

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



**Belfast
City Council**

13th August, 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, 18th August, 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. **Planning Appeals Notified** (Pages 1 - 4)
3. **Planning Decisions Issued** (Pages 5 - 28)
4. **Live Applications for Major Development** (Pages 29 - 32)
5. **Committee Decisions that have yet to issue** (Pages 33 - 46)
6. **Miscellaneous Reports**
 - (a) Updating Customers on Live Planning Enforcement Cases (Pages 47 - 90)

7. **Planning Applications**

- (a) **LA04/2024/2134/F** - 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. - 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 (Pages 91 - 108)
- (b) **LA04/2026/0442/F** - 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. - Land at D3 adjacent to the RSPB Reserve Airport Road West (Pages 109 - 136)
- (c) **LA04/2026/0282/F** - 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 - 29-33 Bedford Street (Pages 137 - 158)
- (d) **LA04/2025/0110/F** - Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50 seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications. - Hammer Playing Pitch Agnes Street, Shankill Road (Pages 159 - 172)
- (e) **LA04/2026/0928/LBC** - Building fabric investigation works prior to restoration - Bank Of Ireland Buildings, 92-100 Royal Avenue (Pages 173 - 178)

8. **Restricted Item**

- (a) **WITHDRAWN:** ~~Houses in Multiple Occupation (HMOs) and Short Term Lets (STLs) Report~~

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APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2026/A0038
PLANNING REF:	LA04/2025/1460/F		
APPLICANT:	Cornerstone Telecommunications Infrastructure Ltd		
LOCATION:	Grassed verge between Knock Road and Roddens Park, approximately 20m west of 54 Roddens Park, Clarawood, BT5 6QD		
PROPOSAL:	The proposal comprises of the installation of a 20m monopole, supporting 6 No antennas, 1 No transmission dish, 2 No equipment cabinets, 1 No electric meter equipment cabinet and ancillary development thereto including 3 No Ericsson Radio Systems (ERS's), 1 No GPS module and 1m high retaining wall combined with handrail around the back perimeter of the site		
PROCEDURE:			
ITEM NO	5	PAC REF	2026/E0038
PLANNING REF:	LA04/2025/0501/CA		
APPLICANT:	Mr James Sharkey		
LOCATION:	Land at 28 Rathgar Street, Malone Lower, Belfast, BT9 7GD		
PROPOSAL:	Alleged unauthorised material, change of use of 28 Rathgar Street, Malone Lower, Belfast, BT9 7GD from a dwelling house to short term let accommodation without the benefit of planning permission		
PROCEDURE:			
ITEM NO	6	PAC REF	2026/A0059
PLANNING REF:	LA04/2026/0585/F		
APPLICANT:	Mr Matthew Simms		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Removal of Condition 2 of planning reference LA04/2024/0981/F and appeal reference 2025/A0043 (retention of bedroom)		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	7	PAC REF	2026/E0043
PLANNING REF:	LA04/2026/0128/CA		
APPLICANT:	Mrs Anabell Gillespie		
LOCATION:	Land at 2 Stormount Crescent, Ballymacarrett, Belfast, BT5 4NT		
PROPOSAL:	Alleged unauthorised change of use of 2 Stormount Crescent, Belfast, BT5 4NT from a dwelling house to short-term let accommodation		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0114
PLANNING REF:	LA04/2023/2893/O		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mrs Roisin Driscoll		
LOCATION:	11 Glenmachan Drive, Belfast, BT4 2RE		
PROPOSAL:	Erection of a dwelling to the rear garden of 11 Glenmachan Drive, including an amended existing access from the Glenmachan Road (additional information)		

ITEM NO	2	PAC REF:	2025/L0021
PLANNING REF:	LA04/2025/1760/CLEUD		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Roland Stephen Black		
LOCATION:	91 Maryville Street, Belfast, BT7 1AE		
PROPOSAL:	Existing use as short term let (First floor apartment)		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO 3 PAC REF: 2026/E0007
PLANNING REF: LA04/2025/0760/CA
RESULT OF APPEAL: WITHDRAWN
APPLICANT: Mr Matthew Simms
LOCATION: Land at 5 College Place North, Belfast, BT1 6BE
PROPOSAL: Alleged unauthorised change of use from a dwelling to short term let accommodation, without the benefit of planning permission

ITEM NO 4 PAC REF: 2025/A0127
PLANNING REF: LA04/2025/0040/F
RESULT OF APPEAL: DISMISSED
APPLICANT: Mr Richard Gorman
LOCATION: 58 and 58A Belmont Church Road, BT4 3FG
PROPOSAL: Retrospective outbuilding and boundary fences and demolition of existing outbuildings

ITEM NO 5 PAC REF: 2026/A0006
PLANNING REF: LA04/2024/1654/F
RESULT OF APPEAL: ALLOWED
APPLICANT: Mr Gerard Mackle
LOCATION: 432 Falls Road, Belfast, BT12 6EN
PROPOSAL: Change of use from a 7 bedroom dwelling house to a 7 bed/9 person HMO

ITEM NO 6 PAC REF: 2025/E0072
PLANNING REF: LA04/2022/0410/CA
RESULT OF APPEAL: ENFORCEMENT NOTICE UPHeld
APPLICANT: Mr Peter Tobin
LOCATION: 20 Brown Street, Belfast, BT13 2GN
PROPOSAL: Change of use to short stay holiday let accommodation

Planning decisions issued June 2026

Application number	Category	Location	Proposal	Decision
LA04/2025/1460/F	LOC	Grassed verge between Knock Road and Roddens Park, approx. 20m west of 54 Roddens Park, Clarawood, BT5 6QD	The proposal comprises of the installation of a 20m monopole, supporting 6 no. antennas, 1 no. transmission dish, 2 no. equipment cabinets, 1 no. electric meter equipment cabinet and ancillary development thereto including 3 no. Ericsson Radio Systems (ERS's), 1 no. GPS module and 1m high retaining wall combined with handrail around the back perimeter of the site.	Permission Refused
LA04/2025/1793/F	LOC	97 Lanark Way, Belfast, BT13 3BH	Proposed 8 no. single storey commercial storage units (Class B4) with associated access, parking and site works, including a 2.2m high acoustic fence along site boundary with Mayo Park, to form phase 2 of an existing development approved under LA04/2023/3106/F	Permission Granted
LA04/2025/1783/F	LOC	17 Grand Parade, Belfast, BT5 5HG	Retrospective alterations to vehicular access, which includes widening existing access, new front boundary wall, pillar and site drainage.	Permission Granted
LA04/2025/1984/F	LOC	14 Knockdene Park, Belfast, BT5 7AD	Single storey rear/side extension, new side window and rear door.	Permission Granted
LA04/2025/2041/F	LOC	Unit 3c & 3d Alexander House, Castlereagh Business Park, 478 Castlereagh Road, Belfast, BT5 6BQ	Change of use and amalgamation of units 3c and 3d from offices (Use Class B1) to GP surgery (Use Class D1)	Permission Granted
LA04/2025/2224/F	LOC	Approximately 35m north of no.19 Kinnaird Avenue.	The installation of a 17.5m high streetworks pole, supporting 6no. Antennas and 3no. RRUs. The installation of 1no. new cabinet and 1no. metre cabinet, and all ancillary works thereto.	Permission Granted
LA04/2025/0307/F	LOC	6 Westland Gardens, Belfast, BT14 6NF	Single storey side/rear extension, roof dormer and rooflights to the rear	Permission Granted
LA04/2025/2059/DCA	LOC	14 Knockdene Park, Belfast, BT5 7AD	Demolition of sheds to right of dwelling. Demolition of rear/side wall and existing conservatory, 2 No. rear windows and 2 No. side doors. Partial demolition of rear and side walls to accommodate new door and window.	Consent Granted
LA04/2026/0095/F	LOC	140 Donegall Street, Belfast, BT1 2FJ	Roof mounted plant to previously approved Purpose Built Managed Student Accommodation (PBMSA) (LA04/2021/0516/F)	Permission Granted
LA04/2026/0782/F	LOC	NICS HR, 2-4 Bruce Street, Belfast, BT2 7JD	Proposed structural bracing works to existing office building, set within existing 2.5m wide external bay along street facing elevation.	Permission Granted
LA04/2023/4543/F	LOC	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.	Permission Granted
LA04/2024/0628/F	LOC	194-204 Kingsway, Belfast, BT17 9AD	Demolition of existing shops. Erection of mixed-use block containing coffee shop and 10 no. apartments with associated car parking and roof-top amenity space.	Permission Granted
LA04/2024/1226/F	LOC	33 Richhill Park, Belfast, BT5 6HG	Single storey rear extension and two storey front extension including demolition of an existing garage and ancillary works.	Permission Granted
LA04/2025/0069/DC	LOC	142 Malone Avenue, Belfast, BT9 6ET	Discharge condition 5 of LA04/2017/0046/F Bin storage area and bin collection point - Location and means of enclosure.	Condition Discharged

LA04/2025/1238/DC	LOC	Lands Adjacent to and South East of the River Lagan, West of Olympic Way of Queen's Road, Queen's Island,, Belfast, BT2 9EQ	Discharge conditon 26 of LA04/2024/2107/NMC - Acoustic Report for gym / yoga studio.	Condition Discharged
LA04/2025/1527/F	LOC	159-161 Donegall Pass, Belfast, BT7 1DT	Change of Use of vacant first floor of former church building to 13no. bedroom hostel including elevational alterations and 5 rooflights.	Application Withdrawn
LA04/2025/1775/F	LOC	Junction of Windsor Way and Boucher Road, Belfast	Localised widening of Windsor Way to provide extended left turn exit lane onto Boucher Road with associated site works.	Permission Granted
LA04/2025/1826/F	LOC	5 Cadogan Park, Belfast, BT9 6HG	Demolition of existing conservatory, construction of new extension, installation of side door and larger window and conversion of existing garage into utility/store and gym.	Permission Granted
LA04/2025/1825/DCA	LOC	5 Cadogan Park, Belfast, BT9 6HG	Demolition of existing Conservatory, construction of new extension, installation of side door and larger window and conversion of existing garage into utility/store and gym.	Consent Granted
LA04/2025/1972/F	LOC	Approximately 30m West of 150-152 Knock Road	Installation of a 20m Streetpole, supporting 6no. Antennas, and 3no. RRUS. The installation of 2no Cabinets, and all ancillary works thereto.	Permission Granted
LA04/2025/2033/F	MAJ	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.	Permission Granted
LA04/2025/2213/F	LOC	Lands to rear of 34-66 Onslow Parade, Belfast, BT6 0AS	Proposed removal of Conditon No.21 (Construction Method Statement) of planning approval LA04/2015/0543/F for 'Development of a two storey nursing home including dementia care facilities with access from Mount Merriion Avenue, car parking, landscaping and all associated site works'.	Permission Granted
LA04/2026/0197/F	LOC	6 Malone Meadows, Belfast, BT9 5BG	Single-storey rear extension and changes to exterior render finish.	Permission Granted
LA04/2026/0224/F	LOC	Willoan, 29 Broomhill Park, Belfast, BT9 5JB	Single-storey side and rear extension, external insulation & render over existing external finish, amendments to window and door fenestrations, replacement of existing roof coverings, installation of PV solar panels and erection of new garden store & walls.	Permission Granted
LA04/2026/0232/F	LOC	9 Hawthorn Glen, Hannahstown, Belfast, BT17 0NU	Single-storey side extension.	Permission Granted
LA04/2026/0338/F	LOC	Strandtown Primary School North Road, Belfast, BT4 3DJ	1.8m high fencing to the North East and North West boundaries	Permission Granted
LA04/2026/0257/F	LOC	22 Broomhill Park, Belfast, BT9 5JB	Single-storey rear extension, single-storey side extension, replacement of single storey rear elevation with colonnaded facade and amended window fenestrations, construction of timber bin store to side and raised rendered planter and BBQ area to the rear.	Permission Granted
LA04/2026/0258/DCA	LOC	22 Broomhill Park, Belfast, BT9 5JB	Demolition of existing single storey non-original projecting bay at rear, partial demolition of areas of rear walls, removal of existing garage door, removal and replacement of windows to side and rear.	Consent Granted
LA04/2026/0253/F	LOC	3 Lagmore Meadows, Dunmurry, Belfast, BT17 0TE	Two-storey side and rear extension and a single-storey rear extension.	Permission Granted
LA04/2026/0271/NMC	LOC	63 Wynchurch Road, Belfast, BT6 0JJ	NMC to LA04/2025/0308/F- addition of rear canopy roof and patio area.	Non Material Change Granted
LA04/2026/0378/F	LOC	15 Trench Avenue, Belfast, BT11 9FE	Proposed single storey side extension	Permission Granted

LA04/2026/0448/DCA	LOC	29 Broomhill Park, Belfast, BT9 5JB	Partial demolition of rear wall and alterations to window fenestrations openings, demolition of two no. openings to existing side gable, minor internal alterations and partial wall demolitions, demolition of existing side landscape wall, removal of existing garage door, removal of existing roof coverings, removal of windows, removal of existing lower section garden fencing and covering of existing brick exterior wall finish.	Consent Granted
LA04/2026/0485/F	LOC	McDonald's 2-4 Donegall Place, Belfast, BT1 5BA	Refurbishment of the restaurant to include the redecoration of the elevations, replacement doors and window graphic, with associated works.	Permission Granted
LA04/2026/0497/F	LOC	17 Stewartstown Park, Belfast, BT11 9GH	Two-storey rear extension and dormer to rear.	Permission Granted
LA04/2026/0501/F	LOC	154 Finaghy Road South, Belfast, BT10 0DG	Single storey rear extension	Permission Granted
LA04/2026/0518/A	LOC	McDonald's 2-4 Donegall Place, Belfast, BT1 5BA	Refurbishment of existing signage, new window graphics and new digital window posters.	Consent Granted
LA04/2026/0829/F	LOC	33 Brooklands Grange, Belfast, BT17 0SA	Proposed first floor extension over garage to side of dwelling (Amended Description)	Permission Granted
LA04/2026/0849/PAN	LOC	InnBelfast (Former Wellington Park Hotel) Botanic Inn 21-27 Malone Road & 6 Wellington Park, Belfast, BT9 6RU	Demolition of existing hotel and public house and erection of Purpose Built, Managed Student Accommodation (PBMSA) development comprising c.580 units with communal facilities, internal and external communal amenity space and ancillary accommodation	Proposal of Application Notice is Acceptable
LA04/2026/0910/DC	LOC	8-10 Clarence Street 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street Belfast	Archaeological Programme of Works prepared by Gahan and Long Discharge of condition 4 - LA04/2020/2200/F	Condition Not Discharged
LA04/2026/0947/CLEUD	LOC	24 Melrose Street, Belfast, BT9 7DN	Existing House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/1007/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Archaeological Evaluation Report to satisfy Conditions 14 & 15 of LA04/2020/2607/F	Condition Discharged
LA04/2026/1000/F	LOC	59 Wellington Park, Belfast, BT9 6DP	Remove condition 2 of planning approval LA04/2023/3857/F The proposal constitutes a material change of use from incidental domestic use to a mixed residential and commercial use.	Application Withdrawn
LA04/2022/0071/LBC	LOC	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	Consent Granted
LA04/2021/2839/F	LOC	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	Permission Granted
LA04/2023/4600/O	LOC	108 Upper Lisburn Road, Finaghy, Belfast, BT10 0BB	Demolition of Existing Dwelling and Construction of 6 No. Apartments	Permission Granted
LA04/2025/0254/F	LOC	Lands between 2 and 12 Parkgate Avenue and opposite 19A Madison Avenue East Belfast	Erection of 3 storey building with ground floor retail and 16 residential apartments; covered car parking and other associated site works.	Permission Refused
LA04/2025/0811/F	LOC	65 Martinez Avenue, Ballyhackamore, Belfast, BT5 5LY	Raised patio to the rear of the property and new timber fencing (Retrospective).	Permission Granted
LA04/2025/1003/F	LOC	81-107 York Street, Belfast, BT15 1AT	Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time (July and August).	Permission Granted

LA04/2025/1666/CLOPUD	LOC	SPAR Titanic Units 1- 3 Block A, The Arc 2 Queens Road, Belfast, BT3 9DT	Reconfiguration of the internal layout of the existing Class A1 retail shop and increase in size of hot and cold food counter and customer seating area (sui generis).	Permitted Development
LA04/2025/1996/F	LOC	73 Belmont Church Road, Strandtown Belfast, BT43 FG.	Single storey rear/side extension with stove flue to rear. Creation of rear steps. Demolition of existing rear extension. Removal of existing side window. (Amended Scheme).	Permission Granted
LA04/2025/2232/F	LOC	29 Ponsonby Avenue, Belfast, BT15 2LS	Access ramp to front elevation with ballustrades/ hand rails. Replacement rear window. Removal of existing window.	Permission Granted
LA04/2026/0074/F	LOC	Mercy College, Bilston Road, Belfast, BT14 7QR	Provision of a SEN building with classrooms, ancillary facilities and associated siteworks	Permission Granted
LA04/2026/0120/DC	LOC	Stranmillis University College Campus Stranmillis Road, Belfast, BT9 5DY	Discharge condition 12 of planning approval LA04/2019/1614/F -Acoustic Measures Verification	Condition Partially Discharged
LA04/2026/0164/F	LOC	15 Coolnasilla Avenue, Belfast, BT11 8LD	Single storey front porch extension, first floor rear and side extension and conversion of existing attached garage. Including new render finish to front elevation and installation of 4 no. additional windows to existing dwelling (3 no. at ground floor and 1 no. at first floor level). (Amended Plans)	Permission Granted
LA04/2026/0233/F	LOC	36-38 Donegall Place, Belfast, BT1 5BB	Installation of RBGW Uplighting to first floor, facade alterations, installation of external AC equipment to flat roof at 3rd floor level, installation of ramp to rear elevation.	Permission Granted
LA04/2026/0241/LBC	LOC	36-38 Donegall Place, Belfast, BT1 5BB	Installation of RBGW Uplighting to first floor, facade alterations, formation of internal partitions to create public engagement spaces / staff working and staff welfare, Installation of external AC equipment to flat roof at 3rd floor level, installation of ramp to rear elevation. Red blinds to windows. 2 Shop sign, 1 Projecting sign.	Consent Granted
LA04/2026/0291/F	LOC	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)	Permission Granted
LA04/2026/0313/F	LOC	73 Ravenhill Park, Belfast, BT6 0DG	Partial demolition of existing rear elevation to facilitate single storey side/rear extension.	Permission Granted
LA04/2026/0348/F	LOC	21 Lacefield, Belfast, BT4 3PA	Extension to the existing detached garage located to the rear/side of the existing dwelling and solar panels on roof	Permission Granted
LA04/2026/0367/F	LOC	16 Sunbury Avenue, Belfast, BT5 5NU	Demolition of existing side rear single storey lean-to extension, new single storey extension, new slate roof to replace existing roof slate. PV panels to existing rear roof and associated demolition to roof and gable elevations for new window openings and associated site works.	Permission Granted
LA04/2026/0380/F	LOC	46 Willesden Park, Belfast, BT9 5GY	Two storey side extension, loft conversion with rear dormer window and raised patio to the rear (amended description)	Permission Granted
LA04/2026/0417/CLOPUD	LOC	Lands opposite 47 Dundela Avenue Dundela Avenue, BT4 3BS	Evidence that development has been commenced- Laying of foundations for block E of approval LA04/2019/1478/F.	Permitted Development

LA04/2026/0462/F	LOC	77 Greystown Avenue, Belfast, BT9 6UH	Attic conversion with rear dormer.	Permission Granted
LA04/2026/0469/F	LOC	11 Diamond Gate, Belfast, BT10 0FF	Proposed roofspace conversion with side dormer window.	Permission Granted
LA04/2026/0516/MDPA	LOC	146 Parkgate Avenue, Belfast, BT4 1JF	Discharge clause 8.1 of the S76 for application LA04/2022/0118/F -Car Club Strategy.	Condition Discharged
LA04/2026/0554/WPT	LOC	219 St Mark's Church (cofi) 219 Holywood Road, Belfast, BT4 2DH	Please see submitted tree condition survey report by Stephen Warren of M Large Tree Services Ltd, and submitted block layout plan showing the trees that the Select Vestry & Church Trustees want permission to carry out the work as recommended in order to ensure site safety. The works the Select Vestry wants to carry out are the felling of 4 trees and the reduction of the height, endweight and crown of one tree. One protected tree (original number 17) blew down in a recent storm in winter 2026. Tree No. 1 (original number 7) - Lime, fair condition, recommended work proposed to be carried out - remove epicormic growth, cut ivy, crown clean, reduce height by 5 m, reduce endweight by 4m. Tree No. 2 (original number 15) - Lime, poor condition, recommended work proposed to be carried out - fell to maintain site safety. Tree No. 4 (original number 18) - Lime, poor condition, recommended work proposed to be carried out - fell to maintain site safety.	Works to Trees in CA Agreed
LA04/2026/0642/F	LOC	67 Westland Road, Belfast, BT14 6NL	Proposed single storey extension to rear of dwelling	Permission Granted
LA04/2026/0692/F	LOC	70 Rushfield Avenue, Belfast, BT7 3FR	Single storey rear extension.	Permission Granted
LA04/2026/0658/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of Condition 19 of LA04/2023/4373/F - ventilation & glazing verification details	Condition Discharged
LA04/2026/0675/F	LOC	71 Stanhope Street, Belfast, BT13 1BB	Single storey rear extension	Permission Granted
LA04/2026/0690/CLOPUD	LOC	54 Gilnahirk Park, Belfast, BT5 7DY	Replacement garage.	Permitted Development
LA04/2026/0706/F	LOC	3 Glen Manor, Andersonstown, Belfast, BT11 8QP	Single storey rear extension.	Permission Granted
LA04/2026/0714/F	LOC	48 Grangeville Gardens, Belfast, BT10 0HL	Single storey rear extension, including internal alterations.	Permission Granted
LA04/2026/0729/LBC	LOC	30 Windsor Park, Belfast, BT9 6FR	Internal alterations and associated works at second floor level to include the conversion and subdivision of an existing room to create a new ensuite and a new bathroom.	Consent Granted
LA04/2026/0859/DC	LOC	68 University Street, Belfast, BT7 1HB	Conditions 18 & 19 of Planning Approval LA04/2020/1412/F Survey Document outlining the current condition of the building and method for repair, Construction Details Document describing the proposed works to be undertaken to existing building elements and Drawings to illustrate the proposed works.	Condition Discharged
LA04/2026/0892/DC	LOC	17A Donegall Park Avenue, Belfast, BT15 4ET	Discharge of condition no.3 - LA04/2023/3438/F - finishes	Condition Discharged

LA04/2026/0920/DC	MAJ	3-19 Rydalmere Street, Belfast, BT12 6GF	Discharge conditions 2 of LA04/2020/1944/lbc and 23 of LA04/2020/1943/F • External aluminium doors brochure: Document name: Sys5-20D-Hi-Brochure_External_Aluminium_Doors. • External aluminium door handle product information: Document name: Mila Door Handles_External_Aluminium_Doors. • Block 3 lift shaft curtain walling brochure: Document name: 1-02-System-17-High-Rise-Curtain-Walling-WEB-1_External_Lift_Shift_Curtain_Walling . & Door schedules to show the typical elevations for each door type: • 2726-RPP-01-ZZ-DR-A-91-9040C-Blk 1 Door Schedule • 2726-RPP-02-ZZ-DR-A-91-9010B-Blk 2 Door Schedule • 2726-RPP-03-ZZ-DR-A-91-9000B-Blk 3 Door Schedule • 2726-RPP-04-ZZ-DR-A-91-9030B-Blk 4 Door Schedule	Condition Not Discharged
LA04/2026/0952/WPT	LOC	125 Marlborough Park South, Belfast, BT9 6HW	Proposed works: Remove 2x Chamaecyparis lawsoniana (Lawson Cypress) to ground level. Reason for works: The trees are situated on the shared front boundary with the neighbouring Marlborough Clinic. Removal is proposed due to their close proximity to the neighbouring property, potential root conflict with adjacent structures and services, and the risk of further damage or future failure. The species does not lend itself well to heavy reduction or long term pruning management.	Works to Trees in CA Agreed
LA04/2026/0958/DC	LOC	20 Deramore Park, Belfast, BT9 5JU	Discharge condition 6 of LA04/2024/1591/F. Drawing No: 24-14-253 - Soft Landscaping and Planting Plan Landscaping Management and Maintenance Plan	Condition Discharged
LA04/2026/0994/PAN	MAJ	Lands including and to the north of 1-55 Rosemary Street BT1 1QA / BT1 1QB , the east of 53-63 Royal Avenue BT1 1LX / BT1 1FE , the south of 56 Lower Garfield Street BT1 1FP, the west and north east of 6-34 North Street BT1 1LA, the north and west of 13-59 North Street BT1 1NA / BT1 1NB, west and north west of 16-28 Donegall Street BT1 2GP, including North Street Arcade and to the west of 21-55 Donegall Street BT1 2FF / BT1 2FH, lands including and to the south of Writers Square Belfast and lands immediately south of 89-91 Academy Street BT1 2LS and west of 8 Exchange Street BT1 2LJ, Belfast	Proposed residential-led mixed use comprehensive redevelopment comprising 2 hotels, new homes including: private rent/social & affordable/flex -living/private market sale; offices; retail and restaurant/café/bar uses. New and upgraded streets, public spaces and courtyards and private courtyards. Detailed hard and soft landscaping and all associated demolition, construction site compounds and construction access works.	Proposal of Application Notice is Acceptable

LA04/2026/1037/WPT	LOC	46 Osborne Park, Belfast, BT9 6JP	Tree No. 1 as per Sketch Plan - Lime Tree (in front garden) - Reduce Endweight by 2 metres - Remedial works to a roadside Lime tree as general garden/ property maintenance Tree No. 2 as per Sketch Plan - Cherry Plum (in back garden) - Remove - Our client would like this tree removed as it is dead Tree No. 3 as per Sketch Plan - Unknown Dead Stem (in corner of back garden) - Remove - Our client would like this stem removed as it is dead	Works to Trees in CA Agreed
LA04/2026/1072/WPT	LOC	13 Cranmore Park, Belfast, BT9 6JF	1 x silver birch tree (10-15m high) to right hand side of property requires height reduction.	Works to Trees in CA Agreed
LA04/2023/4572/F	LOC	57, 59 and 61 Belmont Road, Belfast, BT4 2AA	Conversion of first and second floors to 3no apartments with rear fire escape and 4x dormer windows on front elevation (amended address)	Permission Granted
LA04/2025/0288/F	LOC	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)	Permission Granted
LA04/2025/0438/O	LOC	30M east of 191 Ballyhill Road, Belfast, BT14 8SF	Renewal of existing approval (LA04/2021/2284/O) for dwelling and garage	Permission Refused
LA04/2025/1341/F	LOC	12 The Mount, Belfast. BT5 4NA	Conversion of existing garage and store room to residential dwellinghouse. Alterations to building elevations, erection of boundary wall and additional site works.	Permission Refused
LA04/2025/1644/F	LOC	67 Mount Merrion Park, Belfast, BT9 5NS	Rear and side two storey extension.	Permission Granted
LA04/2025/1857/F	LOC	Amazon Warehouse, Titanic Quarter Musgrave Channel Road, Belfast, BT3 9WA	Installation of a waste compactor, smoking shelter and the partial removal of an existing armco barrier	Permission Granted
LA04/2025/1965/DC	LOC	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Discharge of conditions 3, 8, 9 and 12 of planning application LA04/2019/2387/F. Environmental Management Plan, Remediation Strategy, Quantitative Risk Assessment and Piling Risk Assessment.	Condition Discharged
LA04/2025/2055/F	LOC	154 Locksley Park, Belfast, BT10 0AT	Creation of vehicular access with hardstanding area to front of dwelling and creation of raised garden at the rear to include new patio area, garden path and boundary fencing. (Retrospective)	Permission Granted
LA04/2025/2096/F	MAJ	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment.	Permission Granted
LA04/2025/2132/F	LOC	90 Maryville Street, Belfast, BT7 1AE	Variation of condition 2 of planning permission LA04/2024/1118/F as amended under appeal (2025/A0017) to allow for 2no. bedrooms for use as short-term let accommodation (STLA)	Permission Granted
LA04/2025/2179/F	LOC	106 Malone Avenue, Belfast, BT9 6ES	Change of use from residential unit to short term let (first floor)	Permission Refused

LA04/2025/2180/F	LOC	106 Malone Avenue, Belfast, BT9 6ES	Change of use from residential dwelling to short term let (ground floor)	Permission Refused
LA04/2025/2208/F	LOC	117 Park Avenue, Belfast, BT4 1JJ	Single storey extension to the rear and side, including demolition of single-storey return and relocation of side vehicular access gate.	Permission Granted
LA04/2025/2218/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of Condition 18 LA04/2023/4373/F- Ventilation	Condition Discharged
LA04/2026/0083/F	LOC	4 St James's Park, Belfast, BT12 6DT	Single storey side and rear extension with raised patio, fenestration changes and removal of chimneys (Amended description)	Permission Granted
LA04/2026/0181/F	LOC	The River Rooms, 5 Donegall Quay, Belfast, BT1 3EA	Retractable Awning (Front Elevation)	Permission Granted
LA04/2026/0163/LBC	LOC	The River Rooms, 5 Donegall Quay, Belfast, BT1 3EA	Retractable Awning (Front Elevation)	Consent Granted
LA04/2026/0162/A	LOC	The River Rooms, 5 Donegall Quay, Belfast, BT1 3EA	signage on awning	Consent Granted
LA04/2026/0144/MDPA	LOC	140 Donegall Street, Belfast, BT1 2FJ	Discharge Clause 2.3 of the s76 (LA04/2021/0516/F) - Student Management Plan	Condition Discharged
LA04/2026/0276/F	LOC	8 Malone View Avenue, Belfast, BT9 5PJ	Removal of flat roof to front of dwelling and replacement with pitched roof and a single storey extension to rear of dwelling	Permission Granted
LA04/2026/0170/F	LOC	559 Ormeau Road, Ballynafoy, Belfast, BT7 3JA	Demolition of existing lean-to, wooden bin store and rear boundary fence and gate and replacement with single-storey rear extension, brick rear yard wall, gate and bin store.	Permission Granted
LA04/2026/0171/LBC	LOC	559 Ormeau Road, Ballynafoy, Belfast, BT7 3JA	Demolition of existing lean-to, wooden bin store and rear boundary fence and gate and replacement with single-storey rear extension, brick rear yard wall, gate and bin store.	Consent Granted
LA04/2026/0278/F	LOC	122-128 Ravenhill Road, Belfast, BT6 8ED	Change of use from office (class b1) to storage and distribution (class b4)	Permission Granted
LA04/2026/0186/F	LOC	6 Deramore Park, Belfast, BT9 5JT	Single storey rear extension to existing dwelling	Permission Granted
LA04/2026/0229/F	LOC	Suitor Bros 56 Upper Arthur Street, Belfast, BT1 4GJ	Part change of use of existing retail shop to form coffee servery and hatch and new shop front.	Permission Granted
LA04/2026/0296/DC	LOC	14 Dublin Road, Belfast	Discharge Condition 2 of LA04/2023/4366/F. A written specification of materials: -	Condition Discharged
LA04/2026/0294/MDPA	LOC	140 Donegall Street, Belfast, BT1 2FJ	Discharge Clause 3.1 of the s76 of LA04/2021/0516/F - Travel Plan	Condition Discharged
LA04/2026/0326/F	LOC	38 Onslow Gardens, Belfast, BT6 0AQ	Single-storey rear extension, including demolition of the existing single-storey room, removal of the existing kitchen roof, partial demolition of the rear wall (ground floor level) and existing living room window, and formation of a new gable window.	Permission Granted
LA04/2026/0389/DCA	LOC	6 Deramore Park, Belfast, BT9 5JT	Demolition of conservatory and part demolition of rear wall.	Consent Granted
LA04/2026/0416/CLOPUD	LOC	Lands opposite 47 Dundela Avenue Dundela Avenue, BT4 3BS	Evidence that development has been commenced- Laying of foundations for block A of approval LA04/2019/0356/F.	Permitted Development
LA04/2026/0437/DC	LOC	Lands adjacent to and South East of the River Lagan, West of Olympic Way off Queens's Road, Queen's Island, Belfast, BT2 9EQ	Discharge of Condition 28 - LA04/2021/2280/F - Heating Provision	Condition Discharged
LA04/2026/0491/CLEUD	LOC	34b Edinburgh Street, Malone Lower, Belfast, BT9 7DS	Existing House of multiple occupation (HMO)	Permitted Development

LA04/2026/0495/CLOPUD	LOC	St Columba's Chruch Hall, Kings Road, Belfast, BT5 6JE	This proposal is to use St Columba's Church Hall as a venue for the Venture Kids after school club. This would fall under Class D1: Community and Cultural Use and in particular is referenced in The Planning (Use Classes) Order (NI) 2015 under Class D1 (b) 'as a creche, day nursery, after school facility or day centre.' This hall is currently in use by the church in a multi-purpose community nature including for 'Happy Tots' , a parents and toddlers group on Fridays. The building will be used in a similar way for the after school club with the main hall for activities and the use of the existing WC's. Some external spaces around the building will also be used in activities associated with the after school club.	Permitted Development
LA04/2026/0505/LBC	LOC	2 Royal Avenue, Belfast, BT1 1DA	Fenestration changes to include insertion of new windows at first floor level on north facing elevation, creation of new access door and new windows at ground floor level on north elevation and internal alterations.	Consent Granted
LA04/2026/0586/F	LOC	16 Knocknagoney Road, Belfast, BT4 2PW	Single storey rear extension.	Permission Granted
LA04/2026/0659/F	LOC	2 Royal Avenue, Belfast, BT1 1DA	Fenestration changes to include insertion of new windows at first floor level on north facing elevation and creation of new access door and new windows at ground floor level on north elevation.	Permission Granted
LA04/2026/0656/F	LOC	44 Finaghy Road South, Belfast, BT10 0DE	Single storey rear & side extension	Permission Granted
LA04/2026/0631/F	LOC	Administration Building, Queen's University Belfast University Road, Belfast, BT7 1NN	Four storey extension to northern elevation of existing office building, recladding of all external elevations, development of amphitheatre seating and covered colonnade, minor works to existing steps to south of building, landscaping and all ancillary works.	Permission Granted
LA04/2026/0672/CLEUD	LOC	16 Palestine Street, Belfast, BT7 1QJ	HMO (House in multiple occupation)	Permitted Development
LA04/2026/0678/MDPA	LOC	Lands adjacent to 14 College Square North and south of 62-76 Hamill Street, Belfast.	Discharge clause 2.1 of the approved S76 of application LA04/2018/1719/F- Evidence of submission of travel cards.	Condition Discharged
LA04/2026/0730/A	LOC	61 Boucher Road, Belfast, BT12 6HR	4 Shop sign, 1 Projecting sign, (amended proposal)	Consent Granted
LA04/2026/0767/CLEUD	LOC	25 Elaine Street, Belfast, BT9 5AR	Existing House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/0761/F	LOC	72 Cliftondene Crescent, Belfast, BT14 7PE	Single storey extension to rear of dwelling with internal alterations and level access to rear of dwelling.	Permission Granted
LA04/2026/1047/CLEUD	LOC	25 Ashley Avenue, Belfast, BT9 7BT	Short term let accommodation.	Permitted Development
LA04/2026/1048/CLEUD	LOC	23 Ashley Avenue, Belfast, BT9 7BT	Short term let accommodation.	Permitted Development
LA04/2026/1049/CLEUD	LOC	81 Dunluce Avenue, Belfast, BT9 7AW	The property has been as short term let accommodation for more than five years (continuously).	Permitted Development

LA04/2026/0848/WPT	LOC	44 Myrtlefield Park, Belfast, BT9 6NF	We wish to apply for permission to remove the mature silver birch tree located within our rear garden. The tree is situated in close proximity to our house and neighbouring residential properties. Due to its mature size and continued growth, we have ongoing concerns regarding its long-term suitability for the site, including potential future impact on nearby structures, drainage and neighbouring boundaries. The tree also significantly overshadows the garden and surrounding properties, and its size now limits safe landscaping and maintenance within the garden. As part of a wider garden redesign, we intend to undertake replacement planting with a number of smaller, more appropriate trees and planting to maintain and enhance the character and biodiversity of the area. We would be happy to comply with any reasonable replacement planting conditions requested by the Council.	Works to Trees in CA Agreed
LA04/2026/0889/CLOPUD	LOC	8a Balmoral Park, Finaghy, Belfast, BT10 0QD	Written confirmation of land use being that of horticultural use.	Application Withdrawn
LA04/2026/0903/LBC	LOC	Glendinning House, 6 Murray Street, Belfast, BT1 6DN	Removal of existing entrance door to Athol Street Elevation and installation of new entrance door and associated works.	Consent Granted
LA04/2026/0938/A	LOC	Unit 9C, Boucher Retail Park, 21-59 Boucher Crescent, Belfast, BT12 6HU	2 Shop signs	Consent Granted
LA04/2026/0957/DC	LOC	3-19 Rydalmere Street, Belfast, BT12 6GF	Discharge conditions 23 of LA04/2020/1943/F. and 2 of LA04/2024/1062/LBC Further detail on the rainwater goods. The data sheet provided shows the type of rainwater goods to be installed.	Condition Discharged
LA04/2026/0979/NMC	LOC	Site between 30&32 Dunraven Crescent, Belfast, BT5 5LE	Non material change to adjustment of building position on site (LA04/2021/2321/F).	Non Material Change Refused
LA04/2026/1023/PAN	MAJ	1-9 Duncrue Place, Belfast, BT3 9JP	Erection of waste transfer facility, ancillary office accommodation, staff welfare facilities, service yard, car parking and access arrangements from Duncrue link and Duncrue Place and associated site works.	Proposal of Application Notice is Acceptable
LA04/2026/1089/CLEUD	LOC	29 Elaine Street, Belfast, BT9 5AR	House of Multiple Occupancy (HMO).	Permitted Development
LA04/2026/1046/CLOPUD	LOC	Lands at Lombard Street (Nos. 1-24), Castle Place (Nos 5-25) located immediately east of 1-27 Castle Street, Belfast, BT1 1BL.	Construction of 3no. raingardens, reconfigured road layout and segregated two-way cycleway.	Permitted Development
LA04/2026/1059/DCA	LOC	Administration Building, Queen's University Belfast University Road, Belfast, BT7 1NN	Demolition of existing elevational treatment to facilitate recladding and extension of QUB Administration Building under LA04/2026/0631/F	Consent Granted
LA04/2026/1093/CLOPUD	LOC	12 King Street, Belfast, BT1 1HU	Proposed Change of Use from Bookmakers (sui generis) to shop (A1).	Permitted Development
LA04/2026/1068/CLEUD	LOC	7 St Ives Gardens, Stranmillis, Belfast, BT9 5DN	House in multiple occupation (HMO)	Permitted Development
LA04/2026/1071/CLEUD	LOC	122 Malone Avenue, Belfast, BT9 6ET	House in multiple occupancy (HMO)	Permitted Development

