state in their consultation response that a site visit was not required as sufficient information was provided and/or the case officer is familiar with the site. A parking statement was submitted to the Council and assessed by DFI Roads which is content with the findings provided within the assessment.</p> <ol style="list-style-type: none"> 4. Consultation process is incomplete as the applicant has not submitted a Waste Water Impact Assessment. 	

The submission of the WWIA is a separate process that sits outside the planning application process. A condition is recommended that requires the submission and approval of drainage details prior to commencement of development.

Parking and Ni Water issues have been assessed within the main body of the original Committee report. This report should be read in conjunction with the original Committee report, appended.

Bin collection and storage:

Officers were also asked to consult with the City and Neighbourhood directorate within the Council to enquire if there are operational issues with bin collections at this location. A Waste Collection Manager responded to the query as follows:

'...Glencairn Street...presents persistent operational difficulties for waste collection services due to its very dense urban layout and the close proximity of residential properties to nearby businesses. The streets in question were not designed at the time of construction to accommodate modern parking demands, particularly vehicles parked on both sides of the roadway throughout the day. As a result, access is severely constrained.

Servicing these streets with a standard 26-tonne Refuse Collection Vehicle (RCV) is routinely challenging, as narrow entries and alleyways restrict manoeuvrability. Even when smaller 18-tonne RCVs are deployed to mitigate these constraints, the volume and positioning of parked vehicles continue to impede access and slow operations. This frequently prevents crews from adhering to scheduled collection times. Consequently, the area experiences recurring reports of missed collections and "no access" incidents. These operational disruptions also require repeated return visits, which place additional strain on service resources and negatively affect overall service efficiency.'

The issue of access for bin lorries has been considered at a previous appeal (2024/A0045 – 27 Ponsonby Avenue – LA04/2023/3319/F) – the PAC's view was that there was *'no persuasive evidence that access and egress for bin lorries would be prohibited as a direct result of this HMO. Furthermore, the parking on double yellow lines and obstruction of a public road and footpath is an enforcement matter for the appropriate authorities, whether that be the Council or the PSNI.'* It is considered that Glencairn Street and Ponsonby Avenue are comparable in terms of width and parking pressures.

Given the information provided, officers have reviewed the existing and proposed bin storage requirements, as detailed below.

The existing dwelling requires 1 x 180L capacity black bin, 2 x 180L capacity recycling bins and 2 x 23L Food caddies requiring 3.6sqm of garden space required. The proposed HMO would require 3 x 180L capacity black bins, 3 x 182L recycling bins and 4 x 23L food bins which would require an overall storage space of 10.8 sqm.

The proposed change of use of the property from dwelling to HMO would therefore increase the bin storage requirement from 3.6sqm to 10.8 sqm. The garden measures 11.4 sqm and therefore can accommodate the bins however little or no space would remain for amenity purposes. However, as set out in the original Committee report, appended, officers consider that this reduced level of amenity space is adequate bearing in mind the proximity of the site to Woodvale Park (8 minutes walking distance) and open space at Forthriver Road.

Officers have considered the bin requirements along with the operational difficulties being experienced by the Council's waste collection services. Whilst it is acknowledged that there are

issues for residents, on balance, it is not considered that the proposal would cause demonstrable harm to amenity.

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 the conditions and deal with any other issues that arise provided that they are not substantive.

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 10 th March 2026	
Application ID: LA04/2025/1350/F	
Proposal: Change of Use from 3 bed Dwelling to 5-bed, 5-person HMO	Location: 29 Glencairn Street, Belfast, BT13 3LT
Referral Route: Section 3.8.1 of the scheme of Delegation. request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner).	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Phillip Swain 4-6 My Lady's Road Belfast BT6 8FB	Agent Name and Address: Ian Crockard 24 Ballyalgan Road Crossgar Downpatrick BT30 9DR
Date Valid: 24 th July 2025	
Target Date: 6 th November 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks full planning permission for the change of use from an existing dwelling to a 5-bed house in multiple occupation (HMO).</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the surrounding area. • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection <p>69 objections have been received with the issues addressed within the main report raised. The main concerns raised within these objections are:</p> <ul style="list-style-type: none"> • Too many HMOs in the area • Already multiple existing HMOs on Glencairn Street. • Application does not demonstrate compliance with 10% threshold. • Family homes needed. • Reduce house values. • Parking issues. • Strain on local services. • Increased noise. 	

- Increased waste generation.
- Loss of residential amenity.
- Limitations should be places on occupancy and tenant numbers.
- The house is not large enough to accommodate a HMO.
- Sloping roof for top floor rooms would be cramped.
- Increased risk of anti-social behaviour.
- Sets precedent for more HMOs.
- Neighbours were not appropriately notified preventing a full response.
- Water supply and sewage overrun.
- Reduced emergency vehicle access.

The application has been called in for the following reasons:

1. Overconcentration of HMOs
2. Parking and Traffic Issues
3. Impact on residential amenity
4. Property maintenance and waste management
5. Contrary to planning policy

The proposal is compliant with Policy HOU10 in that the 10% threshold for HMOs on Glencairn Street has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or the amenity of the surrounding area.

DFI Roads, NIEA and SES have no objections to the proposal. NI Water have recommended refusal based on network capacity. This issue is addressed in the report.

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 the conditions and deal with any other issues that arise, provided that they are not substantive.

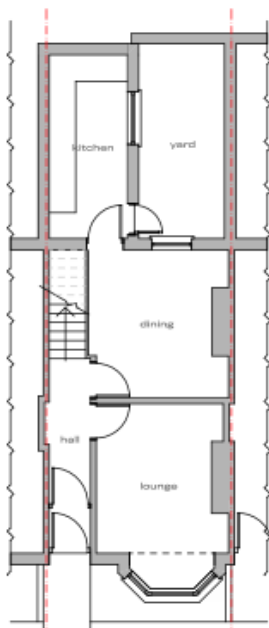
Case Officer Report

1.0 Drawings

Site Location Plan



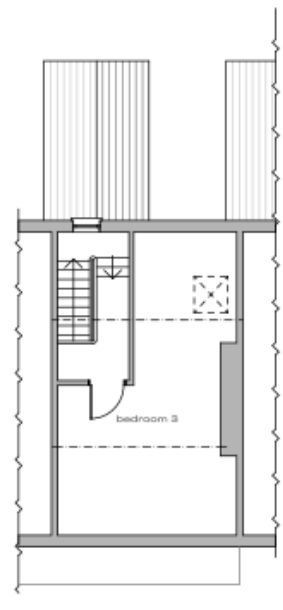
Existing Floor Plans



Ground Floor as Existing 1:50

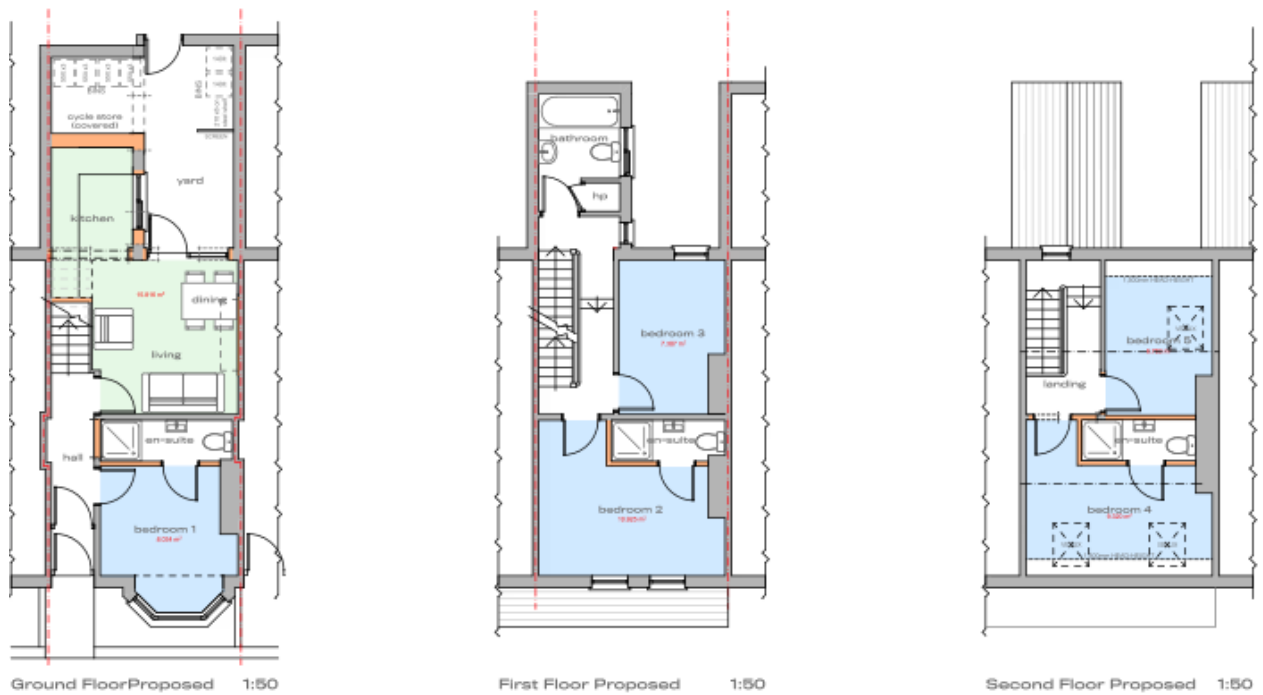


First Floor as Existing 1:50



Second Floor as Existing 1:50

Proposed Floor Plans



2.0	Characteristics of Site and Area
2.1	The application site is located at 29 Glencairn Street which is a residential street located off the Ballygomartin Road. The dwelling on the application site comprises a 2 storey mid-terrace property. The property features an amenity area to the front and an enclosed rear amenity space which leads to an alley. On-street parking is available along Glencairn Street. Glencairn Street and the surrounding area are predominantly residential in nature.
2.2	The site does not fall within any site-specific zonings in the BUAP or either version of BMAP. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.
3.0	Description of Proposed Development
3.1	The application is seeking planning permission for change of use from a 3 bed dwelling (Class C1) to a 5-bed, 5-person HMO (sui generis).
4.0	Planning History
4.1	There is no relevant planning history for the site or in the area which would be relevant to the site or the proposal.
5.0	Planning Policy and Other Material Considerations
5.1	<p>Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035</p> <p>Strategic Policies Policy SP2 – Sustainable development</p> <p>Operational Policies Policy ENV1 – Environmental quality Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space</p>

	<p><i>Supplementary Planning Guidance</i> Residential Design Transportation Waste Infrastructure</p> <p><u><i>Development Plan – zoning, designation and proposal maps</i></u> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p><i>Regional Planning Policy</i> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
6.0	Consultations and Representations
6.1	<p>Non-Statutory Consultees N/A</p>
6.2	<p>Statutory Consultees DFI Roads – no objection NIEA – standing advice – conditions and informatives. Shared Environmental Services – no objection subject to conditions NI Water – recommend refusal due to network capacity issues and recommend connections to the public sewerage system are curtailed.</p>
6.3	<p>Representations The application was neighbour notified and advertised in the local press. A total of 69 objections were received including representations from elected members Cllr Verner and Cllr McDowell. The main issues raised are set out below along with officers response.</p> <ol style="list-style-type: none"> <u>Too many HMOs in the area</u> <u>Already multiple existing HMOs on Glencairn Street.</u> <p>During the Council’s calculation of the HMO threshold in the area, no existing HMOs were identified on Glencairn Street within the database, there are no live enforcement cases with the Council for unlawful HMO properties on this street and no HMO licences have been granted for dwellings on this street. A full assessment of the applications compliance with HOU10 is within the main body of the assessment.</p> <ol style="list-style-type: none"> <u>Application does not demonstrate compliance with 10% threshold.</u> <p>A full assessment of the proposal against Policy HOU 10 is set out within the main body of the report.</p> <ol style="list-style-type: none"> <u>Family homes needed.</u> <p>The proposal meets the criteria for HMO development as set out in Policy HOU 10. The LDP permits a range of housing needs across the city of Belfast. The local development plan, plan strategy seeks to facilitate sustainable housing growth in response to changing housing needs and states that carefully managing the variety of housing types, sizes and tenures will help to meet the diverse needs of al the community. HMOs contribute to providing choice and assisting and meeting community needs. Controls on the number of</p>

HMOs allowed in any one street will ensure that the residential character of areas is protected.

5. Reduce house values.

This is not a material planning consideration.

6. Parking issues.

DFI Roads was consulted in relation to the proposal and are content with the findings of the Parking Survey and have offered no objection to the proposal.

7. Strain on local services.

No persuasive evidence has been provided to support the position that a HMO at this location would strain local services. Notwithstanding, the HMO is located within an area which has not exceeded the 10% threshold within the street. It is considered there are appropriate services within the area to serve the proposed HMO and that the proposal would have no greater impact than the existing residents of a family occupied dwelling at this location.

8. Increased noise.

The HMO licensing scheme is in place to regulate HMOs. An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to noise and tenant behaviour should they arise.

9. Increased waste generation leads to risk of overflowing and vermin

The proposal would meet the necessary bin storage and waste management requirements for a 5 bedroom HMO as set out below.

10. Loss of residential amenity.

The proposal has been assessed against relevant residential policies which are discussed in the main body of the assessment.

11. Limitations should be places on occupancy and tenant numbers.

The description of the proposal includes tenant numbers which will be capped at 5 residents. A condition is proposed restrict maximum occupancy.

12. The house is not large enough to accommodate a HMO.

Each of the proposed rooms within the HMO meet the required space standards. This is discussed within the main body of the assessment.

13. Sloping roof for top floor rooms would be cramped.

These bedrooms have been appropriately assessed and meet the space standards required. This is discussed within the main body of the assessment.

14. Increased risk of anti-social behaviour.

An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to anti-social behaviour should they arise.

	<p>15. <u>Sets precedent for more HMOs.</u></p> <p>Each application is considered on its own merits and any subsequent application will be subject to assessment under relevant planning policy including Policy HMO 10.</p> <p>16. <u>Neighbours were not appropriately notified preventing a full response.</u></p> <p>Six Neighbour notification letters were issued to the appropriate properties (Nos. 20, 22, 27, 31, Glencairn Street and 32 and 34 Rutherglen Street). Officers are satisfied that the neighbour notification process was carried out in accordance with the requirements of Article 8 (1(b)) of the Planning (General Development Procedure) Order Northern Ireland) 2015. The application was also advertised in the local press on 12th September 2025.</p> <p>17. <u>Water supply and sewage overrun.</u></p> <p>NI Water, NIEA: Water management unit and Shared Environmental Services have been consulted in relation to this proposal and their responses are set out within the main body of the report and a conditions is proposed requiring details of foul and surface water drainage to be submitted for approval.</p> <p>18. <u>Reduced emergency vehicle access.</u></p> <p>DFI Roads was consulted in relation to the proposal and have raised no concerns regarding access to the site by emergency vehicles.</p>
7.0	Planning Assessment
7.1	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.
7.2	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.
7.3	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.
7.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application which are set out in section 5.0 above.
7.5	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.

8.0	Key Issues
8.1	<p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the surrounding area. • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection
	<p><u>The principle of an HMO at the location</u></p>
8.2	<p>The application site falls outside a Housing Management Area. Housing Management Areas (HMAs) will be designated within the local policies plan, based on evidence available relating to concentrations for HMOs and flat conversions. In advance of the local policies plan, this will be applied to the HMO policy areas under designation HMO2 of the 'Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015'. The site is not located within a Housing Policy Area or development node as designated in the Belfast HMO Subject Plan 2015.</p>
8.3	<p>Policy HOU10 of the Plan Strategy is applicable and states that: <i>'Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street'.</i></p>
8.4	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600m, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.
8.5	<p>According to the LPS Pointer Address database there are a total number of 92 houses which fall within Glencairn Street, allowing for 9 HMOs. At the time of assessment there were 0 properties with existing HMO licenses and/or planning approval. The proposal is therefore within the 10% threshold and is acceptable in principle.</p>
8.6	<p>Each application is considered on its own merits and officers consider that this proposal is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>
8.7	<p>Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.</p>

8.8

Impact on the character and appearance of the surrounding area

The proposed development includes partial demolition of the 2-storey rear return to increase the availability of yard space at the property. The proposed alterations will not result in any adverse impact to the character and appearance of the area.

Impact on residential amenity

8.9

Policy RD1 applies as set out above and states that '*planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:*

a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.

b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. There will be no further overlooking, loss of light, overshadowing and dominance than that which already exists. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.

c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure - There is sufficient space for cycle parking in the rear yard. The site is a convenient walking and cycling distance of major centres of health care, employment, education, churches, community facilities and the city centre. The site is well served by public transport - bus services provide links between the area and the city centre. The nearest bus stop along Ballygomartin Road is approximately 150m from the front of the dwelling.

d) Provides appropriate open space - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal. The site has good access to existing open space infrastructure with Woodvale Park located only 0.2 miles (4 minute walk) from the site to its entrance on the Ballygomartin Road.

e) Keeps hard surfacing to a minimum - No hard standing is proposed as part of this application.

f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C - The HMO complies with the space standards for HMOs as set out in Appendix C: Table C3 of the Local Development Plan. A 1-person bedroom should measure a minimum of 6.5m². All bedrooms proposed meet this standard and range from 6.7m² to 10.9m². Bedrooms 4 and 5 which are located on the 2nd floor meet the recommended floorspace standards when measured from the height of the sloping roof at 1.5m. The proposed kitchen/ living area measures 15.8m² which exceeds the recommended standard of 11.5m².

	<p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street - All bedrooms have safe and secure access from the front door of the dwelling.</i></p>
	<p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light - All habitable rooms in the dwelling have access to natural light.</i></p>
8.10	<p>The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO proposal comprises 5 bedrooms for the intended use of 5 persons and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area nor the availability to services to support the existing community.</p>
8.11	<p>As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.</p>
8.12	<p>The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.</p>
8.13	<p>Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <ul style="list-style-type: none"> a) <i>Any units are self-contained</i> - This criterion is not applicable. b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to section 8.18 – 8.25 below). c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal as a HMO is not considered to be a sub-division. d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.
8.14	<p>Taking account the nature of the proposal and the criteria set out above the proposal is considered to comply with Policy RD3.</p>
	<p><u>Traffic, Parking and Access</u></p>
8.15	<p>Officers acknowledge the objections to parking and whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy. Policy TRAN8 – Car parking and servicing arrangements states that, <i>'Development proposals will be required to provide adequate</i></p>

	<p><i>provision for car parking and appropriate servicing arrangements</i>'. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.</p>
8.16	<p>A parking survey was provided demonstrating that adequate parking is available within walking distance of the site on Glencairn Street, Glencairn Crescent and Rutherglen Street to serve the proposal and concludes that the scheme will not be detrimental to on-street parking in the prevailing area.</p>
8.17	<p>The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. DfI Roads has considered the Parking Survey submitted under this application and has confirmed there is sufficient parking within the vicinity of the proposal. Furthermore, the site is in a sustainable location with regular bus services operating in proximity and accessible to services and amenities in the local and wider area.</p>
	<p><u>Waste and refuse collection</u></p>
8.18	<p>Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.</p>
8.19	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5 bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).
8.20	<p>The following bins would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste. 2. Recycling – 2 x recycling packs (3 x 55L) – collected weekly. 3. Food waste – 3 x food bins (4 x 23L) – collected weekly.
8.21	<p>The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that:</p> <ul style="list-style-type: none"> • users can easily deposit any type of waste into the corresponding bins without moving them around; and • bins can be easily removed for collection.
8.22	<p>Taking account of the guidance set out in the Waste SPG a total of 8 of bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 2.4 (4.86sqm) for 4 bins and an overall total area of 9.6 for 8 bins.</p>
8.23	<p>The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p>

8.24	<p>The rear amenity space will measure 11.4sqm after the alterations to the existing rear return. The provision of the minimum storage area for the bins required would leave approximately 1.8 sqm remaining for amenity provision. The rear yard space is similar to other terraced properties along Glencairn Street. In the recent appeal decision under reference 2024/A0045 (Ponsonby Avenue), the Commissioner found that the amenity space for the terraced dwelling (similar to the application site) provided '<i>restricted private amenity space, which is of limited 'socialising and gardening' value</i>' and considered that the increase in bin provision for the HMO would not alter that. Furthermore, the Commissioner gave weight to the proximity of open space facilities to the site. In this case there are a number of areas of open space in close proximity including Woodvale Park (8 minutes walking distance) and open space at Forthriver Road. It is considered that the proximity of open space facilities would offset the level of private amenity space.</p>
8.25	<p>Taking account of the above material considerations the provision of amenity space is considered acceptable given the local context and the proximity to open space facilities.</p> <p><u>Other issues</u></p>
8.26	<p><u>Drainage</u></p> <p>NI Water has advised it has network capacity concerns within this area and recommended refusal of the application at this time. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
8.27	<p>Shared Environmental Services was consulted and have carried out an Appropriate Assessment in accordance with the Regulations. Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 05/01/2026. This found that the project would not have an adverse effect on the integrity of any European site. In accordance with the recommendations from SES a condition is proposed to ensure that details of foul and surface water drainage, including a programme for implementation of these works, are submitted to and approved by the Council prior to commencement of the use as a HMO.</p>
9.0	<p>Recommendation</p>
9.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted.</p>
9.2	<p>It is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.</p>
10.0	<p>Draft Conditions</p>
10.1	<p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>

10.2	<p>Prior to commencement of the use hereby approved details of foul and surface water drainage, including a programme for implementation of these works, shall be 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. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
10.3	<p>The development shall not be occupied until the refuse and recycling storage area have been provided within the rear yard of the property in accordance with the approved plans and shall be retained and managed at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
10.4	<p>The HMO hereby permitted may not be occupied by more than 5 persons. The owners will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: In the interest of residential amenity.</p>

Development Management Officer Report

Summary	
Committee Meeting Date: 21 st April 2026	
Application ID: LA04/2024/1646/F	
Proposal: Demolition of existing dwelling (no. 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol filling station including extension of retail floor space, extension and realignment of carpark to provide 9 no. additional car parking spaces and pedestrian access, cycle parking, construction of retaining wall and associated landscaping	Location: 46-50 Gilnahirk Road, Belfast BT5 7DG
Referral Route: Request from Cllr C Bower and Cllr Long	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Maxol Oil Ltd 48 Trench Road Mallusk Newtownabbey	Agent Name and Address: Clarman Partnership Ltd Unit 1, 33 Dungannon Road, Coalisland Dungannon
Executive Summary: This application seeks full permission for the demolition of an existing dwelling (No. 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol filling station including extension of retail floor space, extension and realignment of carpark to provide 9 no. additional car parking spaces and pedestrian access, cycle parking, construction of retaining wall and associated landscaping The application site is located at Nos. 46 – 50 Gilnahirk Road. The site comprises of an existing petrol filling station with forecourt and parking to the front and detached retail shop to the rear at Nos 46-48 Gilnahirk Road. The site also includes a detached single storey dwelling immediately adjacent to the filling station at No. 50 Gilnahirk Road. There is parking to the northern side of the forecourt and directly along the front of the retail shop. The site is undefined to the front of Nos. 46-48 where the PFS is accessed, with wooden fencing defining the remainder of the boundary. No. 50 to the front displays a wall, with mature hedging along all other boundaries. The key issues to be considered in the assessment of this application are: <ul style="list-style-type: none"> - Principle of the proposed use - Proposed demolition of dwelling - Design - Impact on amenity - Impact on Built Heritage - Climate change 	

- Health Impacts
- Access and transportation
- Natural heritage
- Environmental protection
- Wastewater infrastructure
- Trees and landscaping

Statutory consultees have raised no objection, subject to conditions. The application has been neighbour notified and advertised in the local press. 22 representations were received in total which are considered in the assessment below. This includes a petition signed by 38 people, a number of whom also made representations.