LA04/2026/1098/WPT	LOC	9 Malone Manor, Belfast, BT9 6SR	Crown reduction by 3-4m should be applicable for this work. Epicormic growth should also be removed from the base of the tree to a height of 5m.	Works to Trees in CA Agreed
LA04/2026/1117/PAN	MAJ	101 Corporation Street, Belfast, BT1 3BD	An 18-storey aparthotel including a ground floor reception, first floor bar/restaurant and 136 No. self-catering apartments on upper floors	Proposal of Application Notice is Acceptable
LA04/2026/1126/NMC	LOC	14 Old Coach Avenue, Belfast, BT9 5PY	Non Material Change to LA04/2024/2118/F to include change the existing roof finish from flat profiled concrete tiles to clay rosemary tiles, remove the brick chimney stack at the rear return and replace it with an insulated stainless steel flue , create a rectangular shape family room relocating the patio doors in the existing splayed wall to the new N. East facing wall facing the new patio, reposition and reduce the overall number of proposed roof lights, provide a curved bay with a window seat to the centre of the rear return.	Non Material Change Granted
				<u>Total Decsions - 144</u>

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Planning decisions issued July 2026

Application number	Category	Location	Proposal	Decision
LA04/2025/1652/F	LOC	Adjacent to current boathouse approximately 50m south east of Shaws Bridge Car Park, Belfast, BT9 5YN	Installation of a floating pontoon that will rise and fall with the height of the river, providing year round access to the river.	Permission Granted
LA04/2025/1661/F	LOC	River bank approximately 150m north east of Shaws Bridge Car Park, Belfast, BT9 5YN	Installation of a new floating pontoon to replace the existing wooden jetty.	Permission Granted
LA04/2025/2212/F	LOC	4 Galwally Park, Belfast, BT8 6AH	Single storey side extension. Replacement windows. Single storey store & garden room to replace garage. Creation of 2m high timber fence along rear Eastern boundary (Amended Description).	Permission Granted
LA04/2026/0578/F	LOC	42 Kimberley Street, Belfast, BT7 3DY	Single-storey extension in yard to rear.	Permission Granted
LA04/2026/0636/LBC	LOC	Administration Building, Queen's University Belfast University Road, Belfast, BT7 1NN	Demolition of three steps and retaining wall; reprofiling of lower groundfloor level; addition of three natural stone steps; and erection of stainless steel handrail	Consent Granted
LA04/2026/0650/F	LOC	6 Kensington Gardens West, Belfast, BT5 6NQ	Proposed single-storey extension to the rear of a detached dwelling, including internal alterations, and changes to existing openings in the existing house.	Permission Granted
LA04/2026/0823/F	LOC	44 Marlborough Park North, Belfast, BT9 6HJ	provision of new ironwork pedestrian gate, new brick wall, retention of existing garage, new vehicular ironwork gate, ironwork handrail, minor amendments to planting area and driveway finishes	Permission Granted
LA04/2026/0822/CLEUD	LOC	8 Cadogan Street, Belfast, BT7 1QW	Existing House in Multiple Occupation (HMO)	Permitted Development
LA04/2026/1169/WPT	LOC	9 Danesfort Park Close, Belfast, BT9 7RJ	1 - Complete prune with a crown reduction of approximately 30%, 1x Acer pseudoplatanus (Sycamore) on the front boundary of the property, to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter. 2 - Complete prune with a crown reduction of approximately 25% & sever ivy, 1x Betula pendula (Sliver birch) on the front boundary of the property, to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter. 3 - Sectionally dismantle to ground level 3x Chamaecyparis lawsoniana (Lawson Cypress) situated on the rear shared boundary of the property to reduce the potential risk of failure, improve light ingress, and reduce needle fall and associated litter. 4 - Trim and tidy the Cupressocyparis leylandii on the property's rear boundary to maintain shape, promote healthy regrowth, reduce the risk of failure, and improve light exposure. See pictures attached in documents.	Works to Trees in CA Agreed
LA04/2023/4272/DC	LOC	140 Donegall Street, Belfast, BT1 2FJ	Employment & Skills Plan as per clause 1.1 of S76 Agreement	Condition Discharged
LA04/2024/1254/F	LOC	1 Pembroke Street, Belfast, BT12 6NY	Demolition of existing clubhouse building and erection of 1no. dwelling. (Amended description).	Permission Granted
LA04/2025/1308/F	LOC	Methodist College, 1 Malone Road, Belfast, BT9 6BY	Proposed refurbishment and extension of existing school meals accommodation block and associated site works.	Permission Granted
LA04/2025/1309/LBC	LOC	Methodist College 1 Malone Road, Belfast, BT9 6BY	Proposed refurbishment and extension of existing school meals accommodation block.	Consent Granted

LA04/2025/2228/F	LOC	236-238 Malone Road, Belfast, BT9 5LR	Modify Condition 15 - LA04/2020/2189/F (submit detailed proposals for disposal of storm water and foul sewage)	Permission Granted
LA04/2026/0148/F	LOC	17 KNOCKBREDA DRIVE GALWALLY BELFAST BT6 0HJ	Single storey side extension, 2 storey side and rear extension; change of roof profile from hipped to gable; rear dormer window; rooflight on front elevation and change to existing windows.	Permission Granted
LA04/2026/0393/F	MAJ	Lands at the Titanic Quarter, between Hamilton Road, Queens Road and Sydenham Road. Immediately NE, E and SE of Belfast Metropolitan College, approximately 150m SE of Titanic Hotel, 8 Queens Road, Belfast, BT3 9DT.	Temporary planning approval for a caravan / campervan / motorhome site, with ancillary facilities including communal recreational spaces, toilets, showers, waste disposal points, food and drink area, site office, waste collection, lights, storage areas and all associated temporary structures and works	Permission Granted
LA04/2026/0486/DCA	LOC	6 Broomhill Park, Belfast, BT9 5JB	Demolition and removal of remaining timber boundary fence	Consent Granted
LA04/2026/0484/F	LOC	6 Broomhill Park, Belfast, BT9 5JB	Construction of new boundary wall to front and side boundary of site.	Permission Granted
LA04/2026/0627/F	LOC	3 Beechgrove Crescent, Belfast, BT6 0NG	Proposed porch over front door and proposed rear single storey extension	Permission Granted
LA04/2026/0697/F	LOC	130 Earlswood Road, Belfast, BT4 3EB	single storey side extension (proposed) and garden room (retrospective).	Permission Granted
LA04/2026/0744/NMC	LOC	Ulsterbus Ltd Europa Bus Centre 12-22 Glengall Street, Belfast, BT12 5AH	Non Material Change to Planning Application LA04/2025/0447/F to include a 4th layout option to be considered alongside previously approved layout options 1-3.	Non Material Change Granted
LA04/2026/0825/F	LOC	80 Orchardville Crescent, Ballyfinaghy, Belfast, BT10 0JT	Proposed single storey extension to side and rear of dwelling.	Permission Granted
LA04/2026/0873/CLEUD	LOC	46 Melrose Street, Belfast, BT9 7DN	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2026/0921/MDPA	LOC	722 St Gerards Roman Catholic Church Antrim Road, Newtownabbey, BT36 7PG	As required by the Section 76 Planning Agreement and Schedule One (Clause 1.2) connected to planning application (LA04/2025/1351/F) for the lands known as Ben Eadan Wood Housing Development to rear of St Gerards Roman Catholic Church, we write to serve a Commencement Notice for Commencement of Development.	Condition Discharged
LA04/2026/0916/MDPA	LOC	722 St Gerards Roman Catholic Church Antrim Road, Newtownabbey, BT36 7PG	As required by the Section 76 Planning Agreement and Schedule One (Clause 1.2) connected to planning application (LA04/2025/0312/F) for the lands known as Ben Eadan Wood Housing Development to rear of St Gerards Roman Catholic Church, we write to serve a Commencement Notice for Commencement of Development.	Condition Discharged
LA04/2026/0993/MDPA	LOC	140 Donegall Street, Belfast, BT1 2FJ	Clause 1.7 of the Section 76 Agreement associated with planning permission LA04/2021/0516/F requires an Operational Employability and Skills Plan to be submitted to the Council prior to occupation of the development.	Condition Discharged
LA04/2023/3137/A	LOC	9 Arthur Square, Belfast, BT1 4FD	1 Shop sign, 1 Projecting sign	Consent Refused
LA04/2023/3141/LBC	LOC	9 Arthur Square, Belfast, BT1 4FD	Alterations to listed building to facilitate shop signage and projecting sign.	Consent Refused
LA04/2025/0032/MDPA	LOC	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	Submission of a Construction Employability and Skills Plan in accordance with Schedule 1 Clause 5.1 - 5.6 of Section 76 Planning Agreement LA04/2023/3030/F	Condition Partially Discharged

LA04/2025/1578/F	LOC	76 Circular Road, Belfast, BT4 2GD	Removal of existing boundary fencing to the north-west and south-west of the garden and replacement with a new brick boundary wall; removal of existing garden steps and associated structures and replacement with new steps and wall; removal of existing tarmac driveway and concrete patios and replacement with new surface finishes; erection of new garden pavilion and formation of raised beds to the west of the garden.	Permission Granted
LA04/2025/1579/LBC	LOC	Little Lea 76 Circular Road, Belfast, BT4 2GD	Proposed removal of existing boundary fencing to the north-west and south-west of the garden and replacement with a new brick boundary wall; removal of existing garden steps and associated structures and replacement with new steps and wall; removal of existing tarmac driveway and concrete patios and replacement with new surface finishes; erection of new garden pavilion and formation of raised beds to the west of the garden	Consent Granted
LA04/2025/1854/F	LOC	34 Cricklewood Park, Belfast, BT9 5GW	Boundary treatment works including timber fence and gate and decrease in width of access (part retrospective).	Permission Granted
LA04/2026/0066/F	LOC	Existing soccer pitches at Wedderburn Park Playing Fields (approx. 20m east of Orpen Ave. and 10m west of Wedderburn Gdns), Belfast, BT10 0BT	Erection of 2.4m high perimeter fencing around 1 No. existing soccer pitch and internal 1.2m high spectator rail. Additional tree planting (Amended proposal)	Permission Granted
LA04/2026/0107/F	LOC	5 Wynchurch Avenue, Belfast, BT6 0JP	Rear dormer, with the previously approved change of hipped roof to pitched roof type under application LA04/2023/4339/F.	Permission Granted
LA04/2026/0415/F	LOC	44 Stirling Avenue, Belfast, BT6 9LP	Single storey rear extension.Partial demoliton of rear wall, removal of rear windows and rear/side door (Amended Description).	Permission Granted
LA04/2026/0425/F	LOC	64 Areema Drive, Dunmurry, Belfast, BT17 0QG	Single storey side extension and level access ramp at front of property.	Permission Granted
LA04/2026/0481/F	LOC	58 Bloomfield Road, Belfast, BT5 5LU	Dormer to rear of dwelling	Permission Granted
LA04/2026/0502/F	LOC	27 Osborne Park, Belfast, BT9 6JN	Single-storey rear extension and single storey rear covered area with extension to existing paved terrace.	Permission Granted
LA04/2026/0503/DCA	LOC	27 Osborne Park, Belfast, BT9 6JN	Part demolition of rear wall and removal of existing patio doors.	Consent Granted
LA04/2026/0592/F	LOC	92 Orchardville Gardens, Belfast, BT10 0JX	Proposed two storey extension to the side and rear of existing dwelling, the proposed works also includes internal alterations.	Application Withdrawn
LA04/2026/0614/MDPA	LOC	1 Hospital Road, Belfast, BT8 8JP	Clause 1.2 of the Section 76 Agreement associated with planning permission LA04/2020/2607/F requires notification of commencement of Development at least 10 Working Days prior to Commencement of Development.	Condition Discharged
LA04/2026/0625/F	LOC	10 Knockbreda Drive, Belfast, BT6 0HJ	Demolition of existing single storey rear return and garage, and erection of single storey rear extension and detached single storey garden room, and associated siteworks and landscaping	Permission Granted
LA04/2026/0628/F	LOC	116 Bloomfield Avenue, Belfast, BT5 5AE	change of use from office use (Class B1) to residential dwelling house (class c1) partial demolition to faciliate new opening at rear for new door.	Permission Granted

LA04/2026/0755/WPT	LOC	1 Methodist College 1 Malone Road, Belfast, BT9 6BY	To remove two small conifers located behind the chapel in the school, there are concerns that they may start (or may have already) causing structural issues to the building considering how closely planted to the building they are.	Works to Trees in CA Agreed
LA04/2026/0787/LBC	LOC	Bandstand, Ormeau Park, Ormeau Rd, Belfast, BT7 3GG	Proposed remedial works to the bandstand	Consent Granted
LA04/2026/0785/DC	LOC	150 Kingsway, Belfast, BT17 9AA	Notification of completion of landscape works Discharge of condition 15 - LA04/2017/1784/F	Condition Discharged
LA04/2026/0844/F	LOC	Windsor Lawn Tennis Club 37 Windsor Avenue, Belfast, BT9 6EJ	Erection of roof over existing approved padel court.	Permission Granted
LA04/2026/1013/DC	LOC	Former Site of Blocks 4, 5 & 6 Clonaver Drive, Belfast, BT4 2FB	Submission of sample panels of materials to be used on the facades, windows, boundaries and roof coverings to discharge Condition 19 of permission LA04/2019/2279/F	Condition Discharged
LA04/2026/1184/DC	LOC	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Discharge of conditions 3, 8 and 9 of planning approval LA04/2025/2096/F. Environmental Management Plan, Remediation Strategy and Quantitative Risk Assessment. As confirmed by approval LA04/2025/1965/DC.	Condition Discharged
LA04/2024/0243/F	LOC	263 Antrim Road Belfast BT15 2GZ	Reconfiguration / modification to ground floor retail unit. Creation of 3no. residential apartments with a 2-bed unit at first floor level, a 1-bed unit at second floor level, and a 1-bed unit at attic level. Rear dormer window and associated site works.	Permission Granted
LA04/2025/0636/F	LOC	Balmoral Plaza Retail Park, Boucher Road, Belfast, BT12 6HR	Single storey drive thru' restaurant with an associated cold room, plant area, parking, outdoor seating and general associated ancillary site works.	Permission Granted
LA04/2025/0846/O	LOC	Lands between 10 and 18 Ballyutoag Road, Belfast, BT14 8SR	Infill dwelling and garage	Application Withdrawn
LA04/2025/0860/F	LOC	The Phoenix 179-181 Antrim Road, Belfast, BT15 2GW	Provision of associated outside seating area to front of bar enclosed with portable planters (retrospective)	Permission Granted
LA04/2025/1296/F	LOC	39 Boucher Road, Belfast, BT12 6HR	Demolition of office building and proposed erection of proposed padel facility building, to include ancillary café, pro shop and gym/recovery studio, parking and all associated site works.	Permission Granted
LA04/2025/1526/F	LOC	18 Barnetts Road, Belfast, BT5 7BA	Demolition of existing single storey boiler house, two storey side and rear extension including all associated site works. (Amended Scheme)	Permission Granted
LA04/2025/1646/MDPA	LOC	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Employability and Skills Plan in accordance with Schedule 1 Clause 7.1 of the Section 76 Planning Agreement for LA04/2019/2387/F.	Condition Discharged
LA04/2025/2101/F	LOC	36 Glenmillan Park, Ballymaghan, Belfast, BT4 2JE	Two storey side extension to dwelling. Extension and conversion of detached garage and changes to window openings to patio doors.	Permission Granted
LA04/2025/2157/F	LOC	51 Melrose Street, Belfast, BT9 7DL	Retrospective change of use from dwelling house to short term let.	Permission Refused
LA04/2025/2237/F	LOC	32 Wolfhill Link, Belfast, BT14 8DY	Single storey side extension. Front porch.	Permission Granted
LA04/2026/0044/DC	LOC	Lands at 102-127 Grosvenor Road and adjoining The Westlink/Grosvenor Road junction, Belfast.	Piling Method Statement for installation of a pile. Discharge of condition 6 - LA04/2020/1666/F	Condition Not Discharged

LA04/2026/0049/F	LOC	Shaws Bridge Sports Association, 123 Milltown Road, Belfast, BT8 7XP	Erection of an 'Energy Hub' providing an extension of the existing club's sporting facilities to include new gymnasium, physio/recovery suite, seminar room, enhanced W.C. facilities, cloakroom and vending area all at ground floor level and social hub and viewing area at first floor level.	Permission Granted
LA04/2026/0082/F	LOC	215a Templemore Avenue, Belfast, BT5 4FS	Change of use from 1-bedroom residential apartment (C1) to short-term let (Sui Generis) for a maximum of 90 days per calendar year.	Permission Refused
LA04/2026/0135/F	LOC	41 Kingsway Park, Belfast, BT5 7EW	Single-storey rear extension to existing dwelling (retrospective).	Permission Granted
LA04/2026/0236/DC	LOC	Diageo Global Supply 3 Marshalls Road, Belfast, BT5 6SL	Discharge Conditions 2 & 5 of LA04/2024/0808/F - GQRA and a Final CEMP	Condition Discharged
LA04/2026/0256/F	LOC	25 Kernan Drive, Newtownabbey, BT36 7XG	Single storey rear extension. Ramp access with level platforms to front and side and rear. Retaining wall to rear with railings and steps. Rear window alterations.	Permission Granted
LA04/2026/0293/A	LOC	The Door Store 53 Boucher Road, Belfast, BT12 6HR	Replacement of an existing sign on the southern elevation with an LED sign	Consent Granted
LA04/2026/0403/F	LOC	5 Broomhill Park, Belfast, BT9 5JB	Partial demolition of the existing garage and the construction of a new garage in its place.	Permission Granted
LA04/2026/0404/DCA	LOC	5 Broomhill Park, Belfast, BT9 5JB	Partial demolition of the existing garage and the construction of a garage in its place.	Consent Granted
LA04/2026/0414/F	LOC	7 Mount Aboo Park, Belfast, BT10 0DJ	Two Storey and single storey extension to rear of dwelling.	Permission Granted
LA04/2026/0436/F	LOC	Ground floor of 32 Ann Street, Belfast, BT1 4EG	Change of use of ground floor from A1 retail unit to A2 financial and professional services provider	Permission Granted
LA04/2026/0470/F	LOC	2a Deramore Park, Belfast, BT9 5JT	Part-retrospective planning application for the removal of existing gates and hedge to facilitate widening of vehicular access. Installation of new sliding security/privacy gate.	Permission Granted
LA04/2026/0479/F	LOC	60 Wandsworth Road, Belfast, BT4 3LU	Demolition of existing garage and erection of single storey side and rear extension	Permission Granted
LA04/2026/0504/F	LOC	7 Adelaide Chase, Belfast, BT9 6XE	Single storey rear extension. Alterations to include new patio doors in side gable wall.	Permission Granted
LA04/2026/0551/F	LOC	Unit 162, 1st floor Victoria Place, 20 Wellwood Street, Belfast, BT12 5GE	Change of Use from Office (Use Class B1) to Single Residential Studio apartment (Use class C1)	Permission Granted
LA04/2026/0575/F	LOC	35 Glenview Avenue, Belfast, BT5 7LZ	Single storey rear extension, removing existing conservatory. Ground floor side window to NE elevation. Replacement Garage (Amended Description).	Permission Granted
LA04/2026/0539/DCA	LOC	7 Adelaide Chase, Belfast, BT9 6XE	Removal of existing rear patio doors and partial demolition of wall adjacent to facilitate access to new extension. Removal of ground floor window to rear to be blocked up. Demolition of a section of wall in the existing gable to make way for new patio style doors.	Consent Granted
LA04/2026/0574/F	LOC	96 Whitewell Road, Newtownabbey, BT36 7ER	Single storey rear/side extension. Rear hardstanding area. Timber fencing to rear and side elevation. Level Platform and concrete path to side elevation. Relocation of existing metal shed to front elevation.	Permission Granted
LA04/2026/0584/A	LOC	Existing Offices and Showroom located at 384 Donegall Road, Belfast. BT12 6FY	1 Digital Sign	Consent Granted
LA04/2026/0585/F	LOC	18 Ashburne Place, Belfast, BT7 1SE	Removal of condition 2 of planning reference LA04/2024/0981/F and appeal reference 2025/A0043 (retention of bedroom)	Permission Refused

LA04/2026/0591/DC	LOC	Derelict lands at and to the rear of no.s 34-36 The Mount, Belfast, BT5 4NA	Discharge of condition 9 of LA04/2024/0948/F - Piling Risk Assessment Report	Condition Discharged
LA04/2026/0610/CLEUD	LOC	5 College Place North, Belfast, BT1 6BE	Short-Term Let Accommodation (STLA) - Sui Generis	Permitted Development
LA04/2026/0702/F	LOC	21 Knockbreda Gardens, Belfast, BT6 0HH	Change of roof profile from hipped to gable and rear dormer and rooflight window to front. partial demolition to facilitate. (retrospective)	Permission Granted
LA04/2026/0629/F	LOC	Ulsterbus Ltd Europa Bus Centre 12-22 Glengall Street, Belfast, BT12 5AH	Temporary padel courts marquee office space, and retail containers, including fenced gates, internal site hoarding, outdoor seating, and landscaping. Extension to approved market under LA04/2025/0447/F.	Permission Granted
LA04/2026/0666/F	LOC	35 Kings Road, Belfast, BT5 6JG	Two storey side extension. Demolition of existing single storey side extension. Window and roof replacement & 2 No. skylights to rear roof of original dwelling. Reinstatement of chimney to front elevation. Raised patio to rear. Solar panels to garage(Amended Description).	Permission Granted
LA04/2026/0700/F	LOC	52 Rosetta Road Belfast, BT6 0LT	Single storey rear extension; change of roof profile from hipped to gable; rear dormer. Partial demolition to facilitate.	Permission Granted
LA04/2026/0713/F	LOC	Student Roost - Swanston House 41-45 Queen Street, Belfast, BT1 6ES	Replacement of the existing management suite with 4no. additional student accommodation studios resulting in a total of 321 total bedspaces. Change of use of retail unit to resident gym, erection of entrance canopy, installation of air handling units and associated units.	Permission Granted
LA04/2026/0734/DCA	LOC	35 Kings Road, Belfast, BT5 6JG	Demolition of single storey side extension, conservatory and external garden wall and gate. Removal and replacement of roof and windows.	Consent Granted
LA04/2026/0733/DC	LOC	42-50 Ormeau Road, Belfast	Written declaration from the supplier and installation contractor of Ventilation and Window Specification Discharge of condition 5 - LA04/2024/0025/F	Condition Discharged
LA04/2026/0866/F	LOC	37 Cardigan Drive, Belfast, BT14 6LY	Single storey rear extension. Partial demoliton of side/rear walls of dwelling. Demolition of rear boiler house . Removal of 3 No. rear/side windows and side door.	Permission Granted
LA04/2026/0774/F	LOC	83 Wellington Park, Belfast, BT9 6DP	Internal and external alterations to 3no. Existing flats including new re-positioned rear external stairway and fenestration	Permission Granted
LA04/2026/0781/DCA	LOC	83 Wellington Park, Belfast, BT9 6DP	Demolition works required for Internal and external alterations to 3no. Existing flats including new re-positioned rear external stairway and fenestration.	Consent Granted
LA04/2026/0776/F	LOC	Lands to NE of 265 Whiterock Road, Ballymurphy, Belfast, BT12 7FZ	Variation of Condition 11 of Planning Application Ref. LA04/2021/1447/F (in relation to foul and surface water drainage)	Permission Granted
LA04/2026/0802/DC	LOC	150 Kingsway, Belfast, BT17 9AA	Discharge of condition 18 of LA04/2017/1784/F Submission of cycle stand details	Condition Discharged
LA04/2026/0820/F	LOC	29 Dalebrook Park, Belfast, BT11 9EW	Two storey side and rear extension with patio	Permission Granted

LA04/2026/0846/NMC	LOC	12 Windsor Avenue, Belfast, BT9 6EE	Non-Material change to LA04/2020/1437/F -Relocation of the 'Cycles' storage as built. -Location external the gas meters as built. -Omission of path of rear gardens.	Non Material Change Refused
LA04/2026/0883/F	LOC	9 Cranmore Park, Belfast, BT9 6JF	Section 54 application for variation of condition 3 of LA04/2024/1982/F - Retention of clear and obscure glazing within windows	Permission Granted
LA04/2026/0879/DC	LOC	Catholic Chaplaincy 28-38 Elmwood Avenue, Belfast, BT9 6AY	Discharge of Condition no.2 - LA04/2025/0495/F The required information, including foul drainage details and the programme for implementation	Condition Not Discharged
LA04/2026/0939/CLEUD	LOC	107 Orangefield Road, Belfast, BT5 6DD	Erection of stone gabion walls, increase in ground levels and erection of timber fence within domestic curtilage	Permitted Development
LA04/2026/0965/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge condition 22 of LA04/2022/1206/F. Information of the accredited conservation professional who will oversee and certify the hereby approved works.	Condition Discharged
LA04/2026/0981/F	LOC	15-19 William Street South, Unit B, Belfast, BT1 4AR	Alterations to shopfront, including relocation of entrance door, change of material and framing to side door, 3x signage and internal refurbishment	Permission Granted
LA04/2026/0983/A	LOC	15-19 William Street South, Unit B, Belfast, BT1 4AR	3x signage, to include 1x projecting sign and 2x shop sign	Consent Granted
LA04/2026/1029/NMC	LOC	29 Parkside Gardens, Belfast, BT15 3AW	NMC RE LA04/2021/2285/F Change a portion of the external boundary approximately 10m in length at the rear of the site from redecorated existing wall to a 1.8m high double boarded close boarded timber fence.	Non Material Change Granted
LA04/2026/1067/A	LOC	2 - 10 Botanic Avenue, Belfast, BT7 1JG	3 high level signs, 2 fascia signs, 2 projecting signs, 1 Vinyl sign, 3 awnings.	Consent Granted
LA04/2026/1105/A	LOC	Unit 6 Ug, Boux Avenue 1 Victoria Square, Belfast, BT1 4QG	1 Shop sign	Consent Granted
LA04/2026/1087/LBC	LOC	15-19 William Street South, Belfast, BT1 4AR	Relocation of entrance and installation of new signage	Consent Granted
LA04/2026/1056/A	LOC	Unit 5, Donegall Arcade, 5-7 Castle Place, Belfast, BT1 1GA	2 No. shop signs on the shop front fascia, 1 No. hanging projecting sign, 1 No. vinyl sign and 1 No. digital advertisement screen	Consent Granted
LA04/2026/1091/F	LOC	9 Lake Glen Close, Belfast, BT11 8TJ	Single-storey rear extension with ramped access.	Permission Granted
LA04/2026/1092/F	LOC	7 Lagmore Rise, Belfast, BT17 0GG	Single-storey rear extension.	Permission Granted
LA04/2026/1085/CLOPUD	LOC	2B Springfield Road and 119 Falls Road, Belfast, BT12 6AA	Proposed change of use from Bookmakers (sui generis) to Shop Class A1	Permitted Development
LA04/2026/1103/CLEUD	LOC	73 Bates Avenue, Belfast, BT9 7BZ	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2026/1120/DC	LOC	Essay Musical 87 Castlereagh Road, Belfast, BT5 5FE	Discharge Condition 2 to planning permission LA04/2021/2612/F management plan for the property.	Condition Not Discharged
LA04/2026/1127/WPT	LOC	34 Adelaide Park, Belfast, BT9 6FY. Semi-detached dwelling, with trees to the front and rear	T1 - Ornamental cherry - Remove T2 - Ornamental cherry - Remove T3 - Crab apple - Remove T4 - Purple leaved plum - Remove T5 - Ornamental cherry - Remove T6 - Beech - Remove	Works to Trees in CA Agreed
LA04/2026/1134/CLOPUD	LOC	Ground Floor, Unit 2, 423-427 Ormeau Road, Ballynafoy, Belfast, BT7 3GQ	Proposed Change of use from cafe/restaurant unit (sui Genris) To Estate Agents (A2)	Permitted Development
LA04/2026/1145/CLOPUD	LOC	6 Mornington, Belfast, BT7 3JS	Base for Garden Hobby Room and erection of same.	Permitted Development

LA04/2026/1144/WPT	LOC	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	As detailed in the accompanying plans/reports the works involve the removal of: - Tree 140 (Common Beech) tree of circa 10m in height and is classified as category B1 (moderate value and conservation). Tree 140 is covered by a TPO (ref. TPO/2005/0107). - The Cherry Laurel hedges (Group 134) comprise a dense linear hedge of circa 4m along the front boundary and are classified as Category C1 (Low value and conservation). The works also propose compensatory hedge and tree planting (3:1 ratio).	Works to Trees in CA Agreed
LA04/2026/1213/WPT	LOC	40 Hawthornden Road, Belfast, BT4 3JW	Very tall and large lime tree. Has not been topped for 9 years. Has not been lopped around body of the tree for potentially up to 20 years. Branches are now nearing head level within front garden and public footpath in front of the house. Tree surgeon has visited the site and advised he can carry out appropriate lopping around circumference of the tree from bottom upwards and then topping c. 10/15 metres which was the same as was carried out 9 years ago at the property.	Works to TPO Granted
LA04/2022/1013/F	LOC	536-538 Oldpark Road Belfast BT14 6QJ	Demolition of existing building and construction of 6 apartments (Amended Description & drawings).	Permission Granted
LA04/2023/4269/F	LOC	52 Hill Street, Belfast, BT1 2LB	Proposed change of use from offices to a restaurant (amended plans)	Permission Granted
LA04/2023/4515/F	LOC	Office Suite 2 & Office Suite 3, First Floor, 78-80 Sunnyside Street, Belfast, BT7 3EY	Change of use from 2no. office units (Use Class B1: Business) on the first floor into 2no. residential dwellings (Use Class C1: Dwellinghouses) above a shop. Amendments proposed to windows	Permission Granted
LA04/2024/0023/F	LOC	Unit 1-3, Apollo Space Centre, Apollo Road, Belfast, BT12 6HP	Change of use from both indoor sports & recreation (no defined use class) and storage & distribution (use class B4) to light industrial (use class B2), including alterations to facade (amended site location plan).	Permission Granted
LA04/2024/0608/F	LOC	52 Thorndale Avenue, Belfast, BT14 6BL	Retrospective change of use to short term let accommodation	Permission Refused
LA04/2024/0986/F	LOC	122-126 Great Victoria Street, Belfast, BT2 7BG	Erection of 4 storey building comprising 2 ground floor restaurants with ground floor outdoor seating areas, 11 No. apartments on upper storeys and associated site works.	Permission Granted
LA04/2024/2076/F	LOC	2-4 Good Shepherd Road, Belfast, BT17 0LS	Proposed 4 No. new build properties consisting of three terrace houses and one accessible bungalow located on brown field site.	Permission Granted
LA04/2025/1158/F	LOC	Rear of St. Gerards Roman Catholic Church and St. Clements Retreat, 722 Antrim Rd	Detached dwelling with garage, retaining walls to rear. Solar panels to rear, new residential access to road and parking provision On a vacant site between plots 27 & 28 of extant approval LA04/2019/0062/F.	Permission Granted

LA04/2025/1631/F	LOC	8 Shaneen Park, Belfast, BT14 8JP	Changes to approved scheme LA04/2020/1294/F - (Amendments to rear elevation and construction of new raised patio with steps and storage under patio). Amendments to the proposal include a change in materials to the balustrade around the patio. Construction of 3 windows for the storage rooms under the patio and the rearrangement of the doors(retrospective).	Permission Granted
LA04/2025/1748/A	LOC	140 Donegall Street, Belfast, BT1 2GY	5 roundel signs, 2 roundel projecting signs and 6 public notice signs	Consent Granted
LA04/2025/1879/A	LOC	Glentoran FC, Parkgate Drive, Belfast, BT4 1EW.	1 Hoarding, 2 Digital (retrospective)	Consent Granted
LA04/2025/2117/F	LOC	165 York Street, Belfast, BT15 1AL	Change of use of existing ground floor retail unit including mezzanine (Use Class A1) to office accommodation (Use Class B1)	Permission Granted
LA04/2025/2093/LBC	LOC	Clanmill Housing Association Ltd 3 Waring Street, Belfast, BT1 2DX	Replacement of existing windows.	Consent Granted
LA04/2025/2122/F	LOC	28 Kingsway Gardens, Knock, Belfast, BT5 7DQ	Demolition of existing attached garage and construction of a rear &side single-storey extension and a raised patio to the rear. Installation of an external flue pipe to the rear elevation, together with changes to window and door openings on the existing rear elevation. (Amended & Reduced Scheme)	Permission Granted
LA04/2025/2215/F	MAJ	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.	Permission Granted
LA04/2026/0085/F	LOC	Footpath on Bankmore Street, approx. 10m south of the junction with Ormeau Avenue, Belfast, BT7 1AZ	The installation of a 20.0m Pole supporting 6no Antennas and 3no. RRUs. The installation of 1no. Cabinet and all ancillary works thereto	Permission Granted
LA04/2026/0306/F	MAJ	140 Donegall Street, Belfast, BT1 2FJ	Section 54 of the Planning Act (NI) 2011 for non-compliance with planning conditions 15 and 16 of planning permission LA04/2021/0516/F (relating to junction improvements and provision of disabled parking spaces)	Permission Granted
LA04/2026/0309/F	LOC	29 Edenmore Drive, Belfast, BT11 8LT	Proposed single storey extension to rear of property.	Permission Granted
LA04/2026/0319/F	LOC	19-27 Chichester Street, Belfast, BT1 4JB	Extension to a public house involving a change of use of a former restaurant. Alterations to the shop front, erection of awning and installation of extraction equipment.	Permission Granted
LA04/2026/0455/F	LOC	153 Sydney Street West, Belfast, BT13 3GA	Single storey side and rear extension	Permission Granted
LA04/2026/0473/F	LOC	28 Templemore Place, Belfast, BT5 4SZ	Single Storey Rear Extension	Permission Granted
LA04/2026/0559/CLEUD	LOC	15 University Avenue, Belfast, BT7 1GX	House in multiple occupation (HMO)	Permitted Development
LA04/2026/0522/F	LOC	78 Kings Road, Belfast, BT5 6JN	Partial demolition of existing single storey outbuildings, construction of new single storey side/rear extension, detached garage and general internal reconfiguration.	Permission Granted
LA04/2026/0523/DCA	LOC	78 Kings Road, Belfast, BT5 6JN	Partial demolition of existing single storey outbuildings, removal and reconstruction of chimneys and changes to fenestration layout.	Consent Granted

LA04/2026/0549/F	LOC	Ground Floor, W5 Unit 5 Odyssey Pavilion 2 Queens Quay, Belfast, BT3 9QQ	Reconfiguration of ground floor of W5 science museum (Use Class D1) to include change of use to gym use (sui generis) and MRI suite and medical consulting rooms (Use Class D1) and associated works. Minor elevational works to reposition an existing external door.	Permission Granted
LA04/2026/0571/F	LOC	Ormiston Front Gate Lodge 263 Belmont Road, Belfast, BT4 2AJ	Single storey rear extension. Installation of boundary walls, fencing and gates. Demolition of existing rear extension and removal of existing boundary treatments. Window replacements and alterations.	Permission Granted
LA04/2026/0570/LBC	LOC	Ormiston Front Gate Lodge, 263 Belmont Road, Belfast, BT4 2AJ	Conservation and restoration works to former gate lodge building, including removal of existing single-storey flat-roof rear extension, construction of a replacement single-storey pitched-roof rear extension, and replacement of boundary hedge and fence with masonry walls and railings.	Consent Granted
LA04/2026/0572/F	LOC	33 Cadogan Park, Belfast, BT9 6HH	Addition of single storey rear extension and two-storey side extension. Internal reconfiguration. Existing brick facade to be rendered.	Permission Granted
LA04/2026/0573/DCA	LOC	33 Cadogan Park, Belfast, BT9 6HH	Demolition of ground floor outer walls to the rear as per the drawings Demolition of section of wall with archway to the side Demolition of low garden wall and post to the side	Consent Granted
LA04/2026/0663/F	LOC	57 Wellington Park, Belfast, BT9 6DP	Demolition of single storey conservatory, sections of walls to existing rear elevation and minor internal demoliton for proposed single storey rear extension to dwelling and adjoining extension for external shed/store, and rear patio (Amended description)	Permission Granted
LA04/2026/0664/DCA	LOC	57 Wellington Park, Belfast, BT9 6DP	Demolition of single storey conservatory and sections of walls to existing rear elevation to facilitate proposed extension works.	Consent Granted
LA04/2026/0683/F	LOC	58 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Retention of existing 3no. modular buildings extending the temporary period of occupation on site from 1st October 2026 to 31st March 2027.	Permission Granted
LA04/2026/0661/A	LOC	City Quays 2, 7 Clarendon Road, Belfast, BT1 3BG	2 No. High level illuminated signage.	Consent Granted
LA04/2026/0716/F	LOC	Alma Place, 16 Library Street, Belfast, BT1 2JB	Proposed change of use of 342 no. Student rooms to short term let accommodation outside of term time (July & August).	Permission Granted
LA04/2026/0693/NMC	LOC	2 St Gerards Manor, Belfast, BT12 7GW	Proposed new 2m wide footpath layout to previously approved application LA04/2022/0129/F	Non Material Change Refused
LA04/2026/0732/LBC	LOC	Dirty Onion 3 Hill Street, Belfast, BT1 2LA	Remedial works to external timber frame	Consent Granted
LA04/2026/0878/F	LOC	18 Mount Coole Gardens, Belfast, BT14 8JY	Retrospective first floor window to Northern elevation.	Permission Granted
LA04/2026/0927/F	LOC	369 Cregagh Road, Belfast, BT6 0LE	Demolition of existing conservatory and erection of single storey rear extension	Permission Granted
LA04/2026/1016/DC	LOC	Lands at the corner of Little York Street and Little Patrick Street adjacent to 123 York Street, 14 Little Patrick Street and opposite 23-33 Little York Street, Belfast	Discharge conditons 4 and 15 of LA04/2019/2285/F- Piling Risk Assessment and Material Details.	Condition Partially Discharged
LA04/2026/1014/F	LOC	28 Massey Court, Belfast, BT4 3GJ	Single storey extension and raised patio to rear of existing detached single storey dwelling.	Permission Granted