Having regard to the development plan and other material considerations, the proposal is acceptable. It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other issues that arise, provided that they are not substantive.

Case Officer Report

1.0 Drawings

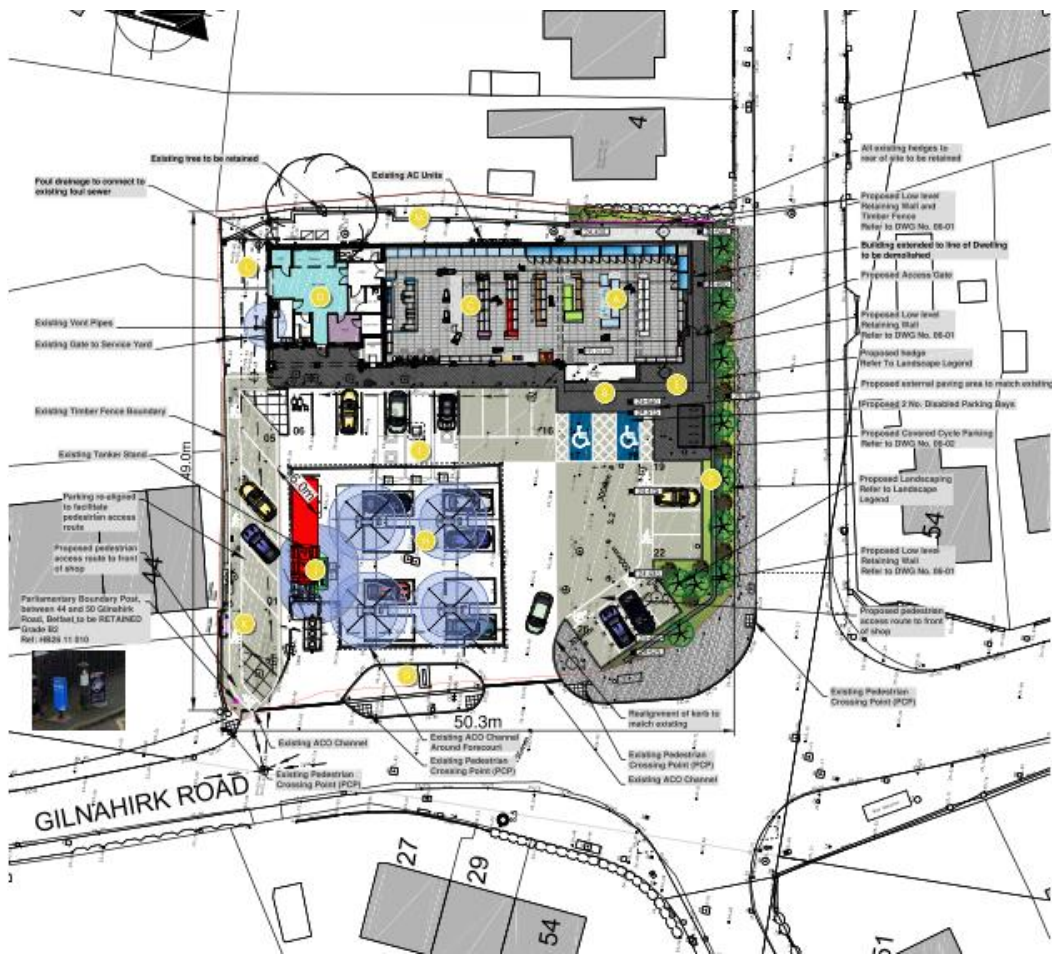
Site Location Plan



Aerial image with site boundary



Proposed site plan



Proposed Plans and Elevations



CGI image



2.0 Characteristics of the Site and Area

2.1 The application site is located at Nos. 46 – 50 Gilnahirk Road. The site comprises of an existing petrol filling station with forecourt and parking to the front and detached retail shop to the rear at Nos 46-48 Gilnahirk Road. The site also includes a detached single storey dwelling immediately adjacent to the filling station at No. 50 Gilnahirk Road. There is parking to the northern side of the forecourt and directly along the front of the retail shop. The site is undefined to the front of Nos. 46-48 where the PFS is accessed, with wooden fencing defining the rest. No 50 to the front displays a wall, with mature hedging along all other boundaries.

2.2 The site lies within a mixed-use area comprising commercial and residential uses. The area is characterised by a mix of semi-detached and detached dwellings mainly and a row of shops and commercial premises immediately adjacent and to the north of Nos 46-48.

2.3 The site is in the vicinity of a listed Parliamentary Boundary Post (HB 26/11/010), a cast-iron administrative marker post of 1918 marking the outer extent of the administrative jurisdiction of Belfast Corporation (Belfast City Council).

2.4 Under the Belfast Urban Area Plan (BUAP) the site is unzoned within the settlement development limit. In Draft Belfast Metropolitan Area 2015 (dBMAP) the site is included in Castlereagh and is also unzoned land within the settlement development limits.

3.0 Description of Proposed Development

3.1 Demolition of existing dwelling (no. 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol filling station including extension of retail floor space, extension and realignment of carpark to provide 9 no. additional car parking spaces and

3.2	<p>pedestrian access, cycle parking, construction of retaining wall and associated landscaping</p> <p>The proposal seeks to extend the existing Spar shop and Petrol Filling Station forecourt and site to include the lands currently occupied by No. 50 Gilnahirk Road. The canopy and fuel pumps will remain in the same location and the access is unchanged. The shop is to be extended by 163sqm to the south of the site. It is also proposed to provide additional car parking and circulation space on the forecourt. A new pedestrian access from Kingsway Avenue was originally proposed but removed following community feedback. 26 car parking spaces will be provided.</p>
4.0	<p>Planning Policy</p>
4.1	<p>Development Plan – local development plan</p>
4.2	<p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing</p> <p>Policy DES1 – Principles of urban design</p> <p>Policy BH1 – Listed Buildings</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adopting to environmental change Policy ENV4 – Flood risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities Policy GB1 – Green and blue infrastructure network Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p>Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN2 – Creating an accessible environment Policy TRAN3 – Transport Assessment Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements</p>
4.3	<p><u>Supplementary Planning Guidance</u></p>
	<p>Retail and Main Town Centre Uses Sustainable Urban Drainage Systems Transportation</p>
5.0	<p>Planning Assessment of Policy and Other Material Considerations</p>
5.1	<p>Development Plan – operational policies</p>
	<p>Belfast Local Development Plan, Plan Strategy 2035</p>
5.2	<p>Development Plan – zoning, designations and proposals maps</p>
	<p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
5.3	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
5.4	<p>Relevant planning history The most relevant planning history relates to No. 48 and is summarised below.</p> <ul style="list-style-type: none"> - Y/2006/0132/F – 46 - 48 Gilnahirk Road – Demolition of existing filling station and shop and rebuild to provide new filling station and supermarket/retail outlet – Permission granted 3rd April 2007. <p>The proposal does not fall under the category of Major development, and therefore Pre-Application Community Consultation (PACC) was not a statutory requirement, however a Proposal of Application Notice (LA04/2022/1940/PAN) was submitted to set out the applicant’s proposals for the consultation. A voluntary consultation exercise was carried out and a Pre-Application Community Consultation (PACC) report was submitted with the planning application. The report advised that 18 people provided written feedback. These included 16 objections, 2 supporters and 1 non-committal response. A number of amendments were made to the proposal as a result of feedback.</p>
5.4	<p>Consultations and Representations</p> <p>Statutory Consultees DAERA Natural Environment Division – No objection DAERA Regulation Unit – No objection subject to conditions DAERA Water Management Unit – No objection NI Water – No objection DfI Roads Service – No objection subject to conditions DfC HED – No objection subject to conditions DfI Rivers Agency – No objection</p> <p>Non Statutory Consultees BCC Environmental Health – No objection subject to conditions</p>
6.0	<p>Representations The application has been neighbour notified and advertised in the local press. 22 representations were received in total which are considered in the assessment below. This includes a petition signed by 38 people, a number of whom also made representations.</p>
6.1	<p>The issues raised are as follows:</p> <ul style="list-style-type: none"> - Parking - Increased traffic - Road safety including amending current speed limits - Noise pollution - Light pollution - Impact on air quality from delivery lorries and traffic - Loss of privacy - Erosion of local character of the area - Retail units nearby, no requirement for expansion - Too much competition for existing retail units - Neon signage - Loss of mature hedge on Kingsway Ave - Will lower house prices

	<ul style="list-style-type: none"> - Public safety - Risk of contamination - Impact on natural heritage such as bats and badgers - Info submitted inaccurate and misleading - Demolition of residential dwelling - Extension out of keeping with Spar 'core values' - Loss of view <p>6.2 The relevant planning issues are 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 current speed limits, residential property prices for the area, or the “values” of the business operating on the site. Officers are satisfied that the submitted technical information has been compiled professionally and accurately.</p> <p>6.3 PLANNING ASSESSMENT</p> <p>Development Plan Context</p> <p>6.4 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.</p> <p>6.5 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.</p> <p>6.6 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.</p> <p>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</p> <p>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.</p> <p>Belfast Urban Area Plan 2001 - The site is unzoned land located within the settlement development limit in the BUAP.</p>
--	--

	<p>Belfast Metropolitan Area Plan 2015 (2004 and 2014) - In both versions of DBMAP the site, located with the former Castlereagh Council Area is unzoned land within the settlement development limits.</p>
7.0	<p>Key issues</p>
7.1	<p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> - Principle of the proposed use - Proposed demolition of dwelling - Design - Impact on amenity - Impact on Built Heritage - Climate change - Health Impacts - Access and transportation - Natural heritage - Environmental protection - Wastewater infrastructure - Trees and landscaping
8.0	<p>Principle of development/ Proposed demolition of dwelling</p>
8.1	<p>The application site is on unzoned land within the development limits as designated in the BUAP and Draft BMAP. The proposal is not located within any designated centre/area. The immediate context is a mix of residential and commercial uses. The use has clearly been established on the existing PFS site and the proposal seeks to provide a small extension to the retail shop with reconfiguration of parking and circulation areas extending into the adjacent site at No. 50 Gilnahirk Road. The existing retail shop is limited to a local convenience and service role for the immediate area.</p>
8.2	<p>The proposal involves the demolition of the existing dwelling at No. 50 to facilitate the development. The existing building is not listed, nor within a Conservation Area or Area of Townscape Character and therefore not afforded protection. Whilst the proposal will result in the loss of a dwelling, it is considered to comply with Policy HOU3 in that its redevelopment is considered complementary to surrounding residential uses and will not result in any adverse effects on existing residential amenity as set out in the assessment below. Notwithstanding, demolition of the existing dwelling at No. 50 Gilnahirk Road is permitted development and would not require consent. In support of the demolition a detailed Demolition Justification Report was submitted and stated that as much of the fabric of the existing PFS would be kept however the demolition of No. 50 was unavoidable for the proposed scheme to allow for the:</p> <ul style="list-style-type: none"> • Provision of extra retail space to be able to provide consumers with a greater range of products • Provision of cycle stand with 10. no cycle parking spaces, to facilitate and encourage locally, more sustainable means of travel. • Provision of additional disabled parking bay to meet inclusivity standards • Provision of 2.3m clear access route for pedestrians to access and exit shop safely • Provision of designated pedestrian walkways for pedestrians accessing the shop from pavement. • Provision of 9 no. additional car parking spaces for customers
8.3	<p>The applicant has advised that it is intended that the blockwork from the dwelling will be crushed and used as fill for the extension for the site. The demolition of the existing dwelling is considered acceptable, having regard to Policy ENV2.</p>

8.4	The canopy and fuel pumps will remain in the same location and the access is unchanged. The retail store will extend to a net area of 336 sqm (495 sqm gross), which equates to an extension of 163 sqm (entrance lobby of 12 sqm and 151 sqm of retail floorspace). It is also proposed to provide additional car parking and circulation space on the forecourt.
8.5	Policy RET 1 sets out the established centre hierarchy, focused on Belfast City Centre Primary Retail Core and the wider City Centre, district and local centres. Policy RET 2 requires proposals for main town centre uses outside existing centres to demonstrate that there is not a sequentially preferable site in, or on the edge of the centre and a retail impact assessment is required for proposals over 1,000 sqm. This proposal is not over 1000 sqm. The Petrol filling station is a suis generis use in the Planning (Use Classes) Order (Northern Ireland) 2015 and, in policy terms, is a main town centre use.
8.6	The Applicant has undertaken a sequential test assessment, appended to a supporting Retail and Planning Statement. A 5-minute catchment area set out in the sequential test included one designated centre i.e. King's Square District Centre (as designated in draft BMAP) and indicates that no sites are available within King's Square to accommodate the development largely due to insufficient vacancy/occupancy and site size. Notwithstanding this, the Sequential Assessment indicates that <i>'There is no prospect of a 151 sq m retail extension at the proposal site having any adverse impact on the vitality and viability of Kings Square'</i> and <i>'the proposal will continue to provide a complementary offer to the shops in the immediate area. The role and function of these shops will not change, they will still meet local everyday needs of the Cherryvalley residents'</i> . It is also argued that the catchment is constrained by other Petrol Stations to the west / southwest, and there are no protected centres even within a larger 8 drivetime catchment area. The catchment does not extend to Connswater. Dundonald is just outside the catchment but has also been reviewed and no suitable sites were identified.
8.7	The assessment also states that the modest scale and nature of the additional floor space means that it could only serve a local need, and so, will not have an adverse impact on the city, or any other designated centres. The creation of additional employment for local people will ensure further support for the economy and communities. There will also be a number of construction jobs created, further boosting the economy.
8.8	Officers have assessed the supporting information and undertaken a review of available sites and, taking account of the existing established use on site, which is material to this assessment, are satisfied that there are no sequentially preferable sites in, or in the edge of centres within the catchment area having regard to criteria of suitability, availability and viability. On balance, it is considered that the majority of trade will be drawn from unprotected locations and as such the scale of impact on protected centres is not likely to be significant. It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area. The proposed extension of the existing retail shop is considered acceptable at this location and complies with RET2 of the Plan Strategy.
8.9	The area as stated previously is a mix of residential and commercial uses, with education facilities nearby also. The use is existing at present and the proposed extension is considered an acceptable use at this location.

8.10	Design
8.11	The existing site accesses are off Gilnahirk Road with an access and egress to the site that will remain in the same location, however realigned to allow for a new pedestrian crossing point increasing accessibility to the site. Parking provisions have been created within the site with a total of 26 spaces including 23 standard spaces, 2 disabled spaces, and one parent and child space. The petrol forecourt, canopy and totem sign are to remain as existing as well as all existing site infrastructure such as drainage, Air, Vacuum and water facilities etc.
8.12	The applicant has advised that the existing retail store was built approximately 17 years ago and requires modernisation to bring it in line with modern standards, providing greater circulation space in store. The proposed extension is to the south of the site and the redesign of the existing building proposes a double height entrance, two parapet roofs and a pitched roof which the Design and Access Statement describes will unify with the existing dwellings in the area.
8.13	The external materials proposed are Kingspan roofing to the extension and grey tiles to the pitched roof; with a white render finish to the walls and features of cedar timber cladding and granite stone. The entrance foyer is proposed as dark grey cladding. These are considered to be in keeping with and acceptable for the site and surrounding area and will not have an adverse impact on the character and appearance of the area. Any new signage shall be applied for under a separate application to display advertisements.
8.14	Impact on neighbouring amenity
8.15	Representations were received from nearby residents which detailed noise from the resultant development, increase in traffic and lack of parking, proposed lighting including neon signage, loss of privacy and erosion of local character of the area as points of concern, amongst others.
8.16	The proposed elevations show no fenestration that would lead to overlooking on to neighbouring private amenity or habitable rooms.
8.17	A Noise Impact Assessment (NIA) as well as External Lighting reports were submitted in support of the application and forwarded to BCC Environmental Health for comments. The NIA submitted indicates that operating hours are to remain as existing however BCC EHO suggested a Condition be attached should Approval be granted to restrict those to the times in place already and also restricting times for deliveries. BCC EHO described how the proposed development is situated adjacent to a residential area, potentially exposing residents to commercial noise arising from the development. However, the noise sources which potentially may have given concern, i.e. plant, equipment and deliveries will not change as part of the development. An increase in parking provision is proposed, however EHO is content that no adverse noise impact will be expected as a result.
8.18	Details of external lighting were submitted for consideration also and BCC EHO responded with no objection subject to the inclusion of a condition stating that the design and installation of the lighting scheme shall not exceed the vertical illuminance (Lux) limits as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01/20:2021, at the windows of the nearest residential habitable rooms. BCC Environmental Health therefore are content that no adverse impact should arise from the proposed development. The proposal is therefore

	acceptable in terms of Policy ENV1, in that it protects communities from materially harmful development.
8.19	Impact on Built Heritage
8.20	The site is in the vicinity of a listed boundary post. HED Historic Buildings are content with the proposed works but note that no reference to the listed asset is made in the documents submitted. Given this they have suggested the inclusion of a condition should approval be granted ensuring a method statement shall be submitted and agreed in writing prior to the commencement of any works, thus ensuring the protection of the listed boundary post for the duration of the works. The proposal therefore complies with Policy BH1 of the Plan Strategy in that the nature of the development respects the setting of the listed post.
8.21	Climate change
8.22	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.
8.23	Various measures are proposed to comply with ENV2 and ENV3 however, for example solar energy will be captured by new PV panels; a heat recovery system will be installed; and old equipment will be replaced such as the existing refrigeration units, with new low energy chillers. Most notably the existing main structure is to be reused, not demolished and redeveloped. As detailed within the Demolition Justification Statement the age and condition of No 50 means that the materials will be unlikely suitable to be reused, however where possible they will be recycled with blockwork reused as the fill for the base of the extension. The proposal is considered to comply with policies ENV2 and 3.
8.24	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site. It is proposed to reduce surface water run-off and to ensure flooding is not increased elsewhere. by providing a geo-cellular storage tank providing 7.56m ³ of water storage capacity, to achieve a 1 in 100-year storm event capacity. In providing an attenuation tank, the proposal reduces storm discharge, by holding excess water and slowly discharging it back into the sewage system. Additionally, the proposal makes use of permeable paving for the proposed raised paving areas, at the front of the shop. In doing so, permeable paving allows water to infiltrate from the surface, through the gaps and joints in the paving, and into the soil. The proposal meets the requirements of policy ENV5 of the Plan Strategy.
8.25	Health impacts
8.26	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. The site is highly accessible and will provide local services supporting community infrastructure that will help contribute to the health and wellbeing of the community over a long-term basis. The proposal is considered to satisfy the requirements of Policy HC1.

8.27	Access and transportation
8.28	The main concern raised within representations is with regards to increase in traffic and existing parking issues. A Transport Assessment Form was submitted as part of the application. The two existing vehicular entrances from Gilnahirk Road are to be used for access and egress. Car parking for 26 cars is proposed within the site as well as a cycle stand for 10 bicycles, encouraging sustainable modes of transport. DfI Roads Service has considered the proposed development and raise no objection subject to conditions. The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable.
8.29	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8. Transportation considerations in the SPPS are set out at pages 106-110 and Policy requirements essentially repeat the provisions of the Plan Strategy and accordingly no conflict arises.
8.30	Natural Heritage
8.31	Policy NH1 relates to the protection of natural heritage resources. A Bat Roost Potential Survey Report and Preliminary Ecological Assessment were submitted as part of the application. DAERA NED are content the proposed development is unlikely to significantly impact protected or priority species or habitats. The Bat Roost Potential Survey has indicated that no bat roost features were located during the survey, therefore NED is content that the building is unlikely to currently support roosting bats. They have advised however if roosting bats are found during works, all works must stop and advice sought from DAERA Wildlife Team.
8.32	Environmental Protection
8.33	Supporting information has been presented with regard to the potential for contaminated land. Following clarification on a number of points raised by BCC EHO relating to borehole sample locations and historical data, BCC EHO have recommended a condition to be included should unforeseen contamination be discovered as part of the development works, development will cease and the Council notified. DAERA Regulation Unit responded with similar comments adding a condition should be included relating to the submission of a Verification Report should remediation works be required. BCC EHO raised no concern with respect to the potential for Air pollution.
8.34	Wastewater infrastructure
8.35	Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water responded stating there is available capacity at the Wastewater Treatment Works (WWTW) and raise no objection to the proposed development.
8.36	DAERA: Water Management Unit (WMU) raised no objection to the proposal but did highlight details within the Updated Drainage Assessment uploaded to the Planning Portal on 31st Oct 2024 which states that clean surface water from the extension will be disposed of to a watercourse. DAERA WMU highlighted a surface water system discharging to a waterway can result in a flush of suspended solids and pollutants into the receiving waterway. The Applicant therefore must gain Discharge consent, issued under the Water (Northern Ireland) Order 1999.
8.37	A copy of the Schedule 6 Consent to Discharge was submitted and reviewed alongside the Updated Drainage Assessment by DfI Rivers Agency as part of the assessment and

<p>8.38</p> <p>8.39</p>	<p>they offered no concerns relating to flood risk. The proposal complies with Policy ENV4 of the Plan Strategy</p> <p>Trees and landscaping</p> <p>The proposal shows the construction of a retaining wall and safety railing, to the southern boundary, as a means of addressing the rising site levels along Kingsway Avenue. This will only be visible when on the site itself and behind proposed replacement hedging adjacent to Kingsway Avenue. Whilst there are limited opportunities for landscaping within the site, a landscaping plan has 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. The proposed landscape proposal are considered acceptable.</p>
<p>9.0</p>	<p>Recommendation:</p> <p>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.</p>
	<p>Draft Conditions:</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Prior to commencement of development, a Method Statement for the protection of the adjacent listed Parliamentary boundary post for the duration of the works shall be submitted and approved in writing by the Council. The works shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.</p> <p>3. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p> <p>4. The development hereby approved shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p>

5. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Council.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

6. The development hereby permitted shall not be commenced until any retaining wall requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG 300 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG 300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

7. 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. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health and protection of environmental receptors to ensure the site is suitable for use.

8. After completing the remediation works under Condition 7; and prior to occupation of the development, a verification report shall 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/landcontamination-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: in the interests of human health and protection of environmental receptors to ensure the site is suitable for use.

9. The design and installation of the artificial lighting scheme associated with the hereby permitted development shall not exceed the vertical illuminance (Lux) limits for Environmental Zone E3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01/20:2021, at the windows of the nearest residential habitable rooms.

Reason: In the interest of residential amenity.

10. Opening hours for the petrol station and associated retail unit shall be restricted to between 08:00 and 23:00 Hours.

Reason: In the interest of residential amenity.

11. Site deliveries shall be restricted to between 08:00 and 20:00 Hours.

Reason: In the interest of residential amenity.

12. All hard and/or 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 part of the development 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.

13. The gross retail floor space of the retail store hereby approved shall not exceed 495 square metres.

Reason: To safeguard the vitality and viability of the City Centre and other Centres within the catchment.

14. The net retail floor space of the retail store hereby approved shall not exceed 336 square metres.

Reason: To safeguard the vitality and viability of the City Centre and other Centres within the catchment.

15. There shall be no sub-division of the retail store hereby approved into separate retail units.

Reason: To safeguard the vitality and viability of the City Centre and other Centres within the catchment.

16. Notwithstanding the Planning (Use Classes) Order (Northern Ireland) 2015 or Planning (General Permitted Development) Order (Northern Ireland) 2015, of the net retail floor space of the retail unit hereby approved, no less than **[X square metres]** shall be used for the sale and display of the items listed below and for no other purpose, including any other purpose in Class A1:

- (a) food, non-alcoholic beverages, alcoholic drink;
- (b) tobacco, newspapers, magazines, confectionery;
- (c) stationery and paper goods;
- (d) toilet requisites and cosmetics;
- (e) household cleaning materials; and
- (f) other retail goods as may be first determined in writing by the Council as generally falling within the category of 'convenience goods'.

Reason: To limit the range of goods to be sold, in the interests of safeguarding the vitality and viability of the City Centre and other Centres within the catchment.

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2025/2096/F	Committee Meeting Date: 21 st April 2026
Proposal: Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment.	Location: Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.
Referral Route: Variation of Condition on previously approved Major approval	
Recommendation:	Approval
Applicant Name and Address: PGD Construction LTd 4 Beechmount Park Enniskillen BT74 6NL	Agent Name and Address: Richard O'Toole 1st Floor River House 48-60 High Street Belfast
Date Valid: 4 th December 2025	
Target Date: 2 nd July 2026	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks planning permission for the variation of condition 5 of planning approval LA04/2019/2387/F. Condition 5 relates to the submission of a Final Noise Impact Assessment prior to commencement of construction of the approved development.</p> <p>The original planning permission was granted on 5th August 2021 for a 'residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street'.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Acceptability of the revised trigger for the timing of the requirement to submit a Final Noise Impact Assessment. If approved, the trigger would change From 'prior to the commencement of development' to 'prior to installation of windows and means of ventilation'. <p>Environmental Health have offered no objection to the amended condition.</p> <p>None of the approved drawings, stated in original conditions, have been amended as a result of the changes.</p>	

Recommendation

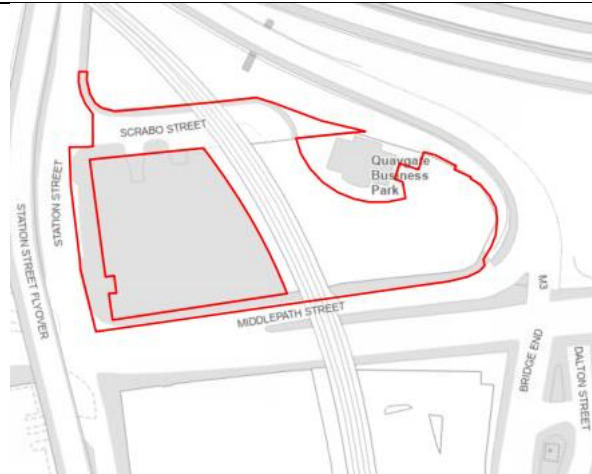
Having regard to the development plan, planning history on the site, response from Environmental Health and other material considerations, the proposed variation to the condition is considered acceptable.

All other conditions of planning approval LA04/2025/2096/F, which have not already been discharged, still apply.

It is therefore recommended that planning permission is granted and the condition is varied as proposed. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



1.0 Description of Proposed Development

1.1 Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment.

1.2 **Condition No 5 reads as follows:**

Prior to commencement of construction of the hereby approved development, the applicant must submit a Final Noise Impact Assessment report to the Council, for review and approval in writing. The Final Noise Impact Assessment must demonstrate that the proposed facade insulation measures shall ensure that the following internal noise levels are not exceeded:

(a) 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;

(b) 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;

(c) 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.

Prior to occupation of the hereby permitted development, the approved noise insulation scheme must be installed and be retained thereafter.

Reason: Protection of residential amenity

1.3 **Proposed amended condition (alteration in bold):**

Prior to **installation of windows and alternative means of ventilation** for the hereby approved development, the applicant must submit a Final Noise Impact Assessment report

	<p>to the Council, for review and approval in writing. The Final Noise Impact Assessment must demonstrate that the proposed facade insulation measures shall ensure that the following internal noise levels are not exceeded:</p> <p>(a) 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;</p> <p>(b) 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;</p> <p>(c) 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.</p> <p>Prior to occupation of the hereby permitted development, the approved noise insulation scheme must be installed and be retained thereafter.</p> <p>Reason: Protection of residential amenity.</p>
2.0	Description of Site
2.1	The application site is located at Scrabo Street within Belfast City Centre and adjacent to the junction with the M3 on-slip. It comprises a car park area associated with an adjacent office building. It is approximately 0.46 hectares in size. It includes a hard surfaced area underneath an existing elevated railway line. Boundary treatments comprise a mixture of wall and railings approximately 2-3m in height. The topography of the entire site is relatively level, however the M3 bridge is located adjacent and above the site to the North, with an elevated railway bridge to the west.
2.2	There is a block of apartments further to the west of the site, beyond the railway bridge. Sites opposite and closest to the site are vacant with no ongoing uses.
3.0	Planning History of the application site
3.1	LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street. Permission Granted.
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

	<p>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.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>ENV1- Environmental Quality</p> <p>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.</p> <p>The site is located within the City Centre boundary in the BUAP and both versions of BMAP.</p>
4.4	<p><u>Regional planning policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>
4.5	<p><u>Other Relevant Policies</u> Developer Contribution Framework</p>
5.0	<p>Statutory Consultees Environmental Health- No objections</p>
6.0	<p>Non-Statutory Consultees N/A</p>
7.0	<p>Representations</p>
7.1	<p>The application was notified to the relevant neighbours and advertised in the local press.</p>
7.2	<p>No representations were received.</p>
8.0	<p>ASSESSMENT</p>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Acceptability of the revised commencement trigger for the timing of the requirement to submit a Final Noise Impact Assessment.
8.2	<p>This application seeks planning permission for the variation of condition 5 of planning approval LA04/2019/2387/F.</p>
8.3	<p>The proposed variation to the wording of condition 5 is to change the commencement trigger for the timing of the requirement to submit of a Final Noise Impact Assessment</p>

<p>8.4</p> <p>8.5</p>	<p>(FNIA). The original wording required submission of a FNIA 'prior to commencement of construction of the approved development' and the proposed wording seeks to amend the trigger to: 'prior to installation of windows and alternative means of ventilation for the hereby approved development'.</p> <p>The reason for the proposed change in the commencement trigger is as a result of comments provided by Environmental Health in relation to the 'Final' Noise Impact Assessment submitted with the application to discharge condition 5 as it was worded originally. Environmental Health requested noise surveys at various floor levels which could be used to verify the noise modelling and refine the final specification for windows and alternative means of ventilation prior to occupancy. Given the height of the building, it isn't possible to take noise readings at each floor level until the structure of the building is constructed therefore the trigger on the condition needed changed.</p> <p>Environmental Health were consulted and had no objections.</p>
<p>10.0</p> <p>10.1</p> <p>10.2</p>	<p>Recommendation</p> <p>This application was submitted under Section 54 of the Planning Act (Northern Ireland) 2011 to vary a condition on the host approval. Having regard to the development plan, planning history on the site, response from Environmental Health and other material considerations, the proposed variation to the condition is considered acceptable.</p> <p>It is therefore recommended that planning permission is granted and the condition is varied as proposed. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.</p>
<p>11.0</p> <p>11.1</p> <p>11.2</p> <p>11.3</p> <p>11.4</p>	<p>Draft Conditions</p> <p>The development hereby permitted shall be begun before the 4th August 2026.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>No part of the development shall be occupied or become operation until Obstacle lighting (constantly illuminated steady red) has been installed at the highest point of all corners of the building hereby permitted and verified with the Council. The obstacle lighting shall be retained thereafter and not removed or altered without the prior consent of the Council in writing.</p> <p>Reason: In the interest of air safety.</p> <p>Prior to installation of the heating/hot water system to the hereby permitted development, the applicant shall submit the specification details of the proposed heating system for approval by the Council. Prior to occupation of the hereby permitted development, the heating/hot water system as approved shall be installed, maintained and retained thereafter.</p> <p>Reason: Protection against adverse air quality impacts.</p> <p>The noise rating level (dBLar,T) from the combined operation of all plant and equipment must not exceed a background noise level (dBLA90) of 55dB when measured or determined in accordance with BS4142:2014 at the nearest noise sensitive premises.</p>

11.5	<p>Reason: Protection of residential amenity</p> <p>Prior to the occupation of any part of the approved development, the applicant shall provide to and have agreed in writing by the Council, a Verification Report. This report must demonstrate that the remediation measures outlined in the O'Sullivan Macfarlane Ltd report entitled 'PGD Construction Ltd, Proposed residential development, Lands at no. 15 Scrabo Street, Belfast, P235-2 Phase 2 Generic Quantitative Risk Assessment (GQRA) and Remediation Strategy' (dated 21st March 2018 and referenced P235-2) and the letter from O'Sullivan Macfarlane Environmental Consulting (dated 4th December 2019 and referenced P235) have been implemented.</p> <p>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 potential pollutant 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:</p> <ul style="list-style-type: none"> a) A clean cover system has been installed in all areas of the site not covered with hardstanding or a building, i.e. all areas proposed for shrub planting, hedgerow planting, Green Ivy Wall, tree planting and grass areas. b) The clean cover system is a minimum of 600mm deep, consisting of a minimum 200mm granular layer at the base overlain with 400mm of topsoil. c) The material used in the clean cover system and all above ground landscaped areas has been imported to site and has been demonstrated to be suitable for use (residential without plant uptake). d) Testing of the material used in the clean cover system and all above ground landscaped areas has been completed at a density of 1 sample per 250m³, with a minimum of three samples from an individual source. e) A hydrocarbon and vapour resistant membrane and a structural barrier (reinforced concrete floor slab) have been installed in the development in order to break the identified vapour inhalation pathway. The vapour protection measures must be verified in line with CIRIA C735. <p>All remediation measures shall be retained thereafter in accordance with the approved arrangements.</p>
11.6	<p>Reason: Protection of human health.</p> <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease, and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable.</p> <p>In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction. All remediation measures shall be retained thereafter.</p>
11.7	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>After completing the remediation works under Condition 9 & 10; and prior to occupation of any part of the development hereby permitted, a verification report shall be</p>

	<p>submitted in writing and agreed with the Council. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable.</p> <p>The verification report shall 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.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.8	<p>A clearly defined buffer of at least 10 m must be maintained at all times between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and any surface water drains within or adjacent to the red line boundary for the duration of the construction works.</p> <p>Reason: To prevent polluting discharges entering the surface water system and impacting indirectly on the site integrity of Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and East Coast Marine proposed SPA.</p>
11.9	<p>Storm drainage of the site, during construction must be designed to the principles of Sustainable Drainage Systems (SuDS) in order to prevent the polluting effects of storm water indirectly on the water environment. Construction of SuDS shall comply with the design and construction standards as set out in The SuDS Manual – Construction Industry Research and Information Association (CIRIA) Report C753. Construction of SuDS shall adhere to the precepts contained in DAERA Standing Advice on Sustainable Drainage Systems for brownfield sites or contaminated land.</p> <p>Reason: To prevent polluting discharges entering the water environment and impacting on the site integrity of Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and East Coast Marine proposed SPA.</p>
11.10	<p>The building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system shall also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system. These measures shall be installed prior to the occupation of any part of the development hereby permitted and retained thereafter.</p> <p>Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.</p>
11.12	<p>The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 21 'Proposed Site Plan (Figure 2) AECOM' published by the Belfast City Council Planning Office on 22 September 2020 to provide adequate facilities for pedestrian access to the site. These facilities shall be retained thereafter.</p> <p>Reason: To ensure that provision has been made for safe pedestrian access.</p>
11.13	<p>The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 03B 'Proposed Site Plan Revision E' published by the Belfast City Council Planning Office</p>

11.14	<p>on 22 September 2020 to provide adequate facilities for parking, servicing and circulating within the site. This shall include 4 No. dedicated disabled parking spaces, 3 No. dedicated car club spaces and 44 No. car parking spaces for general use by residents of the development. These facilities shall be retained thereafter.</p> <p>Reason: To ensure that adequate provision has been made for parking and servicing.</p> <p>No part of the development hereby permitted shall become operational or occupied until 90 No. secure cycle parking spaces have been provided within the ground floor of the building for use by staff and 6 No. cycle parking spaces shall be provided in accordance with the approved plans and retained thereafter for use by visitors to the development. These facilities shall be retained thereafter.</p> <p>Reason: To encourage the use of alternative modes of transport for development users.</p>
11.15	<p>The development hereby permitted shall operate in accordance with the Service Management Plan published by Belfast City Council Planning Office on 25 October 2019. No variations to the service management plan shall be implemented without the prior consent of the Council in writing.</p> <p>Reason: in the interests of road safety and the convenience of road users.</p>
11.16	<p>All hard and soft landscape works, including all public realm improvements, shall be completed in accordance with the approved plans 15C, 16B, 17, 18A, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any apartment hereby approved.</p>
11.17	<p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and amenity of the area</p>
11.18	<p>Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building hereby approved.</p> <p>Reason: In the interests of visual amenity.</p>
12.0	<p>Representations from elected members: N/A</p>

Planning Committee Development Management Report

Summary	
Application ID: LA04/2025/2113/F	Committee Date: 21 st April 2026
Proposal: The construction of a new Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field	Location: St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown, Belfast, BT11 8NR
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: St. Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown Belfast BT11 8NR	Agent Name and Address: Andrew Heasley Turley Hamilton House 3 Joy Street BELFAST
Date Valid: 9 th December 2025	
Target Date: 7 th July 2026	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>The application relates to St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road. The proposal is for the construction of a new 3 storey Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field to the rear. The aim of the proposal is to enhance facilities within the school for pupils and staff. The facility will include;</p> <ul style="list-style-type: none"> · Sports Hall (440m²), Gymnasium (260m²), Fitness Suite (121m²), Dance / Lecture / Drama Suite (101m²), P.E Classroom (60m² from general classroom allowance), Changing Accommodation & WCs (Pupils & Staff) and Hygiene Room (12m²) · P.E Office (15m²) <p>The application follows Pre-Application Discussions with officers.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of development • Layout, Scale, Massing and Design and Impact on the character and appearance of the area • Open Space • Impact on Natural Heritage • Flood Risk • Climate change • Proposed Access and Car Parking 	

The site is located within the development limits and designated as an area of existing open space within the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2004).

The proposal is considered to enhance the overall sports and recreation facilities for the pupils of St Mary's. The proposed building will be built on an existing all-weather pitch that provides limited value to the school in the way of amenity/ recreation. The proposed facility will be more adaptable to the school curriculum and will be able to be used throughout the year. The proposal will include a link bridge to the existing pitch to the rear of the site. The overall range of facilities that will be provided within the new proposal is considered to far outweigh the partial loss of open space within the school campus, and will not result in a detriment to the overall green infrastructure provision in line with Policy OS1 of the Plan Strategy. The addition of landscaping to this area of the school campus will enhance the character, amenity and biodiversity of the campus and assist in mitigation against climate change.

DFI Roads, DFI Rivers, Environmental Health, NIEA, NI Water and Shared Environmental Services have all been consulted and offer no objection to the proposal.

The application was advertised in the local press, no letters of representation have been received. No neighbour notification was required due to the separation distance between the site and any adjoining sites being greater than 20m.