LA04/2026/1027/F	LOC	6 Spring Place, Belfast, BT6 8HD	Proposed single storey extension to rear of dwelling and level access to rear.	Permission Granted
LA04/2026/1034/F	LOC	44 Bevedere Park, Malone Lower, Belfast, BT9 5GT	Proposed single storey side extension with internal alterations and conversion of existing garage with associated siteworks.	Permission Granted
LA04/2026/1058/F	LOC	24 Tullymore Gardens, Belfast, BT11 8ND	Single storey rear extension (amended description)	Permission Granted
LA04/2026/1053/DC	LOC	Lands to the rear of Little York Street and Little Patrick Street adjacent to 123 York Street, 14 Little Patrick Street and opposite 23-33 Little York Street, Belfast	Discharge condition 9 of LA04/2019/2285/F- CEMP.	Condition Discharged
LA04/2026/1062/LBC	LOC	Third Floor, Glendinning House, 6 Murray Street, Belfast, Belfast, BT1 6DN	Refurbishment and fit-out works to the third floor office accommodation	Consent Granted
LA04/2026/1115/DCA	LOC	The Duke Of York 7-15 Commercial Court, Belfast, BT1 2NB	An external temporary art installation featuring illuminated sculptural umbrellas suspended at first-floor height above Commercial Court.	Application Withdrawn
LA04/2026/1125/MDPA	LOC	Lands to the rear of Little York Street and Little Patrick Street adjacent to 123 York Street, 14 Little Patrick Street and opposite 23-33 Little York Street, Belfast	Development is scheduled to commence on site on 1 August 2026. Accordingly, this application serves as formal written notice of the commencement of development in accordance with the requirements of Paragraph 3.2, Schedule 1 of the Section 76 Agreement of planning application LA04/2019/2285/F.	Condition Discharged
LA04/2026/1164/DC	LOC	Lands at the corner of Little York Street and Little Patrick Street adjacent to 123 York Street, 14 Little Patrick Street and opposite 23-33 Little York Street, Belfast	Contractor letter to Council to satisfy requirements of planning condition no.8 LA04/2019/2285/F	Condition Discharged
LA04/2026/1137/F	LOC	33a & 33b Candahar Street, Belfast, BT7 3AR	Conversion of the 2 existing 3-bedroom and 5-bedroom apartments into two 4-person, 2-bedroom units and one 2-person, 1-bedroom serviced apartments, along with a 10.4 sqm side extension to provide access.	Application Withdrawn
LA04/2026/1141/LBC	LOC	1a Malone Park, Belfast, BT9 6NH	Reconfiguration of dwelling to improve the layout and provide additional ensuite bathroom to include internal wall demolition, replacement of PVC windows with hardwood timber frame sliding sash windows and refurbish the roof, rainwater goods and walls as required.	Consent Granted
LA04/2026/1173/F	LOC	256 North Queen Street, Belfast, BT15 3DJ	Proposed change of house type and reorientation of Units 13 & 14 as approved under planning permission LA04/2022/2026/F and associated site works	Permission Granted
LA04/2026/1288/WPT	LOC	8 Balmoral Gardens, Belfast, BT9 6PB	Copper Beech - Crown Reduce by 2 - 3 metres This large Copper Beech tree located on the front boundary of 8 Balmoral Gardens requires an overall crown reduction by 2 - 3 metres where necessary to maintain good neighbourly relations with the homeowners of No. 6. These general maintenance works display a proactive approach from our clients, as Malone Conservation Area residents, to practice responsible tree ownership as they continue to invest in professionally maintaining such a large roadside tree located within this small cul-de-sac.	Works to Trees in CA Agreed
LA04/2026/1303/CLEUD	LOC	57 Agincourt Avenue, Belfast, BT7 1QB	HMO (House in multiple occupation)	Permitted Development
				Total Decisions - 169

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Live Major Applications not previously considered by Committee @ 11.08.26

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 Page 29	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
	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

5	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements. The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir. Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground. Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks. Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.	20-Dec-24	18-Jul-25	Under Consideration
6	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
7	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
8	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
9	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

10	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
11	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
12	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
Page 31 13	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)	Hybrid planning permission is being sought for the following development: 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. 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.	27-Jan-26	25-Aug-26	Under Consideration
14	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
15	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
16	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

17	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
18	LA04/2025/2140/F	Major	Harberton North Special School 29a Fortwilliam Park, Belfast, BT15 4AP	Partial demolition of existing school buildings. Refurbishment of existing building and part single, part two storey extension to front and rear. New parking and drop off areas, play areas and landscaping.	28-Apr-26	24-Nov-26	Under Consideration
19	LA04/2026/0814/F	Major	Nos 128, 128C, 130, 132, 134, 136-138, & 140-144 Kingsway, Dunmurry, Belfast, BT17 9NP	Demolition of existing commercial units, erection of discount foodstore, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works	01-May-26	27-Nov-26	Under Consideration
20	LA04/2026/0701/F	Major	Land adjacent to and south of the junction of London Road and Lismore Street, Belfast	Residential development of 24no. apartments in 8no. blocks, 44no. semi-detached houses and 1no. detached house (69no. units in total) and associated ancillary works	07-May-26	03-Dec-26	Under Consideration
21	LA04/2026/0909/F	Major	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Proposed change of use from offices to hotel at 1st to 7th floor and construction of a two-storey extension to the Chichester Street elevation to provide 176no. bedrooms, breakfast room/dining room, bar, kitchen, gym and business suite. Proposed partial change of use of ground floor from café to retail unit and ancillary space for hotel. Construction of additional plant room and elevational changes (amendment to previously approved application LA04/2022/2216/F).	05-Jun-26	01-Jan-27	Under Consideration
Page 32 22	LA04/2026/0978/O	Major	Lands at former Sirocco Works, Short Strand and adjacent to Bridge End and River Lagan, Belfast	Renewal of outline planning permission LA04/2018/0811/O. 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.	24-Jun-26	20-Jan-27	Under Consideration
23	LA04/2026/1224/F	Major	City Link Business Park Albert Street, Belfast, BT12 4HQ	Erection of residential development comprising of 2 No. Apartment buildings comprised of 202 apartments, car parking, open space and all ancillary development and 1 No. social/affordable apartment building comprised of 51 apartments, car parking, open space and all ancillary development.	24-Jun-26	20-Jan-27	Under Consideration
24	LA04/2026/1226/F	Major	123 York Street, Belfast, BT15 1AB	Proposed use of 388 no. Student rooms as short term let accommodation outside of term time (July & August).	01-Jul-26	27-Jan-27	Under Consideration
25	LA04/2026/1262/F	Major	AMIC Harbour Building, 5 Airport Road, Belfast, BT3 9EF	Demolition of buildings to south-west of main building, erection of double height extension on south-west side facing Airport Road (18.08m height) with triple height extension (21.85m height) to rear on south-west side, erection of double height extension (12.07m height) on north-east side (total additional 6,754m² floorspace Use Class (B1)(c)). PV panels, access from Airport Road, car parking, cycle parking, boundary fencing and all other associated works.	09-Jul-26	04-Feb-27	Under Consideration
26	LA04/2026/1250/F	Major	Lands on the site of the former Ballygolan Primary School, located adjacent / south of no. 45 Voltaire Gardens and 1 Serpentine Parade; and adjacent / west of no. 39 Vandyck Gardens and 39 Serpentine Road, Belfast	Residential development including 73 apartments (over 55s Category 1), communal spaces, mobility scooter storage areas, landscaped open space, car parking, bin stores and associated site works	23-Jul-26	18-Feb-27	Under Consideration

Planning Applications Discussed at Committee Between 01 Apr 2019 and 11 Aug 2026

Decision Description	Totals												
	23												
Application Withdrawn													
Consent Granted	3												
Consent Refused													
Permission Granted	12												
Permission Refused	1												
Total	39												
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	197	29/06/2023	33	162	31/05/2026	Unknown	Awaiting Section 76 Agreement - land ownership issue resolved but now issue with status of the applicant
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	118	17/06/2025	57	60	Unknown	Unknown	Further information received from applicant following request from DAERA NIEA and NIEA reconsulted

LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, 3, 4, 5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	63	17/06/2025	3	60	31/07/2026	30/09/2026	Awaiting conclusion of S77 agreement (amendment to S76 agreement). Further information submitted following request from DfI Roads and DfI Roads reconsulted
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	93	12/08/2025	41	52	31/08/2026	30/09/2026	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
LA04/2025/0605/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	70	17/02/2026	44	25	TBC	TBC	Application considered at February 2026 Committee following site visit
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 (July and August).	LOC	16-Jun-25	29-Sep-25	15	60	10/03/2026	38	22			Permission Granted
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	56	10/03/2026	33	22	N/A	To be reconsidered	Deferred for Site Visit. Consulting NIW

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	69	10/03/2026	46	22	30/06/2026	30/09/2026	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	67	10/03/2026	44	22	N/A	To be reconsidered	Deferred for Site Visit. Consulting NIW
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	72	10/03/2026	49	22	Unknown	Unknown	Delegated authority sought to resolve final response from NIW. Discussions ongoing
Page 35 LA04/2021/2839/F	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	LOC	13-Dec-21	28-Mar-22	15	243	21/04/2026	227	16			Permission Granted
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	55	21/04/2026	38	16	30/06/2026	31/08/2026	Drafting refusal reasons
LA04/2025/2096/F	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.	MAJ	04-Dec-25	02-Jul-26	30	36	21/04/2026	19	16			Permission Granted
LA04/2022/0071/LBC	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	LOC	14-Dec-21	29-Mar-22	15	243	21/04/2026	227	16			Consent Granted

LA04/2026/0393/F	Lands at the Titanic Quarter, between Hamilton Road, Queens Road and Sydenham Road. Immediately NE, E and SE of Belfast Metropolitan College, approximately 150m SE of Titanic Hotel, 8 Queens Road, Belfast, BT3 9DT.	Temporary planning approval for a caravan / campervan / motorhome site, with ancillary facilities including communal recreational spaces, toilets, showers, waste disposal points, food and drink area, site office, waste collection, lights, storage areas and all associated temporary structures and works	MAJ	06-Mar-26	02-Oct-26	30	23	19/05/2026	10	12			Permission Granted
LA04/2025/2090/F	38 Hillhead Avenue, Belfast, BT11 9GD	Creation of hardstanding and widening of vehicular access to front of dwelling. (Retrospective)	LOC	04-Dec-25	19-Mar-26	15	36	19/05/2026	23	12			Permission Granted
LA04/2025/1661/F	River bank approximately 150m north east of Shaws Bridge Car Park, Belfast, BT9 5YN	Installation of a new floating pontoon to replace the existing wooden jetty.	LOC	27-Oct-25	09-Feb-26	15	41	19/05/2026	29	12			Permission Granted
Page 36 LA04/2024/1646/F	46-50 Gilnahirk Road, Belfast, BT5 7DG	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	LOC	01-Oct-24	14-Jan-25	15	97	19/05/2026	85	12			Permission Refused

LA04/2025/1991/F	Makro, 97 Kingsway, Belfast, BT17 9NS	Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park.	MAJ	03-Dec-25	01-Jul-26	30	36	16/06/2026	26	9	N/A	30/09/2026	Awaiting consultation responses from DfI Roads and SES
LA04/2025/2013/F Page 37	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	MAJ	18-Nov-25	16-Jun-26	30	38	16/06/2026	30	8	N/A	30/09/2026	Further information required by DAERA NIEA. Awaiting consultation responses from SES and BCC Economic Development Unit

LA04/2025/2015/LBC	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	LOC	18-Nov-25	03-Mar-26	15	38	16/06/2026	30	alber	N/A	30/09/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2025/2013 /F
Page 38 LA04/2025/2215/F	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.	MAJ	19-Dec-25	17-Jul-26	30	34	16/06/2026	25				Permission Granted

LA04/2026/0021/F	Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS	Conversion of former convent to 28no. apartments (1, 2 & 3 bed) involving internal and external refurbishment/retention and re-configuration. Provision of ground floor extension with partial demolition and provision of new stairwell and lift. Provision of dormers, rooflights and extension to first, second floor and attic levels regarding new stairwell and lift. External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin stores, landscaping, substation and associated works.	LOC	22-Jan-26	07-May-26	15	29	16/06/2026	20	8	N/A	31/08/2026	DfC HED recommended conditions to deal with late archaeological issues raised by objector. Resolving exploration of dedicated accessible parking spaces
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LA04/2026/0022/LBC	Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS	Conversion of former convent to 28no. apartments (1, 2 & 3 bed) involving internal and external refurbishment/retention and re-configuration. Provision of ground floor extension with partial demolition and provision of new stairwell and lift. Provision of dormers, rooflights and extension to first, second floor and attic levels regarding new stairwell and lift. External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin stores, landscaping, substation and associated works.	LOC	05-Jan-26	20-Apr-26	15	31	16/06/2026	23	8	N/A	31/08/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2026/0021 /F
LA04/2026/0066/F	Existing soccer pitches at Wedderburn Park Playing Fields (approx. 20m east of Orpen Ave. and 10m west of Wedderburn Gdns), Belfast, BT10 0BT	Erection of 2.4m high perimeter fencing around 1 No. existing soccer pitch and internal 1.2m high spectator rail. Additional tree planting (Amended proposal)	LOC	21-Jan-26	06-May-26	15	29	16/06/2026	20	8			Permission Granted
LA04/2026/0340/F	The Edge, 1 Frederick Street, Belfast, BT1 2LW (formally 48-52 York Street, Belfast, BT15 1AS)	Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only.	LOC	30-Mar-26	13-Jul-26	15	19	16/06/2026	11	8	N/A	31/08/2026	Awaiting finalisation of s76 planning agreement

LA04/2026/0306/F	140 Donegall Street, Belfast, BT1 2FJ	Section 54 of the Planning Act (NI) 2011 for non-compliance with planning conditions 15 and 16 of planning permission LA04/2021/0516/F (relating to junction improvements and provision of disabled parking spaces)	MAJ	19-Feb-26	17-Sep-26	30	25	16/06/2026	16	8			Permission Granted
LA04/2026/0505/LBC	2 Royal Avenue, Belfast, BT1 1DA	Fenestration changes to include insertion of new windows at first floor level on north facing elevation, creation of new access door and new windows at ground floor level on north elevation and internal alterations.	LOC	15-Apr-26	29-Jul-26	15	17	16/06/2026	8	8			Consent Granted
Page 4 of 5 LA04/2026/0659/F	2 Royal Avenue, Belfast, BT1 1DA	Fenestration changes to include insertion of new windows at first floor level on north facing elevation and creation of new access door and new windows at ground floor level on north elevation.	LOC	15-Apr-26	29-Jul-26	15	17	16/06/2026	8	8			Permission Granted
LA04/2026/0716/F	Alma Place, 16 Library Street, Belfast, BT1 2JB	Proposed change of use of 342 no. Student rooms to short term let accommodation outside of term time (July & August).	LOC	13-Apr-26	27-Jul-26	15	17	16/06/2026	9	8			Permission Granted
LA04/2026/0787/LBC	Bandstand, Ormeau Park, Ormeau Rd, Belfast, BT7 3GG	Proposed remedial works to the bandstand	LOC	15-May-26	28-Aug-26	15	13	16/06/2026	4	8			Consent Granted

LA04/2024/1195/F	Lands south of nos. 7-14 Wolfhill Manor, east of no.42 Mill Avenue and west and north west of 100 Mill Avenue, Ligoniel, Belfast, BT14 8EL.	Proposed residential development comprising 20 no. dwelling units, including 8 no. semi-detached 2 storey dwellings, 1 no. detached 2 storey dwelling, 2 no. 3-bed apartments (2 storey building) and 9 no. 2-bed apartments (3 storey building) with associated car parking, landscaping and associated works.	LOC	04-Jul-24	17-Oct-24	15	110	16/06/2026	101	8	N/A	31/08/2026	Awaiting Section 76 Agreement
LA04/2025/1651/F	20 Rosemary Street, Belfast, BT1 1QD	Retention, conversion, refurbishment and change of use of existing office building (Class A2) and 2 no. vacant retails units (Class A1) to hotel accommodation and associated facilities, including bar and restaurant (sui generis) and extension of 5th floor (30no. hotel bedrooms in total)	LOC	30-Sep-25	13-Jan-26	15	45	16/06/2026	37	8	N/A	30/09/2026	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water

LA04/2025/1839/F	Lindsay House, 8 - 14 Callender Street, Belfast, BT1 5BN	Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights.	LOC	31-Oct-25	13-Feb-26	15	41	16/06/2026	32	8	N/A	30/09/2026	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water
LA04/2025/1841/DCA	Lindsay House 8 - 14 Callender Street, Belfast, BT1 5BN	Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights.	LOC	31-Oct-25	13-Feb-26	15	41	16/06/2026	32	8	N/A	30/09/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2025/1839 /F

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	74	16/06/2026	66	8			Permission Granted
04/2024/0570/F	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	MAJ	04-Apr-24	31-Oct-24	30	123	16/06/2026	114	8	N/A	N/A	Application considered at June 2026 Committee

LA04/2024/0569/O	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	MAJ	04-Apr-24	31-Oct-24	30	123	16/06/2026	114	8	N/A	N/A	Application considered at June 2026 Committee
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	225	16/06/2026	216	8	N/A	N/A	Awaiting resolution of cycle-foopath design issues raised by DfI Roads. Completion of s76 planning agreement

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Subject:	Updating customers on live Planning Enforcement cases
Date:	18 th August 2026
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

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

Call-in	
Is the decision eligible for Call-in?	Yes

1.0	Purpose of Report or Summary of Main Issues
1.1	To report to the Committee on proposed changes to the Planning Service's approach to providing updates on live enforcement cases to customers and elected representatives.
1.2	The proposed changes will necessitate some minor revisions to the Council's Planning Enforcement Strategy and these are set out in Appendix 2 . The opportunity has also been taken to make two further minor drafting changes in relation to the NI Planning Portal and vexatious complaints.
2.0	Recommendation
2.1	That the Committee notes the revisions.
3.0	Main Report
3.1	The Council's Planning Enforcement Strategy sets out the Council's approach to investigating enforcement complaints. This includes, amongst many other aspects of the enforcement process, how customers and elected representatives are updated on live enforcement cases.

3.2	Following feedback from customers and elected representatives, it is proposed to change the Planning Service's approach to providing updates on live enforcement cases. At present, no information is given for data protection reasons, to safeguard the rights of investigations and ensure that outcome of investigations is not prejudiced.
3.3	Whilst these considerations remain applicable, the approach to updating customers and elected members has been reviewed following discussion with Legal Services. Under the revised approach, it considered appropriate to provide updates according to the stage at which the enforcement investigation has reached. The stages include: 1. a complaint has been received and an enforcement case opened 2. a site visit has been undertaken 3. the Planning Service is currently gathering evidence and assessing the case 4. the outcome of the investigation (including whether the case has been closed and reasons why, if the site is being monitoring, an appeal has been lodged etc).
3.4	The current Planning Enforcement Strategy is provided at Appendix 1 . A copy of the proposed revised Planning Enforcement Strategy is provided at Appendix 2 . The proposed changes in relation to providing updates are set out at paragraphs 19.3 and 19.4 of Appendix 2 .
3.5	<u>Other minor revisions</u> In making focused changes to the Enforcement Strategy in relation to the provision of updates, the opportunity has been taken to make two further minor drafting amendments to the Strategy.
3.6	<u>Link to the NI Planning Portal website</u> It is proposed to include a link to the NI Planning Portal at new paragraph 9.3 (Appendix 2) where customers can submit online enforcement complaints. This is the optimum channel for submitting enforcement complaints because it directs complainants to provide the necessary minimum information about the complaint and automatically populates the back-office system, improving efficiency.
3.7	<u>Removal of reference to "vexatious" complaints</u> The current Planning Enforcement Strategy states that the Council will not investigate vexatious complaints. In practice, very few if any vexatious complaints are received. Moreover, it is difficult to provide a clear definition of what a vexatious complaint is. Therefore, it is proposed that reference to the non-investigation of vexatious complaints is removed at paragraph 10.1. Should vexatious complaints be received, these can be managed on a case-by-case basis.
6.0	Financial & Resource Implications
6.1	The proposed amendments to the Planning Enforcement Strategy will have a modest impact on resources in terms of the Planning Service providing additional information to customers and elected representatives regarding the stage of a live enforcement complaint.
6.2	The promotion of the NI Planning Portal as the channel for submitting planning enforcement complaints will improve efficiency by ensuring that complaints are supported by minimum levels of information and automatically populating the information in the Planning Service's back-office system.

7.0	Equality or Good Relations Implications / Rural Needs Assessment
7.1	There are no equality or good relations / rural needs implications associated with this report.
8.0	Appendices – Documents Attached
	Appendix 1 – current Planning Enforcement Strategy Appendix 2 – revised Planning Enforcement Strategy

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Belfast Enforcement Strategy

A guide to planning enforcement in Belfast City Council.

Content

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Introduction

- 1.1 The Belfast Enforcement Strategy (BES) relates to our planning enforcement service and describes the purposes of the service and how it will be delivered.
- 1.2 We place great importance on protecting our communities, natural habitats and built heritage from unauthorised development that causes harm or shows a disregard for the planning system. To ensure that we can take action when it is right to do so, we provide a planning enforcement service which investigates complaints and provides expert advice on enforcement matters.
- 1.3 Our functions as the planning authority are set out in the Planning Act (Northern Ireland) 2011. Our Planning Section administers most of these planning functions including the discretionary power to take action against breaches of planning control.
- 1.4 Although planning enforcement is a discretionary function, it is recognised that the integrity of the development management process depends on our commitment to take effective action against unauthorised development. This document sets out how we will deal with breaches of planning control.
- 1.5 The BES explains our policy and procedure for dealing with reports of alleged breaches of planning control and handling planning enforcement issues. It identifies local priorities for enforcement action so that our enforcement resources are put to the best use in dealing with breaches of planning control. The BES will therefore ensure that officers, councillors and the general public will be aware of the approach to planning enforcement and provides greater certainty for all parties engaged in the development process.

2.0 General approach to planning enforcement

- 2.1 The purpose of planning enforcement is to ensure that development is undertaken in accordance with regulations and planning permissions and, where it is undertaken without permission, to ensure that harmful development is dealt with effectively.
- 2.2 Development requiring planning permission includes:
 - most types of building works
 - engineering works
 - material changes of use to land including buildings.

Planning Enforcement cannot take action if there is no breach of planning control, or the dispute concerns boundary disputes, covenants, deeds or civil issues.

- 2.3 Under the provisions of the Planning Act (Northern Ireland) 2011, we have discretionary powers to take enforcement action when it considers it expedient to do so, having regard to the provisions of the local development plan and any other material considerations. We are committed to resolving all cases involving unauthorised development and using formal enforcement powers in relevant cases.
- 2.4 In exercising discretion, we will be mindful of our duty to enforce planning legislation and to ensure that development is managed in a proactive and proportionate manner. In determining the most appropriate course of action in response to alleged breaches of planning control, we will take into account the extent of the breach and its potential impact on the environment. Any decision to proceed with enforcement action will also be informed by case law, precedents and appeal decisions.
- 2.5 The purpose of the strategy is to:
- Explain our key objectives for the enforcement of planning control
 - Explain how breaches of planning control will be investigated;
 - Set out our priorities for investigating breaches of planning control.

3.0 Key objectives for planning enforcement

- 3.1 Our key objectives for planning enforcement are:
- To bring unauthorised activity under control
 - To remedy the undesirable effects of unauthorised development including, where necessary, the removal of unacceptable building works and the cessation of unacceptable uses; and
 - To take legal action, where necessary, against those who ignore or flout planning legislation.
- 3.2 We are committed to securing these objectives in order to ensure that our credibility as the planning authority and the integrity of the planning system are not undermined.

4.0 Legislation and policy

- 4.1 The Planning Act (Northern Ireland) 2011 provides the statutory basis for most planning enforcement matters, including trees. Tree enforcement is also governed by the Planning (Trees) Regulations (Northern Ireland) 2015. The statutory powers for Listed Building enforcement are provided principally by the Planning (Listed Buildings) Regulations (Northern Ireland) 2015.
- 4.2 We adopted The Belfast Local Development Plan 2035 (LDP) on 2 May 2023. It sets out our vision and strategy for the sustainable growth of the city for the period up to 2035. It is the city's key statutory strategic planning document, guiding decisions on all development to 2035 and is therefore fundamental in guiding decisions relating to breaches of planning control.

5.0 Principles of good enforcement

- 5.1 The integrity of the planning system and the service for Belfast depends on our readiness to take enforcement action when it is appropriate to do so. Planning laws and policies are designed to control the development and use of land and buildings in the public interest; they are not meant to protect the private interests of one person against the activities of another.
- 5.2 We are committed to providing an effective planning enforcement service. In order to undertake effective investigations, it is essential that there is cooperation between our departments and other agencies, such as the Police, the Northern Ireland Environment Agency, the Department for Infrastructure (DfI) and the Health and Safety Executive.
- 5.3 We will continue to develop these relationships in the future in order to make best use of all our available resources. We will not condone wilful breaches of planning control and will exercise its discretion to take enforcement action if it is considered expedient to do so.
- 5.4 We will investigate all reports about alleged breaches of planning control, except those reported anonymously, to determine whether a breach has as a matter of fact occurred, and if it has, will then determine the most appropriate course of action, mindful to the basic principles of enforcement:
- **Proportionality** - enforcement action will be proportionate to the risks and seriousness of any breach, including any actual or potential harm caused by the breach. Most unauthorised development is not illegal.
 - **Helpfulness** - where it should be possible for breaches of control to be rectify matters. All correspondence will identify the officer dealing with the matter and give contact details. Officers will not tolerate abusive language or aggressive behaviour.

- **Targeting of enforcement action** - focusing enforcement action on the most serious risks and recognise that it is not possible to prioritise all issues of non-compliance or to take action against breaches causing no significant harm.
- **Consistency of enforcement approach** - consistency does not mean uniformity, however a similar approach will be taken in similar circumstances with the appropriate exercise of individual discretion and professional judgement.
- **Transparency of how enforcement operates and what can be expected** where non-compliance has been identified, officers will explain to the contravener what must be done to remedy the breach, clearly explain the reasoning behind their decision, give reasonable timescales for compliance and provide clear instructions of what will happen if they do not comply.
- **Accountability for our actions** - members of the public and businesses through the BES will know what to expect when an officer visits and how to raise any complaints they may have.

6.0 What is a breach of planning control?

6.1 A breach of planning control occurs when building works or a material change of use of land, or a building takes place without planning permission. In most cases, it is not an offence to undertake development without permission, but we have powers to require these breaches to be put right. We can do this by requiring the removal of unauthorised development, by requiring changes to be made to the development, or by giving the development approval if we think it is acceptable.

6.2 Examples of a breach of planning control include

- Building works or the use of land without the required planning permission
- Not building in accordance with the approved plans that form part of a planning permission - In some cases this can result in the whole development being deemed as unauthorised.
- Failure to comply with conditions following a grant of planning permission. This advice is at officer level only and does not prejudice any future formal decision that the Council may wish to make. can also result in the whole development being deemed unauthorised.
- The carrying out of building, mining, engineering or other operations in, on, or over land;

- Making any material change of use of any building or land. This could involve such matters as the unauthorised extension or erection of a building for a different use; or
- the material change of use of land or a building; or
- the display of unauthorised advertisements;
- Works to a listed building or properties in a conservation area without the required consent. Most works to listed buildings require consent and it is a criminal offence to carry out works without such consent;
- Removing or lopping trees protected by a Tree Preservation Order or in a Conservation Area. It is an offence to carry out unauthorised work to trees protected by a Tree Preservation Order.
- Display of an advertisement without the benefit of advertisement consent.

7.0 What is not a breach of planning control?

7.1 Conversely, there have been complaints that we have received in respect of land which have not been breaches of planning control and therefore enforcement action could not be taken. These unenforceable complaints include:

- Where development is 'permitted development', for example, does not require planning permission
- Advertisements that are not subject to deemed or express consent requirements under the Planning (Control of Advertisements) Regulations(Northern Ireland) 2015, or benefit from advertisement consent or immunity under the 10-year rule;
- Where development is certified as 'Lawful Development' by virtue of the period of time (5 years) it has been demonstrated to have been in place;
- Works that benefit from planning permission;
- Internal works to a building (with the exception of a listed building and most buildings in conservation areas and buildings within Areas of Townscape
- Character;
- Homeworking, such as childminding (numbers permitting) or the use of a room by the householder as an office, where the residential use remains the primary use and there is no adverse impact;
- Parking commercial vehicles on the highway.
- Blocking an access, public road or right of way;

- Works that are not considered to be development as defined under section 23 of the Planning Act 2011;
- Loss of an individual's view or trespass onto someone else's land;
- Boundary disputes, overhanging, encroachment or damage caused by adjacent development;
- Clearing land of overgrowth or bushes (provided they are not protected);
- Breaches of deeds or covenants;
- Loss of value to a neighbouring property; and
- Competition to another business.

7.2 It may be possible to address issues such as these by way of civil action, although this is a matter for the individual to pursue and is not an area where we would be involved.

8.0 Discretion and harm

8.1 **Discretion** - Once a breach of planning control has been identified, the extent of the breach must be assessed to establish what, if any, action should be taken to remedy the breach and whether it is considered expedient to do so. It is at our discretion to use enforcement powers.

8.2 In accordance with the 2011 Act 'expediency' is assessed with reference to national and local planning policies and to any other material considerations (for example, amenity, design).

8.3 If it is likely that the unauthorised development would have been approved, had planning permission been initially applied for, taking formal enforcement action would be unnecessary. Taking enforcement action must be in the public interest. Enforcement action will not be taken simply because a breach has occurred.

8.4 **Expediency** - In cases where it has been established that a breach of planning control has occurred at the initial stage, the Planning Enforcement Officer will undertake an assessment of expediency to determine the next course of action that should be taken.

8.5 An expediency test will usually involve the Planning Enforcement Officer assessing:

- Whether the breach is in accordance with the policies of the Local Plan.
- The breach against any other material planning considerations.

- Whether had a planning application been submitted before the development occurred, would permission likely to have been granted.
 - Whether the breach unacceptably affects public amenity.
 - Whether the breach unacceptably affects any existing land, use or buildings which merit protection in the public interest.
 - Whether action would be proportionate with the breach to which it relates.
 - Whether action would be in the public interest.
- 8.6 **Significant harm** that results from a breach of planning control could concern residential amenity or highway safety issues. Examples of significant harm could include noise nuisance, loss of daylight or privacy, or danger from increased traffic flows.
- 8.7 This means that we may not take formal enforcement action in all cases where a breach of planning control has been identified. It is part of the normal duties/responsibilities of the investigating Enforcement Officers to ensure decisions not to pursue formal enforcement action can be properly justified having regard to the Local Enforcement Plan and the LDP. There is no right to appeal our decision not to take enforcement action. However, if someone is dissatisfied with the decision-making, they can proceed to follow our Corporate Complaints Procedure, details of which are towards the end of the document.
- 8.8 Due to the complex nature of planning enforcement and to ensure that your complaint is adequately considered, the time period for a response is likely to be extended from the time period indicated in the corporate complaints procedure.
- 9.0 What happens if we are told about a breach of planning control?**
- 9.1 If you believe that a breach of planning control has occurred, you should notify our Planning Enforcement Team at **planning enforcement**. You will need to:-
- provide your name, either postal or email address and contact number;
 - provide the address of the alleged breach;
 - detail exactly what has happened and when it first occurred;
 - provide the name and address of the landowner(s) and / or the person responsible for carrying out the works, if known.
- 9.2 Your personal details will remain confidential unless we need to use your evidence to support our case, for example, if the matter went to court, however, we would contact you beforehand.

10.0 How do we respond to the information we are given?

10.1 We will investigate all alleged breaches (unless considered vexatious or anonymous) of planning control reported to us through the online complaints form. When a complaint is received, we will:

- register the complaint where possible within 3 working days and provide an acknowledgement and reference number with a named officer as the main point of contact;
- always keep personal details confidential, unless required to disclose as part of court proceedings;
- actively pursue the complaint where it is in the public interest to do so.
- record the actions taken and the decisions made at the different stages of the investigation;
- check the planning history of the site;
- find out the details of the landowner;
- establish the identity of the person(s) responsible for carrying out the breach (if not the landowner);
- visit the site in a timely manner having regard to our priorities;
- establish whether or not we believe there is a breach of planning control;
- in cases where there may be a technical breach of planning control, but the harm caused is not sufficient to warrant formal action before closing the case we will notify the complainant of the decision and reason for not taking formal action;
- where appropriate, we will negotiate with those responsible for any breach of planning control, allowing them the opportunity to resolve the matters of concern before serving a formal notice unless the breach is so serious it warrants immediate action or where negotiations become protracted with no real likelihood of successful resolution;
- issue a Planning Contravention Notice (a formal request for information) if necessary.

10.2 After investigation we may decide that there has not been a breach of planning control, and in such circumstances, we will close the case and notify the complainant of the basis for the decision. We will not re-open the case, however if there is a significant new piece of information or change on site, we may open a new case. There is no right of appeal to this decision. We may also decide that although there has been a breach of planning control, it is not

causing sufficient harm to justify taking further action. We will take into account why the breach may have happened, how many people are affected, how they are affected and whether there is a cumulative effect that adds up to an unacceptable situation.

- 10.3 Not every report about a breach of planning control justifies further action. To help us deal with more pressing complaints we will follow a case review close complaints where the alleged breach is acceptable without planning conditions or where the impact is minimal.

11.0 How do we seek to resolve a breach of planning control?

- 11.1 If we decide that there has been a breach of planning control that should be pursued further then in the first instance we will:
- Ask for things to be put back the way they should be; or
 - Without prejudice, invite an application for the unauthorised development if it is considered possible that planning permission might be granted, normally giving 28 days for its submission; or
 - Try to resolve the situation through negotiation with the subject of the complaint, without allowing the matter to become protracted. This may mean agreeing a compromise or partial change that we are content the issues identified are addressed. It is at our discretion to decide whether this would be sufficient.
- 11.2 Where a retrospective planning application has been asked for, we will normally wait a reasonable period for it to be submitted and for its determination before taking further enforcement action. However, where it appears that the progress of the application is being deliberately held up by the applicant or there is no prospect of planning permission being granted, enforcement action may be initiated without delay.
- 11.3 If a breach of planning control is not resolved through negotiation, an invitation to submit an application is declined or a retrospective planning application is refused, our next steps will be:
- To consider the expediency of taking formal enforcement action;
 - To take into account the advice contained within the local development plan and other relevant policy publications.
- 11.4 On occasion we will decide at this point not to try to remove or change everything about an unauthorised development. There may be certain elements of the development that can be brought under control without further delay, such as the hours of use or the position of a window. If these are the

things that are really important we may agree to these changes and not pursue other less important matters.

- 11.5 If a breach of planning control occurs that requires formal action, we may issue an Enforcement Notice or other relevant notice as soon as practicable. The recipient of an Enforcement Notice has the right to lodge an appeal to the Planning Appeals Commission within 28 days following receipt of the notice. It may be a matter of months before the appeal can be heard. If no appeal is lodged, the notice takes effect no less than 28 days following its date of issue; the date will be clearly specified on the notice.
- 11.6 Where an Enforcement Notice is issued it will include requirements for remedying the breach of planning control and a period for compliance. Failure to comply with the requirements of an Enforcement Notice within the specified compliance period is a criminal offence, liable to prosecution in the Magistrates Court (subject to a maximum fine from the courts of £100,000). In cases of severe harm, we can apply for an Injunction in the High Court.

12.0 Types of Enforcement Notices we can serve

- 12.1 There are a variety of notices available to us under the provisions of the 2011 Act which relates to a number of specific contraventions. The list identifies the types of notices which tend to be used most frequently in practice and for further information on other notices you may wish to visit the Department for Infrastructure's website **Enforcement Practice Note 2 Legislative Framework**.
- 12.2 **Temporary stop notice:** Sections 135 and 136 of the 2011 Act deals with the issuing, serving and restrictions of a temporary stop notice, while section 137 sets out the offences a person or persons will commit if they contravene a temporary stop notice.
- 12.3 Section 135 of the 2011 Act enables a council to issue and serve a temporary stop notice to halt a breach of planning control when it is expedient that the activity is stopped immediately. A council has 28 days to decide whether further enforcement action is appropriate and what that action should be, without the breach intensifying by being allowed to continue. A temporary stop notice enables a council to prevent a continuing breach of planning control at an early stage without first having to issue an Enforcement Notice.
- 12.4 Under Section 135(1) of the 2011 Act temporary stop notices issued and served under section 135 do not prohibit a person from continuing to use any building, caravan or other structure situated on land to which the temporary stop notice relates as that person's permanent residence. A temporary stop notice does not prohibit other activities which the Department can specify in

regulations. They cannot be issued for development or activities where the time limits for enforcement have passed (section 136(2)).

- 12.5 However, section 136(2) does not prevent a temporary stop notice prohibiting activity consisting of or incidental to buildings, engineering, mining or other operations or the deposit of refuse or waste materials (section 136(3)) 3. Only one notice can be issued for an activity unless some other enforcement action is taken. A copy of the Temporary Stop Notice must be displayed on the land.
- 12.6 Under section 137 of the 2011 Act it is an offence for any person to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on that person. A person convicted of an offence under section 137 will be liable on summary conviction to a fine not exceeding £100,000 or on conviction on indictment to a fine.
- 12.7 **Enforcement Notice:** Section 138 of the 2011 Act provides a council with the legislative authority to issue and serve an Enforcement Notice where it appears to it that there has been a breach of planning control and that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.
- 12.8 An enforcement notice must be served within defined time periods on the owner or occupier of the land to which the notice relates and on any other person with an estate in the land, such as, not more than 28 days after its date of issue and not less than 28 days before the date specified in it as the date on which it is to take effect. Under Section 147 it is an offence not to comply with the requirements of the enforcement notice within the period specified.
- 12.9 **Stop notice:** Section 150 of the 2011 Act enables a council to serve a stop notice which can prohibit almost immediately any activity to which the related Enforcement Notice refers. A stop notice can only be served at the same time or after an Enforcement Notice is served and when the council considers it expedient that any relevant activity should be stopped before the expiry of the period to comply with an Enforcement Notice. It must refer to the Enforcement Notice to which it relates and must have a copy of that notice attached to it.
- 12.10 A stop notice cannot be served independently or where the enforcement notice has taken effect. A stop notice will not take effect until such date as it may specify. It is an offence to contravene a stop notice after it has been served and the maximum level of fine imposed by the courts is £100,000 on summary conviction or a fine on conviction on indictment. The courts are required to take account of any financial benefits which has accrued, or which appear likely to accrue as a result of the offence. We can at any time withdraw a stop notice, without prejudicing its power to serve another.
- 12.11 **Breach of condition notice:** Section 152 of the 2011 Act provides a council with the legislative authority to serve a breach of condition notice where a

condition has been breached. Non-compliance with a breach of condition notice within the specified time period is an offence and the person responsible shall be guilty of an offence and liable on summary conviction by the courts of a fine not exceeding level 3 on the standard scale which is currently £1000.

12.12 Listed building enforcement notice: Section 157 of the 2011 Act provides a council with the legislative authority to issue and serve a listed building Enforcement Notice where it appears that unauthorised works have been or are being executed to a listed building, without listed building consent, and that it is considered expedient to issue such a notice having regard to the effect of the works on the character of the building as one of special architectural or historic interest. A listed building Enforcement Notice can be also issued and served if conditions associated with an LBC are not being adhered to. The Enforcement Notice must set out the steps to be taken to remedy the breach and the timeframe allowed.