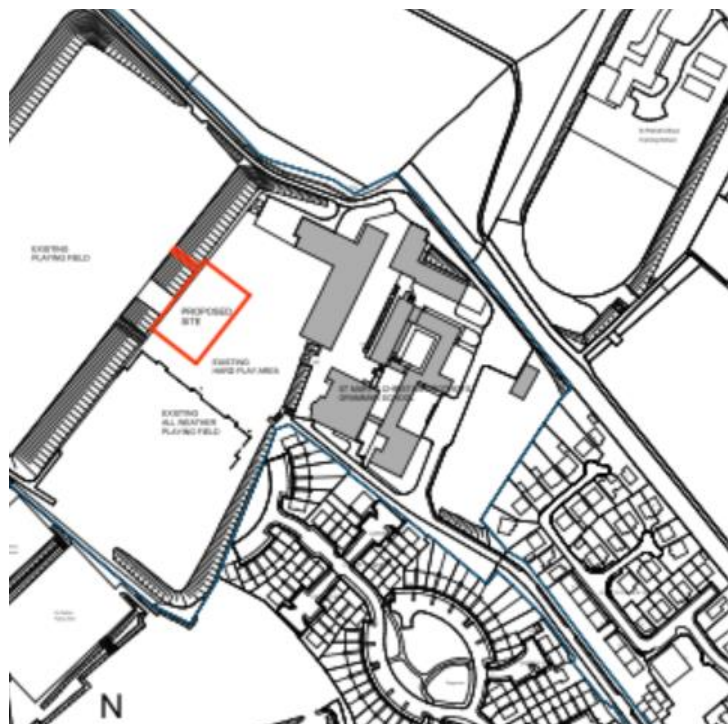
Recommendation

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

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

DRAWINGS AND IMAGERY

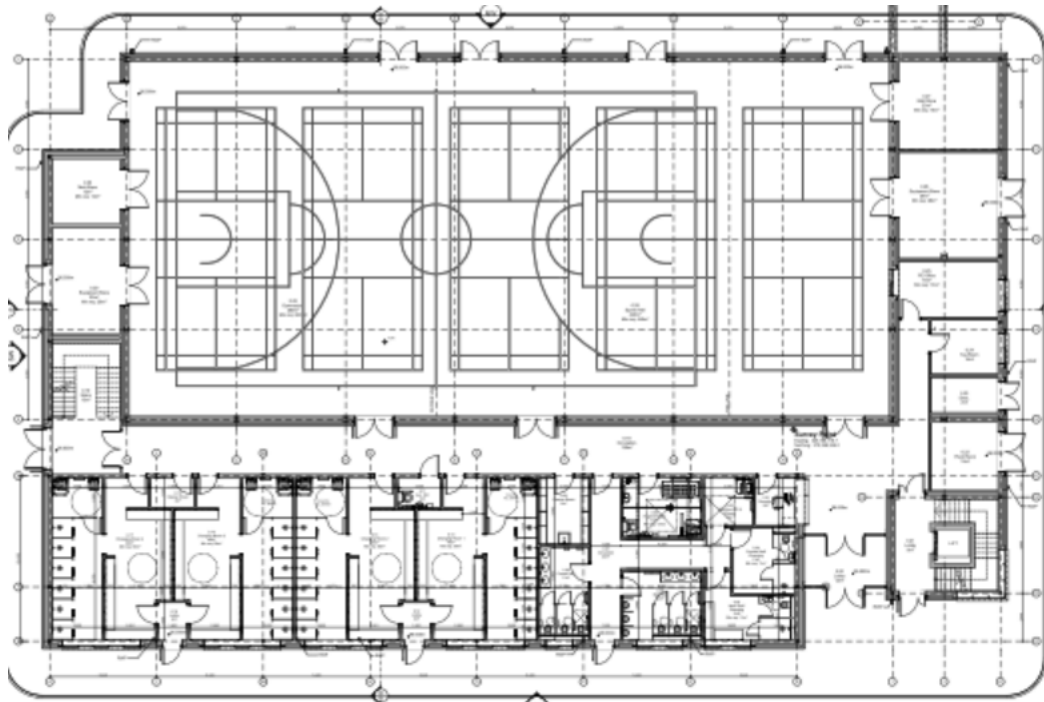
Site Location Plan:



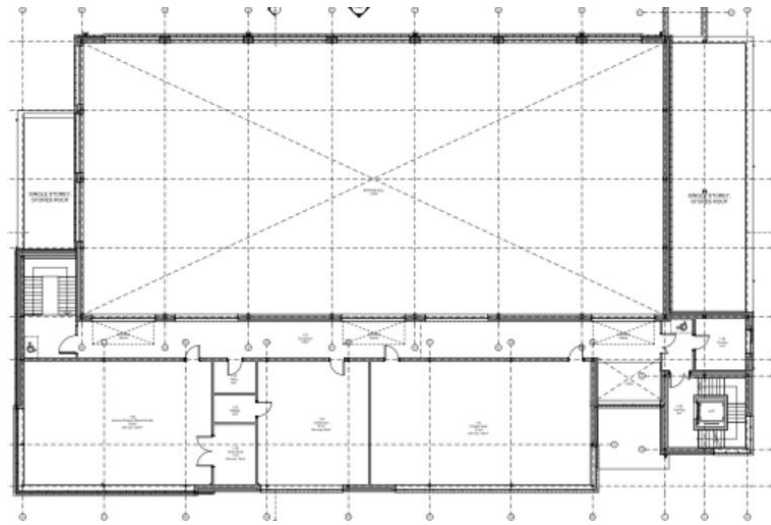
Proposed Site Plan:



Ground floor plan:



First Floor Plan:



Southwest & Southeast Elevations



Northeast & Northwest Elevations



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p>	<p>Characteristics of the Site and Area</p> <p>The site is located within the existing grounds of St. Mary’s Christian Brothers’ Grammar School, 147A Glen Road, Belfast, BT11 8NR. The school site is accessed from the Glen Road.</p> <p>The site comprises of a portion of the all-weather playing field and an existing grass bank. The space was previously part of a running track but is no longer used as such as due to the development of astroturf playing facilities. The space is currently used as an outdoor recreation space by the school.</p> <p>Description of Proposed Development</p> <p>The proposal is for the construction of a new 3 storey Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field to the rear of the site. The facility will provide a Sports Hall and Gymnasium, alongside a two-storey Physical Education (P.E.) facility.</p> <p>The application follows Pre-Application Discussions with officers.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p>	<p>RELEVANT PLANNING HISTORY</p> <ul style="list-style-type: none"> • Z/1996/2114 – Erection of sports hall and changing facilities. Permission Granted 11th April 1996 • Z/2014/0978/F - Single storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation. Permission Granted 18th December 2015.
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience</p> <p><i>Operational Policies:</i></p> <p>Policy BH5 – Archaeology Policy HC1 – Promoting Healthy Communities Policy CI1 – Community Infrastructure Policy TRAN1 – Active travel – walking and cycling Policy TRAN 6 – 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)</p>

<p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>Policy GB1 – Green and blue infrastructure network Policy OS1 – Protection of Open Space Policy TRE1 – Trees</p> <p><u>Supplementary Planning Guidance</u> Sustainable Urban Drainage Systems Planning and Flood Risk</p> <p>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)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations <i>Belfast Agenda</i> (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>Dfi Roads – No objections NIEA – No objections DFI Rivers- No objections</p> <p><u>Non-Statutory Consultees</u></p> <p>Environmental Health – No objections subject to conditions Shared Environmental Services (SES) – No objections NI Water - No objections</p> <p><u>Representations</u></p> <p>The application was advertised in the local press, no letters of representation have been received.</p> <p>No neighbour notification was required due to the separation distance between the site and any adjoining sites being greater than 20m.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of development • Open space • Layout, Scale and Design and Impact on the character and appearance of the area • Impact on amenity • Impact on Natural Heritage

	<ul style="list-style-type: none"> • Flood Risk • Climate change • Proposed Access and Car Parking
5.2	Development Plan Context
5.3	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.
5.4	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.
5.5	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
5.6	<u>Operational Polices</u>
5.7	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.
5.8	<u>Proposals Maps</u>
5.9	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.
5.10	Belfast Urban Area Plan 2001 – the site is unzoned whiteland.
5.11	Belfast Metropolitan Area Plan 2015 (2004) – the site is located within the development limits and designated as an area of existing open space
5.12	Belfast Metropolitan Area Plan 2015 (v2014) – the site is located within the development limits and designated as an area of existing open space
5.13	<u>Principle of Development</u>
5.14	The proposal will result in the partial loss of open space within the school campus. Policy OS1 provides general policy principles for the protection of open space. There is

5.15	a general presumption in favour of retaining all such lands and uses, including protecting any character and amenity value.
5.16	Development resulting in the loss of open space will only be considered in exceptional circumstances where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
5.17	The site consists of part all-weather pitch which previously existed within the school grounds. A running track also existed round the perimeter of the pitch. Following the development of a MUGA approved under (Z/2014/0978/F) on a section of the all-weather pitch the usability of the pitch and running track is limited.
5.18	The facility will provide a Sports Hall (440m ²), Gymnasium (260m ²), Fitness Suite (121m ²) and Dance / Lecture / Drama Suite (101m ²) as well as associated offices and changing facilities.
5.19	<p>The submitted Planning Statement provides a list of benefits to the school community which are below:</p> <ul style="list-style-type: none"> • Provides a modern indoor sports and changing facility including a sports hall, gymnasium and fitness suite • Can be used to deliver the school's sports and social curriculum throughout the year. • Greater connectivity to the existing grass pitch to the rear.
5.20	Taking into account the benefits a modern sports facility like this will provide, it is considered that in this specific instance these decisively outweigh the loss of open space. The open space in its current form has lost its primary use as a sports pitch and running track therefore now only exists as an informal area for recreation within the school.
5.21	It is considered that there is sufficient open space remaining within the wider school campus that allows for informal outdoor recreation.
5.22	<u>Layout, Scale and Design and Impact on the character and appearance of the area</u>
5.23	The site is within the St Mary's School Campus which is characterised by large three and four storey buildings. Therefore the proposed three storey building 11m in height is not considered to be out of character in terms of scale with the surrounding area. The building is positioned in front of a large grass bank to the northwest of the site which provides natural screening and integration with the existing topography.
5.24	The facility is located to the rear of the wider St Mary's site therefore there will be limited critical views from south of the site that would be considered to impact on the character and appearance of the area. The proposed sports facility will be approx. 35m from the nearest dwelling in Caffrey Drive.
5.24	The building will be finished with a range of materials including brickwork at lower level. The first floor will be rendered with painted wall surfaces to introduce contrast and texture, a metal zinc cladding feature at the south corner of the Lecture/Drama/Studio Room is proposed to add contrast and architectural detail.

5.25	The combination of varied wall finishes, alternating wall depths, and differentiated roof heights contributes significantly to the articulation of the building's massing. These elements help break down the overall scale and reduce the visual impact of the structure, ensuring it sits comfortably within its context while maintaining a strong architectural identity. The proposed footbridge is designed as a steel frame structure.
5.26	<u>Impact on Amenity</u>
5.27	The proposal is not considered to impact on the amenity of neighbouring properties. The nearest residential property is approx. 35m from the application site. Therefore, there will no impact in terms of overlooking, overshadowing or dominance. Environmental Health have been consulted on the proposal in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offer no objection subject to a condition regarding noise and any unexpected, contaminated land on the site.
5.28	<u>Impact on Natural Heritage</u>
5.29	Policy NH1 states the Council will adopt the precautionary principle when considering the impacts of a proposed development on local, national or international heritage resources, including designated sites, protected species and other important interests of biodiversity and geodiversity.
5.30	A biodiversity checklist and ecology was submitted with the application. NIEA Natural Environment Division and Shared Environmental Services were consulted and offered no objections to the proposal.
5.31	In regards to trees on the site overall there will be a net gain as required by Policy TRE1. Trees felled as a result of the proposed development will be mitigated through the provision of a net gain for tree planting. This is considered to improve the biodiversity the site. The proposal is considered compliant with Policy TRE1.
5.32	<u>Flood Risk and Proposed Drainage</u>
5.33	The proposal includes a Drainage Assessment and DFI Rivers were consulted. DFI Rivers acknowledge the submitted Drainage Assessment and Officers have no reason to disagree with its findings.
5.34	<u>Transport, Access and Road Safety</u>
5.35	The proposal is for the use of pupils and staff within St Mary's school therefore will not result in an increase of visitors coming to and from the school. The existing access remains unaltered. The proposal provides a lift to allow accessible access to the link bridge on the third floor to the school pitch to the north of the site. The changing facilities and encourage active travel too and from the school.
5.36	The proposal meets the criteria of TRAN1 (Active Travel) and TRAN2 (Creating an accessible Environment).
5.37	

<p>5.38</p> <p>5.39</p> <p>5.40</p> <p>5.41</p> <p>5.42</p> <p>5.43</p> <p>5.44</p> <p>5.45</p> <p>5.46</p>	<p>The proposal is in accordance with HC1 in that it is supporting active travel options, improving accessibility, reducing the use of private car travel, provides adequate provision of public open space, leisure and recreation facilities.</p> <p>The proposal by way of design, siting and layout as well as the proposed access in terms of road safety is considered to comply with Policies TRAN1, TRAN 2, and HC1</p> <p><u>Climate change</u></p> <p>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.</p> <p>The associated planning statement with the submission states;</p> <p><i>‘The Mechanical and Electrical (M&E) design strategy incorporates existing photovoltaic (PV) panels and a wind turbine that currently generate sustainable energy for the school. Depending on the outcome of the SBEM analysis, the installation of additional PV panels may be required to achieve the targeted energy efficiency levels.’</i></p> <p>Associated tree planting resulting a net gain of trees of 3 trees provided within the overall development will maximise the use of sustainable design features.</p> <p>The proposal has eradicated any downstream flood potential by providing a SuDS compliant attenuated storm drainage design which mimics the natural greenfield environment by incorporating stormwater storage potential through a geo-cellular storage tank and some oversized pipelines.</p> <p>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.</p> <p>The planning design and access statement states;</p> <p><i>In line with current planning policy on Sustainable Design Systems (SuDS), the proposal has eradicated any downstream flood potential by providing a SuDS compliant attenuated storm drainage design which mimics the natural greenfield environment by incorporating stormwater storage potential through a geo-cellular storage tank and some oversized pipelines.</i></p> <p>Additional SUD’s will be provided in the form additional tree planting.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.</p>

7.0	DRAFT CONDITIONS
7.1	<p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
7.2	<p>2. The rating level (dBLAr,T) from the operation of all combined plant and equipment associated with the hereby approved development must not exceed the existing representative daytime and night-time background sound levels (dBLA90,T) at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity.</p>
7.3	<p>3. 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.</p> <p>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.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
7.4	<p>4. All external facing and roofing materials shall be carried out as specified on the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area</p>
7.5	<p>5. All 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 part of the development 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</p>

7.6	<p>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</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>6. The use hereby approved shall only be for the benefit of staff and pupils in accordance with the details set out in the Planning Statement received from the agent on 09/12/2025 dated September 2025.</p> <p>Reason: The development is only acceptable in this location because of the circumstances of the applicant.</p>
-----	--

Planning Committee Development Management Report

Summary	
Application ID: LA04/2021/2839/F and LA04/2022/0071/LBC	Committee Date: 21 st April 2026
Proposal: Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	Location: 29-32 College Gardens Belfast BT9 6BT
Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.	
Recommendation: Approval subject to conditions and Section 76 Planning Agreement.	
Applicant Name and Address: PK Murphy Developments Ltd 1 Sluggan Road Pomeroy Dungannon BT70 2UP	Agent Name and Address: APS Architects Unit 4 Mid Ulster Business Park Cookstown BT80 9LU
Date Valid: 13 th December 2021	
Target Date: 28 th March 2022	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <ul style="list-style-type: none"> • Principle of Development • Affordable housing • Housing Density • Housing Mix • Adaptable and Accessible Accommodation • Design and Placemaking • Impact on Listed Building • Climate change • Residential Quality and Impact on Amenity • Access and transport • Environmental Protection • Flood risk and Drainage • Waste-water infrastructure • Waste management • Natural heritage • Section 76 Planning Agreement <p>The site is located within the Fitzwilliam HMA as designated within the Belfast HMO Subject Plan (2015).</p> <p>The application site is located at No. 29-32 College Gardens. The site is comprised of a large office building formed through the merging of four terrace buildings each comprised of three stories with two bays finished in red brick. Each of the buildings contains a three storey rear return. To the front</p>	

and rear of the building are large areas of hardstanding providing parking. Nos. 29-32 are all listed under the reference HB26/28/022 (C to F).

The application seeks full planning permission for a change of use from offices to 17no. 1 bedroom apartments and 2no. 2 bedroom apartments with alterations to the rear façade and dormers. The alterations to the rear are to create communal spaces while dormers are provided to the front and rear.

A Listed Building Consent has been submitted under the reference LA04/2022/0071/LBC for the alterations required to the building to facilitate the change of use.

The principle of housing in this location is considered acceptable. The proposed design is considered to enhance the Conservation Area and the re-use of the Listed Building is welcomed.

One representation has been received and is addressed within the report.

There are no objections from consultees.

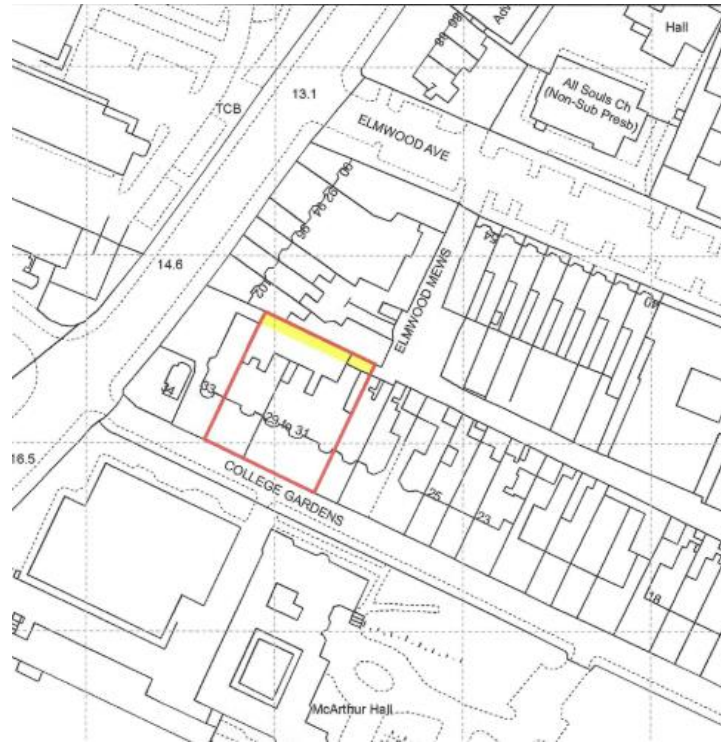
Recommendation

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

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, the Section 76 Planning Agreement and any other issues that may arise, provided that they are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Block Plan



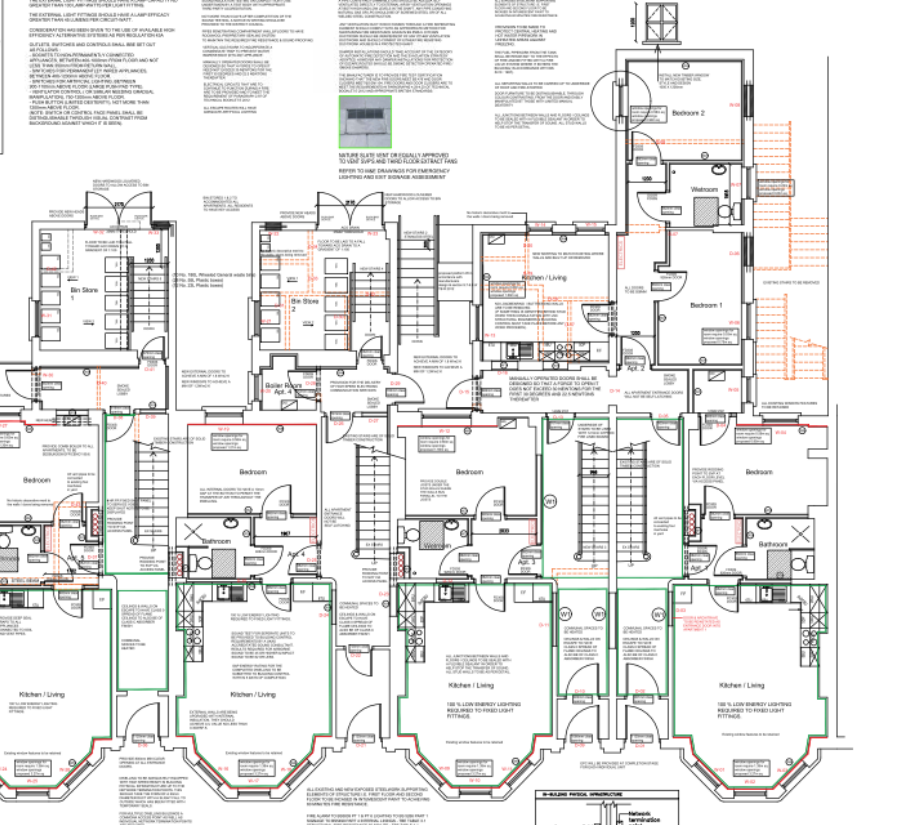
Ground Floor Plan:

- Other than in a building where every escape door and its associated landings should be constructed of materials of limited combustibility when:
 - (a) it is the only stair serving the building for part of the building, unless the building has two or three storeys and is of Purpose Group 1 or Purpose Group 2;
 - (b) it is within a basement storey, unless it is within a flat with more than one storey;
 - (c) the height to any landing which it serves is more than 10 m above ground or floor level;
 - (d) it is a firefighting stairway (see Section 6); or
 - (e) it is external, except in the case of a stair that connects the first floor level with a floor of flat or maisonette, it is above or below that level.

Handrails
Handrails are to be provided to both sides of open, self-closing fire doors to be provided to facilitate evacuation and to assist fire and rescue services in the event of a fire. Handrails shall be provided to both sides of open, self-closing fire doors to be provided to facilitate evacuation and to assist fire and rescue services in the event of a fire.

Handrails
Handrails are to be provided to both sides of open, self-closing fire doors to be provided to facilitate evacuation and to assist fire and rescue services in the event of a fire.

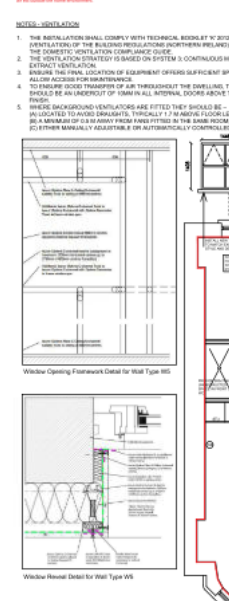
GROUND FLOOR PLAN



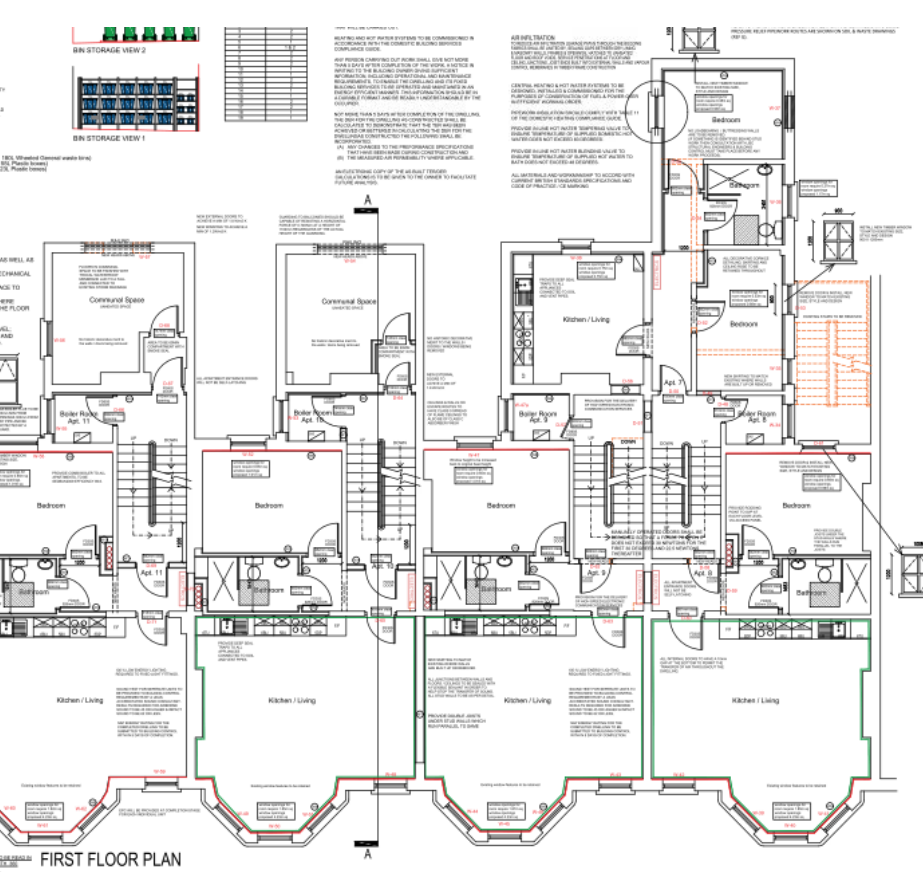
First Floor Plan:

WINDS - VENTILATION

- THE INSTALLATION SHALL COMPLY WITH TECHNICAL REGULATORY 2012 VENTILATION OF THE BUILDING REGULATIONS (NORTHERN IRELAND) AS WELL AS THE COMBUSTION VENTILATION (CONCRETE) REGULATIONS (NORTHERN IRELAND) EXTRACT VENTILATION.
- THE INSTALLATION SHALL BE DESIGNED TO PROVIDE SUFFICIENT SPACES TO ALLOW ACCESS FOR MAINTENANCE.
- TO ENSURE GOOD TRANSFER OF AIR THROUGHOUT THE DOMESTIC THERE SHOULD BE AN UNDERDRAFT OF 10MM IN ALL INTERNAL DOORS ABOVE THE FLOOR FINISH.
- WHERE BREACHING VENTILATORS ARE FITTED THEY SHOULD BE LOCATED TO AVOID DRINKAGE, TYPICALLY 1700MM ABOVE FLOOR LEVEL. IN A MAISONETTE THIS SHOULD BE FITTED TO THE BASE ROOM AND EITHER MANUALLY ADJUSTABLE OR AUTOMATICALLY CONTROLLED.



FIRST FLOOR PLAN



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p>	<p>Characteristics of the Site and Area</p> <p>The application site is located at No. 29-32 College Gardens. The site is comprised of a large office building formed through the merging of four terrace buildings each comprised of three stories with two bays finished in red brick. Each of the buildings contains a three storey rear return. To the front and rear of the building are large areas of hardstanding providing parking. Nos. 29-32 are all listed under the reference HB26/28/022 (C to F).</p> <p>Description of Proposed Development</p> <p>The application seeks full planning permission for a change of use from offices to 17no. 1 bedroom apartments and 2no. 2 bedroom apartments with alterations to the rear façade and dormers. The alterations to the rear are to create communal spaces while dormers are provided to the front and rear.</p> <p>A Listed Building Consent has been submitted under the reference LA04/2022/0071/LBC for the alterations required to the building to facilitate the change of use.</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <p>There is no recent planning history relevant to this proposal, the existing office use was approved under the reference Z/1975/0420.</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>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</p> <p><i>Operational Policies:</i></p> <p>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</p> <p>Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy BH1 – Listed Buildings Policy BH2- Conservation Areas</p>

	<p>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 OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Malone Conservation Guide</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP (“Departmental Development Plan”) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Houses in Multiple Occupation (HMO’s) Subject Plan for Belfast City Council Area 2015.</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections subject to conditions</p> <p>DfC HED – No objections subject to conditions</p> <p>NI Water – No objections</p> <p>DFI Rivers – No objections</p> <p><u>Non-Statutory Consultees</u></p> <p>Conservation Advice- Subject to additional information generally supportive of the change of use proposal.</p>

<p>4.3</p> <p>4.4</p>	<p>Environmental Health – No objection subject to conditions.</p> <p>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.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Two objections were received and are summarised below:</p> <ul style="list-style-type: none"> • Impact on Traffic and potential parking requirements. • College Gardens is a private street and therefore must not be assumed that parking will be available to residents.
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p>	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of Development • Affordable housing • Housing Density • Housing Mix • Adaptable and Accessible Accommodation • Design and Placemaking • Impact on Listed Building • Climate change • Residential Quality and Impact on Amenity • Access and transport • Environmental Protection • Flood risk and Drainage • Waste-water infrastructure • Waste management • Natural heritage • Section 76 Planning Agreement <p>Development Plan Context</p> <p>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.</p> <p>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.</p> <p>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</p>

	<p>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.</p> <p><u>Operational Polices</u></p> <p>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.</p> <p><u>Proposals Maps</u></p> <p>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.</p> <p>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is located within the Queens Conservation Area, an Area of Parking Restraint and the Fitzwilliam HMA (HMO 2/10).</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is located within the Queens Conservation Area, an Area of Parking Restraint and the Fitzwilliam HMA (HMO 2/10).</p> <p><u>Principle of Development</u></p> <p>5.7 The application site is within College Gardens, located off the Lisburn Road and opposite Methodist College. The surrounding area is a mix of residential and offices and considered an appropriate location for housing.</p> <p><i>Proposed Location</i></p> <p>5.8 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.</p> <ul style="list-style-type: none"> • The site is suitable for housing – the site is a sustainable location within an area of appropriate uses and considered acceptable. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is accessible being located within close proximity to the Lisburn Road which is an arterial route and a bus route. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place to support the proposed development.
--	--

5.9	<p>The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.</p> <p><i>Proposed Density</i></p>
5.10	<p>Policy HOU4 provides appropriate density bands depending on the location. The site is within 50m of a city corridor (Lisburn Road) and therefore the appropriate density band is between 100 and 175 dwellings per hectare.</p>
5.11	<p>The proposed density is 146dph which complies with the density band provided in Policy HOU4.</p> <p><i>HMA</i></p>
5.12	<p>The site is within the Fitzwilliam HMA and due to the proposal being comprised of apartments Policy HOU 10 applies.</p>
5.13	<p>Policy HOU10 states that within HMAs, planning permission will only be granted for HMOs and/or flats/apartments where the total number of HMOs, flats/apartments combined would not exceed 20% of all dwelling units within an HMA.</p>
5.14	<p>The Fitzwilliam HMA is currently at a total percentage of 97% either HMOs or flats/apartments and therefore the proposed 19 apartments is contrary to Policy HOU10.</p>
5.15	<p>The plan must be read in the round, and as such the assessment of the application must determine if there are other material considerations that would outweigh this policy position in this particular instance. Material Considerations are as follows:</p>
5.16	<p>The justification for policy HOU10 outlines that the policy aim is to manage high concentrations of intensified housing and to prevent the loss of traditional family housing. In this case the change of use is from offices and therefore there is no loss of traditional family housing. The proposal comprises of 1 and 2 bedroom apartments and therefore will be a more traditional form of housing rather than an intensified housing form such as HMOs. The proposal contributes to the housing needs set out in HOU 1 by providing 19 high quality apartments.</p>
5.17	<p>The proposal will bring a listed building back into re-use which is welcomed. Given the building is listed it restricts the number of potential uses and the proposed apartments is considered an appropriate use given the sustainable location. The proposal will enhance not only the listed building but the Conservation Area.</p>
5.18	<p>The proposal includes 4 affordable units (through discount market rent) and this is welcomed considering the viability challenges of converting a listed building and the city wide housing need.</p>
5.19	<p>Regard is had for the longevity of the process. The application was submitted in December 2021 prior to the adoption of the Belfast Plan Strategy in May 2023. Prior to the Belfast Plan Strategy there was no such restriction to the number of apartments within a designated HMA (Previously an HMO Policy Area).</p>
5.20	<p>Although it is acknowledged the proposal is contrary to Policy HOU10 there are a number of material considerations that would outweigh this policy position and in the planning balance the principle of apartments in this location is considered acceptable.</p>

	<u>Proposed Design and Impact on Conservation Area</u>
5.21	The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1 and RD1 of the Plan Strategy. 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.
5.22	As the site is located within a conservation area, the proposed development must comply with Section 104 of the Planning (NI) Act 2011. These statutory obligations are reflected within paragraph 6.18 of the SPPS and Policy BH2 within the Plan Strategy, which contains 9 criteria to be met.
5.23	The proposed alterations will create larger openings to the rear which will serve communal areas for residents. The existing dormers on the rear and front roof will be redesigned and clad in zinc while two additional dormer windows will be added to the front. The proposal also includes alterations to the front parking area to provide landscaped grass areas, trees and hedging.
5.24	The proposed alterations are minimal with the building retained in its existing form. The changes to the rear openings are not considered to harm the building or the surrounding area.
5.25	The existing dormers are not considered sympathetic to the building given they are not original and contain flat roofs, this is recognised in the Queens Area Conservation Guide. The proposed re-cladding of existing dormers and introduction of two smaller dormers to the front will provide a modern design to the existing dormers and provide a better contrast to the historic building which is welcomed.
5.26	The Queens Area Conservation Guide acknowledges that parking pressures have resulted in the paving of front gardens and removal of hedge and wall line along road boundaries. The proposal introduces an element of lawn areas to the front of the site as well as a boundary treatment in the form of a hedge. This aids in softening the parking area and enhances the Conservation Area.
5.27	Conservation Advice was sought and is generally supportive of the change of use. Advice requested a Conservation Plan detailing the internal elements, details have been provided for the LBC but are not required for the full application which only considers the impact of the building on the character of the Conservation Area.
5.28	Concerns were raised of the removal of the quarter sashed paned windows to the rear, however these do not face the public realm will not impact views of the Conservation Area. HED did not object to their removal.
5.29	Advice requested a front elevation drawing confirming windows were to be retained and this has been provided.
5.30	The advice noted it would be beneficial if enhancement to be CA could be secured through reinstatement of front boundaries and soft landscaping, this has been provided.
5.31	In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of (a) preserving the character or appearance of that the Conservation Area in cases where an opportunity for enhancing its character or appearance does not arise; and (b) enhancing the character or appearance of the Conservation Area in cases where an opportunity to do so does arise.

	<p>In this case, the character and appearance of the Conservation Area would be enhanced through the re-use of the listed building, the re-design of the existing dormer windows and the re-introduction of a front boundary treatment and landscaping which softens views of the existing area of hardstanding.</p> <p><u>Impact on the Listed Building</u></p>
5.32	<p>Within regards to development within the setting of a Listed Building, Section 91 (2) states In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council or, as the case may be, the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p>
5.33	<p>Policy BH1 of the Belfast Plan Strategy provides criteria for both a change of use of a listed building and alterations of a listed building, both a applicable in this case.</p>
5.34	<p>A Listed Building Consent was submitted under the reference LA04/2022/0071/LBC.</p>
5.35	<p>The change of use will secure the upkeep and survival of the listed building and ensure its character and appearance is preserved. The proposal contains minor changes to the rear elevation and to the existing dormer windows, as well as the addition of two new dormer windows. Detailed drawings have been submitted along with a Design and Access Statement and window and door schedules.</p>
5.36	<p>HED were consulted and welcome the retention and re-use of the listed building for residential use, there are no objections subject to conditions.</p>
5.37	<p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of preserving the setting of Listed Buildings and considers the proposal to comply with Policy BH1.</p> <p><u>Affordable housing</u></p>
5.38	<p>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.</p>
5.39	<p>The proposal delivers 4 units in accordance with policy by way of Discount Market Rent. This has been secured by way of a Section 76 Agreement.</p> <p><u>Housing mix</u></p>
5.40	<p>The proposal is for 17 x one bedroom apartments and 2 x two bedroom apartments.</p>
5.41	<p>Policy HOU 6 states Planning permission will be granted for new residential developments on sites greater that 0.1ha and/or containing 5 or more dwelling units 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.</p>
5.42	<p>The requirement for a mix of house types will not apply to single apartment developments. In such cases the housing mix will be considered acceptable through greater variety in the size of units.</p>

	<p>Paragraph 4.5.1 of the Housing Mix SPG recognises that there may be occasions where a mix of housing types is not possible because of the nature of development and states that the Council will expect greater variety in terms of the size of units.</p>
5.43	<p>The mix is restricted given the building is listed and there is a need to retain the maximum historic fabric. This therefore restricts the development to be a majority of 1 bedroom apartments. While the proposal is restricted in terms of the mix it does provide a variety of sizes of 1 bedroom apartments and the policy encourages smaller homes. Consideration is also given to the location of the development, within close proximity to Queens University and the City Centre and therefore smaller units would be considered appropriate.</p>
5.44	<p>On balance and with due regard to the listed status of the building, the proposal is considered to comply with Policy HOU 6.</p>
	<p><u>Adaptable and Accessible Accommodation</u></p>
5.45	<p>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.</p>
5.46	<p>The proposal complies with policy a to f.</p>
5.47	<p>In addition the proposal is required to provide 10% of units to the wheelchair accessible. The proposal includes 10.5% wheelchair units by providing two wheelchair accessible units. The proposal does not conform to criterion (m) by failing to provide sufficient space to accommodate a future lift, however this is not considered appropriate given the listed status of the building and the two wheelchair units are provided on the ground floor to ensure lift access is not required.</p>
5.48	<p>The proposal is considered to comply with Policy HOU7.</p>
	<p><u>Residential Quality and Impact on Amenity</u></p>
	<p><i>Amenity Space</i></p>
5.49	<p>Policy OS3 required proposals make appropriate provision for open space.</p>
5.50	<p>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.</p>
5.51	<p><i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential unit for apartments. The guidance states back garden provision should be calculated as an average space standard for the development as a whole and should be around 70sqm or greater, the guidance goes on to stipulate that smaller</p>

	<p>areas are more appropriate for houses with 1 or 2 bedrooms and for any individual house an area less than 40sqm will be unacceptable.</p>
5.52	<p>The apartments contain a number of communal amenity spaces. To the rear is a large paved area with landscaping which provides 171 sqm of amenity space. There are also six communal balconies of 13.5sqm located within the rear returns of which each apartment has access to a minimum of two of the proposed balconies.</p>
5.53	<p>In terms of policy OS3 the open amenity space forms 15.4% of the total site area which complies with policy OS3.</p> <p><i>Impact on Amenity:</i></p>
5.54	<p>Policies DES1 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.</p>
5.55	<p>In terms of the amenity of prospective residents apartment 2 is located wholly to the rear of the property which results in the kitchen/living area and bedroom 2 having a direct outlook onto the rear communal amenity space. To combat overlooking into the apartment a landscaping buffer has been introduced in the form of a privet hedge which will reduce the impact to an acceptable degree. Apartments 3 and 5 located on the ground floor all contain a bedroom window which will face onto a communal staircase to access the rear communal space. While there will be a degree of overlooking from occupants passing by it is not considered to be to an unacceptable degree and given the listed status of the building, amendments are restricted and may harm the listed building.</p>
5.56	<p>The proposal is considered to result in quality living environment in accordance with Policy RD1.</p> <p><i>Space Standards:</i></p>
5.57	<p>The proposed units are in accordance with the minimum space standards as set out in Appendix C of the Plan Strategy.</p> <p><u>Climate Change</u></p>
5.58	<p>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.</p>
5.59	<p>The proposal re-uses the existing building with minimal alterations which is welcome and avoids demolition.</p>
5.60	<p>A Climate Change Statement was submitted and provides a number of energy saving measures to be implemented within the building such as the upgrading of insulation, electricity saving measures such as room controlled thermostats, energy efficient lighting and efficient gas burners.</p>
5.61	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal includes soft landscaping to the front replacing an area of hardstanding and landscaping to the rear.</p>

5.62	<p>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 submitted Climate Change Statement outlines that SuDS measures are not recommended to the front of the building due to the potential risk of altering the existing rainwater drainage outside the building. The proposal however, does contain some measures to front such as landscaping and grass areas, in line with TRE1, while to the rear paving is proposed and will be conditioned to be permeable.</p>
5.63	<p><u>Access and transport</u></p> <p>The site is an accessible location within close proximity to the Lisburn Road which is a designated city corridor and provides access to the city centre. It is within cycling distance of the city centre and its shops, services, leisure and employment opportunities. Provision is made for secure cycle parking. The proposal accords with Policy TRAN1.</p>
5.64	<p>The proposal includes 11 in curtilage parking spaces including 2 disabled parking spaces. The application is accompanied by a Travel Plan which includes a number of measures to encourage residents to travel by public transport such as a Travel Co-Ordinator and a Residential Travel Card Scheme including a metro travel card, car club membership and Belfast Bike Scheme membership. The Travel Plan has been secured within the S76.</p>
5.65	<p>The proposal has been accompanied by a Transport Assessment Form including a Parking Survey demonstrating sufficient parking provision on College Gardens and Elmwood Avenue. An objection received stated that College Gardens is a private road and should not be relied on as suitable parking for residents. DFI Roads have considered the Parking Survey discounting any parking availability on College Gardens and confirm there is sufficient parking provision on Elmwood Avenue. DFI Roads had no objections.</p>
5.66	<p>In considering the sustainable location within close proximity to a city corridor, the parking provision is considered acceptable.</p>
5.67	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.</p>
5.68	<p><u>Environmental protection</u></p> <p>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 noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations and no objections were raised.</p>
5.69	<p><u>Flood risk and Drainage</u></p> <p>A Drainage Assessment has been submitted in accordance with paragraph 6.114 of the SPPS. DFI Rivers were consulted and raised no objections but did request that the applicant provides confirmation of discharge consent to either DFI Rivers or NI Water.</p>

<p>5.70</p> <p>5.71</p> <p>5.72</p> <p>5.73</p>	<p>NI Water were consulted and did not object on the basis of insufficient capacity in the surface water network but did state that an extension to the existing surface network would be required to serve the development. A condition will be attached that no development can commence until details of surface water drainage have been submitted and agreed to.</p> <p><u>Waste-water Infrastructure</u></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water initially objected to the proposal on the basis of a lack of foul water capacity. A Waste Water Impact Assessment was subsequently submitted and NI Water agreed that the proposal would form a reduction in waste water compared to the previous office use and consented to discharge.</p> <p><u>Waste Management</u></p> <p>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. Two communal waste storage areas provided access from the rear amenity space. Waste calculations have been provided as well as details on which bin store will be used by which apartment as well as signage directing residents to appropriate use. Details of collections have not been provided and this will be secured by condition of a Waste Management Plan.</p> <p><u>Section 76 Planning Agreement</u></p> <p>A Section 76 planning agreement has been secured for the provision of 4 no. Subsidised Intermediate Rent apartments and the Green Travel Measures within the Travel Plan.</p>
<p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, the S76 Planning Agreement and any other issues that may arise, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 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. No external facing panels or 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. <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.</p>

Reason: In the interests of the character and appearance of the development.