12.13 Conservation area enforcement notice: Section 157 of the 2011 Act as modified by Regulation 15 and Schedule 2 of the Planning (Conservation Areas)(Demolition) Regulations (Northern Ireland) 2015, provides a council with the legislative authority to issue and serve a conservation area Enforcement Notice where it appears that unauthorised works have been or are being executed to a building in a conservation area, without conservation area consent, and that it is considered expedient to issue such a notice having regard to the effect of the works on the character or appearance of the conservation area in which the building is situated. A conservation area Enforcement Notice can be also issued and served if conditions associated with the conservation area consent are not being adhered to. The Enforcement Notice must set out the steps to be taken to remedy the breach and the timeframe allowed.

12.14 Protection of trees subject to a Tree Preservation Order: Section 164 of the 2011 Act allows a council to enforce the duty to replace trees subject to a Tree Preservation Order. A council may serve a notice if it appears that the provisions of Section 125 (such as, the replacement of trees subject to a Tree Preservation Order) or any conditions of a consent given under a tree preservation order are not being complied with for any tree / trees in its district. Such a notice can only be served within 5 years from the date of the alleged failure to comply with the provisions of section 125 or the conditions of the consent. The notice must specify a period at the end of which it takes effect and this is to be no less than 28 days beginning with the date of the notice being served. Section 165 sets out specific grounds and methods of appeal against Enforcement Notices issued under section 164 in relation to trees. Any person who contravenes a tree preservation order shall be guilty of an offence and will be liable to a fine from the courts in accordance with Section 126.

- 12.15 **Notice to replant a tree or trees in conservation areas:** Section 167 of the 2011 Act places a duty on an owner of land to replace trees that are removed in a conservation area. Section 164 allows a council to enforce the duty to replace trees in conservation areas. We may serve a notice if it appears that an owner has not replaced the trees removed in a conservation area, within 5 years from the date of the alleged removal of the tree or trees. The notice must specify a period at the end of which it takes effect and this is to be no less than 28 days beginning from the date of the notice being served. Any person who contravenes a notice to replant a tree or trees in a conservation area shall be guilty of an offence and will be liable to a fine from the courts in accordance with Section 126.
- 12.16 **Advertisement control:** Section 175 of the 2011 Act allows a council to deal with enforcement of advertisement control. On conviction for display of an advertisement contravening regulations made under Section 130 (such as, control of advertisements), a person is liable to a fine from the courts not exceeding level 4 of the standard scale (£2500). In the case of a continuing offence, the fine will not exceed one tenth of level 4 (£25) for each day during which the offence continues after conviction. The defendant may be a landowner / occupier or those whose advertisement is being displayed.
- 12.17 **Planning contravention notice:** Section 133 of the 2011 Act empowers a council to request additional information about activities on land where it suspects a breach of planning control has occurred. This encourages dialogue with any persons thought to be in breach of planning control and to secure their co-operation in taking corrective action. Under Section 134, failure to comply with a planning contravention notice within 21 days, which may require the person on whom it is served to give the required information, is an offence. A person guilty of this offence shall be liable on summary conviction to a fine from the courts not exceeding level 5 on the standard scale (£5,000). To make a false or misleading statement (either intentionally or recklessly) in response to a planning contravention notice is also an offence with the same level of fine possible on conviction.
- 12.18 **Submission notice:** Section 43 of the 2011 Act provides a council with the legislative authority to issue a submission notice requiring a retrospective planning application to be submitted within 28 days from the service of the notice, where it appears that a development has been carried out without planning permission. The notice must be served within 5 years of the date upon which the development was begun. It is an offence not to comply with the notice in the time specified in the notice. A person guilty of this offence, shall be liable on summary conviction to a fine from the courts not exceeding level 3 on the standard scale (£1000). If following conviction an application is not made the person is guilty of a further offence and shall be liable on summary conviction to a fine from the courts not exceeding one tenth of

level 3 on the standard rate (£100) for each day following the first conviction on which the offence continues.

- 12.19 **Information as to estates in land:** Section 240 of the 2011 Act gives a council the authority to make an order or issue or serve a notice (or other document) in writing, requiring the submission of certain information regarding the ownership or the use of premises within 21 days of serving the notice or a longer period if specified on the notice. A person who fails to provide the information requested within the period specified shall be liable on summary conviction to a fine from the courts not exceeding level 3 on the standard scale (£1000). The giving of false information knowingly is also an offence, and the person shall be liable on summary conviction to a fine from the courts not exceeding the statutory maximum; on conviction on indictment to imprisonment for a term not exceeding 2 years or a fine, or both.

13.0 What happens when we take formal action?

- 13.1 A formal Enforcement Notice will be served on the owner of the property along with any other party with a legal interest in the land or building in question. The Enforcement Notice will specify what action is required to remedy the breach and will give a period for compliance.
- 13.2 The recipient of the Enforcement Notice has 28 days to appeal against the notice to the Planning Appeals Commission. Where an appeal is lodged, we can take no further action until the appeal has been decided. It is not unusual for the appeal process to take several months.
- 13.3 We will always vigorously defend any appeal but if it is allowed (for example, if the appellant wins), we can take no further action. If it is dismissed however, the Enforcement Notice will take effect, although the Commissioner can amend its requirements, including the period for compliance.
- 13.4 It is a criminal offence not to comply with an Enforcement Notice once the compliance period has passed. If the notice is not complied with, we will consider prosecution. However, such action does require evidence to prove the offence is being committed by a named individual or company 'beyond reasonable doubt'. Collecting this evidence can sometimes be a lengthy and time-consuming exercise and in some cases pre-trial delays may be unavoidable.
- 13.5 We will comply with the provisions of the **Police and Criminal Evidence(Northern Ireland) Order 1989** when interviewing persons suspected of a criminal offence.

14.0 Planning immunity

- 14.1 When considering enforcement action, we will bear in mind the statutory time limits for taking enforcement action as set out in Section 132 of the Act. Where there has been a breach of planning control consisting of the carrying out of building, engineering, mining or other operations in, on, over or under land, without planning permission, no enforcement action may be taken after the end of the period of 5 years beginning with the date on which the use commenced or the operations were substantially completed.
- 14.2 Under planning legislation, a breach of planning control that has been in existence for more than five years is immune from enforcement action, like it is lawful. If, through discussions with the landowner and other interested parties, it appears that the alleged breach might be lawful, then an alleged offender may choose to submit an application for a Certificate of Lawfulness.
- 14.3 Such applications are considered on the facts of the case and the relevant test to be applied is 'the balance of probabilities'. While on occasion applications can be delayed due to difficulties in obtaining evidence, we will endeavour not to allow the matter to become protracted. Where a Certificate of Lawfulness is submitted, the enforcement case will usually remain open until it is demonstrated the development is lawful.

15.0 A breach of planning control that requires immediate action

- 15.1 When we consider there is a breach of planning control which is causing immediate harm then we may issue a Stop Notice or Temporary Stop Notice, which should bring about the immediate cessation of certain types of unauthorised works. Before taking such action, we will consider that any costs incurred by the developer by having to stop works are fully considered and weighed against the harm being caused. It is more likely that this will be used in cases where there is an immediate threat to assets of acknowledged environmental importance.

16.0 Our planning enforcement priorities

- 16.1 We will investigate all alleged breaches of planning control. However, when determining what, if any, action is to be taken, priority will be given to those breaches where, in our opinion, the greatest harm is likely to be caused.
- 16.2 The priority given is determined by the guiding principle that any action in response to a breach of planning control should be proportionate to the harm it causes. The priorities which reflect this principle are as follows:

Priority one – works resulting in public danger or development which may result in permanent damage to the environment. For example: demolition of or works to a listed building, removal of, damage to or works to trees protected by a Tree Preservation Order, demolition of a building in a conservation area, and commencement of building operations without permission.

Priority two – Unauthorised operational development, change of use, non-compliance with conditions of a planning approval (unless they relate to serious amenity issues in which case it may fall into Priority 1).

Priority three – Minor breaches that can be regularised for example domestic sheds, fences, extensions.

Priority four – Advertisements

- 16.3 The above list is not exhaustive and is for guidance only. It is ultimately the responsibility of our Planning Enforcement Team to prioritise cases taking account of the nature of the breach and the harm being caused or likely to be caused.
- 16.4 The priority given is reflected in the timescales against which performance is measured, such as, high priority cases have shorter timescales.
- 16.5 It is important to note that the vast majority of breaches of planning control are resolved informally through negotiation with the owner/occupier or through the submission and consideration of a retrospective planning application.
- 16.6 The speed at which a breach of planning control can be resolved will vary depending on the complexity of the individual case and general workloads. Some complex cases can however take a significant period of time due to the nature of the investigative process.

Aim	Priority			
	One	Two	Three	Four
Register and allocate to Case Officer	Immediate background and history check	90 per cent within three working days	90 per cent within three working days	90 per cent within three working days
Site visit (date following registration)	90 per cent within three working days	90 per cent within 15 working days	90 per cent within 15 working days	90 per cent within 20 working days
Discuss and agree a course of action	90 per cent within five working days of the site visit	90 per cent within 30 working days	90 per cent within 40 working days	90 per cent within 40 working days
Commence legal action or resolve	As soon as possible if irreversible	70 per cent within 39 weeks	70 per cent within 39 weeks	70 per cent within 39 weeks

17.0 Appeals

- 17.1 Under the provisions of the Planning Act (Northern Ireland) 2011, an appeal may be lodged with the Planning Appeals Commission (PAC) against an Enforcement Notice, a Listed Building Enforcement Notice, and a Section 164 Notice (replacement of trees). There is no right of appeal against a Stop Notice, Temporary Stop Notice or Breach of Condition Notice. The timescale for hearing an appeal and issuing a determination is a matter for the Planning Appeals Commission. Additional information on the Planning Appeals Process can be obtained from the PAC website www.pacni.gov.uk.
- 17.2 When an appeal is pending, enforcement action is put on hold as the Enforcement Notices referred to above shall have no effect pending the final determination or the withdrawal of an appeal.

18.0 Legal Action

18.1 Summons

Any person who contravenes or causes or permits the contravention of the provisions of an Enforcement Notice after it has been served on them or a Site Notice displayed is guilty of an offence. Anyone guilty of contravening a notice is liable to a fine from the courts upon summary conviction. Whether or not to proceed with a summons action will depend on the merits of the case and degree of harm caused by the development.

18.2 Injunctions

Section 156 of the 2011 Act gives a Council the power to apply to the courts for an injunction to restrain any actual or apprehended breach of planning control when the Council considers it necessary or expedient. The power to apply to the courts for an injunction to restrain any acknowledged or apprehended contravention also applies in relation to unauthorised demolition or works to a listed building or failing to comply with any condition attached to a listed building consent, contravention of a tree preservation order and certain acts in respect of trees in a conservation area; or Section 76(6) allows a council to seek an injunction regarding a restriction or requirement imposed under a planning agreement.

18.3 Statutory charges

This registry provides purchasers of land with a method of checking whether a property is affected by certain statutory restrictions which could not easily be discovered otherwise. These restrictions, which for the most part are created by or in favour of government departments or local authorities, include for example, matters relating to planning permission or tree preservation orders.

An Enforcement Notice will result in a charge on your land which will have implications for conveyancing, sales and mortgages.

19.0 Communication

- 19.1 The Enforcement Team will not provide a routine commentary on progress in dealing with cases as this would require resources that are best used pursuing investigations.
- 19.2 We do not enter into correspondence with a complainant other than to confirm that a case has been opened and then at the conclusion of the case to inform the complainant of the outcome of the investigation. We do not provide updates of investigations. This practice is not to be unhelpful but is due to the restrictions imposed on us by the Data Protection Act 2018 (NI) and the Environmental Information Regulations 2004. We are limited to the information that can be released in order to provide an enforcement investigation being prejudiced and to safeguard the rights of individuals.
- 19.3 Any queries on specific cases should be directed to the Planning Enforcement Team officers, who can be contacted as follows:

Write to:

Planning Enforcement
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast BT1 5GS

Call: 028 90 32 0202

Textphone: 028 90 27 0405

Email: planning@belfastcity.gov.uk

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Belfast Enforcement Strategy

A guide to planning enforcement in Belfast City Council.

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Introduction

- 1.1 The Belfast Enforcement Strategy (BES) relates to our planning enforcement service and describes the purposes of the service and how it will be delivered.
- 1.2 We place great importance on protecting our communities, natural habitats and built heritage from unauthorised development that causes harm or shows a disregard for the planning system. To ensure that we can take action when it is right to do so, we provide a planning enforcement service which investigates complaints and provides expert advice on enforcement matters.
- 1.3 Our functions as the planning authority are set out in the Planning Act (Northern Ireland) 2011. Our Planning Section administers most of these planning functions including the discretionary power to take action against breaches of planning control.
- 1.4 Although planning enforcement is a discretionary function, it is recognised that the integrity of the development management process depends on our commitment to take effective action against unauthorised development. This document sets out how we will deal with breaches of planning control.
- 1.5 The BES explains our policy and procedure for dealing with reports of alleged breaches of planning control and handling planning enforcement issues. It identifies local priorities for enforcement action so that our enforcement resources are put to the best use in dealing with breaches of planning control. The BES will therefore ensure that officers, councillors and the general public will be aware of the approach to planning enforcement and provides greater certainty for all parties engaged in the development process.

2.0 General approach to planning enforcement

- 2.1 The purpose of planning enforcement is to ensure that development is undertaken in accordance with regulations and planning permissions and, where it is undertaken without permission, to ensure that harmful development is dealt with effectively.
- 2.2 Development requiring planning permission includes:
 - most types of building works
 - engineering works
 - material changes of use to land including buildings.

Planning Enforcement cannot take action if there is no breach of planning control, or the dispute concerns boundary disputes, covenants, deeds or civil issues.

- 2.3 Under the provisions of the Planning Act (Northern Ireland) 2011, we have discretionary powers to take enforcement action when it considers it expedient to do so, having regard to the provisions of the local development plan and any other material considerations. We are committed to resolving all cases involving unauthorised development and using formal enforcement powers in relevant cases.
- 2.4 In exercising discretion, we will be mindful of our duty to enforce planning legislation and to ensure that development is managed in a proactive and proportionate manner. In determining the most appropriate course of action in response to alleged breaches of planning control, we will take into account the extent of the breach and its potential impact on the environment. Any decision to proceed with enforcement action will also be informed by case law, precedents and appeal decisions.
- 2.5 The purpose of the strategy is to:
- Explain our key objectives for the enforcement of planning control
 - Explain how breaches of planning control will be investigated;
 - Set out our priorities for investigating breaches of planning control.

3.0 Key objectives for planning enforcement

- 3.1 Our key objectives for planning enforcement are:
- To bring unauthorised activity under control
 - To remedy the undesirable effects of unauthorised development including, where necessary, the removal of unacceptable building works and the cessation of unacceptable uses; and
 - To take legal action, where necessary, against those who ignore or flout planning legislation.
- 3.2 We are committed to securing these objectives in order to ensure that our credibility as the planning authority and the integrity of the planning system are not undermined.

4.0 Legislation and policy

- 4.1 The Planning Act (Northern Ireland) 2011 provides the statutory basis for most planning enforcement matters, including trees. Tree enforcement is also governed by the Planning (Trees) Regulations (Northern Ireland) 2015. The statutory powers for Listed Building enforcement are provided principally by the Planning (Listed Buildings) Regulations (Northern Ireland) 2015.
- 4.2 We adopted The Belfast Local Development Plan 2035 (LDP) on 2 May 2023. It sets out our vision and strategy for the sustainable growth of the city for the period up to 2035. It is the city's key statutory strategic planning document, guiding decisions on all development to 2035 and is therefore fundamental in guiding decisions relating to breaches of planning control.

5.0 Principles of good enforcement

- 5.1 The integrity of the planning system and the service for Belfast depends on our readiness to take enforcement action when it is appropriate to do so. Planning laws and policies are designed to control the development and use of land and buildings in the public interest; they are not meant to protect the private interests of one person against the activities of another.
- 5.2 We are committed to providing an effective planning enforcement service. In order to undertake effective investigations, it is essential that there is cooperation between our departments and other agencies, such as the Police, the Northern Ireland Environment Agency, the Department for Infrastructure (DfI) and the Health and Safety Executive.
- 5.3 We will continue to develop these relationships in the future in order to make best use of all our available resources. We will not condone wilful breaches of planning control and will exercise its discretion to take enforcement action if it is considered expedient to do so.
- 5.4 We will investigate all reports about alleged breaches of planning control, except those reported anonymously, to determine whether a breach has as a matter of fact occurred, and if it has, will then determine the most appropriate course of action, mindful to the basic principles of enforcement:
- **Proportionality** - enforcement action will be proportionate to the risks and seriousness of any breach, including any actual or potential harm caused by the breach. Most unauthorised development is not illegal.
 - **Helpfulness** - where it should be possible for breaches of control to be rectify matters. All correspondence will identify the officer dealing with the matter and give contact details. Officers will not tolerate abusive language or aggressive behaviour.

- **Targeting of enforcement action** - focusing enforcement action on the most serious risks and recognise that it is not possible to prioritise all issues of non-compliance or to take action against breaches causing no significant harm.
- **Consistency of enforcement approach** - consistency does not mean uniformity, however a similar approach will be taken in similar circumstances with the appropriate exercise of individual discretion and professional judgement.
- **Transparency of how enforcement operates and what can be expected** where non-compliance has been identified, officers will explain to the contravener what must be done to remedy the breach, clearly explain the reasoning behind their decision, give reasonable timescales for compliance and provide clear instructions of what will happen if they do not comply.
- **Accountability for our actions** - members of the public and businesses through the BES will know what to expect when an officer visits and how to raise any complaints they may have.

6.0 What is a breach of planning control?

6.1 A breach of planning control occurs when building works or a material change of use of land, or a building takes place without planning permission. In most cases, it is not an offence to undertake development without permission, but we have powers to require these breaches to be put right. We can do this by requiring the removal of unauthorised development, by requiring changes to be made to the development, or by giving the development approval if we think it is acceptable.

6.2 Examples of a breach of planning control include

- Building works or the use of land without the required planning permission
- Not building in accordance with the approved plans that form part of a planning permission - In some cases this can result in the whole development being deemed as unauthorised.
- Failure to comply with conditions following a grant of planning permission. This advice is at officer level only and does not prejudice any future formal decision that the Council may wish to make. can also result in the whole development being deemed unauthorised.
- The carrying out of building, mining, engineering or other operations in, on, or over land;

- Making any material change of use of any building or land. This could involve such matters as the unauthorised extension or erection of a building for a different use; or
- the material change of use of land or a building; or
- the display of unauthorised advertisements;
- Works to a listed building or properties in a conservation area without the required consent. Most works to listed buildings require consent and it is a criminal offence to carry out works without such consent;
- Removing or lopping trees protected by a Tree Preservation Order or in a Conservation Area. It is an offence to carry out unauthorised work to trees protected by a Tree Preservation Order.
- Display of an advertisement without the benefit of advertisement consent.

7.0 What is not a breach of planning control?

7.1 Conversely, there have been complaints that we have received in respect of land which have not been breaches of planning control and therefore enforcement action could not be taken. These unenforceable complaints include:

- Where development is 'permitted development', for example, does not require planning permission
- Advertisements that are not subject to deemed or express consent requirements under the Planning (Control of Advertisements) Regulations(Northern Ireland) 2015, or benefit from advertisement consent or immunity under the 10-year rule;
- Where development is certified as 'Lawful Development' by virtue of the period of time (5 years) it has been demonstrated to have been in place;
- Works that benefit from planning permission;
- Internal works to a building (with the exception of a listed building and most buildings in conservation areas and buildings within Areas of Townscape
- Character;
- Homeworking, such as childminding (numbers permitting) or the use of a room by the householder as an office, where the residential use remains the primary use and there is no adverse impact;
- Parking commercial vehicles on the highway.
- Blocking an access, public road or right of way;

- Works that are not considered to be development as defined under section 23 of the Planning Act 2011;
- Loss of an individual's view or trespass onto someone else's land;
- Boundary disputes, overhanging, encroachment or damage caused by adjacent development;
- Clearing land of overgrowth or bushes (provided they are not protected);
- Breaches of deeds or covenants;
- Loss of value to a neighbouring property; and
- Competition to another business.

7.2 It may be possible to address issues such as these by way of civil action, although this is a matter for the individual to pursue and is not an area where we would be involved.

8.0 Discretion and harm

8.1 **Discretion** - Once a breach of planning control has been identified, the extent of the breach must be assessed to establish what, if any, action should be taken to remedy the breach and whether it is considered expedient to do so. It is at our discretion to use enforcement powers.

8.2 In accordance with the 2011 Act 'expediency' is assessed with reference to national and local planning policies and to any other material considerations (for example, amenity, design).

8.3 If it is likely that the unauthorised development would have been approved, had planning permission been initially applied for, taking formal enforcement action would be unnecessary. Taking enforcement action must be in the public interest. Enforcement action will not be taken simply because a breach has occurred.

8.4 **Expediency** - In cases where it has been established that a breach of planning control has occurred at the initial stage, the Planning Enforcement Officer will undertake an assessment of expediency to determine the next course of action that should be taken.

8.5 An expediency test will usually involve the Planning Enforcement Officer assessing:

- Whether the breach is in accordance with the policies of the Local Plan.
- The breach against any other material planning considerations.

- Whether had a planning application been submitted before the development occurred, would permission likely to have been granted.
 - Whether the breach unacceptably affects public amenity.
 - Whether the breach unacceptably affects any existing land, use or buildings which merit protection in the public interest.
 - Whether action would be proportionate with the breach to which it relates.
 - Whether action would be in the public interest.
- 8.6 **Significant harm** that results from a breach of planning control could concern residential amenity or highway safety issues. Examples of significant harm could include noise nuisance, loss of daylight or privacy, or danger from increased traffic flows.
- 8.7 This means that we may not take formal enforcement action in all cases where a breach of planning control has been identified. It is part of the normal duties/responsibilities of the investigating Enforcement Officers to ensure decisions not to pursue formal enforcement action can be properly justified having regard to the Local Enforcement Plan and the LDP. There is no right to appeal our decision not to take enforcement action. However, if someone is dissatisfied with the decision-making, they can proceed to follow our Corporate Complaints Procedure, details of which are towards the end of the document.
- 8.8 Due to the complex nature of planning enforcement and to ensure that your complaint is adequately considered, the time period for a response is likely to be extended from the time period indicated in the corporate complaints procedure.
- 9.0 What happens if we are told about a breach of planning control?**
- 9.1 If you believe that a breach of planning control has occurred, you should notify our Planning Enforcement Team at **planning enforcement**. You will need to:-
- provide your name, either postal or email address and contact number;
 - provide the address of the alleged breach;
 - detail exactly what has happened and when it first occurred;
 - provide the name and address of the landowner(s) and / or the person responsible for carrying out the works, if known.
- 9.2 Your personal details will remain confidential unless we need to use your evidence to support our case, for example, if the matter went to court, however, we would contact you beforehand.

9.3 Complaints should be made online through the NI Planning Portal at the following link: <https://planningregister.planningsystemni.gov.uk/enforcement>

10.0 How do we respond to the information we are given?

10.1 We will investigate all alleged breaches (unless anonymous) of planning control reported to us. When a complaint is received, we will:

- register the complaint where possible within 3 working days and provide an acknowledgement and reference number with a named officer as the main point of contact;
- always keep personal details confidential, unless required to disclose as part of court proceedings;
- actively pursue the complaint where it is in the public interest to do so.
- record the actions taken and the decisions made at the different stages of the investigation;
- check the planning history of the site;
- find out the details of the landowner;
- establish the identity of the person(s) responsible for carrying out the breach (if not the landowner);
- visit the site in a timely manner having regard to our priorities;
- establish whether or not we believe there is a breach of planning control;
- in cases where there may be a technical breach of planning control, but the harm caused is not sufficient to warrant formal action before closing the case we will notify the complainant of the decision and reason for not taking formal action;
- where appropriate, we will negotiate with those responsible for any breach of planning control, allowing them the opportunity to resolve the matters of concern before serving a formal notice unless the breach is so serious it warrants immediate action or where negotiations become protracted with no real likelihood of successful resolution;
- issue a Planning Contravention Notice (a formal request for information) if necessary.

10.2 After investigation we may decide that there has not been a breach of planning control, and in such circumstances, we will close the case and notify the complainant of the basis for the decision. We will not re-open the case, however if there is a significant new piece of information or change on site, we

may open a new case. There is no right of appeal to this decision. We may also decide that although there has been a breach of planning control, it is not causing sufficient harm to justify taking further action. We will take into account why the breach may have happened, how many people are affected, how they are affected and whether there is a cumulative effect that adds up to an unacceptable situation.

- 10.3 Not every report about a breach of planning control justifies further action. To help us deal with more pressing complaints we will follow a case review close complaints where the alleged breach is acceptable without planning conditions or where the impact is minimal.

11.0 How do we seek to resolve a breach of planning control?

- 11.1 If we decide that there has been a breach of planning control that should be pursued further then in the first instance we will:

- Ask for things to be put back the way they should be; or
- Without prejudice, invite an application for the unauthorised development if it is considered possible that planning permission might be granted, normally giving 28 days for its submission; or
- Try to resolve the situation through negotiation with the subject of the complaint, without allowing the matter to become protracted. This may mean agreeing a compromise or partial change that we are content the issues identified are addressed. It is at our discretion to decide whether this would be sufficient.

- 11.2 Where a retrospective planning application has been asked for, we will normally wait a reasonable period for it to be submitted and for its determination before taking further enforcement action. However, where it appears that the progress of the application is being deliberately held up by the applicant or there is no prospect of planning permission being granted, enforcement action may be initiated without delay.

- 11.3 If a breach of planning control is not resolved through negotiation, an invitation to submit an application is declined or a retrospective planning application is refused, our next steps will be:

- To consider the expediency of taking formal enforcement action;
- To take into account the advice contained within the local development plan and other relevant policy publications.

- 11.4 On occasion we will decide at this point not to try to remove or change everything about an unauthorised development. There may be certain

elements of the development that can be brought under control without further delay, such as the hours of use or the position of a window. If these are the things that are really important we may agree to these changes and not pursue other less important matters.

- 11.5 If a breach of planning control occurs that requires formal action, we may issue an Enforcement Notice or other relevant notice as soon as practicable. The recipient of an Enforcement Notice has the right to lodge an appeal to the Planning Appeals Commission within 28 days following receipt of the notice. It may be a matter of months before the appeal can be heard. If no appeal is lodged, the notice takes effect no less than 28 days following its date of issue; the date will be clearly specified on the notice.
- 11.6 Where an Enforcement Notice is issued it will include requirements for remedying the breach of planning control and a period for compliance. Failure to comply with the requirements of an Enforcement Notice within the specified compliance period is a criminal offence, liable to prosecution in the Magistrates Court (subject to a maximum fine from the courts of £100,000). In cases of severe harm, we can apply for an Injunction in the High Court.

12.0 Types of Enforcement Notices we can serve

- 12.1 There are a variety of notices available to us under the provisions of the 2011 Act which relates to a number of specific contraventions. The list identifies the types of notices which tend to be used most frequently in practice and for further information on other notices you may wish to visit the Department for Infrastructure's website **Enforcement Practice Note 2 Legislative Framework**.
- 12.2 **Temporary stop notice:** Sections 135 and 136 of the 2011 Act deals with the issuing, serving and restrictions of a temporary stop notice, while section 137 sets out the offences a person or persons will commit if they contravene a temporary stop notice.
- 12.3 Section 135 of the 2011 Act enables a council to issue and serve a temporary stop notice to halt a breach of planning control when it is expedient that the activity is stopped immediately. A council has 28 days to decide whether further enforcement action is appropriate and what that action should be, without the breach intensifying by being allowed to continue. A temporary stop notice enables a council to prevent a continuing breach of planning control at an early stage without first having to issue an Enforcement Notice.
- 12.4 Under Section 135(1) of the 2011 Act temporary stop notices issued and served under section 135 do not prohibit a person from continuing to use any building, caravan or other structure situated on land to which the temporary

stop notice relates as that person's permanent residence. A temporary stop notice does not prohibit other activities which the Department can specify in regulations. They cannot be issued for development or activities where the time limits for enforcement have passed (section 136(2)).

- 12.5 However, section 136(2) does not prevent a temporary stop notice prohibiting activity consisting of or incidental to buildings, engineering, mining or other operations or the deposit of refuse or waste materials (section 136(3)) 3. Only one notice can be issued for an activity unless some other enforcement action is taken. A copy of the Temporary Stop Notice must be displayed on the land.
- 12.6 Under section 137 of the 2011 Act it is an offence for any person to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on that person. A person convicted of an offence under section 137 will be liable on summary conviction to a fine not exceeding £100,000 or on conviction on indictment to a fine.
- 12.7 **Enforcement Notice:** Section 138 of the 2011 Act provides a council with the legislative authority to issue and serve an Enforcement Notice where it appears to it that there has been a breach of planning control and that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.
- 12.8 An enforcement notice must be served within defined time periods on the owner or occupier of the land to which the notice relates and on any other person with an estate in the land, such as, not more than 28 days after its date of issue and not less than 28 days before the date specified in it as the date on which it is to take effect. Under Section 147 it is an offence not to comply with the requirements of the enforcement notice within the period specified.
- 12.9 **Stop notice:** Section 150 of the 2011 Act enables a council to serve a stop notice which can prohibit almost immediately any activity to which the related Enforcement Notice refers. A stop notice can only be served at the same time or after an Enforcement Notice is served and when the council considers it expedient that any relevant activity should be stopped before the expiry of the period to comply with an Enforcement Notice. It must refer to the Enforcement Notice to which it relates and must have a copy of that notice attached to it.
- 12.10 A stop notice cannot be served independently or where the enforcement notice has taken effect. A stop notice will not take effect until such date as it may specify. It is an offence to contravene a stop notice after it has been served and the maximum level of fine imposed by the courts is £100,000 on summary conviction or a fine on conviction on indictment. The courts are required to take account of any financial benefits which has accrued, or which appear likely to accrue as a result of the offence. We can at any time withdraw a stop notice, without prejudicing its power to serve another.

- 12.11 **Breach of condition notice:** Section 152 of the 2011 Act provides a council with the legislative authority to serve a breach of condition notice where a condition has been breached. Non-compliance with a breach of condition notice within the specified time period is an offence and the person responsible shall be guilty of an offence and liable on summary conviction by the courts of a fine not exceeding level 3 on the standard scale which is currently £1000.
- 12.12 **Listed building enforcement notice:** Section 157 of the 2011 Act provides a council with the legislative authority to issue and serve a listed building Enforcement Notice where it appears that unauthorised works have been or are being executed to a listed building, without listed building consent, and that it is considered expedient to issue such a notice having regard to the effect of the works on the character of the building as one of special architectural or historic interest. A listed building Enforcement Notice can be also issued and served if conditions associated with an LBC are not being adhered to. The Enforcement Notice must set out the steps to be taken to remedy the breach and the timeframe allowed.
- 12.13 **Conservation area enforcement notice:** Section 157 of the 2011 Act as modified by Regulation 15 and Schedule 2 of the Planning (Conservation Areas)(Demolition) Regulations (Northern Ireland) 2015, provides a council with the legislative authority to issue and serve a conservation area Enforcement Notice where it appears that unauthorised works have been or are being executed to a building in a conservation area, without conservation area consent, and that it is considered expedient to issue such a notice having regard to the effect of the works on the character or appearance of the conservation area in which the building is situated. A conservation area Enforcement Notice can be also issued and served if conditions associated with the conservation area consent are not being adhered to. The Enforcement Notice must set out the steps to be taken to remedy the breach and the timeframe allowed.
- 12.14 **Protection of trees subject to a Tree Preservation Order:** Section 164 of the 2011 Act allows a council to enforce the duty to replace trees subject to a Tree Preservation Order. A council may serve a notice if it appears that the provisions of Section 125 (such as, the replacement of trees subject to a Tree Preservation Order) or any conditions of a consent given under a tree preservation order are not being complied with for any tree / trees in its district. Such a notice can only be served within 5 years from the date of the alleged failure to comply with the provisions of section 125 or the conditions of the consent. The notice must specify a period at the end of which it takes effect and this is to be no less than 28 days beginning with the date of the notice being served. Section 165 sets out specific grounds and methods of appeal against Enforcement Notices issued under section 164 in relation to trees. Any

person who contravenes a tree preservation order shall be guilty of an offence and will be liable to a fine from the courts in accordance with Section 126.

- 12.15 **Notice to replant a tree or trees in conservation areas:** Section 167 of the 2011 Act places a duty on an owner of land to replace trees that are removed in a conservation area. Section 164 allows a council to enforce the duty to replace trees in conservation areas. We may serve a notice if it appears that an owner has not replaced the trees removed in a conservation area, within 5 years from the date of the alleged removal of the tree or trees. The notice must specify a period at the end of which it takes effect and this is to be no less than 28 days beginning from the date of the notice being served. Any person who contravenes a notice to replant a tree or trees in a conservation area shall be guilty of an offence and will be liable to a fine from the courts in accordance with Section 126.
- 12.16 **Advertisement control:** Section 175 of the 2011 Act allows a council to deal with enforcement of advertisement control. On conviction for display of an advertisement contravening regulations made under Section 130 (such as, control of advertisements), a person is liable to a fine from the courts not exceeding level 4 of the standard scale (£2500). In the case of a continuing offence, the fine will not exceed one tenth of level 4 (£25) for each day during which the offence continues after conviction. The defendant may be a landowner / occupier or those whose advertisement is being displayed.
- 12.17 **Planning contravention notice:** Section 133 of the 2011 Act empowers a council to request additional information about activities on land where it suspects a breach of planning control has occurred. This encourages dialogue with any persons thought to be in breach of planning control and to secure their co-operation in taking corrective action. Under Section 134, failure to comply with a planning contravention notice within 21 days, which may require the person on whom it is served to give the required information, is an offence. A person guilty of this offence shall be liable on summary conviction to a fine from the courts not exceeding level 5 on the standard scale (£5,000). To make a false or misleading statement (either intentionally or recklessly) in response to a planning contravention notice is also an offence with the same level of fine possible on conviction.
- 12.18 **Submission notice:** Section 43 of the 2011 Act provides a council with the legislative authority to issue a submission notice requiring a retrospective planning application to be submitted within 28 days from the service of the notice, where it appears that a development has been carried out without planning permission. The notice must be served within 5 years of the date upon which the development was begun. It is an offence not to comply with the notice in the time specified in the notice. A person guilty of this offence, shall be liable on summary conviction to a fine from the courts not exceeding

level 3 on the standard scale (£1000). If following conviction an application is not made the person is guilty of a further offence and shall be liable on summary conviction to a fine from the courts not exceeding one tenth of level 3 on the standard rate (£100) for each day following the first conviction on which the offence continues.

- 12.19 **Information as to estates in land:** Section 240 of the 2011 Act gives a council the authority to make an order or issue or serve a notice (or other document) in writing, requiring the submission of certain information regarding the ownership or the use of premises within 21 days of serving the notice or a longer period if specified on the notice. A person who fails to provide the information requested within the period specified shall be liable on summary conviction to a fine from the courts not exceeding level 3 on the standard scale (£1000). The giving of false information knowingly is also an offence, and the person shall be liable on summary conviction to a fine from the courts not exceeding the statutory maximum; on conviction on indictment to imprisonment for a term not exceeding 2 years or a fine, or both.

13.0 What happens when we take formal action?

- 13.1 A formal Enforcement Notice will be served on the owner of the property along with any other party with a legal interest in the land or building in question. The Enforcement Notice will specify what action is required to remedy the breach and will give a period for compliance.
- 13.2 The recipient of the Enforcement Notice has 28 days to appeal against the notice to the Planning Appeals Commission. Where an appeal is lodged, we can take no further action until the appeal has been decided. It is not unusual for the appeal process to take several months.
- 13.3 We will always vigorously defend any appeal but if it is allowed (for example, if the appellant wins), we can take no further action. If it is dismissed however, the Enforcement Notice will take effect, although the Commissioner can amend its requirements, including the period for compliance.
- 13.4 It is a criminal offence not to comply with an Enforcement Notice once the compliance period has passed. If the notice is not complied with, we will consider prosecution. However, such action does require evidence to prove the offence is being committed by a named individual or company 'beyond reasonable doubt'. Collecting this evidence can sometimes be a lengthy and time-consuming exercise and in some cases pre-trial delays may be unavoidable.

- 13.5 We will comply with the provisions of the **Police and Criminal Evidence(Northern Ireland) Order 1989** when interviewing persons suspected of a criminal offence.

14.0 Planning immunity

- 14.1 When considering enforcement action, we will bear in mind the statutory time limits for taking enforcement action as set out in Section 132 of the Act. Where there has been a breach of planning control consisting of the carrying out of building, engineering, mining or other operations in, on, over or under land, without planning permission, no enforcement action may be taken after the end of the period of 5years beginning with the date on which the use commenced or the operations were substantially completed.
- 14.2 Under planning legislation, a breach of planning control that has been in existence for more than five years is immune from enforcement action, like it is lawful. If, through discussions with the landowner and other interested parties, it appears that the alleged breach might be lawful, then an alleged offender may choose to submit an application for a Certificate of Lawfulness.
- 14.3 Such applications are considered on the facts of the case and the relevant test to be applied is 'the balance of probabilities'. While on occasion applications can be delayed due to difficulties in obtaining evidence, we will endeavour not to allow the matter to become protracted. Where a Certificate of Lawfulness is submitted, the enforcement case will usually remain open until it is demonstrated the development is lawful.

15.0 A breach of planning control that requires immediate action

- 15.1 When we consider there is a breach of planning control which is causing immediate harm then we may issue a Stop Notice or Temporary Stop Notice, which should bring about the immediate cessation of certain types of unauthorised works. Before taking such action, we will consider that any costs incurred by the developer by having to stop works are fully considered and weighed against the harm being caused. It is more likely that this will be used in cases where there is an immediate threat to assets of acknowledged environmental importance.

16.0 Our planning enforcement priorities

- 16.1 We will investigate all alleged breaches of planning control. However, when determining what, if any, action is to be taken, priority will be given to those breaches where, in our opinion, the greatest harm is likely to be caused.

- 16.2 The priority given is determined by the guiding principle that any action in response to a breach of planning control should be proportionate to the harm it causes. The priorities which reflect this principle are as follows:

Priority one – works resulting in public danger or development which may result in permanent damage to the environment. For example: demolition of or works to a listed building, removal of, damage to or works to trees protected by a Tree Preservation Order, demolition of a building in a conservation area, and commencement of building operations without permission.

Priority two – Unauthorised operational development, change of use, non-compliance with conditions of a planning approval (unless they relate to serious amenity issues in which case it may fall into Priority 1).

Priority three – Minor breaches that can be regularised for example domestic sheds, fences, extensions.