3. The depth and detailing of the window recesses and reveals shall be as shown on the approved drawings.

Reason: In the interests of the character and appearance of the development.

4. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that order), the [TO BE SPECIFIED] windows shall be obscure glazed to at least Privacy Level 3 (or equivalent) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves:

Reason: To safeguard the privacy of adjacent properties.

5. The development hereby approved shall not be occupied until the communal open space and private gardens have been provided in accordance with the approved plans. The open space shall be retained as such at all times.

Reason: To ensure that appropriate provision is made for open space.

6. The proposed open space and landscaping shall be managed and maintained in accordance with the approved management plan at all times.

Reason: To ensure that the open space and play equipment are properly managed and maintained.

7. The development hereby approved shall not be occupied unless the sustainable development measures have been implemented in accordance with the Plan Strategy Statement uploaded to the Planning Portal on 23rd June 2023. 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.

8. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.

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

9. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. The parking areas shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

10. 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.

11. The development shall not be occupied unless in accordance with the approved Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

12. No windows shall be installed unless a final window schedule detailing the sound reduction specification has been submitted to and approved in writing by the Council. The windows shall be designed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023. The windows shall not be installed unless in accordance with the details so approved.

Reason: In the interests of residential amenity.

13. Prior to occupation of the development hereby permitted, a Verification Report that demonstrates that the windows have been installed as required by condition 12 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the windows confirming that the alternative means of ventilation have been installed as approved.

Reason: In the interests of residential amenity.

14. Prior to installation of any alternative means of ventilation, the sound reduction specification of the alternative means of ventilation shall be submitted to and approved in writing by the Council. The specification shall demonstrate that internal noise levels in habitable rooms will be achieved in line with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The means of ventilation shall be installed in accordance with the approved details and retained as such at all times.

Reason: In the interests of residential amenity.

15. Prior to occupation of the development hereby permitted, a Verification Report that verifies that demonstrates that the alternative means of ventilation has been installed in line with details approved pursuant to condition 14 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the alternative means of ventilation confirming that the alternative means of ventilation have been installed as approved.

Reason: In the interests of residential amenity.

16. Prior to occupation of the development hereby permitted, a Verification Report that verifies that an acoustic fence has been constructed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023 shall be submitted to and approved in writing by the Council. The acoustic fence shall be permanently retained in accordance with the approved details at all times.

Reason: In the interests of residential amenity.

17. 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 part of the development 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.

18. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (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.

19. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To ensure that appropriate provision is made for storage and disposal of waste.

20. 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. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

INFORMATIVES

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:

- 4 no. Subsidised Intermediate Rent apartments and
- Green Travel Measures within the agreed travel Plan.

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.

NOT05 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.

This page is intentionally left blank

Planning Committee Development Management Report

Summary	
Application ID: Full: LA04/2023/3795/F & LBC: LA04/2023/3656/LBC	Committee Date: 21 st April 2026
Proposal: Proposed 360 rotating car parking bay with new access onto Wellington Park Lane and levels changes. Removal of boundary vegetation and wall to accommodate sliding gate (Amended)	Location: 1 Wellington Park Terrace, Belfast, BT9 6DR
Applicant Name and Address: Mrs Shauna Killen 1 Wellington Park Terrace, Belfast, BT9 6DR	Agent Name and Address: Rory Graham 23 Design 33 Shore Road, Belfast, BT18 9HX
Referral Route: The recommendation goes against HED advice, a statutory consultee.	
Recommendation: Approval subject to conditions.	
Date Valid: 13 th July 2023	
Target Date: 26 th October 2023	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Summary of Issues:</p> <p>These applications seek planning permission and Listed Building Consent for a 360’ rotating car parking bay with new access onto Wellington Park Lane and levels changes. It includes the removal of boundary vegetation and wall to accommodate a proposed sliding gate.</p> <p>The site is located at 1 Wellington Park Terrace, Belfast, BT9 6DR. It is a Grade B1 listed building, which is situated in Malone Conservation Area.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> - Impact on Listed Building - Impact on conservation area - Roads/access - Impact on trees - Impact on amenity - Other considerations - Matters raised in representation <p>There has been one objection from consultee (HED) and 5no. third party objections. The concerns noted in each are fully considered within the main report.</p>	

Recommendation

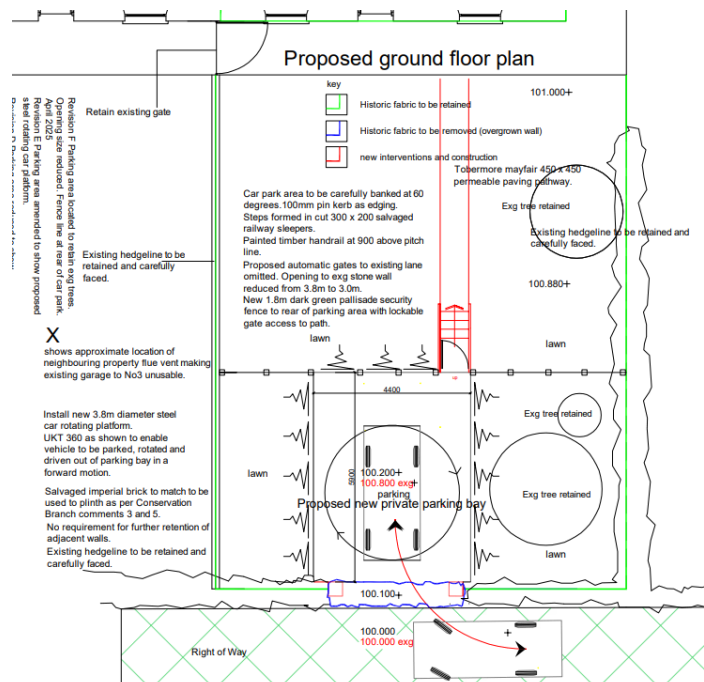
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved. Delegated authority to the Director of Planning and Building Control is sought to finalise conditions, and deal with any other issues that arise, provided the issues are not substantive.

Main Report

Site Location Plan:

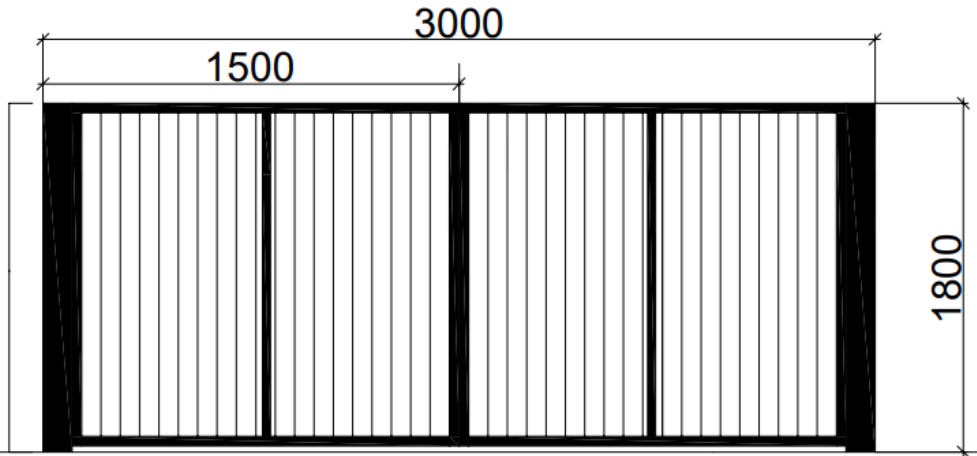


Proposed Block Plan:



Proposed Gate Elevations:

New entrance gates as shown
150 sq black steel posts to suitable footings with automated hinged steel framed bifolding gates.
Treated timber facings both sides.
Automated opening including access panel linked to house with intercom.
Manual override to be included.



1.0 Characteristics of the site and area

- 1.1 The site is a half of a pair of Mid Victorian two storey double dwellings. It is a Grade B1 Listed Building which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. It is also located in Malone Conservation Area.
- 1.2 The building is rendered and unpainted, with a slate roof covering and Georgian period sliding sash windows. The front entrance has a stucco surround with a painted architrave capped by console brackets which support a moulded projecting cornice. An undecorated frieze links the brackets under the cornice and forms the entrance lintol. The front door is of a two vertical panel painted timber design with bolection mouldings. Above the door is a simple rectangular fanlight. The windows have no external mouldings.
- 1.3 The dwelling is accessed via Wellington Park Terrace, and the application site and neighbouring property share a gated access and footpath.
- 1.4 The immediate, surrounding area is residential in nature with similar house types and designs.
- 1.5 The site lies with the Malone Conservation Area, Sub Area B. The dBMAP zonings are currently still material until such time when the Local Polices Plan is formally adopted by Belfast City Council which will complement the now adopted Belfast Local Development Plan – Plan Strategy 2035 which was formally adopted on 2nd May 2023.

<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <p><u>Planning</u></p> <p>LA04/2018/2841/F: 1 Wellington Park Terrace - Provision of shower room and utility and re-roofing over garage, utility, shower room and conservatory including minor internal alterations. (Amended Description) – Approved 15th April 2019</p> <p>LA04/2019/0132/LBC: 1 Wellington Park Terrace - Provision of shower room and utility and re-roofing over garage, utility, shower room and conservatory including minor internal alterations. (Amended Description) – Approved 15th April 2019</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>PLANNING POLICY</p> <p>Development Plan – Belfast Local Development Plan, Plan Strategy 2035</p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy BH1 – Listed buildings • Policy BH2 – Conservation areas • Policy DES1 – Principles of urban design • Policy RD2 – New residential developments • Policy TRAN6 – Access to public roads • Policy TRE1 – Trees <p>Supplementary Planning Guidance</p> <ul style="list-style-type: none"> • Residential Design • Placemaking and Urban Design • Transportation • Malone Conservation Area Design Guide <p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS)
<p>4.0</p> <p>4.1</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <ul style="list-style-type: none"> • HED – Objection: proposal as presented, shall have an adverse impact (harm) on the listed building • DFI Roads – No objection

	<ul style="list-style-type: none"> • BCC Trees – No objection, subject to conditions • BCC Conservation advice – No objection <p><u>Representations</u></p>
4.2	The application was advertised in the local press on 01/09/23 and 07/03/25 and neighbour notified on 23/08/23 and 03/03/25.
4.3	5no. letters of representation have been received. The key issues have been summarised below. <ul style="list-style-type: none"> • <i>Impact on setting of listed building,</i> • <i>Contrary to Policy BH1,</i> • <i>Contrary to conservation area guidance,</i> • <i>Misdescribes as ‘rear’ car park,</i> • <i>Security risks,</i> • <i>Unauthorised hedge/tree removal,</i> • <i>Road status unclear,</i> • <i>Boundary wall encroachment; and</i> • <i>Alternative parking available</i>
4.4	All the concerns noted above are fully considered within the main report.
4.5	Several comments referred to an extension to the property, however drawing 07e indicates that the application is solely for a parking bay and that the alterations to the dwelling have been omitted. They are therefore not considered as part of this assessment.
5.0	PLANNING ASSESSMENT
	<u>Main issues</u>
5.1	The main issues relevant to consideration of the application are set out below: <ul style="list-style-type: none"> - Impact on listed building - Impact on conservation area - Roads/access - Impact on trees - Impact on amenity - Other considerations - Matters raised in representation <p><u>Development Plan Context</u></p>
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	<p>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.</p> <p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p>The application site is un-zoned white land under BUAP and both versions of dBMAP; within the metropolitan development limit BT (001), and located within the Malone Conservation Area</p>
6.0	<p><u>Assessment</u></p> <p><u>Description</u></p>
6.1	<p>The application is for a 360' degree rotating car parking bay with new access onto Wellington Park Lane and level changes. It includes the removal of boundary vegetation and a wall to accommodate a proposed sliding gate.</p>
6.2	<p>The parking bay would measure 4.4m in width and 5.9m in depth, whilst the sliding gate would measure 3m in width and 1.8m height. The applicant has indicated that the proposed gates would be locked at all times to reduce the any threat of security risk from the laneway.</p>
6.3	<p>The proposed materials consist of:</p> <ul style="list-style-type: none"> • <i>Salvaged imperial brick (to match existing wall)</i> • <i>300x200x40 mm railway sleepers (used to form steps)</i> • <i>100mm riven setts (used as edging)</i> • <i>Tobermore Mayfair 450x450 mm permeable paving slabs (pathway)</i> • <i>3.8m diameter steel rotating car platform (UKT 360 system)</i> • <i>Concrete (for parking bay and platform installation)</i>

6.4	The property forms half of a pair of Mid Victorian two storey double dwellings which form the continuation of Wellington Park Terrace on the eastern side of the entrance road.
6.5	The dwelling is a Grade B1 Listed Building. It is also noted that numbers 21 Wellington Park Terrace through to the application site are all Grade B1 Listed Buildings.
6.6	Some houses have access onto the entry at the rear of the north side of Eglantine Avenue, but for all houses the principal pedestrian access is by way of a shared path that runs parallel to the front of the terrace.
6.7	For some houses this is the only access to the front door. The large open nature of the green space, uninterrupted by driveways or paths, gives a unique character to the setting of the terrace.
	<u>Impact on listed buildings (Policy BH1)</u>
6.8	Planning permission will be granted for the alteration and extension of a listed building where all the following criteria are met:
	<ul style="list-style-type: none"> <li data-bbox="298 808 1443 907"><i>f) The works preserve, restore and complement the building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired,</i> <li data-bbox="298 907 1443 938"><i>g) The design respects the essential character of the existing building and/or setting,</i> <li data-bbox="298 938 1443 1001"><i>h) The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and</i> <li data-bbox="298 1001 1443 1073"><i>i) In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment</i>
6.9	Criterion (f) requires the works preserve, restore and complement the dwellings features of special architectural or historical importance to ensure the existing building remains intact and unimpaired.
6.10	The proposal to create a parking bay partly within the front garden and through a section of the boundary wall would not harm the architectural or historic interest of the Grade B2 listed dwelling. The boundary wall affected by the works has very limited heritage value due to its condition and lack of contribution to the building's character, fronting onto a rear alleyway rather than a public roadway.
6.11	The parking bay is designed to remain visually modest and sympathetic, ensuring the listed building continues to read as the dominant feature on the site. The materials to be used have been carefully selected to remain sympathetic to the dwelling itself and to the neighbouring listed buildings, ensuring visual coherence within the streetscape. Therefore, officers are satisfied that the proposal will preserve and compliment the dwellings features of special architecture, in line with criterion (f).
6.12	In relation to criterion (g), as above the works are modest in scale and carefully designed to sit comfortably within the established character of the site. The parking bay and associated gate would not introduce any feature that would dominate, compete with or visually detract from the listed building. Instead, they are positioned and scaled to remain subordinate to the main elevation, ensuring the dwelling continues to read as the primary element within its setting. It is also noted that there are already several

	openings along the shared boundary wall, and the proposal would contribute to this established pattern without altering the overall character of the frontage.
6.13	For the reasons above officers are satisfied that the proposal will not harm the setting of the Grade B2 listed dwelling and therefore does not conflict with criterion (g).
6.14	Regarding criterion (h), the proposed materials have been purposefully selected to ensure they blend well within the historic setting: <ul style="list-style-type: none"> • <i>Salvaged imperial brick would be used to match the existing wall, maintaining the character and supporting the established appearance of the site,</i> • <i>Railway sleepers and riven setts would provide a sympathetic finish that integrates well with the surrounding historic fabric,</i> • <i>The Tobermore Mayfair permeable paving slabs offer a surface treatment that avoids visual dominance while allowing sustainable drainage,</i> • <i>The 3.8m steel rotating car platform and gate will be discreetly incorporated ensuring that they are sympatric to the existing dwelling and other surrounding listed buildings.</i>
6.15	Taken together, these materials and detailing demonstrate a sensitive, high-quality approach conditions will be added to ensure a heritage led design, and officers are thereby satisfied that the proposal complies with criterion (h).
6.16	Criterion (i) does not apply to this application.
6.17	In terms of the proposed demolition, Policy BH1 states that partial demolition of parts of listed buildings (which includes the boundary wall) will be exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. In this instance, it is noted that the proposed demolition is minimal; the section of wall to be removed has very limited heritage value; and the redevelopment is suitably sensitive and promotes a heritage led approach to design, which can be conditioned. On balance therefore, the proposed demolition is considered acceptable under Policy BH1. A condition will also be attached to ensure that a contract has been let for the redevelopment of the site in accordance with the FULL planning permission, evidence of which shall be submitted to approved in writing by the council prior to the commencement of any demolition.
6.18	Having regard to all the above, officers are satisfied that the proposal accords with Policy BH1 and all relevant provisions of the SPPS.
6.19	Historic Environmental Division (HED) was consulted and consider that the proposal would have an adverse impact (harm) on the listed building and its setting due to the extent of ground removal and the removal of more than half of the brick boundary wall.
6.20	Whilst these concerns are acknowledged, as outlined above officers do not agree that the proposed works would result in harm to the listed building or its setting, and consider that they comply with all relevant criteria in Policy BH1 'Listed Buildings' and the SPPS. If the Committee approves the applications contrary to HED's advice, the application for Listed Building Consent must be notified to the Department for Infrastructure for consideration prior to the issuing of a final decision. In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, special regard has been had to the desirability of preserving the setting of Listed Buildings. For

	<p>the reasons noted above, the proposal would not result in the significant loss of key views of the listed buildings or have a detrimental impact on the listed building or setting of listed buildings. Furthermore, the nature of the use would respect the character of the setting of the buildings.</p> <p><u>Impact on the conservation area (Policy BH2 & Malone Conservation Area Guidance)</u></p>
6.21	The application site is situated within Malone Conservation Area.
6.22	<p>Planning permission will only be granted for alterations and extensions within conservation areas where the criteria of Policy BH2 are met, and particular regard is given to the following relevant criteria:</p> <p><i>g) The proposal involves retention of and where possible reinstatement of traditional features,</i></p> <p><i>h) The proposal will not result in the detrimental loss of visual gaps between existing buildings and boundaries; and</i></p> <p><i>i) The proposal makes use of traditional and where appropriate reclaimed, recycled/or sympathetic building materials and techniques which match or are in keeping with those found on the building and surrounding area.</i></p>
6.23	<p>BCC Conservation advisor was consulted, and initial guidelines were provided on how to reach a positive recommendation, including:</p> <ul style="list-style-type: none"> • <i>Creation of the absolute minimum width of access necessary,</i> • <i>Amending the proposal to maintain the public / private realm definition by use of a traditional, timber boarded gate at the created access,</i> • <i>Use of salvage brick for the proposed plinth wall to the bay (not rendered),</i> • <i>Omission of the 1.8 boarded fence around the parking bay; and</i> • <i>Retention of remaining salvaged brick for potential re-use</i>
6.24	Amended plans were subsequently submitted, and having reviewed these, officers are satisfied that all guidelines have been suitably achieved. The proposal, as now amended, has been designed to respect and preserve the established character and appearance of the Malone Conservation Area, ensuring the form, scale and materials are sympathetic to the surrounding area. It will not detract from the important views, vista or setting of neighbouring listed buildings and will maintain visual integrity of the streetscape.
6.25	The parking bay and associated gates have been appropriately designed to ensure that they are in keeping with the surrounding area and will contribute positively to the conservation area.
6.26	The Malone Conservation Area Guidance places strong emphasis on retaining the established character of historic streetscapes, particularly through the careful treatment of boundaries, walls and garden enclosures. In areas such as Wellington Park and Wellington Park Terrace, boundary treatments form a defining element of the townscape, with traditional brick walls, mature planting, and modest gate openings contributing to the rhythm and enclosure of the street.
6.27	The guidance highlights the importance of preserving these features and discouraging the introduction of overly engineered, visually intrusive, or suburban boundary forms