Priority four – Advertisements

- 16.3 The above list is not exhaustive and is for guidance only. It is ultimately the responsibility of our Planning Enforcement Team to prioritise cases taking account of the nature of the breach and the harm being caused or likely to be caused.
- 16.4 The priority given is reflected in the timescales against which performance is measured, such as, high priority cases have shorter timescales.
- 16.5 It is important to note that the vast majority of breaches of planning control are resolved informally through negotiation with the owner/occupier or through the submission and consideration of a retrospective planning application.
- 16.6 The speed at which a breach of planning control can be resolved will vary depending on the complexity of the individual case and general workloads. Some complex cases can however take a significant period of time due to the nature of the investigative process.

Aim	Priority			
	One	Two	Three	Four
Register and allocate to Case Officer	Immediate background and history check	90 per cent within three working days	90 per cent within three working days	90 per cent within three working days
Site visit (date following registration)	90 per cent within three working days	90 per cent within 15 working days	90 per cent within 15 working days	90 per cent within 20 working days
Discuss and agree a course of action	90 per cent within five working days of the site visit	90 per cent within 30 working days	90 per cent within 40 working days	90 per cent within 40 working days

Commence legal action or resolve	As soon as possible if irreversible	70 per cent within 39 weeks	70 per cent within 39 weeks	70 per cent within 39 weeks
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PROPOSED

17.0 Appeals

- 17.1 Under the provisions of the Planning Act (Northern Ireland) 2011, an appeal may be lodged with the Planning Appeals Commission (PAC) against an Enforcement Notice, a Listed Building Enforcement Notice, and a Section 164 Notice (replacement of trees). There is no right of appeal against a Stop Notice, Temporary Stop Notice or Breach of Condition Notice. The timescale for hearing an appeal and issuing a determination is a matter for the Planning Appeals Commission. Additional information on the Planning Appeals Process can be obtained from the PAC website www.pacni.gov.uk.
- 17.2 When an appeal is pending, enforcement action is put on hold as the Enforcement Notices referred to above shall have no effect pending the final determination or the withdrawal of an appeal.

18.0 Legal Action

18.1 Summons

Any person who contravenes or causes or permits the contravention of the provisions of an Enforcement Notice after it has been served on them or a Site Notice displayed is guilty of an offence. Anyone guilty of contravening a notice is liable to a fine from the courts upon summary conviction. Whether or not to proceed with a summons action will depend on the merits of the case and degree of harm caused by the development.

18.2 Injunctions

Section 156 of the 2011 Act gives a Council the power to apply to the courts for an injunction to restrain any actual or apprehended breach of planning control when the Council considers it necessary or expedient. The power to apply to the courts for an injunction to restrain any acknowledged or apprehended contravention also applies in relation to unauthorised demolition or works to a listed building or failing to comply with any condition attached to a listed building consent, contravention of a tree preservation order and certain acts in respect of trees in a conservation area; or Section 76(6) allows a council to seek an injunction regarding a restriction or requirement imposed under a planning agreement.

18.3 Statutory charges

This registry provides purchasers of land with a method of checking whether a property is affected by certain statutory restrictions which could not easily be discovered otherwise. These restrictions, which for the most part are created by or in favour of government departments or local authorities, include for example, matters relating to planning permission or tree preservation orders.

An Enforcement Notice will result in a charge on your land which will have implications for conveyancing, sales and mortgages.

19.0 Communication

19.1 The Enforcement Team will not provide a routine commentary on progress in dealing with cases as this would require resources that are best used pursuing investigations.

19.2 We do not enter into correspondence with a complainant other than to confirm that a case has been opened and then at the conclusion of the case to inform the complainant of the outcome of the investigation.

19.3 We can only provide limited updates on live investigations. This practice is not to be unhelpful but has regard to:

- restrictions imposed on us by the Data Protection Act 2018 (NI) and the Environmental Information Regulations 2004
- the importance of safeguarding the rights of individuals
- the need to ensure that enforcement investigations are not prejudiced.

19.4 Therefore, updates will generally be limited to the stage of the investigation:

1. a complaint has been received and an enforcement case opened;
2. a site visit has been undertaken;
3. the Planning Service is currently gathering evidence and assessing the case;
4. the outcome of the investigation (including whether the case has been closed and reasons why, if the site is being monitored, an appeal has been lodged etc.).

19.5 The Planning Enforcement Team can be contacted as follows:

Email: planning@belfastcity.gov.uk

Write to:

Planning Enforcement
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast BT1 5GS

Call: 028 90 32 0202

Textphone: 028 90 27 0405

Development Management Report

Summary	
Committee Date: 18 th August 2026	
Application ID: LA04/2024/2134/F	
Proposal: 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.	Location: 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.
Referral Route: Application for Major development	
Recommendation: Refusal on grounds of loss of open space and landscape impact	
Applicant Name and Address: BW Homes & Construction 25F Longfield Road Eglinton Derry BT47 3PY	Agent Name and Address: Gemma Jobling 1a Nixon Building Ledcom Business Park 100 Bank Road LARNE BT40 3AW
Date Valid: 21/12/2024	
Target Date: 19/07/2025	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: This application relates to land at the former Dunmurry Cricket Club, Ashley Park, Dunmurry. It is located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry. The application seeks full planning permission for a 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. The key issues for consideration of the application are set out below. • Principle of housing in this location (including protection of open space) • Landscape impact • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Climate change • Residential quality and impact on amenity • Access and transport • Environmental protection • Flood risk and drainage • Natural heritage • Section 76 planning agreement	

The site is within the settlement limits land on land reserved as open space and a Local Landscape Policy Area (LLPA).

The principle of development is considered unacceptable because the proposal would result in the loss of Open Space. Moreover, the proposal would have a harmful landscape impact on the LLPA.

The proposal is considered acceptable in other respects, subject to review of the consultation responses from DAERA NIEA, SES and NI Water which are currently outstanding.

16 objections have been received. The issues are addressed in the main report.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused

Delegated authority is sought to finalise the refusal reason and deal with the further consultation responses from DfI Roads, DAERA NIEA, SES and NI Water and any other issues that arise, provided they are not substantive.

1.0	Description of the Site and Proposal <i>Characteristics of the Site and Area:</i> 1.1 The site is currently an area of open space, a section of which was formally Dunmurry Cricket Club. The condition of the ground is rough grass area, and the topography has a distinct step within the site levels, this acted as a break between the cricket pitch and the land beyond. The northern boundary is adjacent to the Areema house estate, where it is proposed that access to the site will be created. The southern boundary is to Asley Park which contains a single row of houses. The western boundary is adjacent the Dunmurry by-pass, and the eastern boundary is with an existing football pitch. <i>Description of the Proposal:</i> 1.2 The application seeks full planning permission for new community recreational facilities, including basketball court, parkland and residential development comprising 37no social/affordable housing units with landscaping and associated works. Original proposal was for 40 units but amended following discussions regarding layout. 1.3 The application follows Pre-Application Discussions with officers.
2.0	RELEVANT PLANNING HISTORY 2.1 <i>LA04/2023/2357/PAD</i> – Redevelopment of the former Dunmurry Cricket Groups, to provide a mixed use development, comprising residential development, community parkland with play area, walking routes and associated landscaping and sports facility including a basketball court, and associated works. 2.2 <i>LA04/2024/0977/PAN</i> – Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development for social/affordable housing with landscaping and associated works.
3.0	PLANNING POLICY 3.1 Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas <i>Operational Policies:</i> Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing

	Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS) Policy OS1 – Protection of Open Space Policy OS3 – Ancillary open space Policy LC1 – Landscape Policy LC1C - LLPAs Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources
3.2	<u>Supplementary Planning Guidance</u> Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation
3.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Statutory Consultees</u> DfI Roads – final response awaited DfI Rivers – no objection DAERA NIEA – final response awaited NI Water – no objection (re-consulted due to age of original response) NIHE – supports the proposal

4.2	<u>Non-Statutory Consultees</u> Planning Service Plans & Policy Unit – refer to main assessment Environmental Health – content subject to conditions SES – awaiting final response <u>Representations</u>
4.3	The application has been advertised in the newspaper and neighbours notified.
4.4	16 objections have been received, raising the following concerns: • loss of open space • increased traffic with potential for impact on road safety • loss of privacy and loss of view • increased noise • impact on wildlife • insufficient sewage capacity.
4.5	Points of concern are addressed within the main assessment below.
5.0	PLANNING ASSESSMENT Main Issues
5.1	The main issues relevant to consideration of the application are set out below. • Principle of housing in this location (including protection of open space) • Landscape impact • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Public realm • Impact on the heritage assets • Climate change • Residential quality and impact on amenity • Open space • Access and transport • Health impacts • Environmental protection • Waste-water infrastructure • Section 76 planning agreement Development Plan Context
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted. <u>Operational Policies</u>
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above. <u>Proposals Maps</u>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is zoned as land reserved for landscape, amenity or recreation use.
5.8	Belfast Metropolitan Area Plan 2015 (2004) – the site is identified as open space and Derriaghy River Landscape Policy Area.
5.9	Belfast Metropolitan Area Plan 2015 (v2014) – the site is identified as open space and Derriaghy River Landscape Policy Area.
	<u>Principle of housing in this location</u> <i>Windfall housing:</i>
5.10	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. • The site is suitable for housing – the site is a sustainable location within the city settlement limits and aside from the open space and landscape issues is considered suitable in principle for housing, being located within an existing residential area. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is located within the existing settlement limits and is accessible to shops, services, amenities public transport and cycle routes. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place.

5.11 The proposal is considered compliant with Policies HOU1 and HOU2.

Loss of Open Space:

5.12 In the BUAP 2001, the site is zoned as land reserved for landscape, amenity or recreation use. It is identified as Open Space and forms part of the Derriaghy River LPPA in both draft BMAP 2015 (v2004) (**Figure 1**) and draft BMAP 2015 (v2014) (**Figure 2**), see below.

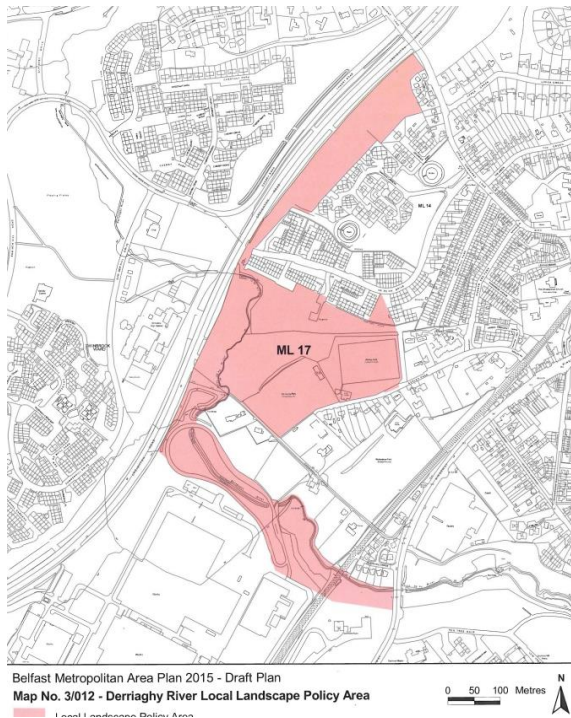


Figure 1: extract from dBMAP 2015 (v2004)

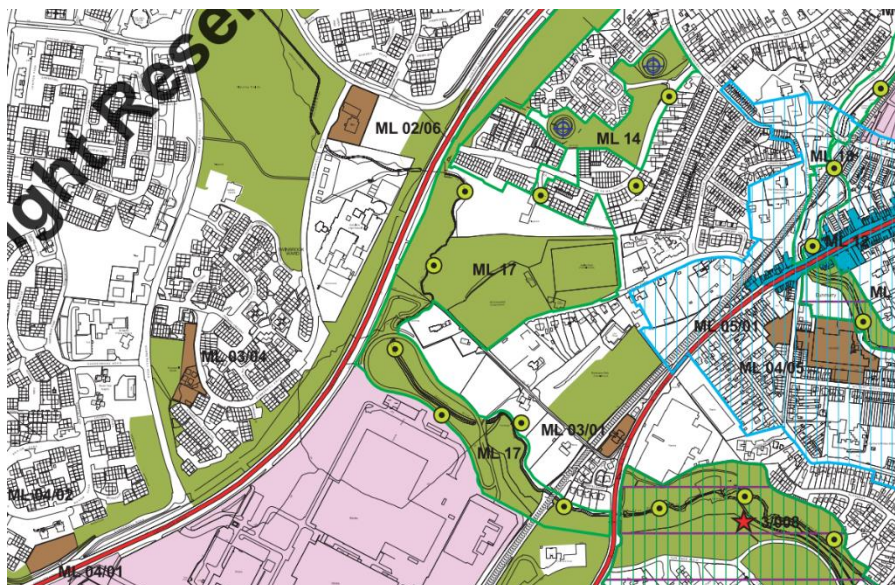


Figure 2: extract from dBMAP 2015 (v2014)

5.13	The site is 3.7 ha and the proposal includes circa 1.7 ha of open space in addition to the basketball court and children's play area. This equates to approximately 50% of the site retained as open space, far in excess of the normal policy requirement (Policy OS3) of 10% of the site to be given over to open space. Nevertheless, approximately half of the open space will be lost to built residential development.
5.14	Policy OS1 seeks to protect open space. It states: <i>'The council will support the retention and improvement of existing open space throughout the district area. There will be a general presumption in favour of retaining all such lands and uses, including protecting any character and amenity value, whether specifically identified in the LDP or not, unless the lands are identified in the LDP for an alternative use.'</i> <i>Development resulting in the loss of open space on lands specifically identified for these uses in the LDP and/or the council's Open Spaces Strategy and/or GBIP 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.'</i>
5.15	Policy OS1 states two further exceptions (a. and b.) but neither of these apply.
5.16	Policy OS1 goes onto state: <i>'In all circumstances, the council must be satisfied that the loss of any open space would not result in detriment to the overall green infrastructure provision.'</i> <i>The presumption against the loss of existing open space will apply irrespective of ownership, public access, physical condition or appearance.'</i>
5.17	Having regard to Policy OS1, the applicant sets out the following benefits of the proposal: • the provision of much needed social homes in the area • the creation of a community park to enhance health and wellbeing • landscape improvements • improvements to biodiversity • active sports facilities
5.18	The applicant is also critical of the public value of the existing open space as follows. • the land is inaccessible to the public since closure of the cricket ground (approximately 10 years ago) • historical infilling, trespass, fly tipping and anti-social behaviour • the site is fenced off and has no strategic accessibility • the site has no strategic landscape function or landscape wedge • limited ecological value
5.19	In terms of the proposal being an exception, the test is whether the proposal would bring substantial community benefits that decisively outweigh the loss of the open space.
5.20	The Planning Service's Plans and Policy team raises concerns about the loss of open space, which they advise should be maintained.

5.21	Officers advise that Policy OS1 sets a high bar for the loss of open space. In terms of the applicant's justification, it is accepted that there is significant social housing need in the area, although this is true of much of the city. Therefore, to set-aside Policy OS1 on that ground alone would be a concern. In terms of the site's current condition, its accessibility, anti-social behaviour and so forth, Policy OS1 is clear that: <i>'The presumption against the loss of existing open space will apply irrespective of ownership, public access, physical condition or appearance.'</i>
5.22	It is acknowledged that the proposal would retain about half of the site as open space with enhanced provision in the form of a basketball court and children's play area. But that of itself is not considered substantial benefit.
5.23	It is further considered that the proposal would be detrimental to the overall green infrastructure provision in this part and the wider city.
5.24	It will be for the Committee to decide when taking all these considerations into account in the round whether the test of the proposal bringing substantial community benefits that decisively outweigh the loss of open space is satisfied. However, officers are of the view that the factors set out by the applicant are not so unusual or unique to satisfy this requirement. Regard is had to the importance of Policy OS1 in protecting open space not only for its recreational value, but also because of its environmental value in terms of landscape, biodiversity and SuDS.
5.25	For these reasons, it is considered that the proposal does not accord with Policy OS1 and that planning permission should be refused.
	<u>Landscape impact</u>
5.26	In the BUAP, the site is reserved for landscape, amenity or recreation use. In both versions of dBMAP, the site is located within the Derriaghy River Landscape Policy Area (LLPA).
5.27	Policy LC1 states that new development should seek to and, where appropriate restore or improve the quality of the quality and amenity of the landscape. The Council will adopt a precautionary approach in assessing development proposals having regard to; the protection and enhancement of the landscape character; the sensitivity of the landscape and its capacity to accommodate the development; mitigating measures including retention and protection of existing trees and other vegetation and the planting of new trees and vegetation.
5.28	The policy further states that planning permission for new development within designated areas of landscape importance will only be granted where it is of an appropriate design and scale for the locality. The proposed siting is therefore expected to be sympathetic to the special character of the area, respects important features relating to the character; there is no adverse impact on natural heritage and biodiversity and respects local architectural style, as well as boundaries retaining features such as hedging and trees and materials, design and colour are sympathetic to the surroundings.
5.29	Policy LC1C specifically relates to LLPAs. In addition to complying with the above requirements, development proposals that have a significant adverse impact on the amenity, character, environmental quality or natural, built and cultural heritage features (including their settings and views) of LLPAs will not be supported by the LDP.

5.30	The site is protected landscape and open space and it is considered that the proposal would have a significant impact on eroding the site's and wider area's landscape character. The proposal would not protect, restore or improve the quality and amenity of the landscape, contrary to Policy LC1. As stated previously, it is considered that there are not substantial community or other benefits that outweigh any potential landscape impacts and that adequate mitigation will be put in place.																				
5.31	Moreover, the proposal is considered contrary to Policy LC1C in that the proposals would have a significant adverse impact on the amenity, character and environmental quality of the LPPA. <u>Housing density</u>																				
5.32	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.																				
5.34	The proposal is for 37 dwelling units within the Outer Belfast designation for which the policy seeks an average density between 25 - 125 dwellings per hectare (ha). The site area is 3.1 ha which would equate to density of only 11.9 dwellings per ha. However, this is because a significant area of Public Open Space would be retained as part of the development and as such this lower density is of itself considered acceptable. <u>Affordable housing</u>																				
5.35	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.																				
5.36	In this case, the proposal would provide all 37 units as social housing, to be delivered through a Housing Association. Therefore, Policy HOU5 is satisfied.																				
5.37	NIHE supports 100% social housing in this location, advising that as of March 2026 there was 683 households in housing stress as set out in the table below. Outer West Housing Needs Area Waiting List March 2026 <table><tr><td></td><td>Elderly</td><td>Families</td><td>Singles</td><td>Total</td></tr><tr><td>Total Applicants</td><td>39</td><td>370</td><td>359</td><td>768</td></tr><tr><td>Stress Applicants</td><td>28</td><td>339</td><td>316</td><td>683</td></tr><tr><td>Allocations</td><td>16</td><td>59</td><td>60</td><td>135</td></tr></table>		Elderly	Families	Singles	Total	Total Applicants	39	370	359	768	Stress Applicants	28	339	316	683	Allocations	16	59	60	135
	Elderly	Families	Singles	Total																	
Total Applicants	39	370	359	768																	
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Allocations	16	59	60	135																	
5.38	NIHE advises that: <i>'Outer West Belfast has acute housing need, most notably there is growing need for units suitable for families. A lack of existing social housing in the vicinity, means the ability to address social housing need is limited. Due to high need and a lack of available housing sites in this location we believe that this site could provide 100% social housing units. This would help to address the current imbalance of housing tenures in the locality and would increase the ability to address the housing needs of all.'</i>																				

5.39

The Affordable Housing and Housing Mix SPG seeks to generally avoid mono-tenure housing schemes of more than 12 residential units. Paragraph 4.4.12 states:

‘In all cases, whether or not a proposal for mono-tenure social housing is deemed to deliver sustainable and balanced communities will be assessed on a case-by-case basis using the following factors:

- The level of social housing need in the vicinity of the site and the availability of land to address such needs;*
- The wider tenure characteristics of an area, in order to minimise large areas of single tenure social housing; and*
- Whether a scheme is proposed as ‘shared housing’.*

5.40

Having regard to the above guidance, the level of social housing need in the area is very high and there is a lack of available land. It is understood that there is an above average level of private housing in the area. The scheme is not proposed as “shared housing”. However, taking account these other factors and the NIHE's support for the scheme, the proposal for mono-tenure housing is considered acceptable in this case.

Housing mix

5.41

Policy HOU6 applies. It requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:

- Up to date analysis of prevailing housing need in the area;
- The location and size of the site;
- Specific characteristics of the development; and
- The creation of balanced and sustainable communities.

5.42

The requirement for a mix of house types will not apply to single apartment developments such as the proposal. In such cases, the housing mix will be considered acceptable through greater variety in the size of units.

The proposed housing mix is shown in the table below.

House type	Description	Need category	Floorspace (sqm)	No. of units	%
A	1 bed 2 person apartment	General need	52 / 66	4	11%
E	2 bed 3 person pend unit	General need	79 / 80	8	22%
D1	2 bed 3 person house	General need	74	7	19%
H1	3 bed 5 person house	General need	93	12	32%
K1	3 bed 5 person bungalow	Complex needs	110	2	5%
M3	4 bed 6 person house	General needs	107	2	5%
N	5 bed 7 person	Complex needs	141	2	5%
			Total	37	100%

5.43	As can be seen, 52% of the residential units would be 2 bedroom, 37% 3 bedroom and remaining units as 4 bedroom or above. The proposed mix, which is supported by NIHE, is considered acceptable and compliant with Policy HOU6.
	<u>Adaptable and accessible accommodation</u>
5.44	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. The applicant has provided evidence to demonstrate that the proposal is in accordance with criteria a. to f.
5.45	The proposal includes 10% wheelchair units. Criteria h. stipulates that in-curtilage or designated car parking meets disabled parking standards. The proposal is acceptable in that it satisfies each of the criteria of the policy; parking surfaces are hard standing, doorways are sheltered, living and dining are on the same level as the entrance, all have entry level WCs designed to be extended if required, bedroom and bathroom on the same level and windows provide a positive outlook. The properties are designed to the requirements of Housing Associations guidance for Lifetime Homes being adaptable to wheelchair accessible standards with appropriate turning space and the pathways wide and level enough for wheelchair use.
5.46	The proposal is compliant with Policy HOU7.
	<u>Design and placemaking</u>
5.47	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. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.
5.48	Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k.
5.49	The design of the development is considered to respect the surrounding area. The proposal mirrors aspects of the surrounding context and established character, respecting the character of the surrounding streets and the immediate context of the site. The dwelling units are designed to be in keeping with the surrounding context in terms of scale and form and will use building materials of brick and render in the finishes that are common to the area. The Urban Design Officer (UDO) supports the palette of materials to be used in the development as well as the layout of the scheme, the dual aspect of dwellings occupying corner plots was also welcomed. The closing comments from the UDO indicate that the overall layout allows for greater legibility and creates a higher quality residential development while protecting the amenity and privacy of the occupants.
5.50	The density of the developable area (excluding the open space surrounding the housing) is also considered comparable to the surrounding area having due regard to the open space designation.

5.51	Adequate enclosure is provided for all residential units using appropriate boundary treatments of walls and fencing. The proposed development provides an adaptable and well-connected public realm through linkage with the neighbouring development.
5.52	The design and layout of the scheme is supported by the UDO. The proposal is considered compliant with Policies DES1, DES2 and RD1, and relevant provisions of the SPSS.
5.53	Regarding trees, the proposal includes over 100 newly planted trees. The Council's Tree Officer offers no objection to the proposal subject to the inclusion of relevant planning conditions. The proposal is considered compliant with Policy TRE1.
	<u>Climate change</u>
5.54	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.55	The applicant has provided details of the various sustainable design features which will be incorporated in the development. These include PV Solar Panels to the roof of the dwellings feeding the internal heating reducing energy costs. High-performance insulation and the use of LED lighting will also contribute to energy efficiency.
5.56	The proposal is considered acceptable having regard to Policy ENV2.
5.57	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal is considered to meet to meet criteria b) in that the proposal incorporates various hard and soft landscaping elements to assist an overall sustainable drainage solution. The proposal will use, where possible use locally source materials and the dwellings will have an EPC value that accords with current building regulations
5.58	The proposal is considered acceptable having regard to Policy ENV3.
5.59	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 applicant has demonstrated the proposal will include the following SuDs measures: • Construction of oversized pipes and hydro breaks to service the development • Provide soft landscaping and trees to an existing area of hard standing • Provision of Open Space.
5.60	The proposal is considered acceptable having regard to Policy ENV5.
	<u>Residential quality and impact on amenity</u>
5.61	<i>Creating Places</i> advocates external private amenity space of an average of 70sqm per house and no less than 40sqm per residential housing unit and 10 to 30 sqm per apartment. The proposal provides an average of 67sqm per house and 65sqm per apartment. The amenity provision, although slightly below the average stated figure is considered to be acceptable, particularly having regard to the Open Space provision within the site. No property has amenity below 55sqm.

5.62	The design of the site layout sets the development back from the existing boundaries, which will have existing vegetation retained and in locations supplemented with additional planting. The existing rough grass will be altered to open space lawn access to this open space by the public will be enhanced via a new pathway circling the development site. The open space will include a child's play area, basketball court and a sensory pathway. The open space, with boundary vegetation, will ensure that the development will not have a negative impact on the existing dwellings surrounding the site in regard to dominance and overlooking. It is considered that the satisfactory amenity standards will be provided within the development itself.
5.63	The loss of private view is not a material planning consideration. However, the broader landscape impacts of the proposal are set out previously. <u>Access and transport</u>
5.64	The site is an accessible location, within short walking and cycling distance of the retail shops, services, leisure and employment opportunities. The site has good public transport links through access to buses with stops at Cherry Road and Dunmurry village and rail travel at Dunmurry Train Station which is within a reasonable distance from the site. The proposal is considered to accord with Policy TRAN1.
5.65	The green travel plan provided with the application will further promote active and sustainable travel. The Travel Plan and green travel measures would need to be secured by a Section 76 planning agreement were planning permission to be granted.
5.66	The applicant has made amendments to the scheme to satisfy DfI Roads. DfI Roads advises that there remain several minor issues to be resolved. Delegated authority is sought to resolve those issues were planning permission to be granted.
5.67	The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS. <u>Health impacts</u>
5.68	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.69	The site provides opportunities for active travel, including walking and cycling, through good linkages with the surrounding neighbourhoods and improves connectivity with the commercial frontage of Dunmurry village. Active travel will be further encouraged through the Travel Plan and green measures proposed as part of the application. The site also contains an open basketball court and play area for the younger people and includes walkways throughout the remainder of the site. The proposal would provide quality homes for people in need.
5.70	The proposal is considered to satisfy the requirements of Policy HC1.

	<u>Environmental protection</u>
5.71	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 (EH) in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.
	<u>Contaminated land</u>
5.72	EH has reviewed the information within the Contamination Assessment and Remediation Strategy presented with the application. EH recommends conditions if planning permission is granted. The proposal is therefore considered to accord with Policy ENV1.
	<u>Air quality</u>
5.73	EH notes that no Odour Impact Assessment was submitted with the application, however, it is content that odours from surrounding commercial businesses will not impact on the proposed dwellings. The proposal is therefore considered to accord with Policy ENV1.
	<u>Noise and vibration</u>
5.74	Having considered the applicant's noise impact assessment, EH is content that the proposal is acceptable subject to conditions. The proposal is therefore considered to accord with Policy ENV1.
	<u>Flood risk and drainage</u>
5.75	Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.
5.76	Flood map NI shows a small section of the site could be affected by future climate change. The area is located towards the western boundary of the site where there is a change in ground level, the lower level indicated as the potential flood site. The site layout plan shows this area to be open space. DfI Rivers was consulted on the submitted Flood Risk Assessment and are content with the findings and has no reason to disagree with the conclusions.
5.77	The proposal is considered compliant with Policy ENV4, associated SPG and relevant provisions of the SPPS.
	<u>Waste-water infrastructure</u>
5.78	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has offered no objection to the proposal subject to specific conditions indicating available capacity. As its response is more than 18 months old, it has been re-consulted.
5.79	Delegated authority is sought to deal with the further response from NI Water, provided that the issues are not substantive.

5.80	Assuming NI Water maintains its no objection, the proposal is considered compliant with Policy SP1a. <u>Natural Heritage</u>
5.81	Policy NH1 states that the Council will adopt a precautionary principle when considering the impacts of development on local, national and international natural heritage resources.
5.82	The site is currently an area of open space, a section of which was a former cricket pitch, that is now overgrown with thatch grass.
5.83	The applicant's ecology appraisal indicates low bat foraging potential with little good habitat, the site being open grassland. The surrounding woodland edge was assessed as having a moderate potential for roosting foraging. DAERA NIEA has raised concerns about lighting having regard to moderate potential for roosting and foraging. It has requested a lighting plan, which has subsequently been submitted and a final response from NIEA is awaited.
5.84	The site is adjacent to the Derriaghy River feeding into the river Lagan and flowing into Belfast Lough a protected natural heritage site. The applicant has at the request of NIEA, submitted a Construction Environmental Management Plan to detail preventative measures to protect the adjoining river.
5.85	A response from NIEA is currently awaited, SES is required to be consulted when final NIEA comments have been received. Subject to the further advice from NIEA and SES, the proposal is considered compliant with Policy NH1 and relevant provisions of the SPPS. Delegated authority is sought to deal with any outstanding issues raised by NIEA and SES in their further consultation responses. <u>Section 76 planning agreement</u>
5.86	Should the Committee find the proposal acceptable in the planning balance and resolve to grant planning permission, the decision should be subject to finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable. • Affordable housing – to require all 37 residential units (100%) to be delivered as social housing. • Green travel measures – implementation of the Travel Plan and green travel measures. • Open space – management and maintenance of the public open space and provision of the play equipment / basket ball court.
5.87	In the event that the application is approved, the Section 76 planning agreement will need to be finalised before decision is issued.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused
6.2	Delegated authority is sought to finalise the refusal reason and deal with the further consultation responses from DfI Roads, DAERA NIEA, SES and NI Water and any other issues that arise, provided they are not substantive.

7.0	Draft Refusal Reasons
7.1	1. The proposal is contrary to Policy OS1 of the Belfast Local Development Plan: Plan Strategy 2035 in that, if approved, it would result in the unacceptable loss of a significant area of open space. In this case, it has not been demonstrated that the proposed development will bring substantial community benefits that decisively outweigh the loss of the open space. 2. The site forms part of the Derriaghy River Landscape Policy Area (LLPA) and is protected open space. The proposal is contrary to Policy OS1 of the Belfast Local Development Plan: Plan Strategy 2035 in that, if approved, it would significantly erode the character of the LLPA. The proposal would not protect, restore or improve the quality and amenity of the landscape, contrary to Policy LC1. Moreover, the proposal is contrary to Policy LC1C in that the proposals would have a significant adverse impact on the amenity, character and environmental quality.

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Development Management Report	
Committee Date: 18 August 2026	
Application ID: LA04/2026/0442/F	
Proposal: 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.	Location: Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Sinead Henry Belfast Harbour Commission Harbour Office Corporation Square Belfast BT1 3AL	Agent Name and Address: Erin Donaldson RPS TetraTech Elmwood House 74 Boucher Road Belfast BT12 6RZ
Date Valid: 24/03/2026	
Target Date: 20/10/2026	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application seeks full planning permission for revisions to the terrestrial elements of planning approval LA04/2016/0421/F , which grants permission for: '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.'	

The primary end use of the completed infrastructure is for the berthing of cruise ships during the cruise season, generally from March through to October. During the off season for the cruise industry (generally from November through to February), the approved facility is to be used as a lay-by, and general cargo handling such as break-bulk cargo, project cargo and dry bulk during the off season.

The changes proposed under the amended scheme apply solely to the primary end use of the site for the berthing of cruise ships. The secondary use will not be affected.

The following revisions to the original planning permission are proposed:

1. Reduction of the number of mooring dolphins from seven to four along with minor repositioning;
2. Retention of seven approved tower lights and relocation of one tower light;
3. Upgrade of an existing access track along the northeastern boundary and installation of associated street lighting, landscaping, security hut; and creation of access to existing informal parking area at Airport Road West, to facilitate continued access to the public;
4. Relocation of the cruise terminal modular building and for it to be permanently retained all year round;
5. Relocation of associated parking/drop-off areas and provision of additional hardstanding;
6. Construction of an additional luggage building; and
7. Other associated site works in respect of lighting, landscaping, ancillary infrastructure (e.g. fencing, CCTV, foul connections), provision of 1 no. new surface water drainage outfall along upgraded access track and relocation of 1 no. approved outfall from quay wall to revetment.

The site is currently a construction site with the piling work for the construction of the new quay associated with planning permission LA04/2016/0421/F at an advanced stage and part of the access road on the northern edge of the site begun. Construction of the other terrestrial elements have not begun.

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

- Principle of development at this location
- Design, Placemaking and impact on amenity
- Landscape impact
- Masterplanning approach
- Built Heritage
- Natural heritage
- Climate change
- Flood Risk and Drainage
- Waste-water infrastructure
- Control of Major Accident Hazards (COMAH)
- Environmental protection
- Waste Management
- Employability and Skills
- Pre-application Community Consultation

No third-party representations have been received in respect of this proposal.

No objections have been received from consultees, subject to conditions. Responses are still awaited from DAERA NIEA, SES and BCC Waste Management team (the latter in relation to a recently submitted Waste Management Plan).

The proposal is considered acceptable in respect of principle, design and landscape impact, access and parking, impact on amenity and other relevant land-use planning considerations.

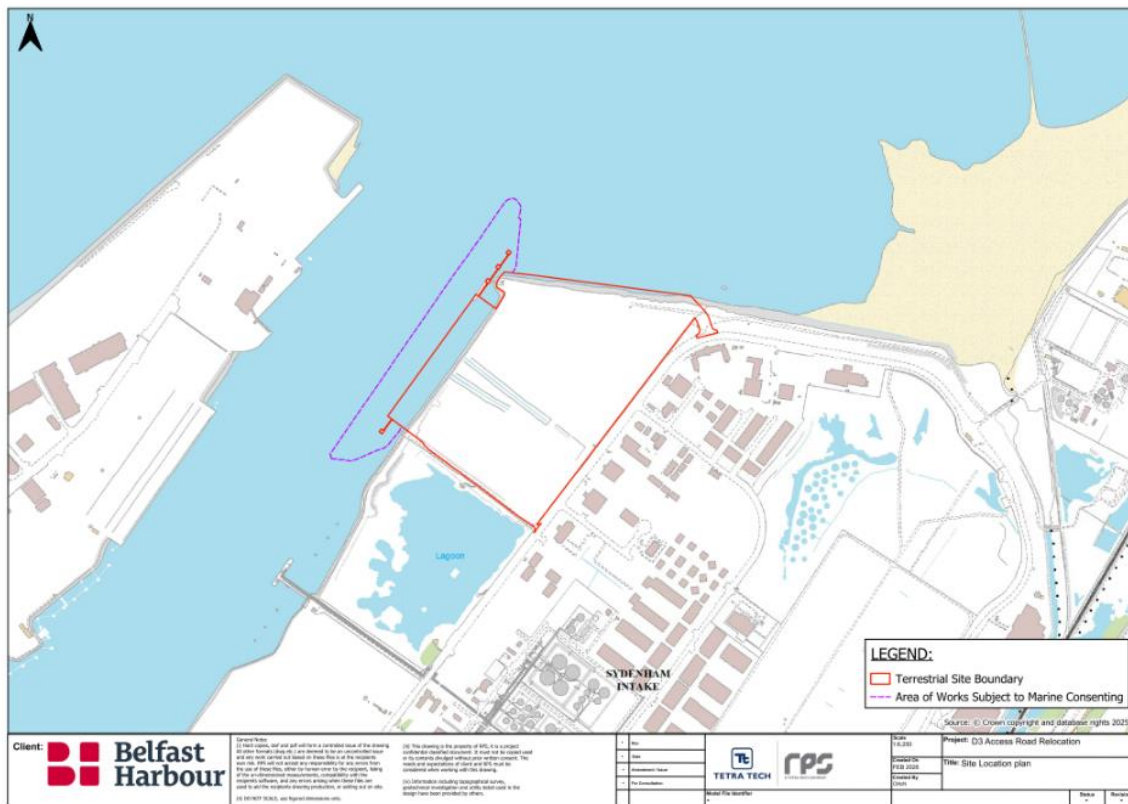
Recommendation

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

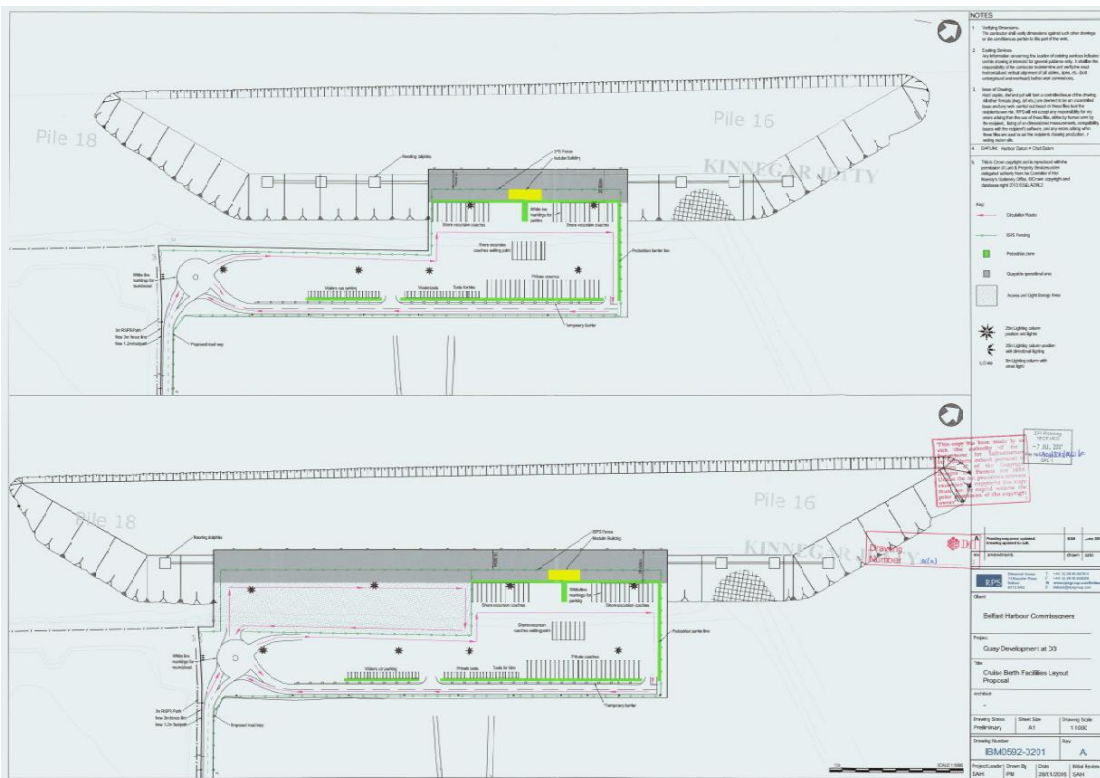
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, and deal with and any other issues that arise, including the outstanding consultation responses from DAERA NIEA, SES and BCC Waste Management team, provided the issues are not substantive.

DRAWINGS AND IMAGERY

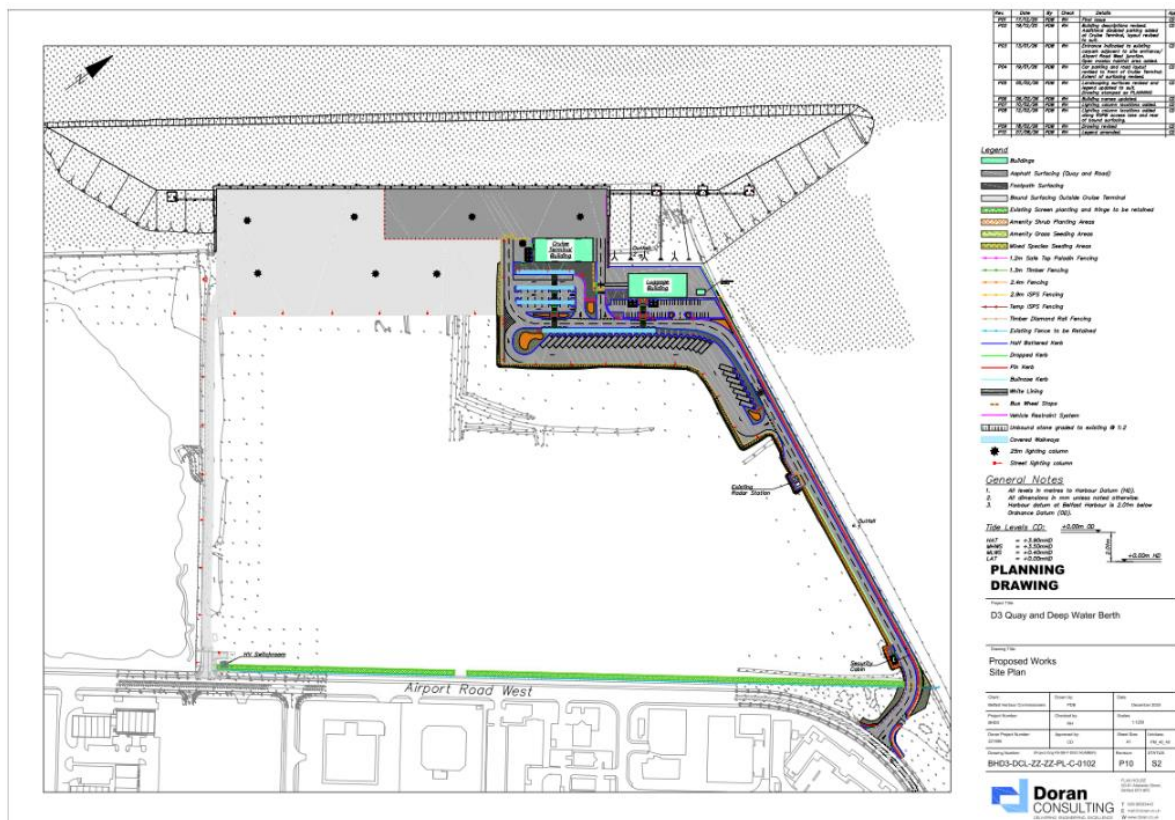
Site Location Plan:



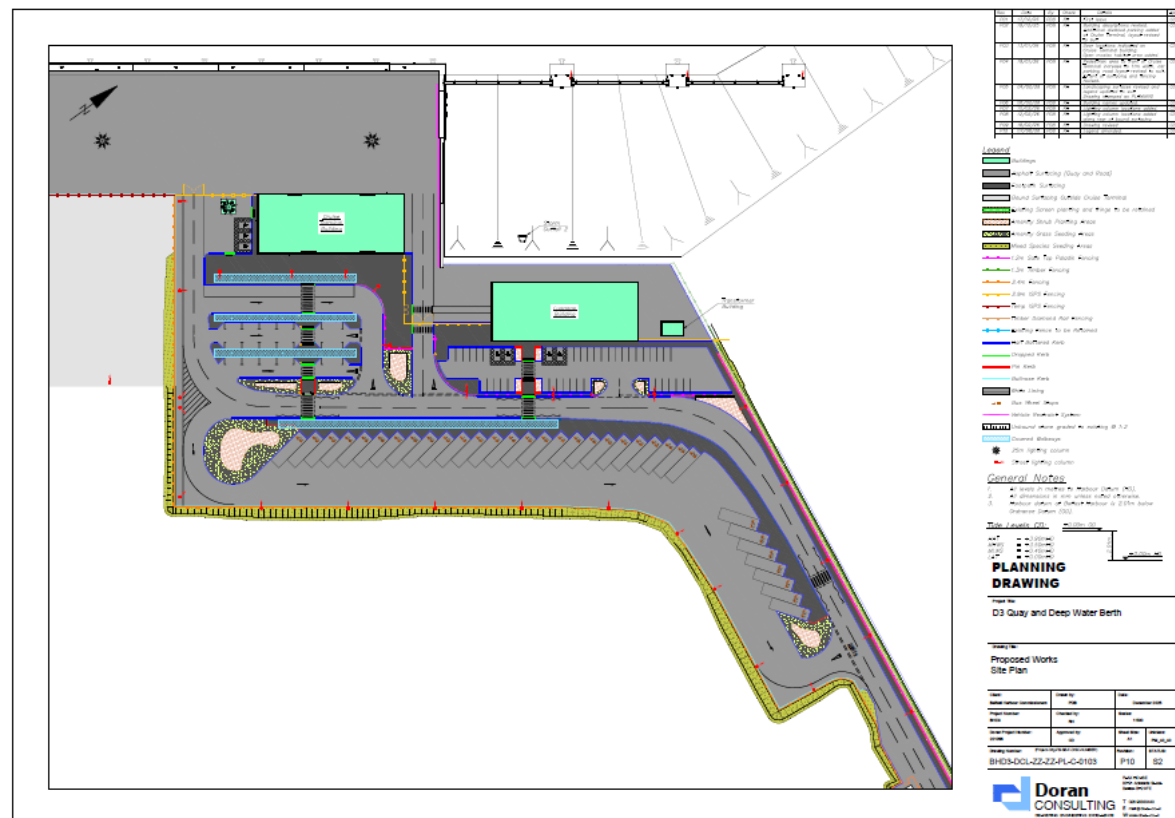
Site Plan as approved:



Contextual Proposed Site Plan:



Proposed Site Plan:



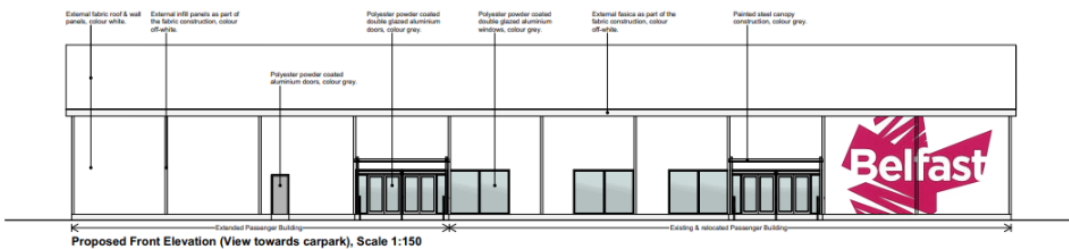
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Proposed Elevations (passenger building)

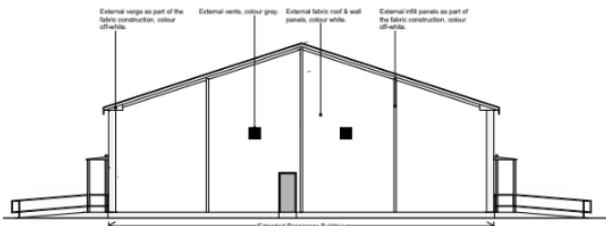
ALL DRAWINGS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES/CONFLICTS TO BE RESOLVED TO ARCHITECT IMMEDIATELY.
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REVISION HISTORY		
REV	DESCRIPTION	DATE

Planning



Proposed Front Elevation (View towards carpark), Scale 1:150



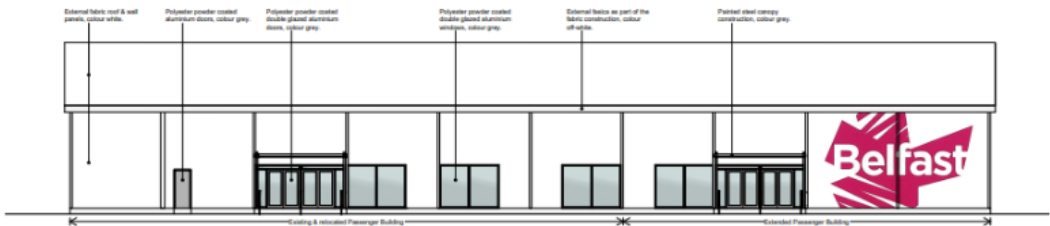
Proposed LHS Elevation, Scale 1:150

RPP REFERENCE NO.		CLIENT		PROJECT		DRAWING		SCALE		DATE		REVISION	
2351		BHC		Passenger Building Proposed Elevations		RPP ARCHITECTS		BELFAST 100-107 DUNELM PASS BELFAST BT7 4DZ T: 028 924 5777 EMAIL: INFO@RPPARCHITECTS.CO.UK		L'DERRY 18 CLARENDON ST L'DERRY BT48 7ET T: 028 7138 2762 WEB: RPPARCHITECTS.CO.UK		A3 1:150 PF HMC	
D3 Cruise Terminal								2351		RPP		01 00 DR A 16 006	

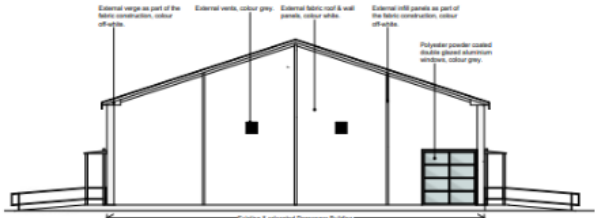
ALL DRAWINGS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES/CONFLICTS TO BE RESOLVED TO ARCHITECT IMMEDIATELY.
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REVISION HISTORY		
REV	DESCRIPTION	DATE

Planning



Proposed Rear Elevation, View towards Berth Scale 1:150



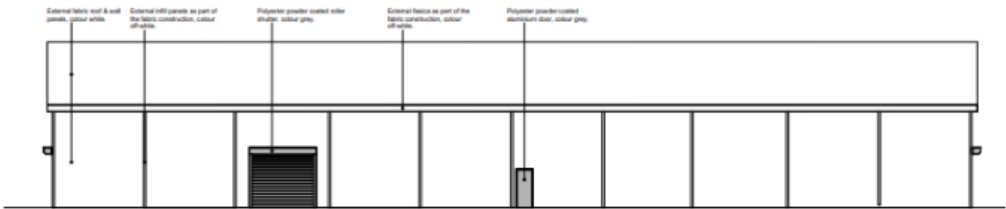
Proposed RHS Elevation, Scale 1:150

RPP REFERENCE NO.		CLIENT		PROJECT		DRAWING		SCALE		DATE		REVISION	
2351		BHC		Passenger Building Proposed Elevations		RPP ARCHITECTS		BELFAST 100-107 DUNELM PASS BELFAST BT7 4DZ T: 028 924 5777 EMAIL: INFO@RPPARCHITECTS.CO.UK		L'DERRY 18 CLARENDON ST L'DERRY BT48 7ET T: 028 7138 2762 WEB: RPPARCHITECTS.CO.UK		A3 1:150 PF HMC	
D3 Cruise Terminal								2351		RPP		01 00 DR A 16 007	

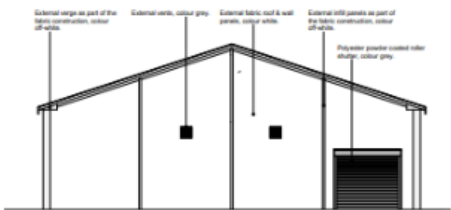
Proposed Elevations (luggage building)

REVISION HISTORY		
REV	DESCRIPTION	DATE

Planning



Proposed Rear Elevation, Scale 1:150

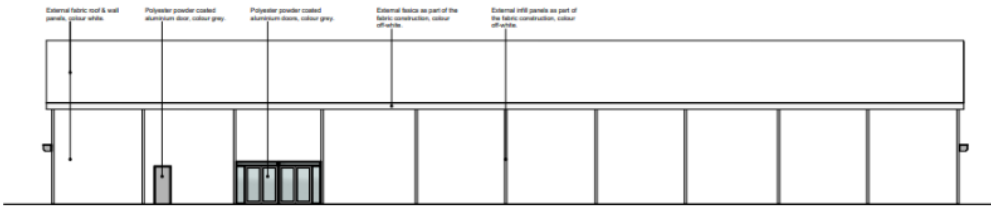


Proposed RHS Elevation, Scale 1:150

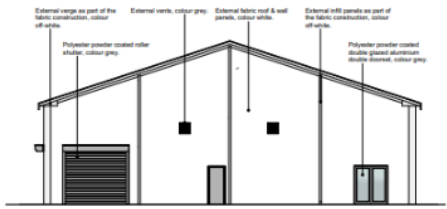
APP REFERENCE NO.	CLIENT	PROJECT	ARCHITECT	LOCATION	DATE	SCALE	PROJECT	DATE	SCALE	PROJECT	DATE	SCALE
2351	BHC	Luggage Building Proposed Elevations	RPP ARCHITECTS	BELFAST 100-101 CONEIGALL PASS BELFAST BT1 1DT T: 028 924 5777 WWW.RPPARCHITECTS.CO.UK	LISBERRY 18 CLARENDON ST LISBERRY BT26 7TS T: 028 7126 2782 WWW.RPPARCHITECTS.CO.UK	A3	1:150	PP	HMC			
D3 Cruise Terminal						2351	RPP	02	00	DR	A	16 012

REVISION HISTORY		
REV	DESCRIPTION	DATE

Planning



Proposed Front Elevation (towards carpark), Scale 1:150



Proposed LHS Elevation, Scale 1:150

APP REFERENCE NO.	CLIENT	PROJECT	ARCHITECT	LOCATION	DATE	SCALE	PROJECT	DATE	SCALE	PROJECT	DATE	SCALE
2351	BHC	Luggage Building Proposed Elevations	RPP ARCHITECTS	BELFAST 100-101 CONEIGALL PASS BELFAST BT1 1DT T: 028 924 5777 WWW.RPPARCHITECTS.CO.UK	LISBERRY 18 CLARENDON ST LISBERRY BT26 7TS T: 028 7126 2782 WWW.RPPARCHITECTS.CO.UK	A3	1:150	PP	HMC			
D3 Cruise Terminal						2351	RPP	02	00	DR	A	16 011

1.0	Characteristics of the Site and Area
1.1	The application site is located to the northeast of the Victoria Channel and adjacent to Victoria Terminal 4 in the Belfast Harbour Estate. To the southwest of the site is the D1 RSPB Reserve and to east and southeast are a number of office buildings alongside Airport Road West. North of the site opens up to Belfast Lough.
1.2	The site consists of reclaimed land that has been levelled and is retained by a rock armour revetment.
1.3	The wider Belfast Harbour consists of land mainly occupied by industrial and commercial buildings/land, the scale of which varies depending on the use of each section. The Harbour Estate is vast with the complex spanning approximately 1,565 hectares. The harbour is a major gateway to Northern Ireland, particularly by air and sea.
	Description of Proposed Development
1.4	The application seeks full planning permission for: ‘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.’
1.5	Since the grant of the extant planning permission (LA04/2016/0421/F) in July 2019, cruise operations have continued to grow. The size and types of vessels arriving into the port continue to change, with lessons being learned as to how best to accommodate ship crew and passengers and as a consequence the operational requirements for the D3 facility have been reviewed and the applicant wishes to both retain and amend certain elements of the extant planning permission (LA04/2016/0421/F).
1.6	The following revisions to the original planning permission are proposed: - Reduction of no. of mooring dolphins from seven to four along with minor repositioning; - Retention of approved access road, security hut and associated works along southern boundary; - Retention of approved hardstanding; - Retention of seven approved tower lights and relocation of one tower light; - Upgrade of an existing access track along the northeastern boundary and installation of associated street lighting, landscaping, security hut; and creation of access to existing informal parking area at Airport Road West, to facilitate continued access to the public;

	f. Relocation of the cruise terminal modular building and for it to be permanently retained all year round; g. Relocation of associated parking/drop-off areas and provision of additional hardstanding; h. Construction of an additional luggage building; and i. Other associated site works in respect of lighting, landscaping, ancillary infrastructure (e.g. fencing, CCTV, foul connections), provision of 1 no. new surface water drainage outfall along upgraded access track and relocation of 1 no. approved outfall from quay wall to revetment.
1.7	The application is Environmental Impact Assessment (EIA) development and is accompanied by an Environmental Statement.
1.8	The application is subject to a Planning Performance Agreement (PPA) with the decision targeted for September 2026. The Planning Service has agreed to enter the PPA with the application because delays to the project would cause significant disruption for the contractor and would impact on delivery of this important infrastructure project for the city. The publicised target completion is September 2027.
2.0	RELEVANT PLANNING HISTORY
2.1	LA04/2025/0904/PAN – 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 eastern boundary of site and installation of associated street lighting/parking area; security hut; relocation of main cruise terminal building and associated parking/drop-off areas; additional baggage building; and other associated site works in respect of lighting, landscaping, ancillary infrastructure and existing access adjacent to RSPB lands.
2.2	LA04/2016/0421/F – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY - Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, break bulk and dry bulk during cruise ship off season. Development comprises the construction of 340m long solid quay with mooring dolphins, dredging of the berthing pocket and infilling behind the new quay wall using imported clean fill materials, construction of a 25m wide piled relieving slab along the quay length, with heavy duty paving surfacing on the quay/slab hinterland, access road, security gates, access barrier and kiosk at Airport Road West, modular terminal building, shore side facilities, lighting, fencing, screen bund and landscaping. Permission granted.
2.3	SPD/2026/0004/DC - Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY - The full Discharge of Condition 4 (the requirement to undertake survey of black guillemots) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for the berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Pending decision.
2.4	SPD/2025/0007/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY - Discharge of Condition 4 (Survey of black guillemots) of planning permission Ref: LA04/2016/0421/F for the Construction of a new

	multi-purpose facility at D3 for the berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Pending decision.
2.5	SPD/2024/0009/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY – Discharge of Condition 3 (Method statement and monitoring proposals for the translocation of Hoary Fringe-Moss and Bee Orchid) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Condition discharged 11 June 2024.
2.6	SPD/2025/0013/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY – Discharge of condition 3 (Method statement and monitoring proposals for the translocation of Hoary Fringe-Moss and Bee Orchid relating to 12 month check following commencement of development) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Condition discharged 15 September 2025
2.7	SPD/2025/0014/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY- Partial Discharge of Condition 7 (Construction Environmental Management Plan) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season, in respect of phase 3 works (all remaining works to complete all construction activities). Condition discharged 27 February 2026
2.8	SPD/2024/0025/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY - Discharge of Condition 2 (Details of Ecological Clerk of Works, roles and responsibilities) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for the berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Condition discharged 29 February 2024
2.9	SPD/2024/0026/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY- Discharge of Condition 4 (Survey of black guillemots), Condition 6 (Bird monitoring plan) and Condition 12 (Details of black guillemots nest boxes) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for the berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season. Condition discharged 19 June 2024
2.10	SPD/2024/0030/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY- Partial Discharge of Condition 7 (Construction Environmental Management Plan) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season, in respect of enabling works comprising Hoary Fringe-Moss and Bee Orchid translocation works, construction of the southern access off Airport Road West and construction of a foundation for a kiosk and installation of fencing. Condition discharged 23 July 2024.

2.11	SPD/2024/0045/DC – Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY - Partial Discharge of Condition 7 (Construction Environmental Management Plan) of planning permission Ref: LA04/2016/0421/F for the Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, breakbulk and dry bulk during cruise ship off season, in respect of works comprising site establishment, demolition works, removal of the existing rock revetment, and reclamation works/platform construction (including band drain installation). Condition discharged 31 March 2025.
2.12	Z/1992/0189 – Airport Road West. Infill of land. Approved (historical).
3.0	PLANNING POLICY
3.1	Development Plan – Plan Strategy <u>Belfast Local Development Plan: Plan Strategy 2035</u>
3.2	Relevant Planning Policies:
3.3	Policies in the Plan Strategy relevant to the application include the following: <i>Strategic Policies:</i> Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity <i>Operational Policies:</i> Policy TLC1 – Supporting tourism leisure and cultural development Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for Major development Policy LC1 – Landscape Policy LC1C – LLPAs Policy LC4 – Coastal Areas Policy BH5 – Archaeology Policy TRAN 6 – Access to public roads Policy TRAN 8 – Car parking and servicing arrangements 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) Policy NH1 – Protection of Natural Heritage Resources
3.4	Supplementary Planning Guidance Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Planning and Flood Risk

	Waste Infrastructure Trees and Development
3.5	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Belfast Harbour Local Plan 1990-2025 Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.6	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) (Edition 2, 2025)
3.7	Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS <u>Statutory Consultees</u>
4.1	DFI Roads – No objection, subject to conditions DFI Rivers – No objection NI Water – No objection DAERA NIEA – pending a response Health and Safety Executive NI – no further comments DFC Historic Environment Division (HED) – No objection, subject to conditions
4.2	<u>Non-Statutory Consultees</u> BCC Environmental Health – No objection, subject to conditions BCC Landscape Planning and Development Unit – no objection Shared Environmental Services (SES) – to be reconsulted once NIEA NED has responded Belfast City Airport – no objection. Maritime and Coastguard Agency – no objection Commissioners for Irish Lights – no objection RSPB – no objection, advises conditions Waste Management team – pending a response
4.3	<u>Representations</u> The application has been advertised in the press and neighbours notified. No third-party representations have been received.

5.0	PLANNING ASSESSMENT Development Plan Context
5.1	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.
5.2	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.
5.3	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. <u>Operational Policies</u>
5.4	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1. <u>Proposals Maps</u>
5.5	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.
5.6	Belfast Urban Area Plan 2001 – the site was a lagoon as this plan was adopted prior to the site being reclaimed.
5.7	Belfast Harbour Local Plan 1990 - 2005 – the site is zoned for Port related after infilling and partly with a Nature Park.
5.8	Belfast Metropolitan Area Plan 2015 (v2004) – the site is within the settlement limits for Belfast and an Area of Constraint on Mineral Developments. The north boundary is a BMA Coastal Area. The application site is part of the Inner Belfast Lough ASSI and the north boundary is a part of the BMA Coastal Area. The site also marginally encroaches into the Tillysburn LLPA
5.9	Belfast Metropolitan Area Plan 2015 (v2014) – the site is within the settlement limits for Belfast. It bounds an area of Existing Employment and Industry on its southeast side. The application site is part of the Inner Belfast Lough ASSI and the north boundary is a part of the BMA Coastal Area. The site also marginally encroaches into the Tillysburn LLPA

5.10	The site is in close proximity to National, European and International designated sites which include Belfast Lough SPA, Belfast Lough Open Water SPA, Belfast Lough Ramsar Site, and the Outer Belfast Lough ASSI. The Ramsar site abuts the application site on its south boundary. Main Issues
5.11	The main issues relevant to consideration of the application are set out below. • Principle of development at this location • Design, Placemaking and impact on amenity • Landscape impact • Masterplanning approach • Built Heritage • Natural heritage • Climate change • Flood Risk and Drainage • Waste-water infrastructure • Control of Major Accident Hazards (COMAH) • Environmental protection • Waste Management • Employability and Skills • Pre-application Community Consultation Principle of development at this location
5.12	The principle of development is already established under the extant permission (ref. LA04/2016/0421/F) which was approved in July 2019. The works as approved were begun on site in July 2024 in accordance with the relevant pre-commencement conditions. This keeps the permission alive in perpetuity.
5.13	The principle of the changes is therefore considered to be acceptable, subject to meeting all other operational policy requirements discussed below.
5.14	Policy TLC1, criterion b. supports proposals that aim to improve the quality, and accessibility of tourism facilities. The justification and amplification of this policy states that new development proposals for tourism and associated infrastructure are to be supported to help build up a critical mass of activity to attract visitors all year round. The proposal is considered to adhere to this policy.
5.15	The aim of the SPPS in relation to tourism development is to manage the provision of sustainable and high-quality tourism developments in appropriate locations within the built and natural environment. The SPPS states that there will be a general presumption in favour of tourism development within settlements, subject to meeting all other planning requirements. In these regards, the proposal is in accordance with the SPPS.
5.16	The proposal will support a dedicated cruise facility for the cruise season (March to October) to accommodate growth in this sector of the economy. The harbour has seen a steady growth in cruise ships since 1996 when only 2 ships visited Belfast, with an increase from 57,0022 visitors in 2011, to 136,408 visitors arriving in 2016 when the application for the extant permission submitted to the DfI. Since then, the Port accommodated 98 ships in 2018 and 147 in 2025, demonstrating how the cruise ship industry continues to grow.

5.17	According to the Belfast Harbour Strategy 2025-29 – Advanced Regional Prosperity, at present, Belfast Harbour welcomes over 300,000 cruise visitors each year, who add an estimated £20-25 million to the local economy. In terms of direct operational employment, it is anticipated that there will be 20 staff. Design, placemaking and impact on amenity
5.18	The proposal is assessed against Policies DES1 and DES2. <u>Mooring Dolphins</u>
5.19	Due to financial constraints, the approved development was to be built in two phases: the first included three additional mooring dolphins, which were to be incorporated within the quay under phase two. However, the scheme is now to be completed under a single phase and as such the three additional mooring dolphins are no longer required. The remaining four dolphins are required be in realigned slightly. The reduction of the number of mooring dolphins from seven to four along with minor repositioning will have no visual or amenity impacts. <u>Proposed Buildings</u>
5.20	The proposal includes the relocation of the approved terminal, new luggage building facility, an additional security hut and an electricity substation. <i>Terminal and Luggage Buildings:</i>
5.21	The passenger terminal building is to be relocated and extended. This is being moved several metres back from its approved position on the quay. Its size will increase from 5.2m in height to 9.4m. its width and length will increase from 7.2m and 24.5m to 20.4 and 50m respectively. It will be a modular building with a pitched roof.
5.22	The luggage building is an additional building, to be located in close proximity to the Passenger Building and similar in size and also modular in design with a pitched roof.
5.23	Finished materials on both buildings will consist of fabric roof and wall panels, coloured white and grey polyester powder coated aluminium doors. <i>Substation:</i>
5.24	This will be on the north side of the luggage building and is modest in scale. The external walls will be finished in brick. The roof will be flat. <i>Security Hut:</i>
5.25	This will be a small prefab cabin close to the new entrance to the site and will the same the one approved at the southern entrance.
5.26	Given the industrial character of the area and the distance of the proposed buildings from the public road, which is around 340 metres at their closest point, it is considered that the proposed buildings, individually or cumulatively, would have minimal visual impact on the character and appearance of the area. The proposal is considered acceptable, having regard to Policy DES1 of the Plan Strategy.

	<u>Tower Lights and Streetlighting</u>
5.27	A total of 8no tower lights each at a height of 25 metres were approved under the original approval. These are located on the quay. The proposal aims to relocate one of these to make space for the changes to the relocation and extension of main cruise terminal building and associated parking/drop-off areas, which are also on the quay. The new location is only several metres from its original position. New streetlights are also proposed along the access road. Environmental Health has no concerns with regards to light pollution. The proposal is considered acceptable, having regard to Policies DES1 and ENV1 of the Plan Strategy.
	<u>Landscaping and Boundary Treatments</u>
5.28	The site is reclaimed land and has no distinctive features, and the majority of the site is covered in hardstanding. Soft landscaping will be retained along the Airport Road West (southeast) boundary of the site, which is the same approved under the extant permission. This existing green boundary consists mostly of scrub and unmaintained trees of low quality but nonetheless of some visual amenity value. This will provide screening of the site from the public road. New planting of shrubs, seedlings and grass will be planted along the periphery of the car and coach parking area and the access road. This is an increase to the planting scheme as approved under the extant permission. The site will be secured along the north boundary by retention of the existing steel wire fence. Elsewhere, boundaries will be defined by a mix of steel and timber fencing between 1.2m and 2.4m in height.
5.29	As the proposed development will retain the existing screen planting along Airport Road West and the 'Open Mosaic Habitat' located within the site, the Council's Landscape Policy and Development Team is content with the proposed layout. The proposal complies with Policy DES1 and Policy TRE1.
	Landscape impact
5.30	Due to the location of the site encroaching into an LLPA, a Landscape and Visual Impact Assessment has been submitted with the application, as required by Policy LC1 of the LDP. The Council's Landscape Planning and Development Team agrees with both the applicant's determination of likely significance of landscape and visual effects and with the applicant's assessment that there is unlikely to be a significant adverse landscape or visual impact resulting from the proposed development.
5.31	The proposal is considered to be complain with Policy LC1C and Policy LC4 of the LDP
	Masterplanning approach
5.32	Policy DES2 states that planning permission will be granted for Major development where it accords with the principles a. to j.
5.33	It is considered that the scheme adopts a holistic approach which allows it to integrate with the existing fabric of the area in a sympathetic and complementary way which is mindful of adjacent sites. It also will maximise solutions to deliver energy efficiencies targeting BREEAM standards. Whilst Policy DES2 seeks to achieve BREEAM Excellent (or equivalent), given the fall-back of the existing permission, it is reasonable to require the targeting of this rating instead.
5.34	It is considered that the proposal accords with Policies DES2.

	Access and Transport
5.35	The proposal includes the upgrading of an existing access track along the northeastern boundary with the creation of a new access onto Airport Road West from this end of the site. This is in addition to the approved access road at the southern end of the site. The new access will be the main access to the facility and as such the parking and turning areas at the quay and adjacent to the two main buildings are proposed to be upgraded to accommodate egress and access from this point. DfI Roads have no objection to the access, parking and travel arrangements for the proposed development, subject to conditions.
5.36	The proposal is considered acceptable having regard to Policy TRAN6 and Policy TRAN8 and relevant provisions of the SPPS.
	Archaeology
5.37	The application site is located on made ground that has been reclaimed. DfC HED has advised that despite this, there is still potential for archaeological artefacts to have been included within the material dredged from the lough when constructing this made ground. Therefore, a suitable an archaeological programme of works will be required pre-construction so ensure identification and recovery of any artefactual material. HED recommends a condition accordingly.
5.38	HED has reviewed the submitted Marine Archaeology and Cultural Heritage Chapter (Chapter 15 of the Environmental Statement) and is content that the proposal satisfies the SPPS and Policy BH4 and BH5 of the Plan Strategy, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 5.d of the Belfast Local Development Plan Strategy (2023). The applicant believes that the condition is not necessary because it only relates to marine archaeology (with the application only seeking permission for the terrestrial elements). Officers are reviewing this in consultation with HED and this will be reflected in the final conditions.
5.40	The proposal is considered to accord with Policy BH5 and relevant provisions of the SPPS.
	Natural heritage
5.41	Approximately 2.15 ha of the wider D3 site has been identified as being consistent with the NI Priority Habitat, Open Mosaic Habitat on Previously Developed Land (OMHPDL). However, much of which is under pressure from advancing immature woodland and dense continuous scrub. The OMHPDL (2.15 ha) will be fully retained in situ and protected throughout the construction period with the installation of fencing for the duration of the ongoing construction works ensuring its exclusion from all construction activities, plant movement and material storage as illustrated in Figure 3.3 of the Planning, Design and Access Statement). Therefore, no development shall take place in this area, without prior agreement with DAERA NED.
5.42	Final consultation responses from DAERA NIEA and Shared Environmental Services (SES) are awaited. NIEA was originally consulted on 26 March 2026 and has yet to respond. Officers have requested that they prioritise the consultation. SES will provide its response once NIEA has returned its response. Delegated authority is sought to deal with any issues that NIEA and SES raise, provided that they are not substantive.

5.43	RSPB has been consulted given the proximity of the site to various designated wildlife refuges, including a mosaic habit on the site and a RSPB reserve abutting the southwest boundary of the site.
5.44	The relocation of the main cruise terminal buildings and activities to the northwest side of the site is welcomed by the RSPB as it would reduce potential impacts to the RSPB reserve immediately to the southwest of the D3 site. The changes to the proposed access arrangements which result in the inability for any 'rat running' across the D3 site to the RSPB reserve is also welcomed by RSPB.
5.45	However, RSPB emphasises the importance of the protection of the sensitive protected wildlife interests surrounding the site that all environmental mitigation measures that were agreed as part of the original application remain in place, including the proposed monitoring. They request that the original conditions secured under planning permission LA04/2016/0421/F are therefore retained in full in any revised planning permission, wherever they remain relevant. They also urge the Council to consider reinstating any conditions that have already been discharged, as it may be necessary to repeat or update the conditioned requirements, such as resurveying for nesting Black Guillemots ahead of any works during the breeding season (1 March - 31 August). These conditions are recommended as applicable to the proposal.
5.46	Furthermore, RSPB requests that an additional condition is attached to the revised permission (in line with statements in 9.1.5.3 of the Environmental Statement (ES) 2026), requiring the applicant to agree and implement an ecological management plan to ensure that the habitats and other features of ecological value within the site (including the NIPH Open Mosaic Habitat and other features noted on Figure 9.2 Rev04 of Volume 3 of the 2026 ES) are protected and, wherever possible, enhanced alongside operation of the terminal. Officers are reviewing this requirement in consultation with NIEA and this will be reflected in the final conditions.
5.47	Subject to the advice from NIEA and SES, the proposal is considered compliant with Policy NH1 and Policy LC4, and relevant provisions of the SPPS. Climate change
5.48	Policies ENV2 and Policy ENV3 state that planning permission will be granted for development that incorporates, where feasible, measures to mitigate and manage environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.49	Policy ENV2 states that planning permission will be granted for development that incorporates, where feasible, measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.50	The application is supported by a Climate Change Statement. The applicant states that the buildings will be targeted to BREEAM Excellent standard (or equivalent). BREEAM considers a large number of factors including Heating, Materials, Transport, Pollution and many more to achieve the prescribed credit rating and is continually assessed at all stages and is a globally recognised standard. The essence of this design is to remove continual maintenance, integrate sustainable measures such as PV power panels, sustainable heating and good insulated airtight construction all serving to consolidate and reduce running and life cycle costs.

5.51	A condition is recommended to require the development to be targeted to BREEAM Excellent standard, or comparable, having regard to Policies ENV2, ENV3 and DES2.
5.52	Retention of existing soft landscaping to the front of the site and proposed new soft landscaping such as grass and shrub planting within the site will contribute to sustainable methods of drainage, acting as a natural soakaway (SuDS) and minimising flood risk. This is considered in compliance with Policy ENV5. Flood Risk and Drainage
5.53	Flood Maps (NI) indicates that the site lies within the 1 in 200 year climate change coastal flood plain. As such a Flood Risk Assessment was submitted. A Drainage Assessment has also been submitted. DfI Rivers advises that they have no reason to disagree with the conclusions of both the Flood Risk Assessment and Drainage Assessment. The proposal is considered compliant with Policy ENV4 of the LDP and relevant provisions of the SPPS. Waste-water infrastructure
5.54	NI Water advises that there is a public foul sewer within 20m of the proposed development boundary which can adequately service the proposal and offers no objection. Regard is also had to the fall-back of the extant planning permission. The proposal is therefore considered compliant with Policy SP1a which requires that necessary infrastructure is in place to support new development. Control of Major Accident Hazards (COMAH)
5.55	The site is in close proximity to a COMAH installation. The Council consulted with HSE NI, which provides advice under the PADHI Guidelines Planning Advice for Developments near Hazardous Installations). HSE NI advises that the site is outside the consultation zones of the COMAH establishments within this area and therefore HSE NI has no additional comments. Environmental protection
5.56	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.
5.57	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 including light pollution. Environmental Health has confirmed that it has no objections, subject to conditions.
5.58	The conditions advised by Environmental Health are recommended, except for a condition to restrict the sounding of fog horns on cruise ships between the hours of 11pm and 7am. This condition does not meet the necessary tests as it relates to the marine aspects of the wider scheme which fall outside this application (which only relates to the terrestrial aspects). Moreover, this requirement is understood to be covered under the Marine License.
5.59	The proposal is considered compliant with Policy ENV1 and relevant provisions of the SPPS.

	Waste Management 5.60 A Waste Management Plan has recently been submitted and the Council's Waste Management team consulted. Delegated authority is sought to deal with this matter in consultation with the Council's Waste Management team. Employability and Skills 5.61 The applicant has confirmed that employability and Skills are built into the project via SIB Social Value initiatives. BCC Economic Development Unit has reviewed the contract and advised that no specific further Employability and Skills interventions are required. Pre-application Community Consultation 5.62 The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. 5.63 The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant. 5.64 The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement: • To allow the public to engage in the project, the applicant published a notice in the press on 25 November 2025, 7 days prior to holding a public event on 2 December 2025 from 3pm to 7pm at Belfast Harbour Commissioners Office, 2 Corporation Street, Belfast. • Information leaflets were distributed to 160 local businesses within 1km radius of the proposed site on 28 November 2025. The leaflet contained details of a website address with details on how to view the consultation documents and how to contact the project team and leave feedback. • A dedicated website was set up which included all details and documents of the project submitted with the PAN and outlined all the consultation methods available including comments through the website. • The PAN was provided to a list of community interests in the area via email on 17 June 2022; • All elected members within the Electoral Areas of East Belfast and Titanic DEA were emailed and invited to both public consultation events. The project details were also shared with them. 5.65 The PACC report states that the majority of feedback to the public consultation was either supportive or neutral. A few specific issues were raised: • Will the disabled taxi be closer to the door on D3? For the current one, passengers are complaining it is too far away hard for them to walk to get a disabled taxi, also will it have signage stating disabled taxis? • What are the plans are for the actual car park itself? Will spaces remain where they are? Or is the plan to get rid of the car parking area or maybe even extend it as part of the plans?
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5.66	The applicant responded to the feedback as follows: - Both of the buildings associated with cruise operations will have dedicated parking for disabled users situated close to the building and with level access. In the taxi rank area, there will be level access available to / from the terminal building with a dedicated (and appropriately marked) disabled bay as close to the terminal as possible. - This land is owned by Belfast Harbour and has developed into an informal parking area over a number of years; it is recognised that it provides amenity value. The revised proposals therefore also include a dedicated entrance point to the car park area to ensure continued access for the public. - Belfast Harbour would propose to upgrade this area in future (subject to appropriate consents and funding) to create a more attractive space and lookout areas. However, this will require the development of further proposals and consultations in due course.
5.67	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, and deal with and any other issues that arise, including the outstanding consultation responses from DAERA NIEA, SES and BCC Waste Management team, provided the issues are not substantive.
7.0	DRAFT CONDITIONS - The development hereby permitted must be begun within five years from the date of this permission. <i>Transport:</i> - The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times. Reason: To ensure adequate car parking within the site. - The vehicular access shall be provided in accordance with the approved plan number 03, published on the NI Planning Portal on 26 March 2026, prior to the operation of the development hereby permitted and retained as such thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Contaminated land:

4. Prior to construction of the subfloor of the buildings hereby approved, a desk-top reassessment of the ground gas risk determined in the submitted Tetra Tech report titled: D3 Access Road Relocation Environmental Statement Volume II Technical Appendices Appendix 12.1 Preliminary Risk Assessment (17th February 2026), including an updated Conceptual Site Model, shall be undertaken in accordance with current Environment Agency and industry guidance such as the NHBC NF94 Hazardous Ground Gas, An Essential Guide for Housebuilders (April 2023) and the CL: AIRE TB18, Continuous Ground Gas Monitoring and Lines of Evidence Approach to Risk Assessment. Risks associated with ground gases shall be assessed under the methodology outlined in BS 8485:2015+A1:2019 (or standards that re-enacts or replaces it).