	<p>that would undermine the established character. As previously noted in paragraph 6.10, the boundary wall located at 1 Wellington Park Terrace has very limited heritage value due to its condition and lack of contribution to the building's character. In this instance, and due to the siting, scale and choice of materials, the introduction of the parking bay and gate would not overly harm the streetscape.</p> <p><u>Demolition in a conservation area</u></p>
6.28	<p>Policy BH2 clarifies that there will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total or partial demolition of a building will only be permitted where:</p> <p><i>j) It makes either a negative or no material contribution to the character and appearance of the area; and</i></p> <p><i>k) The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.</i></p>
6.29	<p>The works involve limited removal of a section of existing boundary wall. As noted above, officers consider that the wall has very limited heritage value due to its condition and lack of contribution to the building's character. For the same reasons it is not considered to make a positive contribution to the character or appearance of the conservation area. The partial demolition proposed, the extent of which is minimal, is deemed necessary to carry out the proposed development, which has been sensitively designed to ensure the character of the area is visually preserved. The addition of conditions will ensure a heritage led approach to design, and subject to this, the proposed demolition is not considered to conflict with Policy BH2. As above, a further condition will also be attached to ensure that a contract has been let for the redevelopment of the site in accordance with the FULL planning permission, evidence of which shall be submitted to approved in writing by the council prior to the commencement of any demolition.</p>
6.30	<p>Considering all the above, it would be difficult to conclude that the proposal, as now amended and subject to conditions, would result in demonstrable harm to the character and appearance of the conservation area. Officers are therefore satisfied that, subject to conditions, it complies with criteria (g) – (k) of Policy BH2 (Conservation areas), Policy RD2 (Residential extensions and alterations), the Malone Conservation Area Guidance and relevant provisions of the SPPS.</p>
6.31	<p>In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011 and Para 6.19 of the Strategic Planning Policy Statement, special regard has been had to the desirability of (a) preserving the character or appearance of the conservation area in cases where an opportunity for enhancing its character or appearance does not arise and (b) enhancing the character or appearance of the conservation area in cases where an opportunity to do so does arise.</p>
6.32	<p>In this case, the proposal does not lend itself to enhancement of the conservation area, however for the reasons above its character and appearance would be preserved.</p>

	<u>Roads & access</u>
6.33	Drawing 01a annotates that Wellington Park Lane is a designated as a right of way, which will allow the applicant access to the proposed car parking bay.
6.34	Dfl Roads were consulted on the proposals and confirmed there were no objections to the proposal subject to the relevant conditions provided.
6.35	The proposal is considered compliant with Policy TRAN6 and relevant provisions of the SPPS.
	<u>Impact on trees</u>
6.36	BCC Tree Officer has been consulted and offers no objection subject to conditions. The proposal is considered compliant with Policy TRE1.
	<u>Impact on amenity</u>
6.37	Policy DES1 (Principles of urban design) criteria (j) and (k) require that new development should ensure no undue effect on the amenity of neighbouring properties and that on-site parking provision and movement should not have a negative impact at street level respectfully.
6.38	The proposed 360' degree rotating car parking bay is not considered to have a negative impact on neighbouring amenity. The parking bay would be located within the site and would only be used by the occupants of the dwelling to allow a vehicle to safely turn and exit onto Wellington Park Lane. The level of activity associated with this would be the same as what would normally be expected from a residential property, and therefore it is not likely to result in any additional noise, disturbance or nuisance for nearby residents, or give rise to security issues. As noted previously, the applicant has indicated that the proposed gates would be locked at all times to reduce the threat of security risk from the laneway; and whilst this cannot be controlled or enforced through these planning applications, the locking of the gates would naturally further reduce any risk of security implications.
6.39	The proposal does not introduce any large or visually intrusive structures and would sit within the existing site boundaries. It does not represent a change of use or an intensification of the site, but rather a practical solution to allow safer vehicle manoeuvring within the property. Vehicles entering, turning and parking within residential curtilages is common and the rotating platform simply assists with this movement.
6.40	On this basis, it is not considered that the proposal would have any unacceptable impact on the amenity of neighbouring properties or street level movement and therefore complies with criteria (j) and (k) of Policy DES1.
	<u>Other considerations</u>
6.41	Officers note that on the 15 th of August 2024 a report was submitted on behalf of the applicant/owner of 1 Wellington Park Terrace and must take into consideration that the

	applicant is recognised as having a medical condition, and that reasonable adjustments may therefore be appropriate to support daily living needs.
6.42	Policy RD2 (Residential Extensions and Adaptions) states support for measures that enable people to stay within their own homes, such as physical adaptations.
6.43	Para 7.3.22 of the Plan Strategy amplifies the policy stating that; “The local housing systems analysis for Belfast also notes that the continued upward trend in the number of older households over the next 15 years and beyond implies that there may be an increased demand for property adaptations or services to allow older homeowners to continue to live independently. The policy therefore seeks to enable adaptations required if they are not already covered under prevailing permitted development rights.£
6.44	In this context, the provision of a parking space within the garden could be viewed as a reasonable measure that enables safer and more convenient access to the home, reducing the physical demands on the applicant. In assessing the applications therefore, the applicant’s accessibility and mobility requirements should inform a balanced assessment for allowing such an arrangement.
6.45	In this instance and considering the above, the applicant’s personal circumstances would add further weight under Policy RD2 to support the grant of planning permission.
	<u>Matters raised in representations</u>
6.46	<p>As noted above, 5 no. letters of representation were received. The relevant concerns noted therein are as follows:</p> <ul style="list-style-type: none"> • Impact on setting of listed building, contrary to Policy BH1 <p><i>The impact of the proposed development, including its scale, design, materials and elements to be removed has been fully considered against Policy BH1 above, and is found to be acceptable for the reasons noted. The listed building and its setting would not be demonstrably harmed by the proposals.</i></p> <ul style="list-style-type: none"> • Contrary to conservation area guidance <p><i>The impact on the character and appearance of the conservation area has been considered against Policy BH2 and the Malone Conservation Area Guidance above in paragraphs 6.20 to 6.32. Officers are satisfied for the reasons noted that the character and appearance of the area would be preserved.</i></p> <ul style="list-style-type: none"> • Misdescribes as ‘rear’ car park <p><i>The council is content that the description of the proposal and submitted plans provide an accurate depiction of the development to allow for suitable assessment of the applications.</i></p> <ul style="list-style-type: none"> • Security risks <p><i>Implications relating to security have been considered above, and officers are satisfied that there is no evidence to suggest that the proposal would result in any increased risk to the security of the applicant or neighbouring properties.</i></p>

	<ul style="list-style-type: none"> • Unauthorised hedge/tree removal <i>Matters relating to the impact of the proposal on party line hedges and mature trees have been considered through consultation with the Council's tree officer, who is satisfied that, subject to conditions ensuring the retention, protection and replanting of trees, the proposal is considered acceptable.</i> • Road status is unclear <i>The agent has confirmed that Wellington Park Lane is a designated right of way, which would allow the applicant access to the proposed car parking bay. No evidence has been submitted to counter this claim, however this would be a civil matter outwith the remit of these planning applications. DfI Roads had no objections to the proposal in terms of access to or egress from the site, subject to suitable conditions.</i> • Boundary wall encroachment <i>Concerns relating to the encroachment of boundary walls onto neighbouring land is a civil boundary matter between the two property owners. This is not a material planning consideration and cannot inform the council's assessment of these applications.</i> • Alternative parking available (applicant has a usable garage) <i>Several site inspections have been carried out and officers acknowledge that whilst the applicant does have use of a garage; neither the laneway leading up to it nor the garage itself are of a suitable size that could facilitate a normal sized vehicle. Furthermore the encroachment of works to the rear of the adjacent property further reduces access. Further consideration must also be given to the applicant's mobility and accessibility requirements. In this instance therefore, the council does not agree that the garage would provide a suitable or useable alternative option.</i> <p>6.47 Full consideration has been given to all concerns noted in representations; however, the proposal has been assessed against all relevant policies and guidance and is found to be acceptable on balance subject to appropriate conditions.</p> <p>6.48 In this instance, there are no material considerations that would outweigh this policy position or justify refusal of the applications.</p> <p>Conclusion</p> <p>6.49 Subject to conditions, the proposal is considered acceptable having regard to Policies BH1 (Listed Buildings), BH2 (Conservation Areas), RD2 (Residential extensions and alterations), DES1 (Principles of urban design), TRAN6 (Access to public roads), TRE1 (Trees) of the Belfast Local Development Plan: Plan Strategy 2035; Sections 91(2) and 104(11) of the Planning Act (Northern Ireland) 2011; the Malone Conservation Area Guidance; paragraphs 6.18 and 6.19 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations. Concerns noted in representation have been fully considered however in this instance they neither outweigh the above policy position nor justify refusal of the applications.</p>
--	---

6.50	If the Committee approves the applications, given that the decision would be contrary to the advice of a statutory consultee (HED), the application for Listed Building Consent must be notified to the Department for Infrastructure for consideration prior to the issuing of a final decision.
7.0	<p>Summary of Recommendation</p> <p>7.1 Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved and listed building consent is granted.</p> <p>7.2 Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters which may arise, provided the issues are not substantive.</p>
8.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <p style="margin-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> 2. All external facing and roofing materials shall be carried out as specified on the approved plans. <p style="margin-left: 40px;">Reason: In the interests of the character and appearance of the Conservation Area.</p> 3. 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. <p style="margin-left: 40px;">Reason: In the interests of visual amenity.</p> 4. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. <p style="margin-left: 40px;">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.</p>

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

Reason: To avoid compaction within the RPA.

6. No development (including than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include all proposed trees /and or hedging details which shall include species choice, planting size and planting locations.

Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.

7. No development shall be operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

8. Notwithstanding the submitted details, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council.

- Manufacturing details of the 360-degree rotating platform;
- Manufacturing details of heritage designed access gates and fencing, and
- Detailed hard landscaping plan showing detailed levels, location of all permeable paving, additional steps and its integration with the rotating bay and other new landscaping measures.

The works shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building and Malone Conservation Area.

9. No development shall commence on site (including demolition, site clearance and site preparation) unless a Construction Management Plan has been submitted to and approved in writing by the Council. The Construction Management Plan shall include measures to ensure the integrity of the wall. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Environmental Construction Management Plan.

Reason: To safeguard the character of the conservation area and listed building. Approval is required upfront because construction works have the potential to harm the character of the area.

10. No demolition shall commence on site unless a contract has been let for the redevelopment of the site in accordance with planning permission LA04/2023/3795/F and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2023/3795/F.

Reason: As required by Sections 91(2), 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve the listed building and its setting, and to preserve or enhance the character or appearance of the conservation area. Approval is required upfront because if redevelopment of the site does not take place it could leave the site unsightly and harmful to the listed building, its setting and the conservation area.

DRAFT INFORMATIVES

1. 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
2. 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.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This decision relates to the following approved drawing numbers:
 - 01 Site Location Plan
 - 07f Amended Parking Bay
 - 08b Gate details

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 April 2026	
Application ID: LA04/2024/0852/F	
Proposal: Retention of change of use from warehouse and offices to public house (Linked to adjacent public house) and entertainment venue/events space including street food market for on premises consumption	Location: Common Market 16-20 Dunbar Street, Belfast, BT1 2LH
Referral Route: Application site includes right of way over BCC Land	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Carlisle Inns Ltd Linenhall Exchange 1st Floor, 26 Linenhall Street Belfast BT2 8BQ	Agent Name and Address: Hadleigh Jess 1 Jordanstown Road Newtownabbey BT37 0QD
Date Valid: 03/06/24	
Target Date: 16/09/24	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>Full permission is sought for the retention of change of use from warehouse and offices to public house (Linked to adjacent public house) and entertainment venue/events space including street food market for on premises consumption.</p> <p>The key issues in assessment of the proposed development are:</p> <ul style="list-style-type: none"> • Principle of public house and event space at this location • Impact on amenity • Impact on Conservation Area • Impact on Listed Building • Impact on traffic flow and parking • Impact existing wastewater infrastructure <p>The site is located within Belfast City Centre boundary and unzoned whiteland within both the BUAP and dBMAP.</p> <p>The proposal would constitute an appropriate city centre use which proposes minimal external changes and as such it would preserve the character and appearance of Cathedral Conservation Area. Subject to the proposed mitigation measures, it is not considered to adversely impact the amenity of neighbouring properties.</p>	

Historic Environment Division (HED), NI Water, DfI Roads and BCC Conservation Officer were consulted and have no objections, subject to conditions.

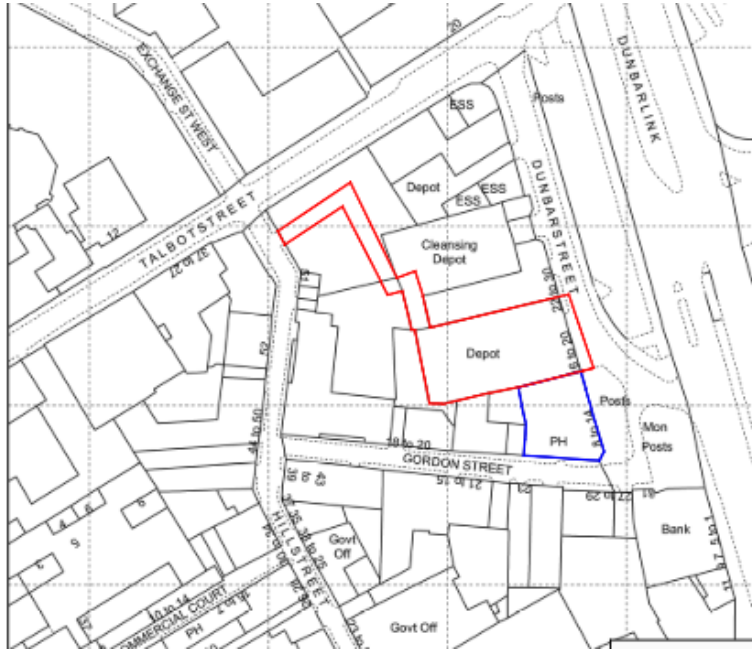
One representation has been received and is detailed in the appended report.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

1.0 Drawings

Site Location Plan



Proposed Elevations (retrospective)



SCHEDULE
Walls
White
Windows
Guttering

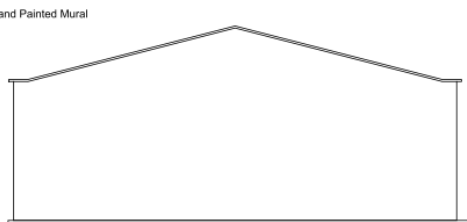
SIDE ELEVATION



SIDE ELEVATION

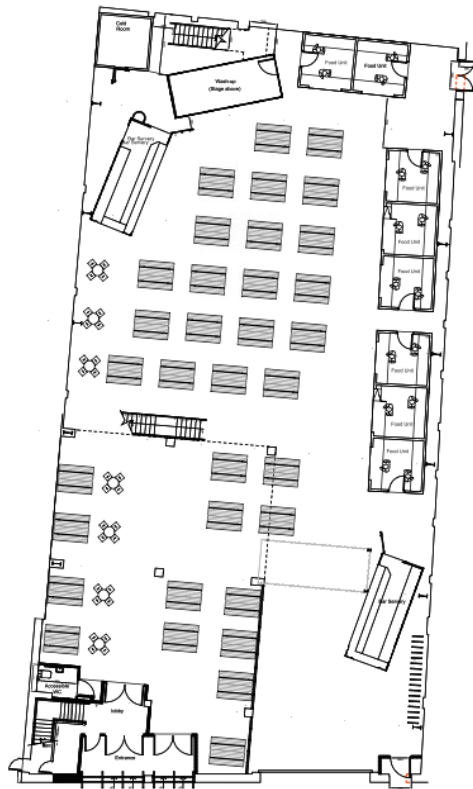


FRONT ELEVATION

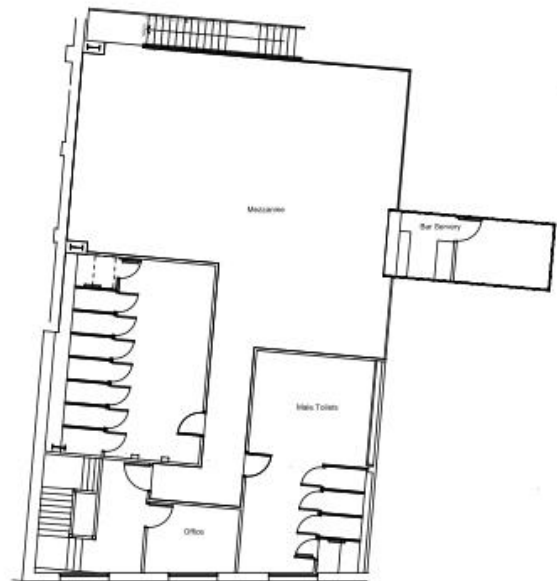


REAR ELEVATION

Floor Plans



Ground Floor Plan



First Floor Plan

2.0	Characteristics of Site and Area
2.1	The site is located at 16-20 Dunbar Street in Belfast City Centre. It consists of an 870sqm 2-storey warehouse building, currently occupied by the Common Market located in the old Arnott's fruit and veg wholesalers building. The area is mixed use with adjacent uses including a night club and a Belfast City Council cleansing depot.
2.2	There is a public parking area to the front of the building between Dunbar Street and Dunbar Link, beyond which lies Corporation Street. The site is within the Cathedral Conservation Area
3.0	Description of Proposed Development
3.1	Retention of change of use from warehouse and offices to public house (Linked to adjacent public house) and entertainment venue/events space including street food market for on premises consumption.
4.0	Planning History
4.1	LA04/2018/2903/F - 16-20 Dunbar Street, Belfast, BT1 2LH - Change of use of warehouse and offices to event space including internal and external alterations [amended site location plan to show fire escape route] – Granted temporary approval, 25 th February 2020. Expired.
4.2	LA04/2021/2095/F - 16-20 Dunbar Street, Belfast, BT1 2LH - Change of use of warehouse and offices to public house (linked to existing adjacent public house) and entertainment venue/events space including street food market for on premises consumption (part retrospective). Granted temporary approval 27 April 2022 for 2 years. Expired

5.0	Planning Policy and Other Material Considerations
5.1	<p>Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035</p> <p><i>Operational Policies</i> Policy RET1 – Establishing a centre hierachy Policy BH2 – Conservation areas Policy BH1 – Listed buildings Policy TRAN 1 - Active travel – walsking and cycling Policy TRAN 8 – Car parking and servicing arrangements</p> <p><i>Supplementry Planning Guidance</i> Evening Night-time Economy Sensitive uses</p> <p><u><i>Development Plan – zoning, designation and proposal maps</i></u> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><i>Regional Planning Policy</i> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
6.0	Consultations and Representations
6.1	<p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection, subject to conditions. NI Water – No objection . DFC Historic Environment Division (HED) – No objection.</p>
6.2	<p><u>Non-Statutory Consultees</u></p> <p>BCC Environmental Health – No objection, subject to conditions BCC Conservation Officer – no objection in principle.</p>
6.3	<p><u>Representations</u></p> <p>The application has been advertised in the press and neighbours notified. one third party representation has been received, objecting to the proposal. The points raised are summarised below:</p> <ol style="list-style-type: none"> Noise in St Anne’s Square apartments <p>Consideration: Environmental Health have been consulted and have no concerns regarding noise. The apartments at St. Annes square are approximately 60 metres away from the side/rear of Common Market.</p> <ol style="list-style-type: none"> Re-consideration of licensing <p>Consideration : Licensing is a separate process dealt with by the Council’s Building Control department and is outside the remit of planning.</p>

7.0	Planning Assessment
7.1	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.
7.2	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.
7.3	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.
7.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application which are set out in section 5.0 above.
7.5	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). 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.
7.6	The site is within the development limit of Belfast as designated in both the BUAP 2001 and the draft BMAP 2015. The site falls within the Belfast City Centre boundary, Core Area of Parking Restraint, Cathedral Conservation Area and the Scotch and Cathedral Quarters Character Area in the draft BMAP.
8.0	Key Issues
8.1	The key issues for consideration of the application are set out below: <ul style="list-style-type: none"> • The principle of the proposal at this location • Impact on amenity • Impact on the character of the Cathedral Conservation Area • Impact on Listed Buildings • Traffic, Parking and Access • Impact existing wastewater infrastructure
8.2	<u>The principle of the proposal at this location</u> The proposed use generally falls within Class D1 Assembly and Leisure with respect to the entertainment / event space element whilst the public house / bar and hot food element is a sui generis use. As the site is not zoned for any specific use the proposal is not contrary to the development plan. These are considered as main town centre uses and therefore Policy RET1 is applicable which favours the city centre as the location for this use. The proposal is therefore compliant with this policy.