Should the revised ground gas Quantitative Risk Assessment demonstrate that human health contaminant linkages exist on the site, a Remediation Strategy shall be submitted to and approved in writing by the Council prior to construction of the sub-floor of the buildings. The Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

5. In the event that a Remediation Strategy is required by condition 4, prior to the operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

6. As outlined in the Environmental Statement, details of any proposed variation to the CS3 ground gas protection measures for the approved buildings shall be submitted to and agreed by the Council prior to construction of their sub-floor. The details shall include submission of a revised Preliminary Risk Assessment (including updated Conceptual Site Model) and Remediation Strategy.

The Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy and a Verification Report that demonstrates its implementation, details of which shall have first been submitted to and approved in writing by the Council prior to operation of the buildings.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

	7. 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 in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks In the event of unacceptable risks being identified, a Remediation Strategy shall be submitted to and approved in writing by the Council. Reason: Protection of environmental receptors to ensure the site is suitable for use. 8. After completing any remediation works under condition 7 and prior to operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use. <i>Environmental protection:</i> 9. The development hereby approved shall be not be constructed unless in accordance with the Construction Environmental Management Plan (CEMP) (and designated Environmental Manager) approved under Discharge of Condition applications SPD/2024/0045/DC and SPD/2025/0014/DC in respect of condition 7 of planning permission LA04/2016/0421/F dated 23 July 2019, or such other CEMP with designated Environmental Manager, details of which shall have first been submitted and approved in writing by the Council. Reason: To avoid adverse effect on the integrity of any special protection area or connected European sites, and the protection of human health. 10. During the construction phase of the development, the noise mitigation measures outlined in Section 8.5.1.1. of Chapter 8 of the Environmental Statement shall be implemented so that ABC noise thresholds are not exceeded at residential noise sensitive receptor locations in accordance with BS 5228:2014 Code of Practice for noise and vibration control on construction and open sites. Reason: In the interests of residential amenity. 11. During night-time operation of the development, broadband alarms shall be fitted to plant, where practicable, and utilised at all times between the hours of 23:00 – 07:00hrs on any day. Reason: In the interests of residential amenity
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12. The rating level (dBLAr,T) from the operation of all combined plant and equipment associated with the development shall not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive residential premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: In the interests of residential amenity.

Landscaping:

13. All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out within the first available planting season after the development is substantially complete (ready for operation) 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 trees within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, or 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 the character and appearance of the area.

14. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees 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 construction work is completed, and all associated materials and equipment are removed from site.

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

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

Reason: To avoid compaction within the Root Protection Area of existing trees to be retained.

	<i>Climate change:</i> 16. The development hereby approved shall target BREEAM Excellent rating (or comparable) and written evidence of such shall be submitted to the Council within 2 years of the date of occupation of the development. Reason: To ensure that the development mitigates and/or adapts to climate change. <i>Archaeology:</i> 17. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council. 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 approved programme of archaeological work. These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological programme of works. Reason: To ensure that the archaeological remains and features are properly analysed and recorded. <i>Protection of birds:</i> 18. The development hereby approved shall not operate unless an Ecological Management Plan has been submitted to and approved in writing by the Council. This shall ensure that the habitats and other features of ecological value within the site (including the NIPH Open Mosaic Habitat and other features noted on Figure 9.2 Rev04 of Volume 3 of the 2026 Environmental Statement) are protected and, wherever possible, enhanced alongside operation of the terminal. The habitats and other features of ecological value within the site shall be managed in accordance with the approved Ecological Management Plan at all times. Reason: To ensure the protection of natural habitats. 19. Prior to operation of the development hereby approved, a plan to monitor the response of birds to the approved development during the first year of cruise ship operation shall be submitted to and approved in writing by the Council. The plan shall include: • methods to monitor the response of birds within the RSPB Reserve and D3 site, including flight behaviour, roost location, the mooring of vessels at the new quay, and the disembarkation activity from all cruise vessels; • frequency and timing of bird monitoring;
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	• mitigation in accordance with Table 31 of Appendix 9.1 of the Environmental Statement. The plan shall be implemented in accordance with the approved details. Reason: To mitigate against potential disturbance to features of the European Site. 20. No part of any vessel moored at the approved quay facility shall overhang the boundary of the RSPB Nature Reserve. Reason: To prevent unacceptable adverse impacts on ornithological interests on the RSPB Reserve. <i>Environmental controls:</i> 21. The quay shall not be used at any time for Lift on/Lift Off (Lo-Lo), Roll on-Roll off (Ro-Ro) or handling of liquid bulk cargo. Reason: To allow the Council to control the development and use permitted on the site and to ensure the development complies with the environmental impacts assessed as part of the EIA process. 22. The Ecological Clerks of Work (ECoW) shall be retained and responsibilities undertaken in accordance with Discharge of Condition application SPD/2024/0025/DC in respect of condition 2 of planning permission LA04/2016/0421/F dated 23 July 2019, or such other details which shall have first been submitted and approved in writing by the Council. Reason: To ensure the effective implementation of the measures for the protection of the environment. 23. At least 20 artificial black Guillemot nest boxes shall be provided in accordance with Discharge of Condition application [SPD/2024/0026/DC] in respect of condition 12 of planning permission LA04/2016/0421/F dated 23 July 2019, or such other details which shall have first been submitted and approved in writing by the Council. The nest boxes shall be retained at all times. Reason: To compensate for the loss of nesting opportunities for Black Guillemots. 24. Prior to operation of the development hereby approved, lighting along the south western boundary shall be carried out and maintained in perpetuity in accordance with specifications detailed in the Environmental Statement, Chapters 1, 9 and 13 Volume 2, Appendix 13, the predicted lighting levels shown in Figures 13.1 and 13.2 of Volume 3 of the Environmental Statement, and the details provided in drawing numbers 4a and 30a, dated 07 July 2017. Reason: To protect foraging and commuting bats
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	25. The development hereby permitted shall not be operated unless in accordance with the approved Waste Management Plan. Reason: To ensure adequate management of waste and in the interests of the amenities of the 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 can 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 much longer depending on the complexity of the condition. Please ensure that you give plenty of time for this process to be completed when planning the timeline of your project. 3. The grant of planning permission does not dispense with the need to obtain separate licenses, permits and authorisations under other regulatory processes. The applicant is also referred to the advice of consultees in their response to the application, which 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. 4. The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to: a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat; b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; c) Deliberately disturb such an animal in such a way as to be likely to: (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.
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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 th August 2026	
Application Reference: LA04/2026/0282/F & LA04/2026/0260/DCA	
Proposal: 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	Location: 29-33 Bedford Street, Belfast, BT2 7EJ
Referral Route: Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Andras House Ltd 60 Great Victoria Street Belfast BT2 7BB	Agent Name and Address: Clyde Shanks Ltd Second Floor 7 Exchange Place Belfast
Date Valid: 13.02.26	
Target Date: 11.09.26	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application is for the renewal of planning permission LA04/2020/0659/F, consisting of the restoration and demolition of portions of the terrace of 29-33 Bedford Street to create an entrance and thoroughfare to the back-land site wherein a 13 storey aparthotel is proposed. The application also seeks change of use from art galleries to two cafes at the ground floor. The offices within the existing buildings at second, third and fourth floor are to be retained. Public realm enhancements are proposed on the pavements outside 29-33 Bedford Street. Since the previous approval the Belfast Local Development Plan: Plan Strategy 2035 has been adopted. The main issues to be considered are: • Approach to assessing a renewal application • Principle of hotel and café use at this location • Economic benefits • Impact on built heritage and the principle of demolition in the conservation area • Scale, height, massing and design • Impact on traffic and parking • Impact on amenity	

- Climate change
- Promoting healthy communities
- Waste-water capacity
- Waste management
- Impact on human health
- Impact on the amenity of adjacent land users
- Developer Contributions
- Pre-Application Community Consultation

Notwithstanding the change to the policy framework through adoption of the Plan Strategy, the proposal is considered to remain acceptable.

No objections have been received from consultees, other from DfC HED which like the original application, is concerned about the height and scale of the proposed 13-storey apart-hotel at the rear of the site and its impact on the setting of Listed Buildings. Internal conservation advice also raises similar concerns.

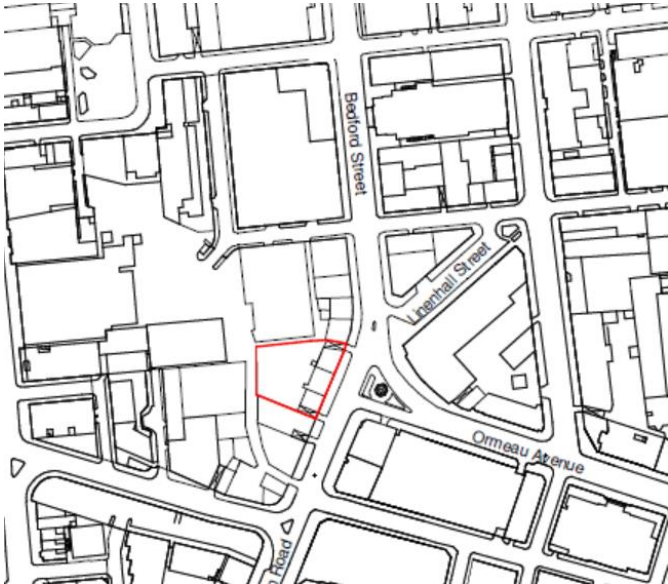
One representation has been received from the BBC, whose premises is opposite the site on Bedford Street and Ormeau Avenue and is concerned about noise conflict during construction and operation. The issues are addressed in the main report.

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

Since the application is to renew a previous planning permission, DfC HED's concerns are not considered a "significant objection" and it is therefore not considered necessary to notify the Department for Infrastructure under the Planning (Notification of Applications) Direction 2017.

Officer Report	
1.0	Drawings
1.1	Fig 1: Site Location Plan 
1.2	Fig 2: Proposed site Layout 

1.3	Fig 3: Proposed Elevation and CGI vation <i>Hotel proposal now aligns with height of existing neighbouring hotel.</i>  The figure consists of two parts. The top part is an architectural elevation drawing of a proposed hotel building. It shows a multi-story structure with a modern glass facade on the upper floors and a traditional brick facade on the lower floors. The drawing includes labels for various features: 'Fire Fighting Access', 'Cafe Entrance', 'Apartment Entrance', 'Retail and self-service area', and 'Bike Storage'. A red dashed line indicates the height of the building, with a note stating 'Hotel proposal now aligns with height of existing neighbouring hotel.' The bottom part is a CGI rendering of the same building, showing it in a street context with other buildings and cars.
2.0	Characteristics of the Site and Area
2.1	There are three existing terraced properties on the site comprising 4 storeys each. The terrace was constructed in approximately 1875.
2.2	The site is located within the City Centre as defined by BUAP 2001 and draft BMAP and is within the Linen Conservation Area. The area is characterised by distinct warehouse architecture. Whilst there are varying heights within the locality, the area is notable for its rhythm of bays, fine facades, vertical expression to bays and openings, a high solid to void ratio and a broken roof silhouette.

2.3	Bedford Street comprises a diverse set of uses ranging from offices to retail, restaurants and pubs as well as hotels and the Ulster Hall.
3.0	Description of Proposal
3.1	The applications seek planning permission and Conservation Area Consent (DCA) for demolition of portions of the terrace of 29-33 Bedford Street to create an entrance and thoroughfare to the rear of the site where a 13-storey aparthotel is proposed, and refurbishment of the terrace. The planning application also seeks part change of use from art galleries to two cafes at ground floor. The offices within the existing buildings at second, third and fourth floor are to be retained.
3.2	The proposals will remove previous unsympathetic interventions to the terrace which will improve its external appearance by utilising restored brick and a commonality of finish.
3.3	The proposed aparthotel to the rear comprises 13 storeys which along with the 1.5m extended parapet (to assist in screening rooftop plant) rising to a total of 41.5m in height. The overall height aligns with the upper height of the plant enclosure on the adjacent Moxey hotel building.
3.4	The façade of the hotel building has been designed with an offset rhythm of fenestration with horizontal banding. Large expansive glazing has been applied to corner units. There is a consistent bronze tone to metal and back painted glass panelling across the façade as well as perforated panelling on the upper two floors. This is further reflected in bronze panelling reinstatement works in the front terrace.
4.0	Planning Policy and Relevant Planning History
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Supplementary Planning Guidance Placemaking and Urban Design Tall Buildings Masterplanning Approach for Major Development Retail and Main Town Centre Uses Evening and Nighttime Economy Transportation Waste Infrastructure Sustainable Urban Drainage Systems Development Viability SPG
4.5	Other Policies Developer Contribution Framework (BCC) Creating Places (DfI) Belfast Agenda

4.6	Relevant Planning History LA04/2020/0659/F Proposal: 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 [Amended Scheme] Address: 29-33 Bedford Street, Belfast Decision: Permission Granted Decision Date: 16.02.2021 LA04/2020/0669/DCA Proposal: Partial demolition of the existing terrace building along with the toilet block to the rear. Demolition will also include the raised access floor throughout terraces 31-33 Bedford Street. Address: 29-33 Bedford Street, Belfast Decision: Permission Granted Decision Date: 19.02.2021 Z/2006/2729/F Proposal: Demolition of existing 10 pin bowling alley and erection of new mixed use development, comprising hotel and office use. Amendment to previous approval Z/2005/0692/F Address: Superbowl, 4 Clarence Street West, Town Parks, Belfast, BT02 7GP Decision: Permission Granted Decision Date: 23.03.2007 Z/2005/0848/DCA Proposal: Demolition of existing 10 pin bowling alley to facilitate erection of new mixed-use development Address: 4 Clarence Street West, Town Parks, Belfast, Northern Ireland, BT02 7GP Decision: Permission Granted Decision Date: 31.10.2006 Z/2005/0692/F Proposal: Demolition of existing 10 pin bowling alley and erection of new mixed use development, comprising of a hotel and office use. (Amended P1 Form) Address: 4 Clarence Street West, Town Parks, Belfast, Northern Ireland, BT02 7GP Decision: Permission Granted Decision Date: 31.10.2006
5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – No objection subject to conditions DfI Rivers – No objection NI Water – No objection DAERA NIEA – No objection subject to conditions DfC Historic Environment Division – Object to the overall height of the proposal.
5.2	Non-Statutory Consultations BCC Environmental Health – No objection subject to conditions BCC Conservation Advice – Objection to the height and massing of the new build BCC Urban Design Officer – No objection

5.3	Representations The application has been advertised and neighbours notified. The Council has received one objection. This is addressed in the main assessment below.
6.0	PLANNING ASSESSMENT Development Plan Context
6.1	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.
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 ("Departmental Plan") remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.4	Proposals maps – the following zonings and designations apply: • Belfast Urban Area Plan 2001 – un-zoned "white land" • Draft Belfast Metropolitan Area Plan 2015 (v2004) – City Centre and Linen Conservation Area • Draft Belfast Metropolitan Area Plan 2015 (v2014) – City Centre and Linen Conservation Area
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below. • Policy DES1 – Principles of urban design • Policy DES2 – Masterplanning approach for major development • Policy DES3 – Tall Buildings • Policy TRAN1 – Active Travel • Policy TRAN2 – Creating an accessible environment • Policy TRAN3 – Transport Assessment • Policy TRAN4 – Travel Plan • 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 – SuDS • Policy BH1 – Listed Buildings • Policy BH2 – Conservation Areas • Policy HOU13 – Short-term let accommodation • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC3 – Overnight visitor accommodation

	• Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. <u>Approach to assessing a renewal application</u>
6.7	As this application seeks renewal of the original permissions (LA04/2020/0659/F and LA04/2020/0669/DCA), the key issue is whether there have been any material changes in circumstance that would lead the Council to a different decision. The principal change in circumstance is the adoption of the Belfast Local Development Plan: Plan Strategy 2035 and publication of associated Supplementary Planning Guidance (SPG), and a new planning policy framework needs to be applied. <u>Principle of hotel and café use at this location</u>
6.8	The SPPS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance.
6.9	The proposal is for commercial and tourism uses. The SPPS refers to tourism infrastructure provision within paragraphs 6.251 - 6.266. The SPPS aims to facilitate sustainable tourism development in an environmentally sensitive manner, contribute to the growth of the regional economy by facilitating tourism growth and utilise and develop the tourism potential of settlements by facilitating tourism development of an appropriate nature, location and scale. It is noted that the tourism objectives of the SPPS also correlate with the Belfast Agenda which seeks to improve the provision of appropriate tourism infrastructure of various types to maximise the tourism potential of the city.
6.10	The proposed aparthotel is situated within the City Centre. It is considered that an aparthotel and associated cafes would contribute to the vibrancy of the area and local economy. In consideration of the Plan Strategy, the principle of the uses are in line with Policy TLC3 of the Plan Strategy which states planning permission will be granted for development proposals for new overnight visitor accommodation and town centres uses within the city centre boundary.
6.11	As per paragraph 7.1.83 of the Plan Strategy, Policy HOU 13 Short-term let accommodation applies to the proposed aparthotel. It states that planning permission will be granted for short-term let accommodation where set criteria are met. It is considered that criteria (a) to (e) are met, whilst (f) is not applicable. In regard to (d), a condition is recommended to secure an appropriate management plan.
6.12	A planning condition is also recommended to ensure that the apart-hotel cannot be used as long-term residential accommodation as the proposal has not been assessed against the relevant policies for residential accommodation standards and may be inappropriate for such use.

6.13	In accordance with Policies EC1, TLC1 and TLC4, the proposed development will support the growth of the tourism and hospitality sector in the city, help grow the evening/night-time economy and contribute to the supply of overnight visitor accommodation. Policy TLC3 states that planning permission will be granted for development proposals for new overnight visitor accommodation within the City Centre. <u>Economic Benefits</u>
6.14	Policy EC1 Delivering Inclusive Economic Growth, states that development of business sectors with strong growth potential in Belfast will be supported subject to normal planning considerations, the sectors include hospitality and tourism.
6.15	The proposal will generate an estimated 216 direct construction jobs, 129 indirect construction jobs and an economic output (GVA) of £27.6m throughout the construction period. In addition, the proposal will generate an estimated 116 full-time equivalent jobs once operational. These are material considerations that support the granting of planning permission. <u>The impact of the proposal on the City Centre Conservation Area and surrounding listed assets</u>
6.16	Section 104 of the Planning (NI) Act 2011 advises that where any area is for the time being designated as a conservation area, special regard must be had to the desirability of (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; or (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.
6.17	The House of Lords in the <i>South Lakeland</i> case decided that the 'statutorily desirable object of preserving the character or appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved.' Partial demolition to the terrace buildings
6.18	In assessing the contribution of the existing buildings to the character or appearance of the Conservation Area, regard is had to the conservation area guidance.
6.19	The Linen Conservation Area Guide was published in 1992 and makes reference to the part the linen industry played in the development of Belfast. It states that redevelopment is not precluded but that refurbishment and conversion of existing properties will be particularly encouraged in the case of characteristic buildings which are important in the street-scene. It also states an aim to bring derelict or under-used buildings back into economic use.
6.20	Policy BH2 states that demolition of buildings in a conservation area, listed and non listed will only be permitted where it makes either a negative or no material contribution to the character and appearance of the area and the design quality of the proposed is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.
6.21	The existing terrace buildings on Bedford Street make a positive contribution to the character and appearance of the Conservation Area. The scheme proposes to retain the majority of the existing brickwork and remedy earlier unsympathetic works to the terrace. There are three new doors proposed and there is proposed refurbishment to windows, doors and gates along the terrace. The most notable intervention to the existing terrace is the introduction of a "punch through" entrance to the hotel, creating a new entry.

6.22	The conservation advice response received for this renewal application provided no direct response to the proposed partial demolition. However, given that this application replicates the proposed partial demolition within the previous application it is worth reconsidering the advice from conservation received for the previous approval: <i>'The interventions at ground floor level would be considered minimal with the majority of the façade being retained and/or refurbished, thereby maintaining its value and positive contribution to the character and appearance of the conservation area.'</i>
6.23	It is considered that the proposals affecting the existing four storey historic terrace are sensitive and considerate in nature and result in an understated yet contextually appropriate reinstatement that will result in a good neighbour to both listed buildings that bookend the application site. Whilst the scheme in its totality, including the proposed 13-storey new build apart-hotel at the rear, is considered to preserve the character and appearance of the Conservation Area, rather than enhance it, this is considered acceptable in this case given the limited nature of the partial demolition and its facilitation of the broader development with its resultant benefits.
6.24	Given the above conclusions, it is not considered necessary for the applicant to provide a viability case to justify the partial demolition or consider alternative uses of the building which could prevent the partial demolition.
6.25	It is considered that the proposed demolition is acceptable having regard to Policy BH2 and relevant provisions of the SPPS.
	Design, Placemaking and impact on the Conservation Area
6.26	Regard is had to the SPPS and Policy BH2. Policy BH2 details criteria for new development in the Conservation Area. This policy contains a number of criteria which are applied to proposals in the conservation area. For ease of reference, the works to the terrace and new build will be considered in turn under each criterion. a. The character and appearance of the area is preserved or enhanced; b. The development respects the built form of the area by way of height, scale, form, legibility, materials and detailing; c. Key views within, into or out of the area are not negatively impacted; d. Trees, archaeological or other landscape features contributing to the character or appearance of the area are protected and / or integrated in an appropriate manner; and e. Regard is given to relevant supplementary planning guidance. f. Extensions shall be subservient to the existing building with regard to height, scale, massing, form and alignment; g. The proposal involves retention of and where possible reinstatement of traditional features; h. The proposal will not result in the detrimental loss of visual gaps between existing buildings and boundaries; and 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.
6.27	The refurbishment of the existing terrace – as discussed above, the demolition, interventions and proposed changes to the terrace are considered appropriate. Given the current unsympathetic interventions of earlier times, the proposed scheme will bring a commonality of brick finish to the terrace, a more vibrant land-use and retention of the traditional entries. It is therefore considered that these proposals will be an enhancement.

6.28	The materials and interventions were redesigned to include sympathetic materials which would improve key views within, into and out of the area. The Linen Conservation Area guidance document states that <i>“new development should maintain or restore the Bedford Street frontage in terms of building height, massing and scale”</i> , as the four storey terrace is being retained and refurbished, this will maintain the frontage.
6.29	The new build aparthotel – the proposed aparthotel to the rear comprises 13 storeys that rises to a total of 41.5m in height. This height aligns with the upper height of the plant enclosure on the adjacent hotel building. The façade of the hotel building has been designed with an offset rhythm of fenestration with horizontal banding. Large expansive glazing has been applied to corner units. There is a consistent bronze tone to metal and back painted glass panelling across the façade as well as perforated panelling on the upper two floors. This is further reflected in bronze panelling reinstatement works in the front terrace.
6.30	The conservation advice is similar to that provided for the original approved application with primary concerns remaining with <i>‘the height of the rear block within the Conservation Area generally and in a subservient space contrary to the character of the area and its hierarchy of place.’</i>
6.31	However, the Council’s Urban Design Officer is content that if the proposal remains unchanged from the previous approval, his previous comments still applying to the renewal application: <i>‘when viewed in elevation, the new build to the rear rises approximately seven storeys above the ridge line of the existing four storey terrace, however in reality this would only be discernible from selected long range views such as west along Ormeau Avenue. For those mid and short range views along Bedford Street and Dublin Road the number of storeys visible would be less given the extent of screening afforded by the existing four storey terrace coupled with the depth of setback/offset from the rear of the terrace itself (an area utilised as a courtyard)’</i> .
6.32	The adjacent Moxy Hotel is an existing feature of the site context and part of the character and appearance of the conservation area and it provides a backdrop of the terrace in this location especially when viewed from Ormeau Avenue.
6.33	There are four key views including Ormeau Avenue, Bruce Street, Dublin Road and Bedford Street. The building will no longer be visible from Bruce Street (outside the conservation area) given the recent completion of the Vita student accommodation block. From within Bedford Street there are short and long views. Short views are prevented due to the four storey terrace. Long views are prevented in part from the adjacent hotel building and the elbow joint nature of the façade. Bedford Street is characterised by many differing building heights ranging from the likes of the subject terrace to the Grand Central Hotel with intermediate heights such as the adjacent hotel and the invest NI building. The building would however be particularly visible from the opposite side of Bedford Street and indeed Ormeau Avenue. In these two key views the existing Moxy Hotel is already a prominent feature and the proposed development will abut it and read with it.
6.34	The Linen Conservation Area document contains development guidelines which state that: • new development should relate sympathetically to the immediate surroundings. The Linen Conservation Area document makes reference to opportunities for public realm enhancement (new paving, seating, lighting and planting etc.) and the proposal includes new public realm improvements around the building including new paving and landscaping.
6.35	It is considered that the proposals are consistent with the guidance.

6.36	In conclusion, Policy BH2 has been assessed with input from the internal conservation advice, Urban Design Officer and HED. When considered in conjunction with the site context, the proposed works to the front terrace, the public realm improvements and specific backdrop of the adjacent hotel, officers consider that the proposal would, on balance, preserve the character of the Conservation Area.
6.36	The proposal is considered acceptable having regard to Policies DES1, DES2, DES3, BH2, relevant guidance and SPG, and provisions of the SPPS.
	<u>The impact of the proposal on nearby Listed Buildings</u>
6.37	Policy BH1 of the Plan Strategy relates to development affecting the setting of a listed building. There are several listed buildings/structures of special architectural and historic interest in the immediate vicinity of the site: • Morrison's Lounge Bar 21 Bedford Street – Grade B2 • 23 Bedford Street Belfast – Grade B2 • Pizza Express 25 Bedford Street – Grade B2 • Wetherspoons, The Bridge House, 35 – 37 Bedford Street – Grade B2 • BBC Broadcasting House Ormeau Avenue Belfast – Grade B1 • The Thompson Memorial Fountain Ormeau Avenue Belfast – Grade B1
6.38	DfC HED has been consulted. The proposal is assessed against Policy BH1 as follows. a. The development is sympathetic to the essential characteristic, scale, height, massing and alignment of the listed building by way of its scale, form, materials and detailing;
6.39	The refurbishment of the existing terrace – HED considers that the proposals for the existing 4 storey terrace are sympathetic and in keeping with the historic character of the area and consider this element of the proposal satisfies BH1 of the Plan Strategy subject to requested conditions.
6.40	The new build aparthotel – however, HED has concerns about the height and scale of the 13-storey new build apart-hotel. HED <i>‘...welcomes the revised alignment and the increased separation distance between the historic terrace and the tall element of the design within the previous scheme. Whilst efforts to address issues raised in the previous approved scheme are recognised, it is our view the proposed 13 storey tower element remains too tall. HED (Historic Buildings) considers this building would dominate the terrace and compromise the setting of the listed buildings by becoming a competing focus’.</i>
6.41	HED considers that materials in-keeping with the surrounding context would be more appropriate on this site and suggest that brick is considered for use on the tall building with a lightweight/permeable design for the upper 2/3 levels; which may help the development to integrate better with the historic character of the area.
6.42	It states that if the Council is minded to approve the application that the following conditions be included: 1. Material finishes to the new build development shall be non-reflective, such as brick. Samples shall be provided on site showing alternative options indicating colour, texture face-bond; pointing mortar mix, joint thickness and finish profile, and agreed in writing with council and HED prior to works commencing on site.

	2. Window materials shall be aluminium or bronze. A full size sample shall be provided on site indicating the colour, texture the actual glazing material and panes, colour and finish shall be submitted to and agreed in writing with council and HED prior to works commencing on site. 3. The mechanical and ventilation plant equipment shall be incorporated into the overall design of the façade and screened from view.
6.43	However, officers advise that it is not possible to change the materials or design as this is a renewal application. The Council is required to assess the original scheme. The design concept is that it is lightweight, permeable presence as a back-land development. It is however intended that the conditions to be included with the permission which require full sample panels of all proposed materials to be agreed in consultation with HED in advance. It is considered that the proposed palette of materials is acceptable and will provide for a building that is in the councils view not dominant relative to the listed buildings given the current context of surrounding buildings, specifically the height of the existing Moxy Hotel. The proposal will contrast positively with the existing terrace.
6.44	Officers remain of the opinion that the scale and height of the 13-storey new build apart-hotel is appropriate and would not be harmful to the setting of Listed Buildings, bearing in mind the context of the site as described previously. b. The development does not result in the significant loss of key views of the listed building;
6.45	It is not considered that the refurbished terrace or the new building to the rear of the site will result in loss of keys views to the surrounding listed buildings. c. The nature of the use proposed respects the character of the setting of the building;
6.46	The current listed buildings are in use as public houses, restaurants and offices. It is considered that there is no conflict between the existing and proposed uses that would harm the setting of the Listed Buildings. d. The development does not have a detrimental impact on the setting of the listed building; and
6.47	As already discussed above, it is considered that the proposed scheme is acceptable and will provide for a building that is not dominant relative to the listed buildings and will therefore not be detrimental to the setting of the existing listed buildings. e. The development has regard to relevant supplementary planning guidance.
6.48	The proposal has regard to the Linen Conservation Area Design Guide as discussed throughout this report. Archaeology
6.49	DfC HED: Historic Monuments Unit (HMU) has been consulted and has considered the impacts of the proposal on archaeology. HMU is content and the proposal is considered to accord with Policy BH5 and relevant provisions of the SPPS.

	<u>Impact on traffic and parking</u>
6.50	The site is a very accessible location within the City Centre with excellent access to public transport and existing public car parks.
6.51	In assessing the proposal DfI Roads has considered the Transport Assessment Form and a Travel Plan.
6.52	The submitted Travel Plan outlines the sustainable location of the proposal within an area of parking restraint and sets out opportunities for public transport, access by bicycle and on foot as well as the strategic aim of reducing private car use.
6.53	DFI Roads have no objections subject to conditions regarding cycle parking and compliance with the Service Management Plan and Travel Plan. These conditions are recommended.
6.54	The proposal is considered to comply with Policy TRAN1, TRAN3, TRAN4 and TRAN8.
	<u>Climate change</u>
6.55	The proposal is for the refurbishment of an existing building and therefore avoids full demolition, in compliance with Policy ENV2.
6.56	The application is supported by a Climate Change Statement but this only addresses SuDS (Policy ENV5). Policy DES2 requires a masterplanning approach and that Major developments are constructed to BREEAM Excellent standard or equivalent. A condition is necessary to secure appropriate energy efficiency measures including the energy performance of the buildings, potential renewables etc.
6.57	With regards to SuDS, the submitted drainage strategy statement states that the primary SuDS method proposed is through underground attenuation within the site. The proposed courtyard and covered walkway include planters, trees and hedging offering an element of open and green space will also contribute to sustainable drainage.
6.58	Subject to conditions, it is considered that the proposal is acceptable, having regard to Policy ENV2, ENV3 and ENV5.
	<u>Promoting healthy communities</u>
6.59	The site is a central and sustainable location with opportunities for active travel. The scheme is considered to be of a good quality design and would provide an attractive and pleasant environment for people to visit and work in. The proposal is considered acceptable having regard to Policy HC1.
	<u>Waste-water capacity</u>
6.59	NI Water confirms that there is available waste-water infrastructure capacity as offers no objection to the proposal.
	<u>Waste management</u>
6.60	As per the guidelines in Table 2 of the 'Waste Storage Guide for Northern Ireland, the proposed development is required to provide a minimum storage capacity of two days' waste for the proposed collection frequency of 6 days per week. The use of 1,100 litre Euro Bins is considered the most efficient method of storage and disposal of the refuse generated by the development.

6.61	The proposed development provides a bin storage area capable of storing 13 No. 1,100 litre Euro Bins. The bin storage area has been located in an easily accessible location for building staff and will use the 'Service Access' for collection. The travel route from the bin storage area to the roadside collection point is low gradient.
6.62	It is considered that the waste management strategy of the site is acceptable.
	<u>Contaminated Land</u>
6.63	The application is supported by a Generic Quantitative Risk Assessment (GQRA) which is found to be acceptable by the Council's Environmental Health (EH) team. The conditions advised by EH are recommended.
6.64	The proposal is considered acceptable, having regard to Policy ENV1.
	<u>Noise and Vibration</u>
6.65	EH does not raise concerns regarding noise and recommends that potential noise impacts are dealt with by way of condition, including the requirement for a Final Construction Environmental Management Plan (CEMP). These conditions are recommended.
6.66	The proposal is considered acceptable, having regard to Policy ENV1.
	<u>Air Quality</u>
6.67	EH is content with the air quality information provided with the application, which demonstrates that the impact of emissions from the proposed heating system and transport sources will not be significant on local air quality.
6.68	The proposal is considered acceptable, having regard to Policy ENV1.
	<u>Flood Risk</u>
6.69	DFI Rivers was consulted and confirms that the application site does not fall within any designated flood plains or water courses.
6.70	The proposal is considered acceptable with regard to flood risk and drainage, having regard to Policy ENV4 and associated SPG.
	<u>The impact on the amenity of adjacent land users</u>
6.71	The site is located within the commercial core bounded by commercial, office, and hospitality uses. It is not considered that the proposed use would have a negative impact on adjacent land uses.
6.72	A number of supporting documents have been submitted in support of the proposal, including a Noise Impact Assessment. The Council's Environmental Health (EH) team is content that the proposal will not have an unacceptable adverse impact in terms of odour or noise subject to appropriate conditions.
6.73	An objection has been received from the British Broadcasting Corporation (BBC), the occupier of Broadcasting House, 25 Ormeau Avenue. This focuses on noise at construction and operational phase, stating that <i>'construction activities associated with the proposed development, together with noise from plant and machinery once</i>

	<i>operational, have the potential to adversely affect broadcasting and transmission functions.'</i>
6.74	In terms of construction, a Final Construction Environmental Management Plan is recommended by condition. In view of Environmental Health's advice, and subject to conditions, it is considered that there would be no unacceptable noise impacts when the building is operational. The proposal is considered compliant with Policy ENV1.
6.75	There are also no concerns in relation to overlooking, overshadowing or natural light. Therefore, compliant with Policy DES1.
	<u>Developer Contributions</u>
6.77	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> '
6.78	The <i>Developer Contributions Framework</i> published by Belfast City Council in January 2020 sets out the circumstances whereby mitigation or management of the impacts of new development is required.
6.79	In this case the applicant is proposing a developer contribution in the form of public realm improvements along the site frontage on Bedford Street. These will be secured by a planning condition.
6.80	In the previous application, the Council's City Regeneration and Development team welcomed the public realm improvements.
6.81	In response to the original application, the Council's Economic Development Unit advised that there was no requirement for specific Employability and Skills measures. No specific interventions are therefore proposed.
	<u>Pre-Application Community Consultation</u>
6.82	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.
6.83	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. LA04/2019/2128/PAN was submitted to the Council on 10 th September 2019 and was deemed to be acceptable on 20 th September 2019.
6.64	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report was submitted support of the renewal application which includes details of the public event, newspaper advertising and leaflets. No responses were received and there was no attendance at the public event.

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 conditions and deal with any other matters that arise, provided they are not substantive.
7.3	Since the application is to renew a previous planning permission, DfC HED's concerns are not considered a "significant objection" and it is therefore not considered necessary to notify the Department for Infrastructure under the Planning (Notification of Applications) Direction 2017.

DRAFT CONDITIONS for LA04/2026/0282/F

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Notwithstanding the Planning (Use Classes) Order (Northern Ireland) 2015 and Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting those orders with or without modification), the aparthotel shall not be used other than as short term accommodation. The maximum stay by an occupant shall be no more than 90 days within any 12 month period, in accordance with written records which shall be made available to the Council at all reasonable times.

Reason: Residential use of the building would require further consideration by the Planning Authority having regard to the Local Development Plan and relevant material considerations.

3. The aparthotel hereby approved shall not operate unless in accordance with a Management Plan, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the amenities of the area.

4. Prior to the operation of the approved development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RPS Ireland Ltd report entitled 'Andras House Ltd, Environmental site Assessment and Generic Quantitative Risk Assessment, No. 29-33 Bedford Street, Belfast' (dated 26th August 2020 and referenced 602158-R1 (03)) have been implemented. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:

The final site layout is as per Todd Architects drawing of the RSK Environment Ltd report entitled 'Andras House Ltd, Environmental Site Assessment and Generic Quantitative Risk Assessment, No. 29-33 Bedford Street, Belfast, 602158-R1 (03)', dated 26th August 2020. Figure 3. Drawing No. BS-TOD-ZZ-00-DR-A-200002 (Revision 2), Drawing title 'Proposed Ground Floor Plan'.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

5. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

6. 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 daytime and night-time background sound levels 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' at any time.

- Amplified music shall not be played within the Court Yard Area between 23:00 hrs and 07:00 hrs.
- There shall be no commercial deliveries to the ground floor cafés/coffee shops between 23.00 hrs and 07:00 hrs.

Reason: To safeguard the amenity of occupants of the building hereby

7. The development hereby permitted shall not be occupied until any necessary sound mitigation measures are installed so that the below internal noise levels are not exceeded within habitable rooms. Where closed windows are required to achieve these internal levels then an alternative means of ventilation must be provided which meets, as a minimum, the sound reduction performance required by the windows. In the case of active or mechanical ventilation the applicant must ensure that the operation of the ventilation system does not result in internal noise in excess of the below stated levels:

-35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, if required with the windows closed and alternative means of acoustic ventilation provided.

- 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of acoustic ventilation provided.

- 45 dB LAmax more than 10 times between 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of ventilation provided.

-The measures required shall be thereafter retained at all times.

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

8. No cooking/heating of foods shall be permitted within the hereby permitted café/coffee shops associated with the proposal.

Reason: Protection of nearby amenity

9. The dust management measures, as detailed within the Chapter 6.2.6 of the Irwin Carr Consultant report entitled 'Air Quality and Noise Impact Assessment, Bedford Yard, Bedford Street, Belfast Rp001 2018104 (Bedford Yard)', dated 18/09/2020 shall be implemented throughout the duration of the construction phase of the development.

Reason: Protection of human health.

10. Prior to commencement of development on site, including demolition, site clearance or site preparation, a Final Construction Environmental Management Plan (CEMP) shall be produced by the appointed contractor. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises. The CEMP must incorporate the dust mitigation measures as detailed within the Chapter 6.2.6 of the Irwin Carr Consultant report entitled 'Air Quality and Noise Impact Assessment, Bedford Yard, Bedford Street, Belfast Rp001 2018104 (Bedford Yard)', dated 18/09/2020.

The CEMP must also have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.1', and dated February 2014. The CEMP and associated records must be made available to the Council at any time upon request.

No construction, including demolition, site clearance or site preparation, shall take place unless in accordance with the Final CEMP.

Reason: Protection against adverse construction impacts

11. The development shall not be occupied until secure cycle parking facilities have been provided and permanently retained on site.

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

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

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

13. The development shall not operate unless in accordance with the approved Travel Plan.

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

14. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately in writing. 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 Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. After completing the remediation works under Condition 14; and prior to occupation of the development, a verification report shall be submitted to and agreed in writing by 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: Protection of environmental receptors to ensure the site is suitable for use.

16. In the event that piling is required, no development or piling work shall commence on site unless a piling risk assessment, undertaken in full accordance with the methodology contained within the CL:AIRE document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted to and approved in writing by the Council. The methodology is available at:

<https://claire.co.uk/home/news-new/piling-and-penetrative-ground-improvementmethods-on-land-affected-by-contamination-guidance-on-pollution-prevention.html>

No piling works shall be carried out unless in accordance with the approved details.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

17. Notwithstanding the submitted details, no development shall commence on site unless full details of the public realm improvements to the footway bounding the site in the areas shown on Drawing Courtyard Landscaping Plan received on 22 September 2020 have been submitted to and approved in writing by the Council. The details shall include:

1. Surface materials;
2. The design and provision of underground ducting; and
3. Programme for implementation.

The development shall not be occupied unless the public realm improvements have been carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area, the setting of Listed Buildings, and to enhance connectivity to and from the development.

18. Notwithstanding the submitted details, no construction of the development hereby permitted shall take place unless in accordance with a schedule of external materials and sample panels, which shall first have been constructed on site and agreed in writing by the Council.

The sample panels shall show the make, type, size, colour, tone, bond, pointing, coursing, jointing, profile and texture of all external materials including bronze metal panels, bronze perforated panels, glazed window panels, back painted glazed panels as well as any other external materials. Where pertaining to glazing, details should include the colour, texture of the actual glazing material and panes and finish.

The approved sample panels shall be retained on site and made available for inspection by the Council for the duration of the construction works.

The works must be implemented and permanently retained in accordance with the details so approved.

Reason: To ensure the material finish and detailing is sympathetic to the setting of the nearby listed buildings.

19. Notwithstanding the submitted details, no works to 29-33 Bedford Street shall take place unless in accordance with a schedule of external materials and sample panels, which shall first have been constructed on site and agreed in writing by the Council.

The sample panels and submitted details must include:

- Detailed window schedules, including cross sections, elevations, sill detail/materials, the actual glazing material and panes, colour and finish. New windows shall be timber (hardwood) to match the design, mouldings and glazing bar pattern of the original windows.
- Sample panels of all replacement brickwork showing the proposed sizes, colour, texture face-bond; pointing mortar mix, joint thickness and finish profile.
- Details of new doors – samples shall be provided on site showing the colour and texture. New doors at ground floor level shall be timber, aluminium or bronze.
- Details of all string courses. Horizontal banding at cill level and window/door head details shall be retained where possible. Where new details are required they shall match the design of the original.
- Details of rainwater goods which shall be heavy duty cast aluminium or cast iron.

Any materials used e.g. natural Welsh roof slates/brickwork shall be made good to match the adjacent work with regard to the methods used and to material, colour, texture, size and profile.

The works must be implemented and permanently retained in accordance with the details so approved.

Reason: To ensure the material finish and detailing is sympathetic to the setting of the nearby listed buildings.

20. All hard and soft landscaping works shall be carried out in accordance with the approved Landscaping Proposals published by the Council on 13th February 2026. The works shall be carried out prior to the operation of the development and permanently retained unless otherwise agreed in writing by the Council.

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

21. The development hereby approved shall not be occupied unless the Climate Change measures, including SuDS, have been implemented in accordance with the Climate Change Statement published by the Council on 13th February 2026. 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.

22. The development hereby permitted shall not be operated unless in accordance with the approved Waste Management Plan date 9th September 2020 and published by the Council on 13th February 2026.

Reason: To ensure adequate management of waste and in the interests of the amenities of the area.

DRAFT CONDITIONS for LA04/2026/0260/DCA:

1. The demolition hereby granted must be begun within five years from the date of this consent.

Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.

2. This consent relates only to the walls / structures highlighted in red on approved drawing numbers 32-37 to the Planning Register on 13th February 2026 and to no other part of the building or buildings on site.

Reason: In the interests of the preservation of the City Centre Conservation Area.

DRAFT INFORMATIVES for LA04/2026/0260/DCA

1. This Demolition Consent Application is linked to the Full Application: LA04/2026/0282/F.

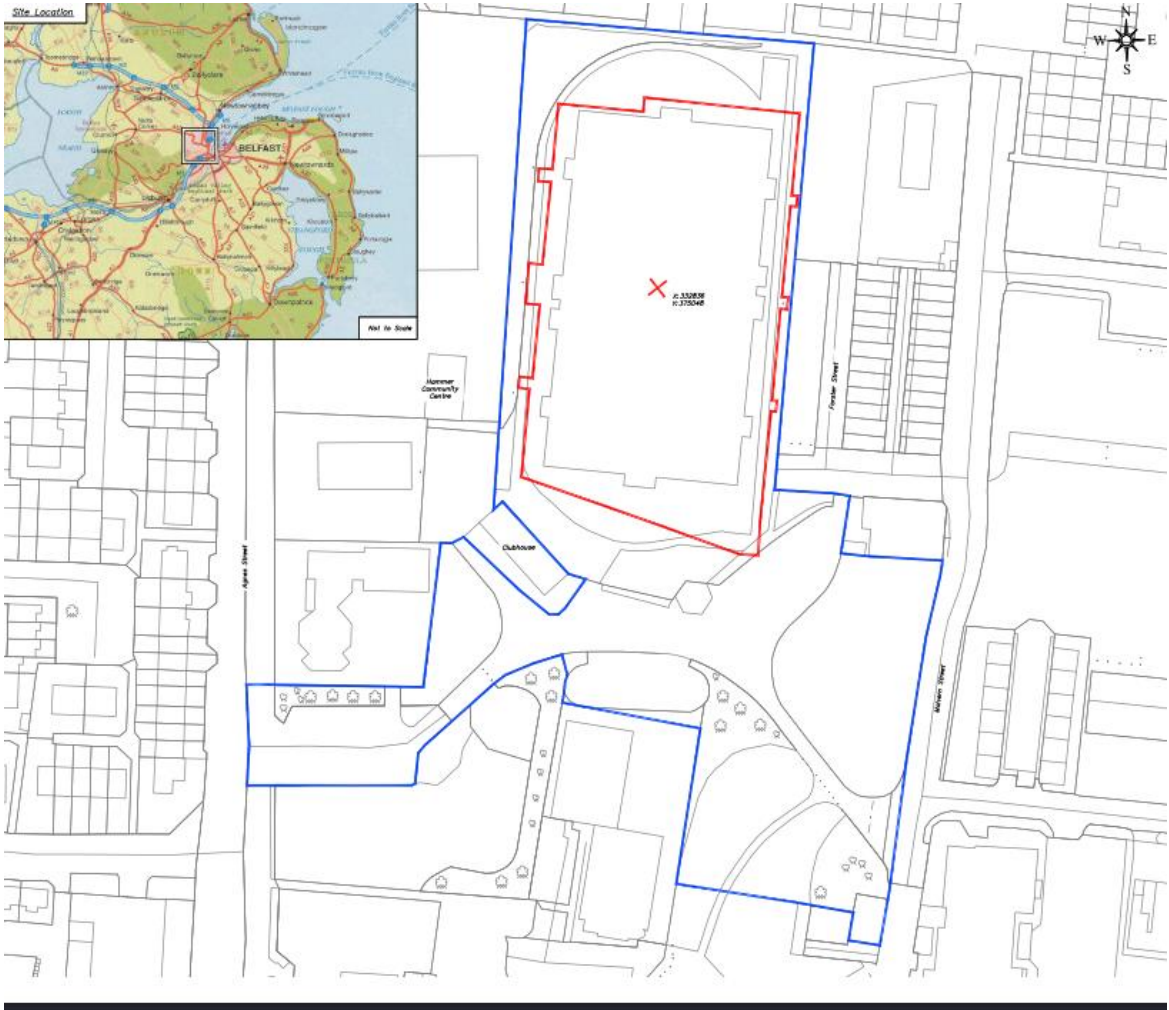
DRAFT INFORMATIVES for LA04/2026/0282/F

1. This Full Application is linked to DCA, reference LA04/2026/0260/DCA
2. 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 can contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
3. 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 much longer depending on the complexity of the condition. Please ensure that you give plenty of time for this process to be completed when planning the timeline of your project.
4. The grant of planning permission does not dispense with the need to obtain separate licenses, permits and authorisations under other regulatory processes. The applicant is also referred to the advice of consultees in their response to the application, which can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer, consents or permissions under other legislation or protocols.

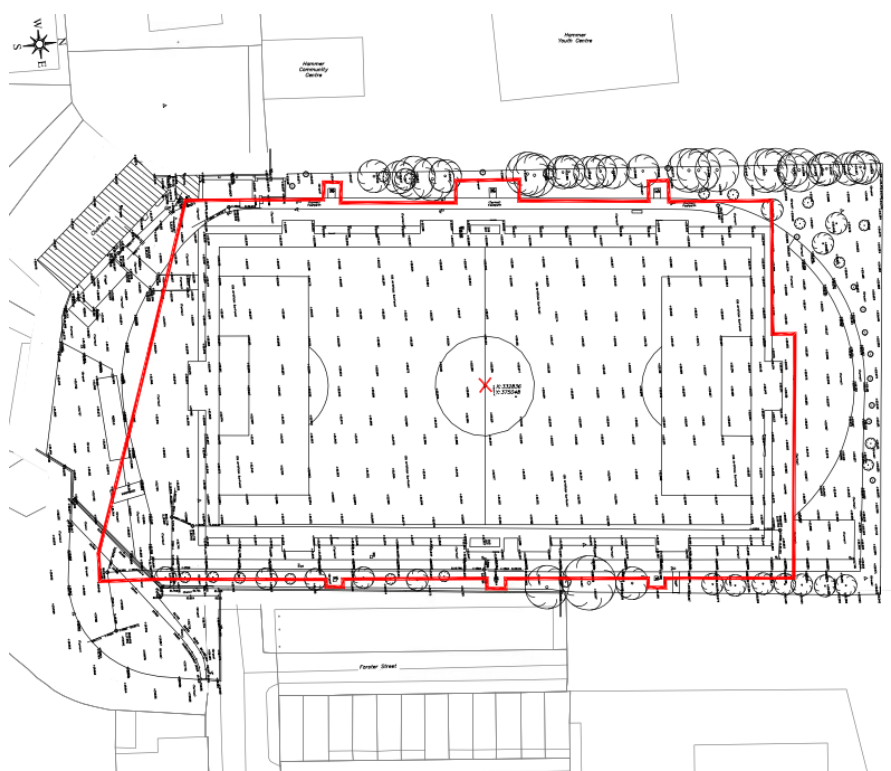
Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 11 th August 2026	
Application ID: LA04/2025/0110/F	
Proposal: Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50-seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications.	Location: Hammer Playing Pitch, Agnes Street, Shankill Road, Belfast, BT13 1GG
Referral Route: BCC is applicant	
Recommendation: Approval	
Applicant Name and Address: Stephen McCullough Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: Tony Quinn 5 Windsor Avenue North Malone Road Belfast BT96EL
Executive Summary: The proposal is considered acceptable in principle, representing the upgrading of an established recreational facility without materially altering the existing use of the site. The site is located within an established urban area comprising a mix of residential, educational, community, religious and recreational uses, including residential properties to the east and north, a primary school to the east, a youth club to the west and a church to the south-west. Having regard to this prevailing context, the scale, form, design and appearance of the proposed development are considered compatible with the character of the area and would not result in an unacceptable visual impact. DfI Roads, Historic Environment Division, NI Water, NIEA, Rivers Agency and Environmental Health have no objection to the proposal. Subject to the Council's final HRA incorporating the additional European site and the necessary operational-phase mitigation identified by NIEA, and concluding that the proposal would not adversely affect the integrity of any European site, the requirements of the Habitats Regulations would be satisfied. SES has advised that it does not require reconsultation following completion of this exercise. Having regard to the Development Plan, consultation responses and all 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 HRA, wording of conditions and deal with any other matters which may arise provided they are not substantive.	

Planning Report	
1.0	Drawings
1.1	Site Location Map



Existing Site Plan



Proposed Site Plan



2.0	Characteristics of the Site and Area
2.1	The application site comprises an existing established sports facility containing a 3G playing pitch and associated infrastructure, including floodlighting, perimeter fencing, dugouts and ancillary structures. The site is generally open in character, with the existing pitch forming the predominant feature. The surrounding area is predominantly urban and contains a mix of residential, educational, community, religious and recreational uses. Residential properties are located immediately to the east and also to the north of the site, with a primary school situated to the east. A youth club is located to the west, while a church is situated to the south west. The wider area is therefore characterised by a mixture of established residential development and community facilities, with the existing sports use forming an established component of the local character. The site is accessed from the existing surrounding road network and is contained within established boundaries. The existing floodlighting, fencing and associated sports infrastructure give the site a clear recreational character within the surrounding built up area.
3.0	Description of Proposal
3.1	Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50 seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations, and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Relevant Policies Belfast Agenda
	Relevant Planning History
4.5	N/A
5.0	Consultations and Representations
5.1	Statutory Consultations

5.2	DfI Roads – No objections DfC Historic Environment Division (HED) – No objections DfI Rivers – No objections NI Water – No objections DAERA NIEA – No objections. Non-Statutory Consultations BCC Environmental Health – No objections Shared Environmental Services (SES) – Initial response: Additional information required. Re-consultation response: No re-consultation requested from SES
5.3	Representations The application has been advertised and neighbours notified. The Council has received no representations from third parties.
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.7	Relevant Planning Policies Policies in the Plan Strategy relevant to the application include the following:

	<i>Strategic Policies:</i> Policy SP1 – Growth Strategy Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience <i>Operational Policies:</i> Policy CI1 – Community Infrastructure Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN 2 – Creating an Accessible Environment Policy TRAN 3 – Transport Assessment 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) Policy GB1 – Green and Blue Infrastructure Network Policy OS1 – Protection of Open Space Policy OS5 – Intensive Sports Facilities Policy NH1 – Protection of Natural Heritage Resources Policy BH1 – Listed Buildings
6.8	Key Issues The key issues are: • The principle of the development at this location • Visual Impact of the Proposal / Character of the Area • Impact on amenity • Impact on Natural Environment • Impact on Built Heritage • Impact on transport and other infrastructure • Drainage • Ecological impacts • Flood Risk
6.9	The Principle of the Development at this Location The proposal is for the resurfacing and minor extension of the existing 3G playing pitch at Hammer Playing Pitch, together with replacement floodlighting, a 50-seat covered mini-stand, additional fencing, replacement dugouts, a storage container, removal of the existing portacabin and associated minor works and drainage modifications.
6.10	The principle of the development is considered primarily against Policies CI1, OS1 and OS5, together with the overarching objectives of Policies SP2 and SP3 of the Belfast LDP Plan Strategy.
6.11	Policy CI1 supports the provision and improvement of community infrastructure where it is accessible to the community it serves and where there would be no unacceptable impact on residential amenity, the environment, transport network or other relevant interests. Policies SP2 and SP3 seek to promote sustainable development and improve

	health and wellbeing, including through opportunities for physical activity, recreation and community participation.
6.12	Policy OS1 seeks to protect existing open space, including playing fields and other areas used for sport and recreation. The proposal would not result in the loss of the existing playing pitch or its recreational function. Rather, it would retain and enhance the established sporting use through the improvement of the existing 3G surface and associated facilities. The minor extension of the playing surface and associated infrastructure would remain ancillary to and compatible with the established recreational use of the site.
6.13	Policy OS5 relates specifically to intensive sports facilities and requires consideration of matters including accessibility, compatibility with surrounding land uses, residential amenity, traffic and parking, environmental impacts and the character and appearance of the area. These matters are considered in detail in the subsequent sections of this report. The site is an established playing pitch within an urban area and the proposal does not introduce a new sporting use to the site. The development would instead upgrade existing sporting infrastructure and improve the quality and functionality of the facility. The addition of the 50-seat covered stand, replacement dugouts and associated infrastructure would complement the primary recreational use and would remain proportionate to the scale and nature of the facility.
6.14	The proposal would therefore retain and enhance an established recreational facility, supporting opportunities for sport, physical activity and community participation without resulting in the loss of open space. Subject to the detailed consideration of amenity, environmental, transport and other impacts below, the principle of development is considered acceptable and compliant with Policies CI1, OS1, OS5, SP2 and SP3 of the Plan Strategy.
6.15	Visual Impact of the Proposal / Character of the Area The proposal has been assessed having regard to Policies SP5 and OS5 of the Plan Strategy, which seek to ensure that development responds appropriately to its context and does not result in unacceptable harm to the character and appearance of the surrounding area.
6.16	The application site comprises an established 3G playing pitch within a predominantly built-up urban area. The immediate surroundings are characterised by a mixture of residential, educational, community and recreational uses. Residential properties are located to the north of the site, including along Agnes Close and the wider Malvern residential area, with further residential development located immediately to the east beyond Malvern Primary School and Forster Street/Malvern Street. Malvern Primary School occupies land immediately to the east of the pitch, whilst Hammer Youth Club is situated to the west. Community and institutional uses, including the church, are located to the south-west. The wider area is therefore characterised by a relatively dense urban form, within which the playing pitch forms an established area of recreational open space.
6.17	The existing pitch and associated infrastructure are already readily apparent within this context. The proposal would retain the established recreational character and function of the site, with the majority of the works comprising the resurfacing and minor extension of the existing playing surface and replacement or upgrading of existing ancillary infrastructure.
6.18	The proposed 50-seat covered mini-stand would measure approximately 7.5 metres in length, 3.3 metres in width and 3.8 metres in height. Whilst introducing an additional built

6.19	element adjacent to the pitch, its scale and massing are relatively modest. The structure would be read visually in association with the existing playing pitch and against the backdrop of surrounding residential, educational and community development. It would therefore appear as a functional and proportionate ancillary structure within an established sporting facility rather than as an incongruous or visually dominant addition. Similarly, the replacement dugouts, additional 1.2 metre fencing and storage container are modest ancillary features which are characteristic of an established sports facility. Their scale, siting and relationship with the playing pitch are such that they would not materially alter the character or appearance of the wider area.
6.20	The proposal also includes replacement floodlighting. The lighting columns represent the tallest elements of the development and would remain visible from surrounding residential streets and other nearby properties. However, floodlighting is an existing and established feature of the playing pitch. The proposal therefore involves the replacement of existing sporting infrastructure rather than the introduction of floodlighting into an undeveloped or visually sensitive location. Within the urban context, the replacement columns would not appear unduly prominent or out of character.
6.21	The impact upon the historic environment has also been considered. DfC Historic Environment Division has assessed the potential impact upon the nearby listed building and its setting and advises that it is content with the proposal, subject to conditions, having regard to Policy BH1 of the Plan Strategy.
6.22	Impact on Amenity Policies ENV1, SP5, CI1 and OS5 require development to safeguard the amenity of neighbouring occupiers and ensure compatibility with surrounding land uses. This is an important consideration in this instance given the relatively constrained urban setting of the playing pitch and its proximity to residential and other sensitive uses.
6.23	Residential properties are located to the north and east of the site, whilst Malvern Primary School lies immediately to the east. Hammer Youth Club is located to the west, with further community and institutional uses to the south and south-west. The relationship with these surrounding uses has therefore been carefully considered, particularly in respect of noise, activity, outlook and artificial lighting. Notwithstanding the proximity of residential properties, significant weight is afforded to the established use of the site as a 3G playing pitch. Sporting activity and the associated movement of players and spectators already form part of the character and environmental baseline of the area. The proposal does not introduce an intensive sporting use into an otherwise quiet residential location but instead seeks to upgrade and improve an existing recreational facility.
6.24	The minor extension and resurfacing of the pitch would not, in themselves, give rise to any material impact upon residential amenity. The proposed stand, dugouts, fencing and storage container have also been considered in terms of their relationship with surrounding properties. Given their relatively modest height and scale, separation from surrounding dwellings and siting in association with the existing pitch, these elements would not result in unacceptable dominance, enclosure, overlooking or loss of privacy. The 50-seat stand would facilitate spectator accommodation; however, its limited capacity is not considered to represent a significant intensification of the existing sporting use. The surrounding area already accommodates a concentration of recreational, educational and community facilities, including the pitch itself, primary school and youth club. The continued operation and improvement of the playing pitch is therefore compatible with the prevailing mixed community/residential character of the locality.

6.25	Potential impacts from artificial lighting are particularly relevant given the surrounding housing. The application is supported by an External Lighting Assessment which identifies predicted levels of vertical illuminance at nearby sensitive receptors. Environmental Health has assessed the lighting information and raises no objection subject to conditions requiring the approved lighting scheme to be installed and maintained in accordance with the submitted assessment and restricting the operation of the floodlighting to between 07:00 and 23:00 daily.
6.26	These conditions would ensure that light spill towards surrounding residential properties and other sensitive receptors remains within acceptable parameters and would provide an appropriate safeguard against unacceptable disturbance during more sensitive night-time hours.
6.27	The proposal would therefore retain a use which is already well established within the local area and would not fundamentally change the relationship between the playing pitch and neighbouring residential, educational and community uses. Subject to the recommended controls on floodlighting, it is considered that the development would not result in an unacceptable impact upon residential amenity or the prevailing character of the area and accords with Policies ENV1, SP5, CI1 and OS5.
	Impact on Natural Environment
6.28	The proposal has been considered against Policies GB1 and NH1, which seek to protect and enhance the city's green and blue infrastructure network and safeguard natural heritage resources from unacceptable adverse impacts.
6.29	The application relates predominantly to an existing developed recreational facility and the works would be concentrated on and immediately around the established playing pitch. The proposal does not involve the introduction of an unrelated built development into an undeveloped natural area.
6.30	The existing peripheral vegetation and landscaping provide a degree of visual and environmental integration between the playing pitch and surrounding development. The proposed works are not considered to fundamentally undermine the site's contribution to the wider green infrastructure network.
6.31	DAERA/NIEA was consulted on the application. The Natural Environment Division has undertaken an assessment of the proposal and is content, while the Water Catchment Unit has also considered the potential impact upon the surface water environment and is content subject to appropriate conditions, adherence to standing advice and the obtaining of any necessary statutory permissions.
6.32	Having regard to the nature and location of the works and the consultation responses received, the proposal is not considered likely to result in unacceptable harm to natural heritage resources or the wider green and blue infrastructure network. It is therefore considered acceptable in relation to Policies GB1 and NH1, subject to the relevant conditions and advice.
	Impact on Built Heritage
6.33	The application site impacts upon Malvern Primary School, Forster Street, Belfast (Grade B1) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. DfC Historic Environment Division has assessed the potential impact upon the nearby listed building and its setting and advises that it is content with the

	proposal, subject to a condition limiting the replacement floodlights to 15m. The proposal is therefore acceptable having regard to Policy BH1 of the Plan Strategy. Impact on Transport and Other Infrastructure
6.34	The proposal has been assessed against Policies TRAN2 and TRAN3 of the Plan Strategy, which seek to ensure that development provides appropriate accessibility and does not prejudice road safety or the efficient operation of the transport network.
6.35	The site is an established recreational facility with existing access arrangements. The proposal would retain the existing sporting use rather than introduce a fundamentally different land use with substantially different transport characteristics.
6.36	The provision of a 50-seat stand and improvement of the pitch facilities have been considered in terms of their potential to generate additional trips. However, given the relatively modest capacity of the stand and the established nature of the facility, the proposal is not considered likely to generate a level of additional traffic that would result in an unacceptable impact upon the surrounding road network.
6.37	DfI Roads has been consulted and offers no objection to the development. It recommends a condition requiring secure and covered cycle parking facilities to be provided on the site and permanently retained. Such provision would support sustainable travel to the facility and encourage alternatives to private-car use. DfI Roads has also provided standard informatives relating to the management of construction activity.
6.38	Significant weight is afforded to the absence of objection from the statutory roads authority. Subject to the recommended cycle-parking condition, the proposal is considered to provide an acceptable transport and accessibility arrangement and complies with Policies TRAN2 and TRAN3. Drainage
6.39	Policies ENV3 and ENV5 seek to ensure that development appropriately responds to environmental change and incorporates suitable arrangements for the management of surface water, including the use of sustainable drainage measures where appropriate.
6.40	The proposal includes modifications to the existing drainage arrangements associated with the resurfacing and minor extension of the 3G pitch. A Drainage Assessment prepared by Doran Consulting has been submitted in support of the application.
6.41	DfI Rivers has reviewed the Drainage Assessment. Whilst advising that a Drainage Assessment was not required by the applicable threshold, Rivers acknowledges the submitted assessment, accepts its logic and has no reason to disagree with its conclusions. Responsibility for the accuracy of the assessment and implementation of the proposed flood-risk and drainage measures ultimately rests with the developer and their professional advisers.
6.42	DAERA Water Catchment Unit has separately considered the implications for the surface-water environment and is content with the proposal subject to conditions and standing advice. NI Water recommends approval subject to standard planning conditions, having considered the implications of the development for the public water and sewerage infrastructure.

6.43	Taking account of the submitted technical information and the responses from the relevant statutory consultees, it is considered that suitable drainage arrangements can be achieved and that the proposal would not result in an unacceptable impact upon drainage infrastructure or the surface-water environment. The proposal is therefore considered
6.44	compliant with Policies ENV3 and ENV5, subject to appropriate conditions.
	Ecological Impacts
6.45	The proposal has been considered against Policy NH1, which seeks to protect natural heritage resources and ensure that development does not result in unacceptable adverse effects upon protected habitats, species or sites.
6.46	NIEA Natural Environment Division has completed an assessment of the proposal and is content. Water Catchment Unit has similarly considered the impact upon the surface-water environment and is content subject to conditions and adherence to relevant standing advice.
6.47	Consideration must also be given to the requirements of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), having regard to potential pathways between the development and European designated sites.
6.48	Shared Environmental Service has reviewed the Habitats Regulations Assessment undertaken on behalf of the Council. SES advised that the assessment should include consideration of the East Coast (NI) Marine proposed Special Protection Area, which subsumes the existing Belfast Lough Open Water SPA. SES also advised that the relevant comments of NIEA Water Catchment/Management Unit concerning drainage, maintenance and management of the 3G pitch and necessary operational-phase mitigation should be incorporated into the assessment prior to its adoption by the Council.
6.49	Subject to the Council's final HRA incorporating the additional European site and the necessary operational-phase mitigation identified by NIEA, and concluding that the proposal would not adversely affect the integrity of any European site, the requirements of the Habitats Regulations would be satisfied. SES has advised that it does not require reconsultation following completion of this exercise.
6.50	It is acknowledged that the rubber infill material is not biodegradable. There is EU legislation currently under review regarding the legal requirement to use various forms environmentally friendly infill material. However, this is not a legislative requirement as yet. The Council have consulted NIEA, DFI Rivers, BCC Environmental Health Service, NI Water and Shared Environmental Services (SES) to ensure appropriate scrutiny. The applicant has also submitted documentation in the form of a Rubber Crumb Maintenance Report and a Drainage Assessment to help confirm the detailed elements of this proposal. All consultees have responded with no objection. A condition will be included to ensure compliance with the approved maintenance report and drainage assessment.
	Subject to the completion and adoption of the HRA on that basis, the proposal is considered acceptable in terms of ecological impacts and Policy NH1.
	Flood Risk
6.51	The proposal has been assessed against Policy ENV4 – Flood Risk, together with the relevant provisions of the Flooding Supplementary Planning Guidance.
6.52	

6.53	DfI Rivers advises that Flood Maps (NI) indicate that the application site does not lie within the 1-in-100-year climate-change fluvial floodplain or the 1-in-200-year climate-change coastal floodplain. The proposal therefore does not give rise to the policy concerns normally associated with development within a defined fluvial or coastal floodplain.
6.54	Flood Maps identify a minor portion of the north-eastern boundary of the site as being within an area of predicted surface-water/pluvial flooding. This has been considered as part of the submitted Drainage Assessment.
6.55	There are no watercourses designated under the Drainage (Northern Ireland) Order 1973 within the site. DfI Rivers further advises that the provisions relating to artificial modification of watercourses and development in proximity to controlled reservoirs are not applicable to the proposal.
6.56	Although the development does not meet the threshold requiring a Drainage Assessment, one has nevertheless been submitted by Doran Consulting. DfI Rivers has considered this assessment, accepted its logic and has no reason to disagree with its conclusions.
6.57	Having regard to the limited extent of identified pluvial flood risk, the nature of the development, the submitted Drainage Assessment and the response of DfI Rivers, it is considered that the proposal would not be at unacceptable risk of flooding or materially increase flood risk elsewhere. The proposal is therefore considered compliant with Policy ENV4 of the Plan Strategy.
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 HRA, wording of conditions and deal with any other matters which may arise provided they are not substantive.
DRAFT CONDITIONS: - 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. - The approved lighting scheme of the hereby permitted development shall be installed and maintained so as to not exceed the levels of vertical illuminance at nearby receptors shown in Lighting assessment from Semple McKillop titled 'External Lighting Proposal', Drawing reference 3113-SMK-ZZ-XX-DR-E-6301 and dated P03 22.01.25. Reason: To protect the amenity of nearby residents from excessive levels of artificial light. - The floodlighting associated with the hereby permitted development shall not operate outside the hours of 07:00 to 23:00 daily. Reason: Protection of surrounding amenity.	

4. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

5. The development 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.

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

6. No part of the development hereby permitted shall become operational until all drainage mitigation measures have been installed in accordance with the submitted drainage assessment and a report verifying that these measures have been installed has been submitted to and approved in writing by the Council. These measures shall be permanently retained and maintained thereafter in accordance with the approved arrangements and shall not be altered or removed without the prior consent of the Council in writing.

Reason: To ensure adequate drainage arrangements are provided for the development and in the interests of public amenity and safety.

7. The application hereby approved shall be carried out in compliance with the approved Hammer Pitch Rubber Crumb Maintenance Report (or such other infill maintenance plan agreed in advance with the Council), uploaded to the planning Portal on 9th May 2025. The approved Rubber Crumb Maintenance Report shall be implemented in accordance with the approved details and all works on site shall conform to the approved details.

Reason: To ensure the rubber crumb infill is appropriately managed and maintained in accordance with the approved details, in the interests of environmental protection.

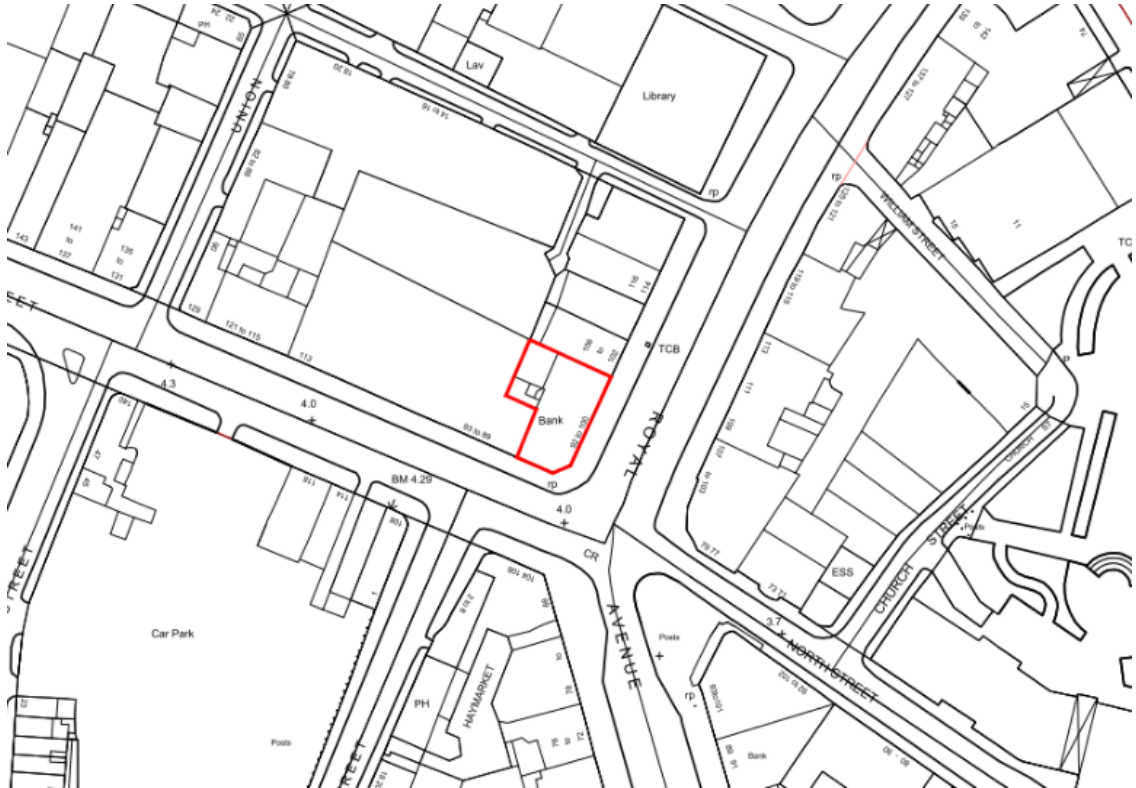
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Committee Application

Development Management Officer Report	
Committee Date: 18 th August 2026	
Application ID: LA04/2026/0928/LBC	
Proposal: Building fabric investigation works prior to restoration	Location: Bank Of Ireland Buildings, 92-100 Royal Avenue, Belfast, BT1 1DL
Applicant Name and Address: Martin Doherty Belfast City Council 9 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Martin Doherty Belfast City Council 9 Adelaide Street Belfast BT2 8DJ
Referral Route: The application is made by Belfast City Council on lands to which the Council has an estate (paragraphs 3.8.5 (c) and (d) of the Scheme of Delegation)	
Recommendation	Approval
Date Valid:	20 th May 2026
Target Date:	2 nd September 2026
Contact Officer:	Niall Hasson
Summary of Issues: The application seeks Listed Building Consent for building fabric investigation works prior to proposed restoration. The building is part of the wider 'Belfast Stories' redevelopment project. The application building, known as Bank of Ireland Building, is Grade B+ listed (ref. HB26/50/187). The site is located within Belfast City Centre, on the corner of Royal Avenue and North Street. The key issues relevant to consideration of the application is the impact of the proposed works on the architectural and historic qualities of the Listed Building. DFC Historic Environment Division (HED) is content that the investigative works are acceptable in order to provide a sustainable future for the building. The proposed works are considered compliant with Policy BH1 of the Plan Strategy. No third party representations have been made on the application. Recommendation Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that consent 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 that they are not substantive.	

Main Report

Site location plan:



Existing street view:



1.0	Description of the Site and Proposal <i>Characteristics of the Site and Area:</i> 1.1 The application building, known as Bank of Ireland Building, is Grade B+ listed (ref. HB26/50/187). The building is a five-storey Art Deco structure featuring a steel frame and Portland limestone cladding with a tiered clock tower, originally built in 1930. 1.2 The site is located within Belfast city centre, on the corner of Royal Avenue and North Street. 1.3 The surrounding area is characterised primarily by commercial uses. The site is bounded on the northern side by an existing building, with the land to the west of the site vacant. The lands to the east and south are defined by the existing street and footpath network. <i>Description of the proposal:</i> 1.4 The application seeks Listed Building Consent for building fabric investigation works prior to proposed restoration. The building is part of the wider 'Belfast Stories' redevelopment project, which has been subject to a Proposal of Application Notice (LA04/2025/1881/PAN) and currently subject to a Pre-Application Discussion (PAD).
2.0	RELEVANT PLANNING HISTORY 2.1 LA04/2025/1881/PAN - Erection of a new building to house the Belfast Stories visitor attraction and creative hub, including new internal and external public spaces – PAN acceptable. 2.2 LA04/2025/1616/LBC - Temporary protective netting to existing building – Consent granted 2.3 LA04/2017/0983/LBC - Holding repairs and temporary works – Consent granted 2.4 LA04/2017/0984/F - Repairs and alterations to the elevations and erection of hoarding – Permission granted 2.5 Z/2004/2064/F & Z/2004/2063/LB - Refurbishment of existing building including extension to rear. Reduction of ground floor level, removal of steps at entrance and reduction of cill heights to front elevation – Permission & Consent granted
3.0	PLANNING POLICY 3.1 Development Plan – Belfast Local Development Plan, Plan Strategy 2035 <i>Operational Policies:</i> • Policy BH1 – Listed Buildings

	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	Department for Communities Historic Environment Division (HED) was consulted on the proposal. HED offer no objection to the works.
4.2	The application has been advertised in local press (5/6/2026) and no representations have been received.
5.0	PLANNING ASSESSMENT <u>Development Plan Context</u> 5.1 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. 5.2 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted. <u>Operational Policies</u> 5.3 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1. <u>Proposals Maps</u> 5.4 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. The application site is undesignated white land within all relevant plans.

	Impact on the architectural and historic qualities of the listed building
5.5	Section 91 (2) of the Planning Act (Northern Ireland) 2011 states: <i>'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.'</i>
5.6	Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are: 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; g. The design respects the essential character of the existing building and/or setting; h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment;
5.7	Policy BH1 goes on to state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.
5.8	The application does not involve demolition of the building, with the proposal including the following building fabric investigation works prior to restoration of the building: - Inspection of rainwater drainage system. - Monitoring / investigation of building cracks. - Survey of facades and features - Inspection to determine cause of water ingress - Investigation of roof slab thickening - Investigation to confirm support of north masonry wall - Investigation of existing shaft - Investigation of party wall for condition - Inspection of walls and beam
5.9	HED is content that the investigative works are acceptable to provide a sustainable future for the building, subject to a condition relating to any new external and internal works matching the existing building.
5.10	The proposed investigative works preserve, restore and complement the Listed Building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired. The design respects the essential character of the Listed Building and its setting
5.11	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 Listed Building and its features of special architectural or historic interest.
5.12	It is considered that the proposal accords with Policy BH1 and the SPPS.

6.0	Recommendation
6.1	Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that consent should be approved.
6.2	Delegated authority to the Director of Planning and Building Control is sought to finalise conditions and deal with any other issues that arise, provided that they are not substantive.
	DRAFT CONDITIONS 1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011. 2. Unless otherwise specified on the approved drawings, all new external and internal works and any works of making good shall match the existing original fabric in respect of matching materials, form, composition and finish. Reason: In the interests of the special architectural and historic qualities of the Listed Building.