8.3	The application received temporary permission for 2 years via LA04/2018/2903/F, and again via LA04/2021/2095/F. The reasons given were to enable the Council to consider the development in light of the circumstances then prevailing. Temporary permissions were granted under previous policy context; the current application is assessed under the adopted Belfast Local Development Plan 2035.
8.4	The public house and hot food element of the proposal is classed as sui generis, whilst the entertainment venue/events space element would be classed as D2 Assembly and Leisure. The site is not zoned for a specific use and therefore, is not contrary to the development plan.
8.5	Paragraphs 4.11 – 4.12 of the SPPS consider the safeguarding of residential and work environments. It requires the planning system to consider all ways to minimise the potential adverse impacts such as noise/light pollution on sensitive receptors.
8.6	The surrounding land uses include a cleansing depot to the north and the associated public house immediately to the south and office developments. There is an apartment block approximately 40m to the west of the site on Hill Street, a Salvation Army Hostel approximately 70m south-east of the site on Victoria Street and the Encore Hotel and apartments at St. Anne’s approximately 80m north on Talbot Street. Given the mix of uses in the surrounding area, the proposed use of a public house, street food kitchen and entertainment/event space is considered to be acceptable subject to mitigating measures to protect the nearby residential uses.
8.7	The existing building does not exhibit any architectural features which warrant protection, the proposed external alterations are considered to be minor and acceptable.
8.8	<u>Impact on Amenity</u> The use has had temporary permissions since 2018 and 2021. The use was implemented in 2021.
8.9	The Council’s Environmental Health Team have been consulted regarding the proposal in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. Environmental Health has no objections to the proposal, subject to conditions.
8.10	An Odour Impact Assessment report was submitted with the application; the report notes that a high level of odour control is required at this site given the proximity to local sensitive receptors. Given the variety of food sold, it was not possible to group the premises into one food type so the worst-case scenario of ‘Very High’ was selected as a precaution. Environmental Health are satisfied that the Odour Impact Assessment resolves the issues relating to queries raised by their officers relating to the extract flues to the rear of the premises. The associated drawings showing both flues terminating 1m above the eaves of the main building permits an odour control strategy which may avail of a ‘high’ level of odour control.
8.11	A Noise Impact Assessment report was submitted with the proposal and concluded that the predicted noise levels of the venue were much lower than the existing levels recorded in the vicinity. The proposed noise impact assessment addressed the difference from the previous approval which was for ‘concerts and late-night dancing compared to the provision for background/mid-ground noise levels in the form of either recorded music/DJ or a small band/singer/performer for the current proposal. The report states that ‘entertainment will be at a level such that diners/patrons can maintain conversations whilst the music is playing.’

8.12	The temporary use granted via LA04/2021/2095/F has provided the Council with an evidence base from which to assess the impacts (if any) of the proposal. The use has operated under temporary permissions since 2021. During this period no substantive planning harms have arisen that would justify the cessation of the use.
8.13	The proposal is therefore considered to comply with paragraphs 4.11 – 4.12 of the SPPS, the Evening Night-time Economy SPG, and the Sensitive uses SPG.
8.14	<p><u>Impact on the Conservation Area</u></p> <p>The site sits within the Cathedral Conservation Area and as such, the Council's Conservation officer was consulted and advised that the building is of limited architectural and historical merit / significance to the character and appearance of the Conservation Area. The external changes are minimal and would have a limited impact on the conservation area in terms of the character and amenity of the area. Although the changes are minor, the Conservation officer has noted that it may be beneficial to seek timber frames for windows and aluminium doors for architectural unity within the conservation area and that the 'Arnotts' sign would be worthwhile keeping, to retain the historical link. It is noted that the 'Arnotts' has already been removed and replaced. Furthermore, the elevational treatment of the building is the same as that which was considered acceptable and approved under temporary planning permissions refs LA04/2018/2903/F and LA04/2021/2095/F, therefore it would be unreasonable to request these changes. Overall, the proposal is considered to preserve the character and appearance of the Conservation Area and is compliant with Policy BH2 of the Belfast LDP Plan Strategy.</p>
8.15	<p><u>Impact on Listed Buildings</u></p> <p>HED was consulted due to the proximity of the proposal to nearby listed buildings, including the Albert Clock, Northern Bank (Former Corn Exchange) 1-9 Victoria Street, and Head Line Building 10-14 Victoria Street. HED considered the impacts of the proposal on these listed building, including their settings, and based on the information provided advised that it is content with the proposals. The proposal is therefore considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS) paragraph 6.12 and Policy BH1 of the Belfast LDP Plan Strategy.</p>
8.16	<p><u>Traffic, Parking and Access</u></p> <p>DfI Roads was consulted and offered no objection to the proposal subject to conditions. The site is in the city centre and is highly accessible by foot. The proposal complies with Policy TRAN1 and Policy TRAN8.</p>
8.17	<p><u>Impact existing wastewater infrastructure</u></p> <p>NI Water has been consulted and has no objections.</p>
8.18	<p><u>Temporary Permission</u></p> <p>This is the third successive planning application for this use at this location, the previous two being temporary. Consideration is therefore given to the fact that use has not resulted in any detrimental impact to amenity and is now established. It is therefore recommended that full permission is given on a permanent basis.</p>
8.19	<p><u>Advertisement / Signage</u></p> <p>The proposed elevation drawing is illustrated with an advertisement. This is not part of this proposal and will require a separate consent.</p>

9.0	Recommendation
9.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted.
9.2	It is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.
10.0	Draft Conditions
10.1	This planning permission has effect from the date which the development hereby approved was carried out. Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.
10.2	Within one month of the date of this decision a Noise Mitigation Strategy shall be submitted to for approval in writing by the Council. The Noise Mitigation Strategy shall include: <ol style="list-style-type: none"> 1. Façade noise insulation specification including the noise reduction specification of glazing and alternative ventilation to be installed to the facades of all ground floor commercial premises and upper floors; 2. Noise reduction specification of any proposed entrance doors to bars/restaurants on the ground floor; 3. Measures to be incorporated to the ground floor units to minimise music noise breakout from access / egress points; 4. Confirmation of the location of any proposed ground floor external smoking areas and measures for managing noise in these external areas; and 5. Demonstration of how the design, layout and structural insulation of the proposed ground floor uses will mitigate against noise breakout from patrons and music. <p>The development shall not be operated or occupied unless the Noise Mitigation Strategy has been implemented in accordance with the approved details and shall thereafter be retained as such at all times.</p> <p>Reason: To safeguard the amenity of occupants of the development. Approval is required upfront because the mitigation scheme may be integral to the overall design of the development.</p>
10.3	Within one month from the date of this decision a kitchen extraction and odour abatement system shall be installed to suppress and disperse odours created from catering operations on the premises which achieves a 'high' level of odour control in accordance with the current EMAQ+ 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (updated in May 2022). The kitchen extraction and odour abatement system shall also be in accordance with section 3.0 of the associated Layde Consulting updated odour impact assessment entitled Change of Use of Warehouse and Offices to Public House, Entertainment Venue / Events Space Including Street Food Market for on Premises Consumption [LA04/2021/2095/F], Common Market, 16-20 Dunbar Street, Belfast, dated and referenced February 2025, P542/1. The outlet from any extract ventilation ducting shall terminate at a height not less than 1m above the main eaves in accordance with drawing number No 05B, published on the Planning Portal 21st October 2025). The installed kitchen extraction and odour abatement system must be retained and maintained thereafter.

10.4	<p>Reason: To safeguard the amenity of adjoining properties and the general locality.</p> <p>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.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
10.5	<p>Within one month of the decision, an Event / Venue Management Plan will be submitted to Belfast City Council for agreement in writing. The development shall operate in accordance with the approved Event / Venue Management Plan thereafter.</p> <p>Reason: Protection of human health and residential amenity.</p>

Development Management Officer Report

Committee Application

Summary	
Committee Meeting Date: 21 st April 2026	
Application Ref: LA04/2025/2138/F	
Proposal: A blitz memorial sculpture, made from glass fibre reinforced concrete, set on a concrete plinth within the grounds of Westbourne Presbyterian Church	Location: Westbourne Presbyterian Church 149a Newtownards Road Belfast BT4 1AB
Referral Route: Council is the agent	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Mervyn Gibson Westbourne Presbyterian Church 149 Newtownards Road Belfast BT4 1AB	Agent Name and Address: Siobhan Daly Belfast City Council 9 Adelaide Adelaide Street Belfast BT2 8DJ
Date Valid: 03.02.2026	
Target Date: 19.05.26	
Contact Officer: Lisa Walshe, Principal Planner	
<p>Executive Summary:</p> <p>The application seeks full planning permission for a blitz memorial sculpture, made from glass fibre reinforced concrete, set on a concrete plinth within the grounds of Westbourne Presbyterian Church on Newtownards Road.</p> <p>The sculpture will be positioned on the hardstanding area to the front of Westbourne Presbyterian Church that's adjacent to the pedestrian footpath.</p> <p>The scale, design and materials of the proposal will not detract from the appearance and character of the surrounding area.</p> <p>The proposal is considered to comply with relevant planning policy and guidance.</p> <p>Following advertisement in the local press and neighbour notification, no representations have been received.</p> <p>DFI Roads and HED offers no objection.</p>	

Recommendation:

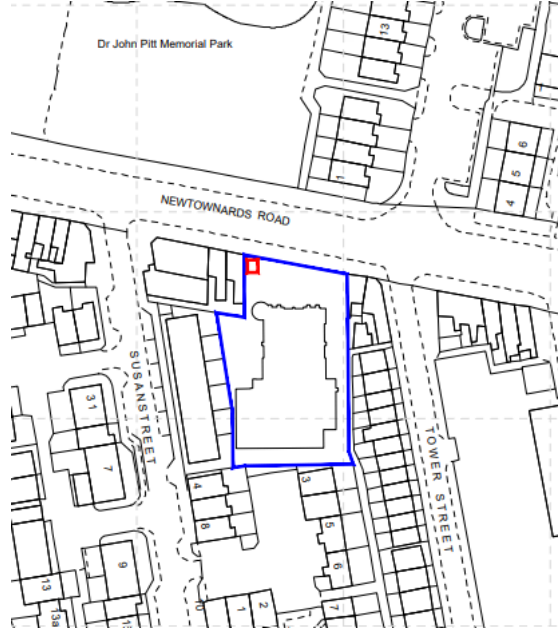
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.

Officer Report

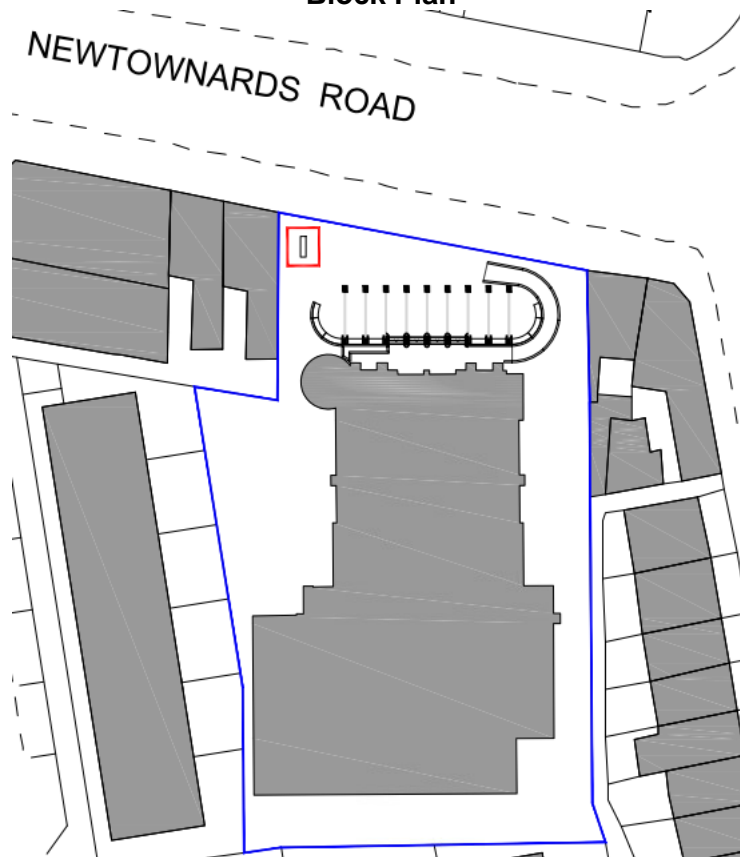
1.0

Drawings

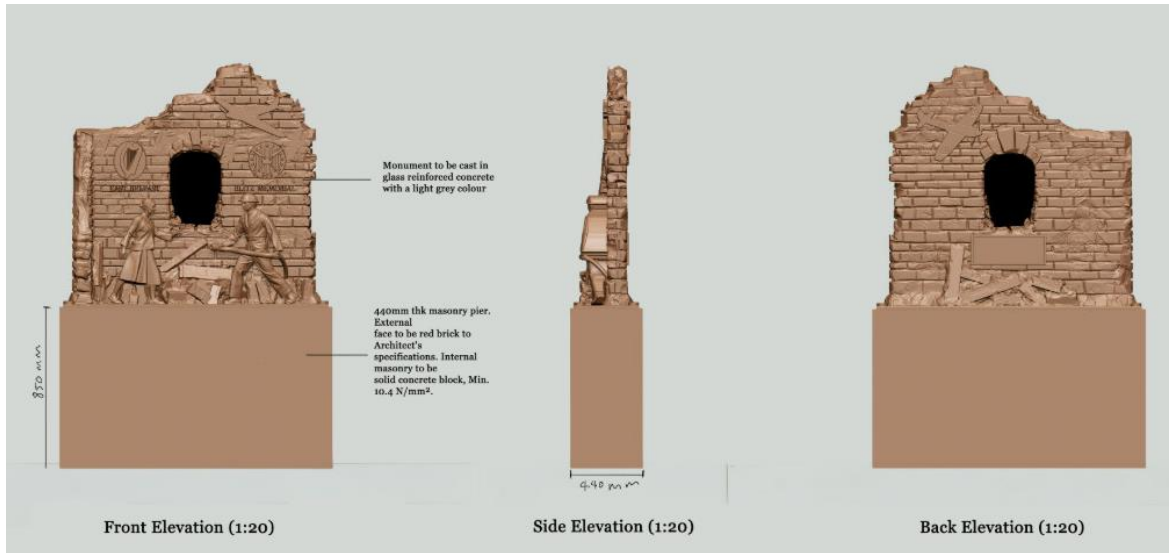
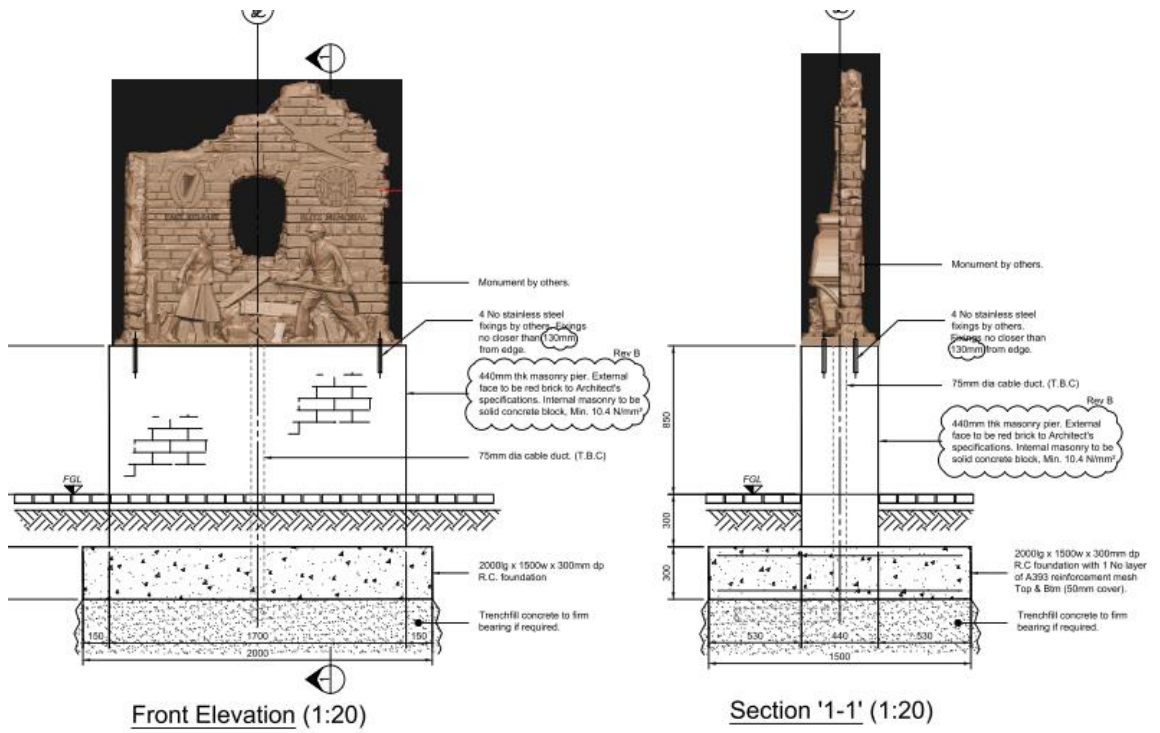
Site Location



Block Plan



Elevations



2.0	Characteristics of the Site and Area
2.1	The application site comprises the Westbourne Presbyterian Church in East Belfast, between Tower Street to the east and Susan Street to the west. The surrounding area is characterised by 2 storey terrace housing and mixed uses along the adjacent Newtownards Road.
2.2	Westbourne Presbyterian Church is a Grade B2 listed building.
3.0	Description of Proposal
3.1	The application seeks full planning permission for a blitz memorial sculpture, made from glass fibre reinforced concrete, set on a concrete plinth within the grounds of Westbourne Presbyterian Church on Newtownards Road.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – Plan Strategy Belfast Local Development Plan, Plan Strategy 2035 <i>Operational Policies:</i> BH1 – Listed Buildings DES1 - Principles of urban design SP5 - Positive Placemaking TRAN2 (Creating an accessible environment)
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	Relevant Planning History LA04/2024/0397/F - Westbourne Presbyterian Church, 149 Newtownards Road, Belfast. BT4 1AB - Refurbishment of external elements and the installation of a plate steel fabricated external exhibition space with planters, lighting, ramped access, steps and canopy. – APPROVED 3 YEAR TEMP
5.0	Consultations and Representations
5.1	Statutory Consultations DFI Roads – No Objections HED – Content
5.2	Representations The application has been advertised in the local press (13.02.26) and neighbour notified (06.02.26). No representations were received.

6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
	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.
6.2	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.
6.3	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 (“Departmental Development Plan”) until the Local Policies Plan is adopted.
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report.).
6.5	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 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.
6.6	Belfast Urban Area Plan 2001 - The site is located within the settlement development limit in the BUAP.
6.7	Belfast Metropolitan Area Plan 2015 (2004 and 2014) The Key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Scale, Design & Materials • Impact on the character and appearance of the Listed Building and the surrounding area • Impact on pedestrian and vehicular access and safety.
6.8	Scale, Design & Materials The sculpture will measure approx. 2.4m from FGL with a width of 0.5m, It is to be cast in glass reinforced concrete with a dark charcoal colour finish. It will be set on a masonry pier with external face to be red brick.

6.9	The sculpture is considered to be of a high quality and design and is considered to be in compliance with the SPPS and LDP, in that it will not adversely impact on the local character or integrity of the area.
6.10	<p>Impact on the Character and Appearance of the Listed Building and the Surrounding Area</p> <p>The application site impacts upon Westbourne Presbyterian Church (Grade B2) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. HED were consulted and were content that the proposal will not affect the listed building or its setting. HED confirmed via email (13/04/26) that they were content with a minor colour change. The proposal is therefore considered to comply with Policy BH1 of the LDP, including criteria a) to e).</p>
6.11	<p>Impact on Pedestrian and Road Safety</p> <p>The sculpture is to be located on the hardstanding area and will not be on the public pavement therefore, it will not hinder pedestrian movement or cause an obstruction. DFI Roads were consulted and offered no objection.</p>
7.0	Recommendation
7.1	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.
7.2	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.
<p>DRAFT CONDITIONS:</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>	

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank