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

8th October, 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, 13th October, 2026 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. **Routine Matters**

   (a) Apologies

   (b) Minutes

   (c) Declarations of Interest

2. **Committee Site Visit**

   (a) **Pre-emptive Site Visit:** LA04/2026/0978/O - 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. - Lands at former Sirocco Works, Short Strand and adjacent to Bridge End and River Lagan, Belfast

3. **Planning Appeals Notified** **(Pages 1 - 4)**

4. **Planning Decisions Issued** **(Pages 5 - 30)**

5. **Live Applications for Major Development** **(Pages 31 - 36)**

6. **Committee Decisions that have yet to issue** **(Pages 37 - 46)**

7. **Planning Applications**

   (a) **LA04/2025/0088/F** - 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 - Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works (Pages 47 - 66)

   (b) **LA04/2026/0814/F** - Nos 128, 128C, 130, 132, 134, 136-138, & 140-144 Kingsway, Dunmurry - 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 (Pages 67 - 78)

   (c) **LA04/2026/0129/F -** Lands north of Barnfield Road and south and southwest of Mount Eagles Avenue - Erection of 29no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Mount Eagles Avenue (Pages 79 - 98)

   (d) **LA04/2024/1651/F** and **LA04/2024/1735/DCA** - 79 Somerton Road - Extensions and demolition (Pages 99 - 122)

   (e) **LA04/2026/1160/F** and **LA04/2026/1161/LBC** - Former City Of Belfast School Of Music 99 Donegall Pass - Alterations and refurbishment, including construction of new lift to external courtyard (Pages 123 - 130)

8. **Restricted Items**

   (a) **LA04/2025/0605/F** - 341-345 Albertbridge Road - Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels (Pages 131 - 154)

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PLANNING COMMITTEE – 13 OCTOBER 2026

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2026/E0069
PLANNING REF:	LA04/2026/0133/CA		
APPLICANT:	Mr John Creanor		
LOCATION:	Land at 29 Hamill Street, Belfast, BT12 4AA		
PROPOSAL:	Alleged unauthorised change of use of 29 Hamill Street, Belfast, BT12 4AA from a dwelling house to short-term let accommodation, without the benefit of planning permission		
PROCEDURE:			

ITEM NO	2	PAC REF	2026/L0011
PLANNING REF:	LA04/2026/1130/CLEUD		
APPLICANT:	Conor Rooney		
LOCATION:	8A Balmoral Park, Finaghy, Belfast, BT10 0QD		
PROPOSAL:	Boundary wall and fence		
PROCEDURE:			

ITEM NO	3	PAC REF	2026/E0067
PLANNING REF:	LA04/2025/0311/CA		
APPLICANT:	Mr Daniel Steele		
LOCATION:	Land at 51 Melrose Street, Belfast, BT9 7DL		
PROPOSAL:	Alleged unauthorised change of use of 51 Melrose Street, Belfast, BT9 7DL from a dwelling house to short-term let accommodation without the benefit of planning permission		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2026/E0071
PLANNING REF:	LA04/2025/0337/CA		
APPLICANT:	Mr Aadil Aziz		
LOCATION:	Land at 56 Boyd Street, Belfast, BT13 2GR		
PROPOSAL:	Alleged unauthorised change of use of 56 Boyd Street, Belfast, BT13 2GU		
PROCEDURE:			

ITEM NO	5	PAC REF	2026/E0072
PLANNING REF:	LA04/2026/0093/CA		
APPLICANT:	Mr Kamil Aziz		
LOCATION:	48 Hamill Street, Belfast, BT12 4AA		
PROPOSAL:	Alleged unauthorised change of use from a dwelling to short term let accommodation without the benefit of planning permission		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2026/A0025
PLANNING REF:	LA04/2026/0242/F		
RESULT OF APPEAL:	FINDING – NO VALID APPEAL		
APPLICANT:	Mr Conor Rooney		
LOCATION:	8A Balmoral Park, Finaghy, Belfast, BT10 0GD		
PROPOSAL:	Perimeter fence and wall to boundary of site (part retrospective)		

ITEM NO	2	PAC REF:	2026/E0004
PLANNING REF:	LA04/2022/0398/CA		
RESULT OF APPEAL:	ENFORCEMENT NOTICE UPHELD		
APPLICANT:	Mrs Zoe Heatherington		
LOCATION:	Land at 31 Brookland Street, Malone Lower, Belfast, BT9 7FZ		
PROPOSAL:	Alleged unauthorised change of use of 31 Brookland Street, Malone Lower, Belfast, BT9 7FZ, from a dwelling house to short term let accommodation without the benefit of planning permission		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	3	PAC REF:	2026/E0014
PLANNING REF:	LA04/2023/1126/CA		
RESULT OF APPEAL:	ENFORCEMENT NOTICE UPHELD		
APPLICANT:	Mr David Watterson		
LOCATION:	Land to the rear of 106 Larkfield Road, Belfast		
PROPOSAL:	Alleged unauthorised outbuilding on land to the rear of 106 Larkfield Road, Belfast without the benefit of planning permission or permitted development rights as detailed in The Planning (General Permitted Development) Order (Northern Ireland) 2016		

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Planning Decisions Issued September 2026 - No. 175

Application number	Category	Location	Proposal	Decision
LA04/2026/0784/F	LOC	67 Martinez Avenue, Belfast, BT5 5LY	Retrospective raised patio to the rear of the property	Permission Granted
LA04/2026/0088/CLOPUD	LOC	130 Sandown Road, Belfast, BT5 6GX	Rear extension and alterations to garden	Permitted Development
LA04/2026/0146/F	LOC	130 Orangefield Crescent, Belfast, BT6 9GJ	2-storey rear extension and single storey side and rear extension	Permission Granted
LA04/2026/0461/F	LOC	Belfast Health and Social Care Trust 444 Antrim Road Belfast BT15 5GB	Single storey rear extension	Permission Granted
LA04/2026/0609/LBC	LOC	Clanmil Housing Association Northern Whig House 3 Waring Street Belfast BT1 2DX	Re-roofing works comprising removal of bitumen felt and replacement with polymeric single-ply membrane. Replacement of rainwater goods (internally & externally), lead flashings, edge trims to facilitate roofing works.	Consent Granted
LA04/2026/0665/LBC	LOC	Belfast Harbour Office and William Ritchie Building Corporation Square and 2 Clarendon Road, Belfast, BT1 3AL	Removal of existing link between the Belfast Harbour Office and William Ritchie Building, Erection of new link bridge and reinstatement of northern gable of Harbour Office. Reinstatement of cellar entrance. Entrance ramp to William Ritchie Building. Erection of a new gate and railings along the eastern boundary.	Consent Granted

LA04/2026/0676/F	LOC	Belfast Harbour Office and William Ritchie Building, Corporation Square and 2 Clarendon Road, Belfast.	New entrance to the William Ritchie Building,pedestrian steps and ramped access. Rear extension. Roof extension with landscaped roof terrace, external plant area and rear escape staircase. Replacement link bridge between William Ritchie and Belfast Harbour Office. Reinstatement of existing cellar and Northern gable of the listed Belfast Harbour Office. Landscaping and Hardstanding works. New gate and railings to Eastern perimeter of Belfast Harbour Office, associated site works.	Permission Granted
LA04/2026/0691/A	LOC	Knock Presbyterian Church 53 Kings Road, Belfast, BT5 6JH	3no. non-illuminated signs; 1no backlit sign	Consent Granted
LA04/2026/1006/F	LOC	5 Kingsway Gardens, Belfast, BT5 7DQ	Rear extension and rear dormer. Existing roof to be re-tiled.	Permission Granted
LA04/2025/0001/F	LOC	8 Thirlmere Gardens, Belfast, BT15 5EF	Single storey extension, raised patio with steps and roof dormer to the rear. (Amended Plans)	Permission Granted
LA04/2025/0941/F	LOC	60 Knock Eden Park, Belfast, BT6 0JG	First Floor rear extension with Juliette balcony. Partial Demolition of rear wall and removal of existing window. (Amended Description).	Permission Granted

LA04/2025/1457/F	LOC	Belfast Boat Club, 12 Lockview Road, Belfast, BT9 5FJ	Replacement of an existing 6 month seasonal air dome with a double skin pvc dome incorporating internal lighting. Air dome to be in place all year round	Permission Granted
LA04/2025/1869/F	LOC	7 Fortuna Street, Belfast, BT12 5PL	Retention of change of use from dwelling to short term let	Permission Refused
LA04/2026/0949/F	LOC	49 Kensington Road, Belfast, BT5 6NL	Demolition of existing sunroom. Addition of single-storey rear extension and outdoor covered area. Changes to fenestration to side elevation.	Permission Granted
LA04/2026/1530/WPT	LOC	12 Adelaide Park, Belfast, BT9 6FX	T013- Complete Prune, including reduction in crown. All other recommendations are to be carried out as per attached tree survey report sheets written by Andrew Boe. T014- Complete Prune, including reduction in crown. All other recommendations are to be carried out as per attached tree survey report sheets written by Andrew Boe. T015- Complete Prune, including reduction in crown. All other recommendations are to be carried out as per attached tree survey report sheets written by Andrew Boe.	Works to Trees in CA Agreed
LA04/2025/0635/F	LOC	142 Ravenhill Road, Belfast, BT6 8ED	Change of use from ground floor shop (A1) to studio apartment (C1) alterations to building facades and additional site works.	Permission Refused
LA04/2025/1850/A	LOC	Cityside Retail Park 100-150 York Street, Belfast, BT15 1WA	6m x 3m Digital Advertising Screen	Consent Granted

LA04/2026/0228/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of Condition 7 - LA04/2023/4373/F Roof terrace and glazing detail	Condition Discharged
LA04/2026/0307/F	LOC	4 Clanroy Parade, Belfast, BT4 3BZ	Rear dormer with 3no. roof lights to the front of the dwelling.	Permission Granted
LA04/2026/1404/LBC	LOC	36-38 Donegall Place, Belfast, BT1 5BB	Transom to shop glazing with obscured glazing to conceal internal steelwork.	Consent Granted
LA04/2026/1409/LBC	LOC	36-38 Donegall Place, Belfast, BT1 5BB	Installation of teller counter position within refurbished bank.	Consent Granted
LA04/2026/1458/CLEUD	LOC	69 Palestine Street, Belfast, BT7 1QL	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2025/0423/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge condition 25 of LA04/2022/1206/F -Window and door details.	Condition Partially Discharged
LA04/2025/1954/F	LOC	16 Sans Souci Park, Belfast, BT9 5BZ	Solar Panels on the south facing roof slope	Permission Granted
LA04/2025/2021/A	LOC	Advertising Site, north side of Albertbridge Road and adjoining East Belfast Enterprise Park.	Replacement of the existing 'classic' Panel no 2 at Albertbridge Road Advertising Site with a digital display (same size and position)	Application Withdrawn
LA04/2026/0374/F	LOC	17 Castlemore Avenue, Belfast, BT6 9RF	Retention of lean to garage to side of dwelling and area of hardstanding to front (Amended Description and plans).	Permission Granted
LA04/2026/0421/F	LOC	Footpath south of 272-274 Upper Newtownards Road, Belfast, County Antrim, BT4 3EU	Existing 11.5m lamp post to be removed and replaced with a 20m street pole with a wraparound cabinet. Proposed 9no. antennas, 2no. GPS nodes, 1no. bowler cabinet, 1no. cabinet, and ancillary upgrades thereto.	Application Withdrawn

LA04/2026/0711/F	LOC	10 Casaeldona Rise, Belfast, BT6 9RA	single-storey rear extension and first-floor rear extension; alterations to windows	Permission Granted
LA04/2026/0735/F	LOC	79 Osborne Park, Malone, Belfast, BT9 6JQ	Single-storey rear extension, fenestration alterations, creation of new patio courtyard area and associated site works.	Permission Granted
LA04/2026/0737/DCA	LOC	79 Osborne Park, Malone, Belfast, BT9 6JQ	Demolition of single-storey rear return, partial demolition of areas of rear and side walls to accommodate new extension and amended window fenestrations, removal of rear patio doors, removal of 2 windows at first floor level of rear return on side and rear elevations and minor internal demolitions.	Consent Granted
LA04/2026/0842/CLOPUD	LOC	39 Cedar Grove, Holywood, BT18 9QG	Roof light window to front.	Permitted Development
LA04/2026/0928/LBC	LOC	Bank Of Ireland Buildings, 92-100 Royal Avenue, Belfast, BT1 1DL	Building fabric investigation works prior to restoration	Consent Granted
LA04/2026/1315/CLEUD	LOC	Montpellier House, 96 Malone Road, Belfast, BT9 5HP	Change of Use of residential storage shed to short term let accommodation	Permitted Development
LA04/2026/0843/F	LOC	52 Greystown Avenue, Belfast, BT9 6UJ	Loft conversion with rear dormer	Permission Granted
LA04/2026/1541/F	LOC	61 Donegall Road, Belfast, BT12 5JL	Retrospective change of use from 3-bedroom dwelling (Class C1) to short term let accommodation (Sui Generis) with one bedroom retained as permanent residential. Amended proposal.	Application Withdrawn

LA04/2026/0282/F	MAJ	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	Permission Granted
LA04/2026/0260/DCA	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	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.	Consent Granted
LA04/2026/1051/F	LOC	25 Deramore Gardens, Belfast, BT7 3FN	Single storey side and rear extension; 1st floor rear extension; garden shed; removal of gates and widening of driveway.	Permission Granted
LA04/2026/1057/F	LOC	11 Knockdarragh Park, Belfast, BT4 2LE	Alterations to existing dwelling, including demolition and replacement of existing garage with single storey extension to side. Demolition of conservatory and replacement single storey rear extension. Terrace to rear.	Permission Granted
LA04/2026/1154/DC	LOC	Family Ministry Office 3 Good Shepherd Centre 511 Ormeau Road, Ormeau, Belfast, BT7 3GS	Discharge of condition 2 for application LA04/2025/0850/LBC - Columbarian Units and Face Plate Finishes	Condition Discharged

LA04/2026/1312/DC	LOC	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, Belfast, BT1 3GG	Discharge of Condition 17 of approval LA04/2024/1592/F- relating to Drainage Details	Condition Not Discharged
LA04/2026/0042/DC	LOC	Royal Ulster Agricultural Society The Kings Hall 488-516 Lisburn Road, Malone Lower, Belfast, BT9 6GW	Discharge of Condition 23 of LA04/2024/1761/RM - External Lighting Calculations	Condition Discharged
LA04/2026/0553/F	LOC	36 Kingsway Park, Belfast, BT5 7EW	Single storey rear/side extension.	Permission Granted
LA04/2026/0617/F	LOC	38 Glenside Park, Belfast, BT14 8BG	Demolition of existing garage and ground floor rear return, construction of single storey side and rear extension.	Permission Granted
LA04/2026/0874/F	LOC	27 Fortwilliam Park, Belfast, BT15 4AL	Single storey rear extension. Replacement of rear window with door. Replacement first floor window to rear.	Permission Granted
LA04/2026/0861/F	LOC	St Kierans Primary School, 9 Bell Steel Road, Belfast, BT17 0PB	Demolition of 2no. mobile classrooms. Replacement with new modular building (2 no. classrooms, 2 no. classroom bases and ancillary support accommodation) with 2 no. canopies. Associated site works, including new retaining wall (Amended Description)	Permission Granted
LA04/2026/0953/DCA	LOC	27 Fortwilliam Park, Belfast, BT15 4AL	Demolition of single storey rear extension. Partial demolition of rear wall. Removal of 3 No. windows and 2 No. doors to rear/side elevations.	Consent Granted

LA04/2026/0955/DC	LOC	Land covering the road surface between the James Street South junction and Franklin Street Junction Brunswick Street	Discharge of condition no.5 - LA04/2023/2946/F odour abatement measures	Condition Discharged
LA04/2026/1100/NMC	MAJ	City Quays 3 Clarendon Road, Belfast, BT1 3BG	Non-material change to reserved matters approval LA04/2017/1090/RM, comprising the installation of 4 no. external louvres to the north-east elevation at floor 9.	Non Material Change Granted
LA04/2026/1419/DC	MAJ	81-87 Academy Street & 2-6 Exchange Street, Belfast, BT1 2LS	Discharge of Condition 13 of LA04/2019/2257/F.	Condition Discharged
LA04/2026/1493/DC	LOC	lands at former Good Shepherd Centre, Nos. 511 and 511a Ormeau Road, Belfast	Discharge of condition 3 - LA04/2026/0021/F	Condition Discharged
LA04/2026/1565/DC	LOC	45 Malone Park, Belfast, BT9 6NL	Discharge of condition 6 of LA04/2023/2971/F (Appeal ref. 2025/A0100) and condition 2 of LA04/2023/2972/DCA (Appeal ref. 2025/A0101) in relation to Demolition materials recovery plan (DMRP)	Condition Partially Discharged
LA04/2025/0248/F	LOC	20 C Barbour Gardens, Dunmurry, Belfast, BT17 9AB	Retrospective change of use from class B2 light industry to gym (sui generis)	Permission Granted
LA04/2025/1248/F	LOC	63 Martinez Avenue, Belfast, BT5 5LY	Demolition of existing timber garage. Erection of replacement garage and extension of existing patio.	Permission Granted

LA04/2025/2012/F	LOC	Units R2-R3 Level 2 and Level 3, Victoria Square, 1 Victoria Square, Belfast, BT1 4QG	A Change of use of 2 previous restaurants to an integrated digital technology aquarium themed entertainment visitor attraction venue, including a change of use of the internal uncovered canopy (at level 2) to create a new glazed entrance area with ancillary retail, exhibition area and meeting room area and all associated site works	Permission Granted
LA04/2026/0149/F	LOC	56-58 Castlereagh Street, Belfast, BT5 4NH	Change of use of vacant premises (A1) to 3no. apartments at No.56 (C1) and 1no. 6-bedroom 10-person HMO (Sui Generis) at No.58. Partial demolition to buildings to facilitate 2-storey rear extension, metal access stairs, front dormers, facade alterations and all other additional site works.	Permission Granted
LA04/2026/0226/F	LOC	15 Ormiston Crescent, Belfast, BT4 3JP	Demolition of rear return and partial demolition of rear ground floor wall with single storey extension to rear.	Permission Granted
LA04/2026/0394/F	LOC	12 Malone Meadows, Belfast, BT9 5BG	Replacement of existing conservatory with new single storey sunroom	Permission Granted
LA04/2026/0778/F	LOC	11 Wynchurch Terrace, Belfast, BT6 0HP	Changing roof from hipped to gable. Addition of dormer window to rear	Permission Granted
LA04/2026/0900/F	LOC	John H Lunn (jewellers) Ltd, 2 Queens Arcade, Belfast, BT1 5FE	Alterations to Listed Buildings including internal reordering, amendments to façade, and new shopfront signage	Permission Granted

LA04/2026/0902/LBC	LOC	John H Lunn (jewellers) Ltd , 2 Queens Arcade, Belfast, BT1 5FE	Alterations to Listed Buildings including internal reordering, amendments to façade, and new shopfront signage	Consent Granted
LA04/2026/0901/A	LOC	John H Lunn (jewellers) Ltd , 2 Queens Arcade, Belfast, BT1 5FE	2x illuminated fascia, 1x projecting sign and alterations to 1x existing sign (amended description)	Consent Granted
LA04/2026/1050/F	LOC	28 Downview Avenue, Belfast, BT15 4FB	Single storey rear extension. New side door and window on side (western) elevation. Demolition of existing single storey rear extension, garage and partial demolition of rear wall.	Permission Granted
LA04/2026/1260/F	LOC	42 Sydenham Avenue, Strandtown, Belfast, BT4 2DR	Single storey rear extension	Permission Granted
LA04/2026/1347/NMC	LOC	106 Sydenham Avenue, Belfast, BT4 2DT	Fenestration changes to Ground floor Rear Elevation to include: - Omission of 1 no. small window to open plan kitchen/ dining/ living area - Relocation and reduction in size of 1 no. window to open plan kitchen/ dining/ living area NMC - LA04/2025/1080/F	Non Material Change Granted
LA04/2026/0790/F	LOC	20 Oakmount Drive, Belfast, BT15 3RE	Dormer roof extension to rear and roof lights to front.	Permission Granted
LA04/2026/0880/DC	LOC	41-43 Park Avenue, Belfast, BT4 1PU	Discharge of condition 16, 17 and 18 of planning application LA04/2020/2325/F Windows specification confirming acoustic compliance	Condition Partially Discharged

LA04/2026/1108/DC	LOC	177 Joanmount Gardens, Belfast, BT14 6NZ	Discharge of condition 1 & 2 of planning approval LA04/2022/0401/CA - 1) Service management plan 2) scaled floor plans showing larger front bedroom to be retained as permanent residential accomodation	Condition Partially Discharged
LA04/2026/1455/DC	LOC	32 Stormont Park, Belfast, BT4 3GX	Discharge Condition 3 of Planning Approval LA04/2026/0243/F - Climate Change Statement	Condition Partially Discharged
LA04/2026/1508/CLOPUD	LOC	655 Lisburn Road, Malone Lower, Belfast, BT9 7GT	The two storey, three bedroom dwelling has been used as short term rental accommodation since February 2016	Application Withdrawn

LA04/2026/1498/PAN	MAJ	Belfast City Airport Sydenham Bypass Belfast BT3 9JH Northern Ireland	This PAN relates to a proposed full planning application affecting land within the administrative areas of both Belfast City Council and Ards and North Down Borough Council. Separate PANs have been submitted to each Council and should be read alongside the parallel PAN for the proposed outline planning application at Belfast City Airport. The consultation arrangements set out in Section G apply to both planning applications and to the proposed amendments to the Planning Agreement, which are being undertaken as part of a voluntary public consultation process. Belfast City Airport is proposing a programme of improvements to enhance passenger facilities, improve aircraft operations and strengthen connectivity to and from the airport. The proposals include both physical redevelopment works and changes to existing operational controls set out in the Planning Agreement, including an increase in the permitted number of aircraft take-offs and landings per annum and amendments to the hours during which aircraft operations may take place.	Proposal of Application Notice is Acceptable

LA04/2026/1499/PAN	MAJ	Belfast City Airport Sydenham Bypass Belfast BT3 9JH Northern Ireland	This PAN relates to a proposed outline planning application affecting land within the administrative areas of both Belfast City Council and Ards and North Down Borough Council. Separate PANs have been submitted to each Council and should be read alongside the parallel PAN for the proposed outline planning application at Belfast City Airport. The consultation arrangements set out in Section G apply to both planning applications and to the proposed amendments to the Planning Agreement, which are being undertaken as part of a voluntary public consultation process. Belfast City Airport is proposing a programme of improvements to enhance passenger facilities, improve aircraft operations and strengthen connectivity to and from the airport. This PAN relates to a proposed outline planning application for supporting airport infrastructure and associated development including:: •ancillary aviation operations, including aircraft hangars, aviation fuel tanks and associated infrastructure; •a hotel;	Proposal of Application Notice is Acceptable

LA04/2024/1374/F	LOC	146 Upper Newtownards Road, Belfast, BT4 3EQ.	Renovation & single storey rear extension of existing 3 storey dwelling with demolition to the rear of the property including partial demolition of side garage and existing single storey additions, together with associated site works. (Additional Information & Amended Plans)	Permission Granted
LA04/2026/0230/F	LOC	59 Ballygowan Road, Belfast, BT5 7LJ	Single and 1.5 storey extension to the rear of dwelling	Permission Granted
LA04/2026/0972/NMC	LOC	39 Newforge Lane, Belfast, BT9 5NW	Minor amendments to sizes and positions of some windows and patio doors. Updated positions of rainwater pipes, soil pipes and movement joints. NMC -LA04/2024/1342/F	Permission Granted
LA04/2026/1080/F	LOC	51 Garnerville Road, Belfast, BT4 2QQ	Change of roof type from hipped to pitched for conversion of roof space.	Permission Granted
LA04/2026/1182/F	LOC	7 Deramore Park South, Malone Upper, Belfast, BT9 5JY	Replacement garage to include a first floor garden room, addition of loft gable window and replacement of existing entrance steps and associated site works.	Permission Granted
LA04/2026/1198/DCA	LOC	7 Deramore Park South, Malone Upper, Belfast, BT9 5JY	Demolition of existing single storey garage along the east boundary, partial demolition to gable wall for new window opening, demolition and replacement of entrance steps, terrace wall and rear garden patio wall. (Retrospective)	Consent Granted

LA04/2026/1425/LBC	LOC	Translink railway bridge, approx. 8 metres to the north-west of No. 46 Upper Dunmurry Lane, Dunmurry.	Corehole investigations to stone parapet on west elevation of railway bridge, and subsequent reinstatement of same.	Consent Granted
LA04/2026/1566/CLOPUD	LOC	Raven Willow, Ravenhill Road, Belfast, BT6 8EF	4 bed terraced town house that has been completely renovated and restored to a high standard for short term let.	Application Withdrawn
LA04/2025/0080/F	LOC	2a Wilgar Street , Belfast, BT4 3BL	Replacement of an existing grass playing field with a 3G sports pitch, all associated works and upgrade of floodlight lighting lamp heads & LED bulbs	Permission Granted
LA04/2025/1011/F	LOC	60 Cedar Grove, Holywood, BT18 9QG	Two storey extension to side. Single storey extension to rear. New fencing to side.	Permission Refused
LA04/2025/1082/CLOPUD	LOC	Durham House, 32 College Square North, Belfast, BT1 6AS	Continued use as dwellings/apartments (Use class C1)	Permitted Development
LA04/2026/0899/F	LOC	60 Hampton Park, Belfast, BT7 3JP	2-storey front extension, single-storey rear extension, part demolition of external walls to accommodate new window openings and fenestration changes, demolition of chimney, demolition of roof and replacement with standing seam zinc finish, change of material finish to brick and render, two new rooflights , solar panels to roof and patio area to rear. (Amended description)	Permission Granted
LA04/2026/1300/F	LOC	36 Marlborough Park North, Belfast, BT9 6HJ	Demolition of existing rear conservatory and construction of a single-storey rear extension, including associated internal and external alterations.	Permission Granted

LA04/2026/1403/DCA	LOC	36 Marlborough Park North, Belfast, BT9 6HJ	Demolition of the existing conservatory and partial removal of existing external walls at ground floor level to facilitate the proposed rear extension.	Consent Granted
LA04/2026/1407/F	LOC	12 Brighton Street, Belfast, BT12 7LR	Single-storey rear extension.	Permission Granted
LA04/2025/0898/PAN	LOC	St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown, Belfast, BT11 8NR	The construction of a new stand-alone Sports Hall, Gymnasium and P.E Facility.	Proposal of Application Notice is Acceptable
LA04/2025/1786/PAN	MAJ	Former Cross & Passion School site, Glen Road, and existing All Saints Glen Road Campus site, BT11 8BW	Redevelopment of the former Cross & Passion School site, Glen Road, to create a new post-primary school campus for All Saints College over two sites with an enrolment of approximately 1,000 pupils. Proposal includes the construction of new school building on the former Cross & Passion site, and associated landscaping, play areas, new access road, parking and all other associated works. 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.	Proposal of Application Notice is Acceptable
LA04/2025/2202/F	LOC	104 Gilnahirk Road, Belfast, BT5 7DJ	Single storey side extension. First floor side window to Eastern elevation. Replacement side windows.	Permission Granted

LA04/2026/0087/CLOPUD	LOC	99 Sydenham Avenue, Belfast, BT4 2DL	Rear extension to follow the existing rear line of the property. Removal the existing external boiler house	Permitted Development
LA04/2026/0234/F	LOC	80 Cooneen Way, Belfast, BT6 0EG	Single storey rear extension with front ramped access	Permission Granted
LA04/2026/0619/F	LOC	SD Bell & Co 512-516 Upper Newtownards Road Belfast Bt4 3hb	Change of use of land to enclosed outdoor seating area and associated works (Retrospective)	Permission Granted
LA04/2026/0667/PAN	LOC	Administration Building, Queen's University Belfast University Road, Belfast, BT7 1NN	Change of use of QUB Administration Building from office to community and cultural use (Class D1) for visitor attraction and gallery space for academic, research engagement, heritage, exhibitions, events, and visitor services; and associated improvements to public realm to east and west of the Administration Building	Proposal of Application Notice is Acceptable
LA04/2026/0772/F	LOC	42 Cheviot Avenue, Belfast, BT4 3AH	Partial demolition of existing two storey rear extension and provision of new two storey rear extension.	Permission Granted
LA04/2026/0990/F	LOC	Ground Floor, SPAR Titanic Units 1-3 Block A, The Arc 2 Queens Road, Belfast, BT3 9DT	The Sub-division of existing retail unit to create two retail units and associated alterations to internal layout and elevations.	Permission Granted
LA04/2026/1133/F	LOC	Unit 7-8, 133-137 Lisburn Road, Malone Lower, Belfast, BT9 7AG	Retention of existing single storey covered space to front of restaurant.	Permission Granted
LA04/2026/1242/DC	LOC	236-238 Malone Road, Belfast, BT9 5LR	Discharge of Condition 10 - LA04/2020/2189/F tree protection measures	Condition Not Discharged

LA04/2026/1323/DC	LOC	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove	Construction Environmental Management Plan (CEMP) - EHA Construction Discharge of condition 10 - LA04/2023/2557/F	Condition Partially Discharged
LA04/2026/1400/F	LOC	30 Corrina Avenue, Dunmurry, BT17 0HR	Single storey rear extension with provision of ramped access to rear, widened path and landing to front and car hardstanding in front garden area.	Permission Granted
LA04/2026/1451/DC	LOC	1-21 Castlereagh Road, Belfast, BT5 5FB	Discharge Conditions 8 & 10 of Planning Approval LA04/2023/2763/F - remeditation verification report	Condition Not Discharged
LA04/2026/1456/DC	LOC	117 Fortwilliam Park, Belfast, BT15 4AS	Discharge of Condition No.2 of Planning Approval LA04/2026/0249/F - Climate Change Statement	Condition Partially Discharged
LA04/2024/0491/CLEUD	LOC	Flat 5, 224 Antrim Road, Belfast, BT15 2AN	Change of use of a residential apartment to short-term holiday let accommodation (Amended Site Address)	Permitted Development
LA04/2023/4097/DC	LOC	25 Laganview Court, Belfast, BT5 4AR	Discharge of Condition 1 of 2022/A0052 - short term let granted on appeal	Condition Discharged
LA04/2023/4430/F	LOC	Flat 38, 30 Tyrone House, Adelaide Street, Belfast, BT2 8HH	Retrospective change of use from domestic residence to short term let accommodation	Permission Refused

LA04/2025/0110/F	LOC	Hammer Playing Pitch Agnes Street, Shankill Road, Belfast, BT13	Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50 seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications.	Permission Granted
LA04/2025/0651/DC	LOC	721-739 Lisburn Road, Malone Lower, Belfast, BT9 7GU	LA04/2021/0789/F Condition no. 25. Construction, Vibration and Dust Management Plan.	Condition Discharged
LA04/2025/1136/DC	LOC	Approximately 50m north east of number 80 Sydenham Road, Belfast, BT3 9DP	Discharge conditons 5,6, and 9 of LA04/2019/2912/F- Remediation strategy,Piling assessment and groundwater monitoring report.	Condition Partially Discharged
LA04/2025/1254/F	LOC	57 Fountain Street, Belfast, BT1 5EB	New shopfront including new signage, fenestration alterations on north and west elevations	Permission Granted
LA04/2025/1255/DCA	LOC	57 Fountain Street, Belfast, BT1 5EB	Minor external and internal demolitions required to facilitate alterations to the shopfront and fenestration changes to north and west elevation (Amended Description)	Consent Granted
LA04/2025/1256/A	LOC	57 Fountain Street, Belfast, BT1 5EB	1 No. non-illuminated high level sign and 1x building signage comprising vertically arranged lettering mounted on the facade adjacent to the entrance (Amended Description)	Consent Granted
LA04/2025/1259/F	LOC	1 Vandyck Crescent, Newtownabbey, BT36 7HF	Dormer to front of dwelling	Permission Granted
LA04/2025/1514/F	LOC	480 Crumlin Road, Belfast, BT14 7GH	Car wash facility (retrospective)	Permission Granted

LA04/2025/1768/F	LOC	Lands at Apartment Blocks 1-3 Clonaver Drive, Belfast, BT4 2FB	Proposed amendment to condition No.7 of planning approval LA04/2023/2709/F to no longer provide and install the vapour protection measures that were originally requested.	Permission Granted
LA04/2025/2060/DC	LOC	14 Dublin Road, Belfast	Discharge Condition 9 of LA04/2023/4366/F - details of foul and surface water drainage	Condition Not Discharged
LA04/2026/0043/F	LOC	1 Greystown Avenue, Belfast, BT9 6UG	Proposed extensions to side & rear elevation, together with facade alterations to front of existing dwelling & recladding of existing dormer to rear (Amended Plans)	Permission Granted
LA04/2025/2176/F	LOC	15 Stockmans Avenue, Belfast, BT11 9AS	Addition of a two-storey rear extension to existing dwelling, and small rear decking area	Permission Granted
LA04/2026/0070/F	LOC	93 Highfield Drive, Belfast, BT13 3RN	Single storey rear extension to provide ground floor W.C. Level platform at rear door with stepped access to rear of garden.	Permission Granted
LA04/2026/0216/F	LOC	1 Cricklewood Crescent, Belfast, BT9 5HD	Single-storey rear extension and 2-storey rear and side extension.	Permission Granted
LA04/2026/0251/F	LOC	27 Boucher Road, CUPRA Northern Ireland, Belfast, BT12 6QU	Erection of 2no. single storey workshops. First workshop to be used for dry valeting of cars and the second is to provide cover to an existing car washing bay.	Permission Granted
LA04/2026/0273/F	LOC	228-234 Upper Newtownards Road, Belfast, BT4 3ET	Single-storey extension to the front of a restaurant with a flat roof and matching glazing system.	Permission Granted
LA04/2026/0264/F	LOC	29 Ardcaoin Avenue, Belfast, BT17 0UN	Single-storey extension to rear of existing dwelling	Permission Granted

LA04/2026/0266/F	LOC	St. Patricks Church Of Ireland Newtownards Road, Ballymacarrett, Belfast, BT4 1GZ	Single storey link building extension between the existing church and church hall; external landscaping works including children's play area, fencing and access ramp. External alterations with new window / door openings and internal alterations to the church hall. Provision of an external bin storage area.	Permission Granted
LA04/2026/0267/LBC	LOC	St. Patricks Church Of Ireland Newtownards Road, Ballymacarrett, Belfast, BT4 1GZ	Single storey link building extension between the existing church and church hall; external landscaping works including children's play area, fencing and access ramp. External alterations with new window / door openings and internal alterations to the church hall. Provision of an external bin storage area.	Consent Granted
LA04/2026/0287/F	LOC	1 Glenbawn Park, Belfast, BT17 0TS	Single storey side extension to provide ground floor bedroom and shower room. Level access to property by graded path.	Permission Granted
LA04/2026/0304/MDPA	MAJ	Lands adjacent to and South East of the River Lagan, West of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Discharge Clause 8.1.1 of the Section 76 of LA04/2021/2280/F- Public Transport Fund.	Condition Discharged
LA04/2026/0383/F	LOC	24-26 Arthur Street, Belfast, BT1 4GB	Two storey extension to roof of existing office building, infilling of existing roof terrace and creation of new roof terraces at fifth and seventh floor level (renewal of LA04/2021/1249/F)	Permission Granted

LA04/2026/0387/DCA	LOC	Arthur House, 24-26 Arthur Street, Belfast, BT1 4GB	Demolition of curtain walling on sixth floor and existing roof and plant area. demolition of curtain walling and glass balustrade on fourth floor front elevation (renewal of LA04/2021/1658/DCA) (amended description)	Consent Granted
LA04/2026/0382/F	LOC	1 Hillside Crescent, Belfast, BT9 5EN	Ground floor and first floor side extension, ground floor rear extension and ground floor front extension (amended description)	Permission Granted
LA04/2026/0488/F	LOC	18-22 Castle Place, Belfast, BT1 1GB	Proposed change of use from ground and first floor coffee shop to restaurant and takeaway including external alterations and associated external plant	Permission Granted
LA04/2026/0490/LBC	LOC	18-22 Castle Place, Belfast, BT1 1GB	Proposed change of use from ground and first floor coffee shop to restaurant and takeaway including external alterations and associated external plant	Consent Granted
LA04/2026/0489/A	LOC	18-22 Castle Place, Belfast, BT1 1GB	1x illuminated fascia shop signs, 2 projecting signs & window vinyls	Consent Granted
LA04/2026/0626/F	LOC	760 Springfield Road, Belfast, BT12 7JD	Provision of new vehicular access and driveway to existing dwelling	Permission Granted
LA04/2026/0738/F	LOC	1 Kings Crescent, Belfast, BT5 6PR	Single storey rear extension and changes to existing windows in side elevation.	Permission Granted
LA04/2026/0793/F	LOC	223 Stockmans Lane, Belfast, BT11 9AQ	1.8m - 3.75m high fence on the north western boundary of 223 Stockmans Lane	Permission Granted
LA04/2026/0777/F	LOC	11 Glenbawn Square, Dunmurry, Belfast, BT17 0TT	Proposed single storey extension to rear of property with internal alterations and level access to front of property.	Permission Granted

LA04/2026/0769/F	LOC	56 Teeling Avenue, Belfast, BT17 0XH	Single storey side extension and alterations to front facade to provide level access.	Permission Granted
LA04/2026/0770/F	LOC	61 White Rise, Belfast, BT17 0XD	Single storey side and rear extension to provide accessible bedroom / shower room for person with disabilities	Permission Granted
LA04/2026/0852/F	LOC	52 Mount Eagles Glen, Belfast, BT17 0WR	Loft conversion with rear dormer	Permission Granted
LA04/2026/0853/F	LOC	14 Orby Parade, Belfast, BT5 6AH	Single story rear extension.	Permission Granted
LA04/2026/0891/F	LOC	The Rooftop of The Ewart Building, 3 Bedford Street, Belfast, BT2 7EP	The installation of a 16no. Antennas, 40no. Remote radio units (RRUs), and 2no. 300mm Dishes onto support poles atop the existing external plant wall. The installation of 6no. Cabinets and 1no. meter Cabinet onto proposed supporting steel grillage, and all ancillary works thereto.	Permission Granted
LA04/2026/1021/DC	LOC	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Discharge condition 12 of planning approval LA04/2024/0393/F Written specification and sample panel for external brickwork and external cladding.	Condition Partially Discharged
LA04/2026/1036/F	LOC	52 a-c Lisburn Avenue, Belfast BT97FX	Retrospective: Change of use from 3x residential apartments (Class C1) to 3x short-term let units (Sui Generis) with 1 bedroom retained for permanent residence in each	Permission Refused
LA04/2026/1042/F	LOC	18 Haypark Avenue, Belfast, BT7 3FD	Demolition of existing outbuildings, proposed single storey rear extension with new boundary walls, provision of new vehicular access and driveway	Permission Granted

LA04/2026/1104/F	LOC	46 Stranmillis Gardens, Belfast, BT9 5AT	Proposed single storey extension to rear of property with associated internal alterations.	Permission Granted
LA04/2026/1130/CLEUD	LOC	8a Balmoral Park, Finaghy, Belfast, BT10 0QD	Boundary wall and fence.	Application Required
LA04/2026/1135/F	LOC	66 Riverdale Park South, Andersonstown, Belfast, BT11 9DD	Single storey rear extension, internal alterations and external landscaping works (amended description)	Permission Granted
LA04/2026/1159/CLEUD	LOC	Apartments 3&4, 96 University Street, Belfast, BT7 1HE	Short term let use	Permitted Development
LA04/2026/1158/CLEUD	LOC	Apartment 1 and 2, 96 University Street, Belfast, BT7 1HE	Short term let use	Permitted Development
LA04/2026/1153/NMC	LOC	1-21 Castlereagh Road Ballymacarret Belfast BT5 5FB	NMC to approval LA04/2023/2763/F. Alterations include amendments to internal layouts, window alterations,balcony amendments, alterations to approved materials.	Non Material Change Granted
LA04/2026/1180/CLEUD	LOC	302 Woodstock Road, Belfast, BT6 9DN	Existing two storey extension	Permitted Development
LA04/2026/1186/DC	MAJ	lands at former Monarch Laundry site and Broadway Hall Site, No's 451-457 Donegall Road, Belfast, BT12 6HD	Discharge of Conditions 20 & 21 - LA04/2024/0369/F	Condition Partially Discharged
LA04/2026/1208/F	LOC	36 Massey Court, Belfast, BT4 3GJ	Single storey side extension to replace sunroom. New porch	Permission Granted
LA04/2026/1207/LBC	LOC	Wilmont House, Sir Thomas and Lady Dixon Park, 243 Upper Malone Rd, Dunmurry, Belfast, BT17 9LA	Enabling works for safe access and asbestos removal to allow condition survey to occur.	Consent Granted
LA04/2026/1219/F	LOC	96 Rosebery Road, Belfast, BT6 8JF	Replacement single storey rear extension	Permission Granted

LA04/2026/1261/F	LOC	8 Sawel Hill, Andersonstown, Belfast, BT11 8HD	Single storey extension to rear of dwelling	Permission Granted
LA04/2026/1233/F	LOC	28 Queensberry Park, Belfast, BT6 0HN	Single storey rear extension to dwelling. Build up gable wall to allow for dormer to the rear of the dwelling for a roof space conversion. Installation of 3 no roof lights to the front of the dwelling and 1 no. Gable window and internal alterations	Permission Granted
LA04/2026/1298/F	LOC	54 Fruithill Park, Belfast, BT11 8GF	Proposed single storey extension to rear of dwelling.	Permission Granted
LA04/2026/1321/NMC	LOC	35 Wynchurch Avenue, Belfast, BT6 0JP	Amendment from pitched roof to flat roof on the two storey extension to previous planning permission LA04/2025/1895/F.	Non Material Change Refused
LA04/2026/1328/F	LOC	36 Ravenhill Gardens, Belfast, BT6 8GP	Single storey rear extension	Permission Granted
LA04/2026/1360/CLEUD	LOC	14 Deramore Avenue, Belfast, BT7 3ER	Continuous use of the entire dwellinghouse as short-term holiday letting accommodation for a period exceeding 5 years.	Permitted Development
LA04/2026/1358/DC	LOC	256 North Queen Street, Belfast, BT15 3DJ	Discharge Condition 2 of Planning Approval LA04/2026/1173/F - Final Drainage Assessment	Condition Partially Discharged
LA04/2026/1411/F	LOC	68 Rossnareen Avenue, Belfast, BT11 8LQ	Proposed single storey extension to rear of property.	Permission Granted
LA04/2026/1427/CLEUD	LOC	Flat 2 14 Glandore Gardens, Belfast, BT15 3FF	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2026/1443/DC	LOC	Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS	Discharge of Condition 6 from planning permission for the redevelopment of Former Good Shepherd Centre, Belfast (LA04/2026/0022/LBC)	Condition Partially Discharged
LA04/2026/1676/CLEUD	LOC	28 Belgravia Avenue, Belfast, BT9 7BJ	House in Multiple Occupancy	Permitted Development

LA04/2026/1475/CLOPUD	LOC	Lands at 22a Newforge Lane, Belfast, BT9 5NW	Lawful completion of planning permission Z/2009/0618/F - amendments to planning approval Z/2007/2490/F for change of house types to 7 detached & 2 semi-detached dwellings.	Permitted Development
LA04/2026/1481/CLEUD	LOC	Seven Star Chinese 41-43 Belmont Road, Belfast, BT4 2AA	Chinese restaurant at ground and first floor and chinese takeaway	Permitted Development
LA04/2026/1511/DC	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Discharge of condition 14 LA04/2022/2216/F Archaeological Programme of Works v3	Condition Discharged
LA04/2026/1556/DC	LOC	Administration Building, Queen's University Belfast 70 University Road, Belfast, BT7 1NN	Discharge of condition no.3 of planning approval LA04/2026/0631/F Arboricultural Report; Tree Constraints Plan; Tree Impact & Protection Plan; Tree Schedule	Condition Discharged
LA04/2026/1580/DC	LOC	Nos. 5 & 9 - 13 Waring Street, Belfast, BT1 2DX	Details of conservation professional - Discharge of condition no.5 - LA04/2022/1694/F	Condition Discharged
LA04/2026/1630/DC	LOC	Nos. 5 & 9-13 Waring Street, Belfast, BT1 2DX	Discharge condition 2 of LA04/2022/1695/LBC. Details of conservation professional	Condition Discharged
LA04/2026/1588/NMC	LOC	43 Houston Park, Belfast, BT5 6AT	Enlargement and alterations to rear dormer previously approved under LA04/2025/1830/F.	Non Material Change Refused
LA04/2026/1592/CLEUD	LOC	41 Damascus Street, Belfast, BT7 1QQ	House of Multiple Occupancy	Permitted Development
LA04/2026/1593/NMC	LOC	63 Gilnahirk Road, Belfast, BT5 7DE	Amendments to positioning and size of the approved 3nr front dormers NMC - LA04/2025/0262/F.	Non Material Change Refused
				Total Decsions

Live Major Applications not previously considered by Committee @ 05.10.26

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
2	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	Under Consideration
3	LA04/2024/0910/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
4	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; approximately 20 metres to the west of 347 Antrim Road, Belfast, BT15 2HF	Reservoir safety works comprising a new overflow structure and reinforcement/protection of the return embankment alongside the by-wash channel at Waterworks Upper Reservoir; repairs to the upstream face of Waterworks Lower Reservoir; and wetland planting to reduce reservoir capacity. Wider Park improvement works comprising replacement of the existing Bothy with a new building incorporating public toilets, changing facilities, a community room and kitchenette; extension of the Cavehill Road Gatehouse; park entrance improvements; an improved plaza; new lighting; replacement platforms and viewing area; a new 3-on-3 basketball court; upgrades to Queen Mary's Playground; and associated ancillary works. (Revised Scheme)	20-Dec-24	18-Jul-25	Under Consideration

6	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
7	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
8	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
9	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
10	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
11	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

12	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
13	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
14	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
15	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
16	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
17	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
18	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

19	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
20	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
21	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
22	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
23	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
24	LA04/2026/1529/F	Major	Lands at Alexandra Park, located between Castleton Gardens and Deacon Street, approximately 20 metres to the south of 237 Alexandra Park Avenue, Belfast, BT15 3BG	Reservoir safety works comprising a new weir, culvert and spillway channel; removal of the existing parapet wall; reinforcement and regrading of the downstream embankment; and two replacement footbridges. Wider Park improvement works comprising play park upgrades; new lighting; new reinforced grass event space; new public toilets and changing places building; entrance improvements; a reimagined peace wall; a new sheltered multi-sport synthetic surface; and associated ancillary works	21-Aug-26	19-Mar-27	Under Consideration
25	LA04/2026/1487/F	Major	Lanyon View 24 East Bridge Street, Belfast, BT1 3PH	Proposed change of use from offices to provide 53 no. room aparthotel, to include external alterations, roof mounted solar PV, plant & machinery and all other associated site works	21-Aug-26	19-Mar-27	Under Consideration
27	LA04/2026/1670/F	Major	Lands at Clarence Court (10-18 Adelaide Street), to include part of building fronting Alfred Street, and Franklin Street, Belfast BT2 8GB	Proposed part change of use of existing offices and redevelopment to provide a 233 bedroom hotel with reception, bar and lounge, restaurant and ancillary facilities, including seventh floor extension, roof plant and screening, parking, servicing arrangements and all associated works.	18-Sep-26	16-Apr-27	Under Consideration

26	LA04/2026/1590/F	Major	1-9 Duncrue Place, Belfast, BT3 9JP	Erection of a Waste Transfer Facility with ancillary office space, staff welfare facilities, service yard, associated car parking, access arrangements from Duncrue Link and Duncrue Place and associated site works.	24-Sep-26	22-Apr-27	Under Consideration

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Planning Applications

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

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 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	04/11/22	17/02/23	15	201	29/06/2023	33	166	Unknown	Unknown	Awaiting Section 76 Agreement - waiting on Certificate of Title from NIHE
LA04/2020/0568/F	21 Queen Street Belfast BT1 6EA.	Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description).	LOC	04/03/20	17/06/20	15	340	10/12/2024	248	91	Unknown	Unknown	Approval decision quashed following JR challenge. Planning Service met applicant and outlined next steps
LA04/2020/0569/LBC	21 Queen Street Belfast.	Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	LOC	17/02/20	01/06/20	15	342	10/12/2024	251	91	Unknown	Unknown	Approval decision quashed following JR challenge. Planning Service met applicant and outlined next steps

LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10/05/24	23/08/24	15	122	17/06/2025	57	64	Unknown	Unknown	Further information received from applicant following request from DAERA NIEA and NIEA reconsulted
LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27/05/25	23/12/25	30	67	17/06/2025	3	64	31/10/26	30/11/26	Awaiting conclusion of S77 agreement (amendment to S76 agreement).
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28/10/24	10/02/25	15	97	12/08/2025	41	56	31/10/26	31/12/26	Late objections received. Additional information received from applicant regarding land stability issue. New objection from Shared Environmental Services being considered. To be reported back to Committee

LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09/04/25	23/07/25	15	74	17/02/2026	44	29	N/A	31/10/26	To be reported back to October 2026 Planning Committee
LA04/2025/0463/F	Decco Ltd 1-5 Redcar Street, Belfast, BT6 9BP	Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works	LOC	26/03/25	09/07/25	15	76	10/03/2026	49	26	Unknown	Unknown	Delegated authority sought to resolve final response from NI Water. Discussions ongoing
LA04/2025/1002/F	24 Rutherglen Street, Belfast, BT13 3LS	Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people	LOC	17/07/25	30/10/25	15	60	10/03/2026	33	26	Unknown	Unknown	Deferred for Site Visit, which has since taken place Consulted NI Water who have requested a WWIA
LA04/2025/0574/F	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	MAJ	17/04/25	13/11/25	30	73	10/03/2026	46	26	30/09/26	30/09/26	Permission Granted
LA04/2025/0594/F	163 Ballygomartin Road, Belfast, BT13 3NA	Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis)	LOC	30/04/25	13/08/25	15	71	10/03/2026	44	26	Unknown	Unknown	Deferred for Site Visit, which has since taken place Consulted NI Water who have requested a WWIA
LA04/2025/1350/F	29 GLENCAIRN STREET EDENDERRY BELFAST BT13 3LT	Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis)	LOC	24/07/25	06/11/25	15	59	21/04/2026	38	20	30/09/26	Unknown	Drafted refusal reasons. NI Water requires a WWIA and applicant asked if they wish to provide it (if not may be an additional refusal reason)

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

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

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

LA04/2025/1651/F	20 Rosemary Street, Belfast, BT1 1QD	Retention, conversion, refurbishment and change of use of existing office building (Class A2) and 2 no. vacant retails units (Class A1) to hotel accommodation and associated facilities, including bar and restaurant (sui generis) and extension of 5th floor (30no. hotel bedrooms in total)	LOC	30/09/25	13/01/26	15	49	16/06/2026	37	12	Unknown	Unknown	NI Water advises that Waste Water Impact Assessment is unsatisfactory. SES requires satisfactory WWIA
LA04/2024/0570/F	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	MAJ	04/04/24	31/10/24	30	127	16/06/2026	114	12	N/A	31/10/26	S76 planning agreement to be finalised
LA04/2024/0569/O	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	MAJ	04/04/24	31/10/24	30	127	16/06/2026	114	12	N/A	31/10/26	S76 planning agreement to be finalised

LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 92 No. dwellings and associated and ancillary works.	MAJ	21/04/22	17/11/22	30	229	16/06/2026	216	12	Unknown	Unknown	Awaiting resolution of cycle-foopath design issues raised by DfI Roads. Completion of s76 planning agreement
LA04/2024/2134/F	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 37no social/affordable housing units with landscaping and associated works.	MAJ	21/12/24	19/07/25	30	90	18/08/2026	86	3	Unknown	Unknown	Deferred for outstanding consultation responses from DAERA NIEA, SES and NI Water
LA04/2025/0110/F	Hammer Playing Pitch Agnes Street, Shankill Road, Belfast, BT13	Resurfacing and minor extension of existing 3G pitch; replacement floodlighting; 50 seater covered mini-stand (3.8m tall by 7.5m long and 3.3m wide); additional 1.2m fencing enclosure to pitch; replacement dugouts: storage container (3.6m by 2.4m); removal of portacabin and associated minor works/drainage modifications.	LOC	28/02/25	13/06/25	15	80	18/08/2026	76	3	N/A	31/10/26	Permission Granted

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

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

Planning Committee

Development Management Report

Committee Date: 13th October 2026	
Application ID: LA04/2025/0088/F	
Proposal: 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.	**Location:** 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
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and section 76.	
Applicant Name and Address: BW Homes and Construction 25F Longfield Road Eglinton BT47 3PY	**Agent Name and Address:** TSA Planning 20 May Street Belfast BT1 4NL
Date Valid: 17th February 2025	
Target Date: 15th October 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	

Executive Summary:

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

- Principle of Industrial Units and Housing in this Location
- Housing Density
- Affordable Housing and Housing Mix
- Design and Placemaking
- Residential Quality and Impact on Amenity
- Ancillary Open Space
- Adaptable and Accessible Accommodation
- Climate Change
- Access and Transport
- Flood risk and Drainage
- Environmental protection
- Waste-water infrastructure
- Natural heritage
- Waste Management
- Public Consultation
- Section 76 Agreement
- Other Matters

The application relates to a rectangular section of land west of Monagh By Pass approved as part of the wider mixed use site under the reference LA04/2020/0804/F. This specific part of the site was approved as employment use with 13 units approved and associated parking.

The applicant has demonstrated through marketing that there is limited demand for the proposed industrial uses and demonstrated that the reduction in units will not impact the long term delivery of economic land.

The proposed 36 apartments are considered acceptable in principle. The height, scale, massing and design are considered in keeping with the approved apartments under the application LA04/2020/0804/F.

The 36 apartments are to be social rented and is supported by NIHE.

There are no objections from consultees and no third party representations.

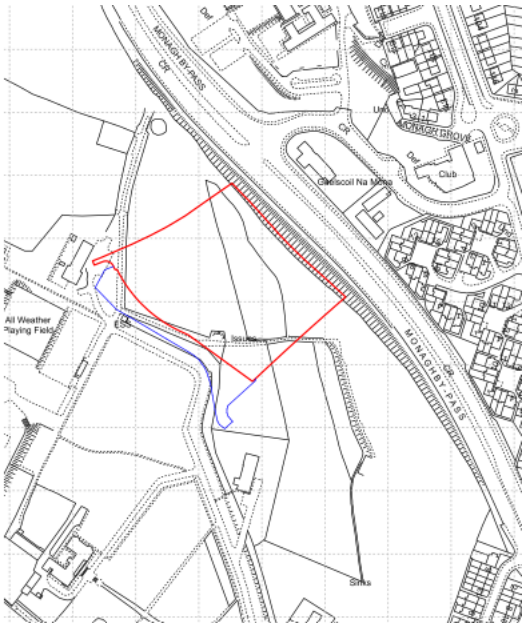
Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

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

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Block Plan:

1.0	**Characteristics of the Site and Area**
1.1	The application relates to a rectangular section of land west of Monagh By Pass approved as part of the wider mixed use site under the reference LA04/2020/0804/F. This specific part of the site was approved as employment use with 18 units approved and associated parking.
1.2	The planning permission LA04/2020/0804/F has been commenced and a number of dwellings have been constructed and are occupied directly north and south of the site.
	Description of Proposed Development
1.3	The application seeks to replace the approved units within the north of the site with two three storey apartment buildings with a total of 36 units. The proposal retains the employment use to the south of the site with a reduction from the approved 13 units to 7.
2.0	**PLANNING HISTORY**
2.1	• LA04/2020/0804/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- Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works (amended scheme). Permission Granted 15th March 2021. • LA04/2022/1735/PAN- Lands adjacent and south west of Monagh By Pass c300 meters north west of 1 Aitnamona Crescent (part of wider Glenmona mixed use development, Belfast. Proposed residential development of c50 dwellings (mix of semi-detached dwellings and apartments) including access, car parking, amenity space and all associated site works. Proposal of Application Notice Acceptable 10th October 2022

	• LA04/2023/2390/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. Section 54 application to vary a number of conditions (of planning approval LA04/2020/0804/F) to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road. Permission Granted 7th March 2025. • LA04/2024/1752/PAN. Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works Proposal of Application Notice Acceptable 12th November 2024 There have also been a number of discharge of condition applications in relation to the approved reference LA04/2020/0804/F.
3.0 3.1	**PLANNING POLICY** **Development Plan – Plan Strategy** <u>Belfast Local Development Plan, Plan Strategy 2035</u> *Strategic Policies:* 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 *Operational Policies:* 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 RET1- Establishing a Centre Hierarchy Policy RET2- Out of Centre Development Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development

	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 GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources <u>Supplementary Planning Guidance</u> Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Tall Buildings Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Development Viability **Development Plan – zoning, designations and proposals maps** Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) **Regional Planning Policy** Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) **Other Material Considerations** Developer Contribution Framework (2020) *Belfast Agenda* (Community Plan)
4.0	**CONSULTATIONS AND REPRESENTATIONS**
4.1	<u>Statutory Consultees</u> **DfI Roads** – No Objections subject to conditions **DAERA** – No objection subject to conditions **NI Water** – No objections **NIHE** – supports the proposal.
4.2	<u>Non-Statutory Consultees</u>

	Environmental Health – No objections subject to conditions. **BCC Economic Development Unit** – recommends that an Employability and Skills Developer Contribution is not required. **BCC Tree Officer-** No objections subject to conditions
4.3	Whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy.
	<u>Representations</u>
4.4	The application has been advertised in the newspaper and neighbours notified. No representations were received.
5.0	**PLANNING ASSESSMENT**
	Main Issues
5.1	The main issues relevant to consideration of the application are set out below. • Principle of Industrial Units and Housing in this Location • Housing Density • Affordable Housing and Housing Mix • Design and Placemaking • Residential Quality and Impact on Amenity • Ancillary Open Space • Adaptable and Accessible Accommodation • Climate Change • Access and Transport • Flood risk and Drainage • Environmental protection • Waste-water infrastructure • Natural heritage • Waste Management • Public Consultation • Section 76 Agreement • Other Matters
	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 Polices</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 un-zoned “white land”.
5.8	**Belfast Metropolitan Area Plan 2015 (2004**) – In draft BMAP (2004), the site is zoned as part of the wider site for Employment/Industry – BT007 (31.75ha), with detailed KSR, including type of acceptable uses, new school provision and Transport Assessment. Directly to the south of the site a portion is zoned for housing – WB 03/19. WB 03/19 included a number of KSR including min. 25 dwellings per hectare, min. 56 social dwellings and a Transport Assessment.
5.9	**Belfast Metropolitan Area Plan 2015 (v2014)** – In draft BMAP 2015 (published September 2014), the site was re-zoned as a Mixed Use Site (Zoning BT 002), 36.08 hectares for Mixed Use including Residential, Employment and Educational facilities. Key site requirements were included and assessed as part of the approved application LA04/2020/0804/F. Impacts of this proposal on the Key Site Requirements will be assessed in the main report below.
	<u>Principle of Industrial Units and Housing in this Location</u>
5.10	The approval LA04/2020/0804/F included 18 business units ranging from B1a Offices (Units 1a to f) to B1b/B1c/B2 Call centre/research and development/light industrial units 2-13. The B1 uses have been approved as part of the mixed use zoning within dBMAP 2015.
5.11	The proposal is to reduce the number of units from 18 to 7 which are to be flexible to be B1 or B2 uses depending on the end user. The approved floorspace for the uses will reduce from 3782.5sqm to 689sqm. The proposed units will be entirely within the southern portion of the site with the northern portion to be replaced by housing.
5.12	The proposed reduction in units will result in a loss of zoned employment land as part of the mixed use zoning under bMAP 2015. Policy EC4 states that zoned employment land will be retained in employment use and only in exceptional circumstances will the

	loss of zoned employment land be considered acceptable. Proposals for the use of zoned employment land for other purposes should clearly demonstrate: *a) The proposed use is complementary to the primary employment use of the area, providing a small scale-ancillary service to meet the day-to-day needs of local employees, subject to compliance with other plan policies; or* *b) The proposal would not prejudice the long term development of the wider employment area primarily for industrial and business development. In such cases alternative uses should:* *1. Not adversely affect the city's overall capacity to meet future demand for employment land;* *2. Be compatible with existing retained employment uses within their vicinity; and* *3. Demonstrate that there is no likely future demand for employment use on the site. This would require evidence that it had been actively marketed for B1(b), B1(c), B2, B3 and B4 uses for a minimum of 18 months.*
5.13	Criteria a) would not be considered applicable. The scale of the proposed residential use within the zoned employment land would not be considered complimentary to the primary employment use nor would it be considered a small scale ancillary service.
5.14	In support of Criteria b) the applicant has submitted a Property Market Review to demonstrate the site has been actively marketed since 2019 and there is no likely future demand, the existing stock and land available in the wider area will satisfy current and future need and that the site is primarily for residential use and the proposal is in keeping with the approved adjoining development.
5.15	The Local Development Plan Team were consulted and following the submission of further information were satisfied that sufficient evidence has been provided to demonstrate that criterion b (1 and 3) of Policy EC4 has been satisfied and that the proposal would not prejudice the long term development of the remaining employment area previously approved. There is sufficient evidence that the site has been marketed for a minimum of 18 months with minimum interest.
5.16	Criterion b (2) has also been satisfied as the existing employment site remains in the general location of that previously approved. The removal of the employment units and provision of residential units has been mitigated with a car park located between the two uses. This allows compatibility with the retained employment uses and residential use.
5.17	It is therefore considered that the loss of the employment units to be replaced with residential units is acceptable in principle under policy EC4 subject to application of the residential policies.
5.18	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. While the proposal is not on previously developed land it is on land with an extant approval to be developed and therefore is considered suitable for housing development. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below. a. **The site is suitable for housing** – the site is a sustainable location with construction of the previously approved residential development being carried out in the surrounding area.

	b. **The location is accessible and convenient to public transport and walking cycle infrastructure** – the site is located within close proximity to a bus route. c. **Provision is made for any additional infrastructure required as a result of the development** – suitable infrastructure is in place and has been approved as part of the previous application. The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
5.19	**<u>Housing density</u>** Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.20	The proposal is located in outer Belfast for which the average density should be between 25 and 125 dwellings per hectare. The residential site is approximately 0.5ha which results in a density of 72dph, compliant with Policy HOU6.
5.21	**<u>Affordable housing</u>** Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
5.22	The proposal is for a 100% social housing scheme. The SPG seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.14 of the SPG states that larger mono-tenure schemes may be considered having regard to the following considerations:
5.23	• *'The level of social housing need in the vicinity of the site and the availability of land to address such needs;* • *The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and* • *Whether a scheme is proposed as 'shared housing''* The NIHE supports the application, citing an acute housing need and most notably a growing need for units suitable for the elderly. The consultation response cites the mixed tenure development to the north at Glenmona and Black Ridge and that the
5.24	application would help address the current imbalance of housing mix in the locality. While there is no evidence of the scheme being shared housing, significant weight is given to the NIHE response citing the significant level of social housing need and the wider tenure. The proposal is considered to comply with Policy HOU5.
5.25	**<u>Housing mix</u>** 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:
5.26	a. Up to date analysis of prevailing housing need in the area; b. The location and size of the site; c. Specific characteristics of the development; and d. The creation of balanced and sustainable communities.

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.

5.27 The proposed housing mix is shown in the table below.

5.28

No. of Units	No. of occupants/bedrooms	Size (sqm)	Type of unit	Tenure
4	3P/2B	85	Apartment	CAT1/ Wheelchair
2	2P/1B	52.5	Apartment	CAT1 Social
4	2P/1B	55	Apartment	CAT1 Social
10	3P/2B	64.9	Apartment	CAT1 Social
4	3P/2B	63.1	Apartment	CAT1 Social
4	3P/2B	67.2	Apartment	CAT1 Social
8	3P/2B	65	Apartment	CAT1 Social

5.29 The proposal comprises a mix of 1 and 2 bedroom apartments. There is a limited variety in size of units with 2 bedroom apartments varying between 64.9sqm and 67.2sqm while 1 bedroom apartments are between 52.5 and 55sqm. However, given the support from NIHE for the proposal and that the apartments are generously above the space standards the proposed mix is considered on balance acceptable.

The proposal on balance complies with Policy HOU6.

Adaptable and accessible accommodation

5.30 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.

5.31

The proposal includes 4 wheelchair accessible units which complies with the minimum 10% wheelchair units. Furthermore the proposal meets criteria g to o of Policy HOU 7.

The proposal complies with Policy HOU 7.

5.32

Design and placemaking

5.33

The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and RD1 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively

5.34	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.
	Layout, Scale, height, massing and design:
5.35	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. The proposed residential use comprises of two apartment blocks of three storeys in height. The blocks are an L shape of a modern design with a flat roof and materials of buff brick and render. The proposed building contains projections to provide balconies to a number of apartments.
5.36	The proposed apartment buildings are considered sympathetic to the surrounding area and previous approval. The scale, height and massing and design sits comfortably within the existing and proposed context. The scale and massing will sit below the hotel opposite and are similar in design to the previously approved three storey apartment blocks to the west which ensures a continuity of design within the overall development.
5.37	The proposed B1/B2 units are a similar design of that previously approved and remain to be considered acceptable. The proposed layout moves the units further north within the site compared to the previous approval given the site levels. This aids in giving the approved housing to the south a greater separation distance to the industrial uses.
	Masterplanning
5.38	Policy DES2 states that planning permission will be granted for Major development where it accords with the principles a. to j. The proposal integrates within the context of the previously approved application under LA04/2020/0804/F and does not prejudice the future delivery of the development. The proposed apartments are set back from the road with a high level of landscaping to the front and an appropriate landscaping plan.
	The proposal is considered to comply with Policy DES2.
5.39	**<u>Climate change</u>**
	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.
5.40	The applicant has provided details on the various sustainable design features which will be incorporated in the development. The proposal includes thermal insulation to exceed Building Regulations, low energy LEDs and renewable technology such as PV solar panels on the roof.
5.41	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal includes measures to mitigate climate changed such as soft SuDs provided by large communal landscaped areas, tree planting and rain garden planters.
5.42	The proposal is considered acceptable having regard to Policies, ENV, ENV3 and ENV 5.

5.43	**<u>Residential quality and impact on amenity</u>** Policies DES1, DES1 and RD1 highlight the need to minimise the impact of privacy and amenity both new and existing residents and the promotion of quality residential environments.
5.44 5.45	The proposed layout ensures a quality outlook for residents and adequate sunlight. The siting of the apartments will not cause an impact in terms of overlooking or overshadowing to the prospective residents or on residential development approved as part of the previous approval. A Noise Impact Assessment was submitted to ensure there will be no impact on prospective residents from the industrial units. Environmental Health were consulted and had no objections with conditions.
5.46	*Creating Places* advocates external private amenity space of between 10 and 30 sqm per residential unit. Each apartment contains private space provided by either a balcony or private garden as well as communal space. The minimum space provided is 13.4sqm for an apartment and while this is close to the minimum it is considered acceptable given the provision of both communal and private space and the context of similar levels previously approved within the surrounding area. ***Space Standards:*** The proposal comprises a mix of one and two-bedroom apartments. The proposed units exceed the minimum space standards as set out in Appendix C of the Plan Strategy.
5.47 5.48	**<u>Open space</u>** Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development. Furthermore, planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.
5.49 5.50	In this case 17.64% of the site is retained as public open space which includes a high level of landscaping. It is noted that a public path along the eastern part of the site which was included in the previous approval has been removed. This is due to the site levels and is considered acceptable, given the permeability to and through the site. The proposal is considered to comply with Policy OS 3.
5.51 5.52	**<u>Access and transport</u>** The site is an accessible location with a bus route in close proximity on the Monagh By pass and an agreement in place for a bus route to run through the development. The proposal contains covered cycle parking for residents. The proposal accords with Policy TRAN1.

	The proposal includes a Transport Assessment Form and Travel Plan. The proposal includes 36 parking spaces to serve the residential development and 21 parking spaces to serve the industrial units. DFI Roads were consulted and content with the parking provision.
5.53	The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.
	Health impacts
5.54	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,
5.55	leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
	The site is accessible and provides excellent opportunities for active travel, including walking and cycling routes and community facilities such as childrens' play parks and a MUGA pitch and play area all as part of the overall previous approval. The proposal complies with Policy HC1.
5.56	**Environmental protection**
	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.
5.57	Contaminated land
	Environmental Health (EH) has reviewed the information within the Preliminary Risk Assessment. EH recommends conditions in the event that planning permission is granted. The proposal is therefore considered to accord with Policy ENV1.
	Air quality
5.58	EH has reviewed the Air Quality Impact Assessment and are content subject to conditions. The proposal is therefore considered to accord with Policy ENV1.
	Noise and vibration
5.59	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.
	Flood risk and drainage
5.60	The application site is not within a Floodplain. A Drainage Assessment has been submitted and DFI Rivers has no reason to disagree with its findings.

5.61	**Waste-water infrastructure** Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water were consulted and upon the submission of further information were content subject to conditions. The proposal complies with Policy SP1A of the Plan Strategy.
5.62	**Waste management** In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. The residential part of the development contains two bin stores while each unit of the industrial uses will have an individual waste area. The application is accompanied by Waste Management Plans and the
5.63	areas provided are sufficient. **Natural heritage** Policy NH1 relates to the protection of natural heritage resources. The application was accompanied by an Ecological Assessment and an Outline Construction Environmental Management Plan, NIEA were consulted and concluded the proposal would not impact on protected sites and had no objections subject to
5.64	conditions.
5.65	**Employability and Skills** The Developer Contribution Framework requires proposals to make a contribution towards Employability and Skills where necessary. The Economic Development Unit concluded that given a Housing Association will manage the development they will be subject to Buy-Social considerations and
5.67	therefore a developer contribution would not apply. In terms of the industrial units it is considered difficult to determine end users at this stage and therefore a skills shortage assessment has not been carried out.
5.68	**Section 76 planning agreement** A Section 76 agreement has been secured for the following: • **Social housing** – to require the delivery of the 36 social housing apartments.
5.69	As well as ensuring the clauses of the parent application LA04/2020/0804/F are also implemented.
	Pre-application Community Consultation The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community
5.70	Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.

5.71 5.72 5.73 5.74	The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement: • Distribution of an information leaflet containing the details of the proposals and contact details. • A drop in consultation event attended by 5 people. • Issued a press notice to highlight information about the proposals and provide notification of the public information event; • Held a virtual consultation website. While questions were asked regarding when the homes would be available and phasing plans, no feedback was submitted. 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 6.1 6.2	**Recommendation** The proposal has demonstrated that there is limited demand for the approved industrial units and the reduction shall not impact the long term delivery of economic land. The proposed social housing is considered acceptable given the significant need identified by NIHE and therefore it is recommended that planning permission is granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, resolve the outstanding transport and children's play equipment requirements and deal with any other issues that arise from the final consultation responses, provided that they are not substantive.
7.0	**DRAFT CONDITIONS** 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. Reason: To safeguard the amenity of occupants of the building herby approved. 2. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.IBH0673/CA/1500 Rev.F uploaded to the Planning Portal 14th May 2026, prior to the occupation / operation of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

	3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied / becomes operational and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing No.IBH0673/CA/1500 Rev.F bearing the Department for Infrastructure Determination date stamp 9th June 2026. Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980. 5. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development. Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling. 6. The development hereby permitted shall not be occupied / become operational until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.IBH0673/CA/1500 Rev.F uploaded to the Planning Portal 14th May 2026 to provide for parking within the curtilage of each site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development. Reason: To ensure adequate provision has been made for parking within the curtilage of each site. 7. The development hereby permitted shall not be occupied / become operational until sheltered cycle parking facilities have been provided to serve both the residential and commercial elements of the development. Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles. 8. 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.

9. In the event that the proposed development is to include any substantial centralised combustion plant (boilers/CHP, generator, biomass), and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning for Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment will be required. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development.

   Reason: Protection of human health and local air quality.

10. The dust management measures, as detailed within the chapter 6 of RPS: Air Quality Screening Assessment, Residential And Light Industrial Units Development At Glenmona, Belfast, uploaded to the planning portal on 17th February 2025 shall be implemented throughout the construction phase of the development.

    Reason: Protection of human health and local air quality.

11. Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial Units 1-7 a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any necessary noise mitigation measures.

    Additionally, the report must demonstrate that the rated sound level from the combined operation of external plant and equipment associated with Units 1-7 does not exceed the background sound level at any nearby noise receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Use Class B2 light industrial units 1-7 shall not be occupied unless the approved details have been implemented. Any necessary noise mitigation measures shall be installed and retained thereafter.

    Reason: Protection of Residential Amenity

12. During operation of the approved Use Class B2 light industrial Units 1-7, the rated sound level from the combined operation of external plant and equipment associated with the hereby permitted development shall not exceed the background sound level at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at any time.

    All glazing installed in association with the residential development must

provide a minimum sound reduction of 35 dB RW (C;Ctr) as specified in the Noice Impact Assessment uploaded to the Planning Portal on the 17th February 2025.

An acoustically treated alternative means of ventilation must be incorporated into the habitable rooms of all residential properties within the hereby permitted development and must provide a minimum of 35 dB RW (C;Ctr), as specified in the Noice Impact Assessment uploaded to the Planning Portal on the 17th February 2025.

Reason: Protection of Residential Amenity

13. No service collections or deliveries to the hereby permitted Use Class B2 light industrial units shall be permitted between the hours of 23:00 and 07:00.

    Reason: Protection of Residential Amenity

14. The hours of operation for the hereby permitted light industrial units shall be restricted to 07:00 to 23:00hrs.

    Reason: Protection of Residential Amenity

15. The landscaping and planting plans shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The planting plan shall be carried out during the first available planting season after construction works have been completed, in accordance with Drawing No.21A Landscape Masterplan, published to the NI Planning Portal 23/07/2025. If within a period of 5 years from the date the development is completed any tree, shrub, or hedge is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub, or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives written consent to any variation.

    Reason: To minimise the impact of the proposal on the biodiversity value of the site.

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

    Reason: In the interests of visual amenity.

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

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

	18. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site during the construction period. Reason: To avoid compaction within the RPA. 19. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter. Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

Planning Committee

Development Management Report	
Committee Date: 13th October 2026	
Application ID: LA04/2026/0814/F	
Proposal: Demolition of existing commercial units, erection of discount food-store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works	**Location:** Nos 128, 128C, 130, 132, 134, 136-138, & 140-144 Kingsway, Dunmurry, Belfast, BT17 9NP
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Lidl Northern Ireland Nutts Corner Dundrod Road Crumlin BT29 4SR	**Agent Name and Address:** MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Date Valid: 1st May 2026	
Target Date: 27th November 2026	
Contact Officer: Ciara Reville**,** Principal Planning (Development Management)	

Executive Summary:

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

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

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

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

The site is whiteland within draft Belfast Metropolitan Area Plan 2015 and 2004 (dBMAP).
The principle of the proposed development is considered acceptable having regard to the existing use on site, and the LDP.

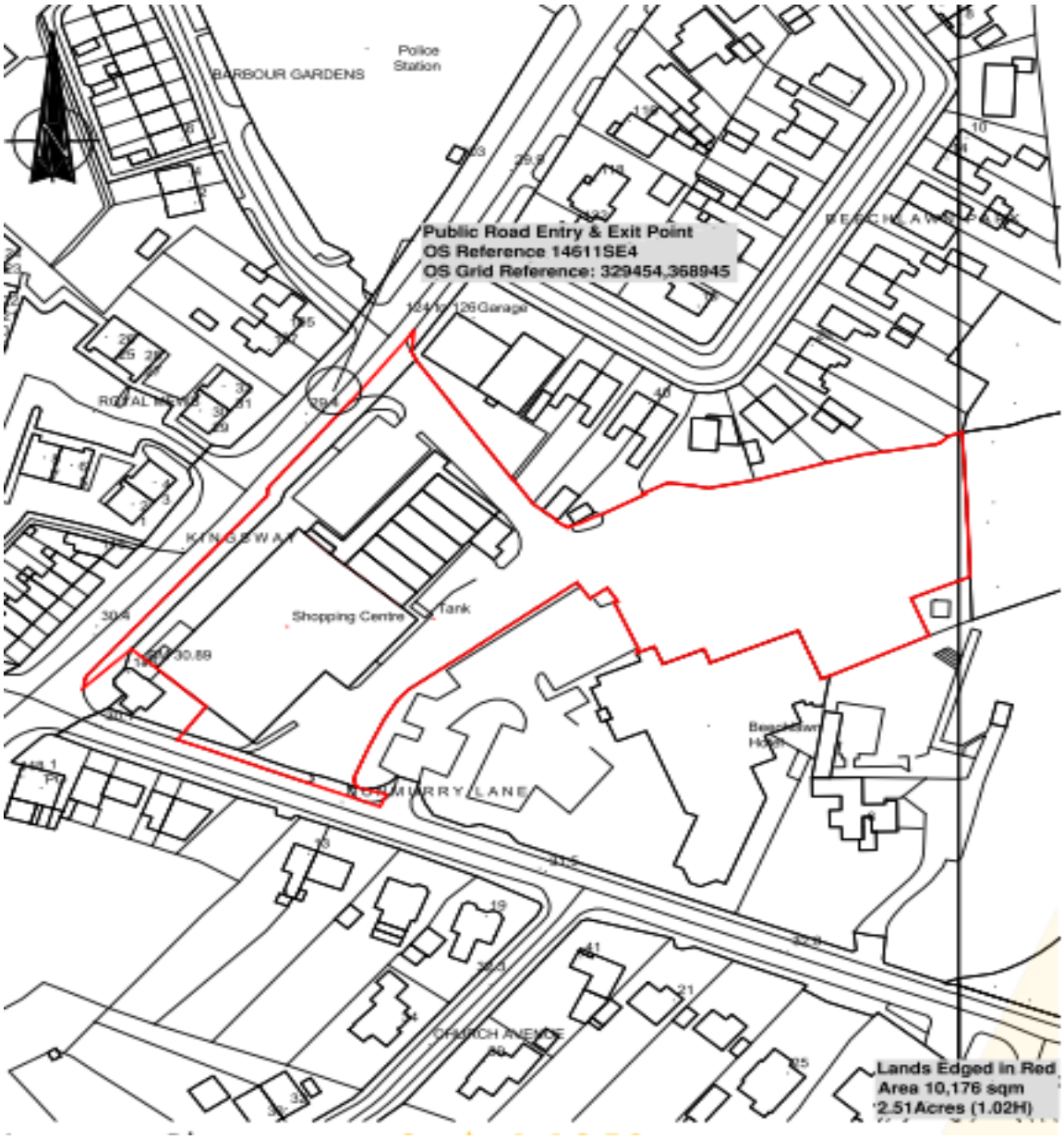
DFI Roads have requested further information but have indicated they have no objection in principle. DFI Rivers final response remains outstanding and delegated authority is requested to deal with the outcome of these outstanding consultations provided any issues raised are not substantive.

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

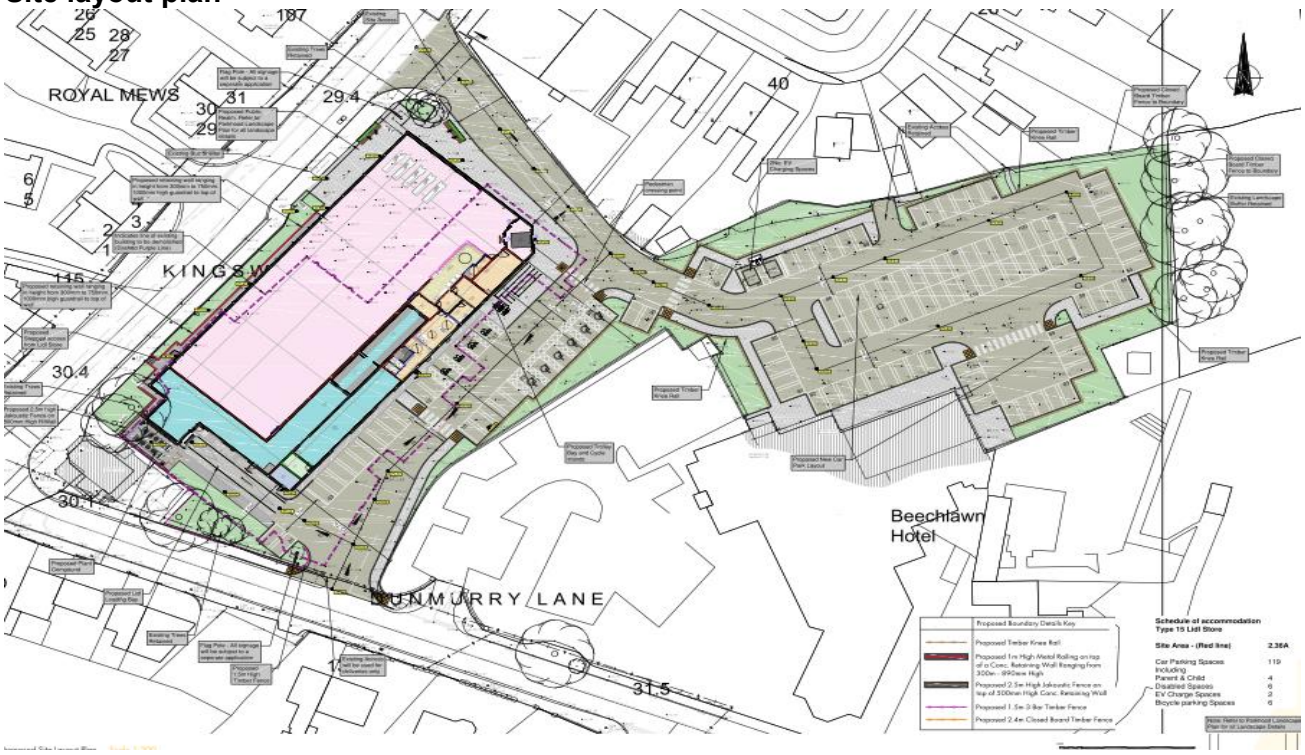
Recommendation
Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions.

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

Site Location Plan:



Site layout plan



Floor layout

Elevations

1.0 1.1 1.2	**Characteristics of the Site and Area** The site is a currently in use as a supermarket, Tesco, and five smaller retail units with associated parking space to the front and rear. Neighbouring the site to the northeast is a petrol filling station and the rear amenity areas of residential dwellings. To the northwest and across Kingsway is residential dwellings. To the southeast is the Beechlawns Hotel and to the southwest is a dwelling converted to commercial use with residential dwelling across Dunmurry Lane. The character of the site is commercial retail. **Description of Proposed Development** The application seeks full planning permission for demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works
2.0 2.1	**Planning History** LA04/2026/0102/PAN Demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works LA04/2025/2029/PAD Demolition of existing commercial units, erection of discount food store, alterations to car parking layout, alterations to access on Dunmurry Lane, landscaping and associated site works
3.0 3.1	**PLANNING POLICY** **Development Plan – Plan Strategy** <u>Belfast Local Development Plan: Plan Strategy 2035</u> *Strategic Policies:* 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 *Operational Policies:* • Policy DES1 – Principles of urban design • Policy RET1- Establishing a centre hierarchy • Policy RET2- Out of Centre Development • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) **Development Plan – zoning, designations and proposals maps** Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) **Regional Planning Policy** Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) **Other Material Considerations** Developer Contribution Framework (2020) *Belfast Agenda* (Community Plan)
4.0	**CONSULTATIONS AND REPRESENTATIONS**
4.1	Statutory Consultees DFI Roads – awaiting further information and final consultation DfI Rivers – waiting final reply NI Water – No objection NIEA – no objection
4.2	Non-Statutory Consultees Environmental Health – no objection with conditions Trees BCC – no objection LDP Economy – no objection Employability and skills BCC – awaiting final reply
4.3	Representations The application has been advertised in the press and neighbours notified. One third-party representation has been received, the issues raised being location of main entrance, potential conflict between residential access and shoppers, impact on amenity due to height and are addressed in the main body of the report.

5.0	**PLANNING ASSESSMENT**
5.1	**Main Issues** The main issues relevant to consideration of the application are set out below. • Principle of development • Design & placemaking • Access & transport • Impact on Amenity **Development Plan Context**
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
5.5	<u>Operational Polices</u> The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.
5.6	<u>Proposals Maps</u> Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	**Belfast Metropolitan Area Plan 2015 (v2004)** – the site is un-zoned “white land” within the settlement limits
5.8	**Belfast Metropolitan Area Plan 2015 (v2014)** – the site is un-zoned “white land” within the settlement limits.

	<u>Principle of retail facilities in this location</u>
	Design & placemaking
5.9	Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high-quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.
5.10	The proposed design, scale and massing of the proposed supermarket is consistent with the existing development on site. It is noted that comments received referred to the proposed height having an impact on residential amenity; the existing building is circa 7.0m high and the proposed is 8.5m hight. The proposed supermarket has a separation distance of 11.4m to the nearest residential boundary fence and a range of 32m to 36m separation distance with the three nearest dwellings. Officers consider that the 1.5m height increase taken with the separation distances will prevent any significant impact on neighbouring amenity by way of loss of light or dominance. It is considered that the proposal will not harm the character and appearance of the surrounding context given site is already used for supermarket retail use. .
5.11	For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.
	Retail Assessment
5.12	Policy RET1 relating to establishing a centre hierarchy is to ensure that proposals for main town centre uses, including retail, are directed to the appropriate level of centre based on size, function and catchment. The hierarchy is stated to be the city centre retail core and frontage, the city centre, district centres and local centres. The proposal is making use of an existing retail site will is an out of centre development to which policy RET2 is applicable.
5.13	Policy RET2 for out of centre development states that proposals for main town centre uses outside of existing centres must demonstrate that there is no sequentially preferable site with a centre and submit a retail impact assessment and an assessment of need for proposals that have a gross floor-space of over 1000sqm.
5.14	The proposal is an out of centre development and has a floor-space greater than 1000sqm. However, the proposal is not to establish a new retail use on the site given there is already a supermarket and five retail units onsite to be replaced by the proposal. Offers sought the advice of the LDP Economy Team and the response indicated the following. The existing retail space on site is 3,114sqm and the proposed space is reduced by 800sqm to 2298sqm. the site is acknowledged to be adjacent to the local centre of Kingsway/Dunmurry. The LDP team is content that the proposal will not impact on the viability of the city centre or other centres given the existing use on site and the overall reduction in gross floor-space of the development. Officers concur with the LDP team and accept that the current site is an established retail facility that can continue to be used for that purpose.
	<u>Climate change</u>
5.15	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.16	The applicant has provided details on the various sustainable design features which will be incorporated in the development. These include solar panels, heat recovery units,

	energy efficient materials employed in the construction installations of low water usage fittings among other measures.
5.17	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal is considered to meet criteria (d) in that the proposal incorporates various measures to minimise overheating and reduces reliance on air conditioning.
5.18	Policy ENV 4 relating to flooding is considered to be satisfied, a flood risk assessment was submitted and DfI Rivers consulted. Although, at this time DfI Rivers has responded seeking additional information in the form of an acceptable consent to discharge stormwater it is not considered there will be any significant reasons why this cannot be achieved.
5.19	Policy ENV5 states that all built development shall include, where appropriate, SuDS measures to manage surface water effectively on site to reduce surface water run-off. Given the location of the site adjacent to public roads there is no scope to include significant SuDS measures. However, it is noted that the proposal will see the introduction of additional trees within the site that has the potential to reduce surface water run-off.
5.20	The proposal is considered acceptable having regard to Policy ENV 2, 3, 4 & 5.
	Access and transport
5.21	The site is a highly accessible location with direct access to the road network and public transport. It is within short walking and cycling distance surrounding residential areas to neighbouring shops, services, and leisure facilities. Provision is made for sheltered and secure cycle parking within the site, also dropped kerbs and tactile paving, disabled and parent and child parking. The proposal accords with Policy TRAN1.
5.22	Regarding on-site parking, the proposal provides 119 parking spaces in total with 6 spaces for disabled parking and 4 for parent and child. DFI Roads Service, have asked for clarification and some layout amendments but have ind9icated the proposal is acceptable in principle. It is also not expected that there will be any significant objections to the proposal having regard to the existing use and parking facilities on site.
5.23	The concern raised within representation regarding impact of shoppers on the private access to neighbouring residential dwelling has been considered by Officers. It is the opinion of Officers that the proposed access will have no greater impact than existing access. Vehicular access to the site remains the same with shoppers entering and leaving the premises having to traverse the same route to the parking facilities no matter the location of the access point to the proposed premises. Final confirmation is currently awaited in DfI response, with delegated authority requested to conclude this.
5.24	Subject to final comments, the proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN 8.
	Health impacts
5.25	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.

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

	• Hosted a public exhibition event with members of the project team to assist in any questions and to allow for further feedback; • Issued a press notice to highlight information about the proposals and provide notification of the public information event; The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
6.0 6.1 6.2	**Recommendation** The proposal is providing a new retail outlet replacing an existing supermarket and five smaller retail units on site. The scale, height, massing and design of the building are considered appropriate to the site's context. The proposal is assessed as not having any significant harmful impact in respect of other neighbouring land-uses. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise including the outstanding consultation responses form DFI Roads, Rivers and employability and skills, provided the issues are not substantive.
7.0	**DRAFT CONDITIONS** 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. 3. The hereby permitted development shall not become operational until the proposed 2.5m high jakoustic fence on top of the 500mm high concrete retaining

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

Reason: Protection of nearby amenity.

4. The rating level (dBLAr,T) from the combined operation of all plant and equipment at the hereby approved development shall not exceed the representative daytime and nighttime background noise level (dBLA90,T) when measured and determined in line with BS4142:2019.

Reason: Protection of nearby amenity

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

   Reason: Protection of nearby amenity

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

Reason: Protection of nearby amenity

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

Reason: Protection of nearby amenity

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

Reason: Protection of nearby amenity

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

Reason: To protect breeding birds.

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

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

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

	Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose. Reason: To ensure a practical solution to the disposal of surface water from this site 12. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 13. All landscaping works shall be carried out in accordance with approved details on drawing no 08, dated 20th May 2026 under planning application LA04/2026/0814/F. The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. Reason: In the interests of the character and appearance of the area 14. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands. 15. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period. Reason: To avoid compaction within the RPA.

Planning Committee
Development Management Report

Committee Date: 13th October 2026	
Application ID: LA04/2026/0129/F	
Proposal: Erection of 29no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Mount Eagles Avenue	**Location:** Lands north of Barnfield Road and south and southwest of Mount Eagles Avenue, Belfast.
Referral Route: Scheme is for over 12 units and objections received which conflict with officer recommendation to approve.	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Toland House Properties Ltd. 21-23 Chapel Hill Lisburn BT28 1EP	**Agent Name and Address:** Turley Hamilton House 3 Joy St Belfast BT2 8LE
Date Valid: 28th January 2026	
Target Date: 13th May 2026	
Contact Officer: Ciara Reville**,** Principal Planner (Development Management)	

Executive Summary:

The application proposes the erection of 29no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Mount Eagles Avenue

In accordance with Policy HOU5 20% of the scheme will be affordable housing, with 6no. units to be delivered as intermediate housing for sale.

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

- Principle of housing in this location
- Housing density
- Affordable housing
- Housing mix
- Adaptable and accessible accommodation
- Design and Placemaking
- Impact on amenity
- Flood risk and drainage
- Waste-water infrastructure
- Climate change
- Access and transport
- Health impacts

- Environmental protection
- Trees and landscaping
- Waste management
- Section 76 planning agreement

In the draft plan (v2004), the site is located within the development limit and zoned as committed housing land (Zoning: ML 02/16) to reflect that outline planning permission that was granted on the site prior to the release of draft BMAP. As such, there are no Key Site Requirements attached to the zoning. In the unlawfully adopted plan (v2014) the site is also zoned as committed housing land (Zoning: ML 03/01).

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

Following advertisement in the local press as well as neighbour notification, objections have been received from 157 local residents, raising issues which are detailed in the main report. Three comments (neither supporting nor objecting) was also received and 4 letters of support.

The Section 76 planning agreement required to secure the development as 20% social housing has been agreed in principle.

Recommendation

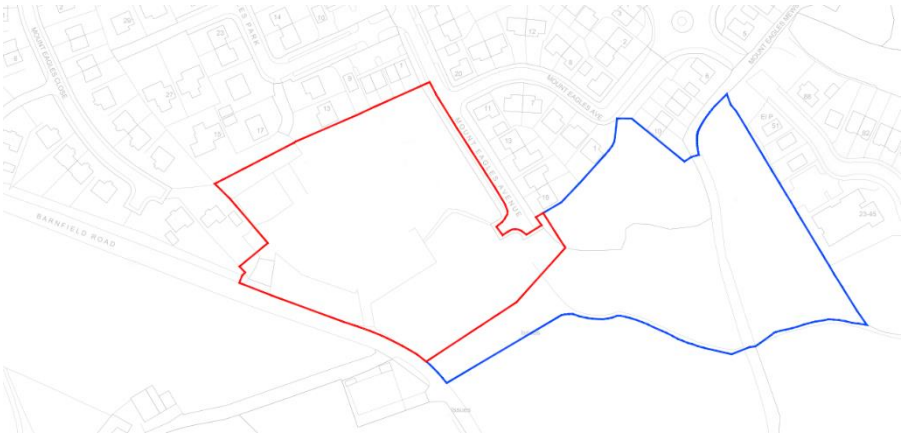
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other matters that arise, provided that they are not substantive.

Case Officer Report

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Site Layout

Streetscape:

Proposed Streetscape Along Plots 1-9 -(exploded)
Scale: 1:200

Proposed Streetscape Along Plots 10-17
Scale: 1:200

Proposed Streetscape Along Plots 18-25 -(exploded)

Proposed Streetscape Along Plots 26-29
Scale: 1:200

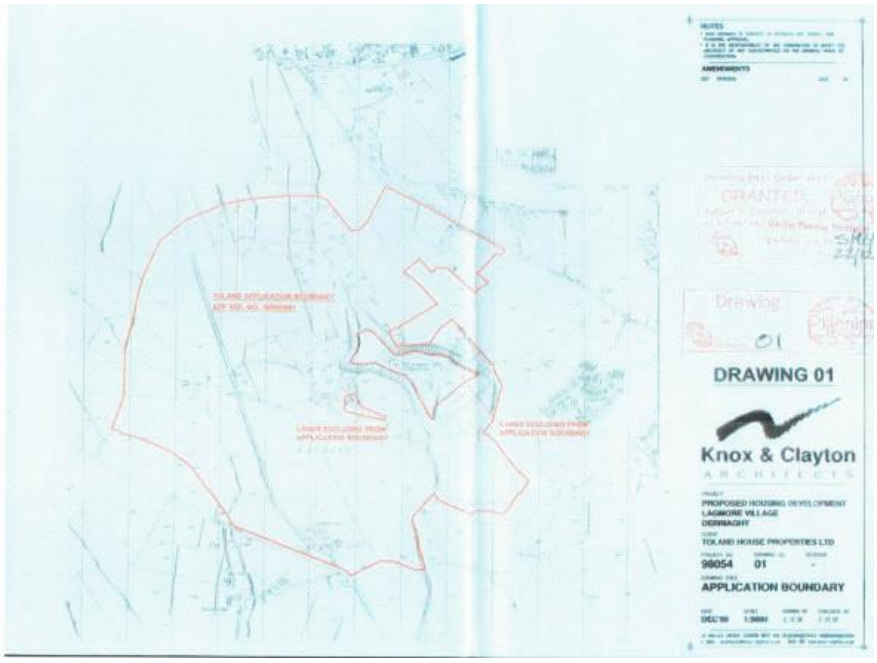
1.0	**Characteristics of the Site and Area**
1.1	The subject site comprises agricultural lands located to the south-western extent of a large residential development known locally as Mount Eagles.
1.2	Topographically, the lands fall to the south-east by approximately 8m. The site is defined to the north and north-east by Mount Eagles Avenue which provides the primary access to the site. The existing properties along Mount Eagles Park and Mount Eagles Close define the western site boundary. The eastern and southern site boundaries are delineated by mature vegetation, marking the transition into the open countryside. A secondary access is also located along the southern site boundary from the Barnfield Road.
1.3	The established built context of the site is predominantly residential, characterised by the detached and semi-detached two storey residential dwellings of the aforementioned residential developments.
1.4	**Description of Proposed Development** The application seeks full planning permission for the erection of 29no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Mount Eagles Avenue.

2.0	**Relevant Planning History**
2.1	S/2005/1667/F - Application under article 28 to carryout housing development at Mount Eagles Lagmore with variation of conditions 4 & 6 attached to previous outline permission (Ref: S/1996/0601/O). Granted 14/08/06
2.2	S/2001/0682/RM - Construction of mixed housing, retail and office accommodation with community centre and associated roads and landscaping at lands surrounding the former Lagmore Reservoir at Lagmore/Barnfield Road, Derriaghy. Granted 19/11/01
2.3	S/1996/0601/O - Residential development at lands surrounding the former Lagmore Reservoir, Lagmore Barnfield Road, Derriaghy. Granted 23/12/99
3.0	**PLANNING POLICY**
3.1	**Development Plan – local development plan** <u>Belfast Local Development Plan, Plan Strategy 2035</u> *Strategic Policies:* 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 *Operational Policies:* Policy HOU1: Accommodating new homes Policy HOU4: Density of residential development Policy HOU5: Affordable housing Policy HOU6: Housing Mix Policy HOU7: Adaptable and accessible accommodation Policy DES1: Principles of urban design Policy RD1: New residential developments Policy TRAN1: Active travel – walking and cycling Policy TRAN2: Creating an accessible environment Policy TRAN4: Travel Plan Policy TRAN6: Access to public roads Policy TRAN8: Car parking and servicing arrangements Policy ENV1: Environmental quality Policy ENV2: Mitigating environmental change Policy ENV3: Adapting to environmental change Policy ENV4: Flood Risk Policy ENV5: Sustainable drainage systems (SuDS) Policy HC1: Promoting healthy communities Policy OS3: Ancillary open space Policy TRE1: Trees

	<u>Supplementary Planning Guidance</u> Affordable Housing & Housing Mix Residential Design Placemaking & Urban Design Sustainable Urban Drainage Systems Transportation
3.2	**Development Plan – zoning, designations and proposals maps** Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	**Regional Planning Policy** Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	**Other Material Considerations** Developer Contribution Framework (2020) Belfast Agenda (Community Plan)
4.0	**CONSULTATIONS AND REPRESENTATIONS**
4.1	**Statutory Consultees** DFI Roads – No objection subject to conditions NI Water – No objection DfI Rivers – No objection Northern Ireland Housing Executive – No objection
4.2	**Non-Statutory Consultees** Environmental Health – No objection subject to conditions. BCC Trees - No objection subject to conditions.
4.3	**Representations**
4.4	The application has been advertised in the newspaper and neighbours notified. Objections were received from 157 local residents, raising issues which are detailed in the main report raising the following issues below (summarised). Three comments (neither supporting nor objecting) was also received and 4 letters of support. • More development in already overdeveloped area • Potential for anti-social behaviour • Increase in already congested traffic and lack of road infrastructure to accommodate additional dwellings. • Impact on community infrastructure and services • Lack of parking • Environmental impact • Loss of open space • Loss of privacy and overlooking from proposed dwellings along boundary • Loss of light and overshadowing to those neighbouring buildings along boundary • Overbearing and dominance from proposed dwellings along boundary

	• Area needs green spaces and shops • Public transport inadequate • Impact on property values • Design is out of keeping with the established area • Noise pollution due to additional residents • Disruption from the build. Noise/vibration/air quality • Difficulty for people to secure school places nearby • Impact on quality of life for existing residents • Roads safety • Loss of biodiversity
4.5	A number of representations simply stated that they objected to the proposal but did not outline reasons why.
4.6	All relevant planning issues will be considered within the main assessment below.
4.7	A number of the issues raised are not planning considerations however and are therefore outside the remit of planning legislation and guidance. These include alleged impact on property prices.
4.8	The proposal development does not fall under the category of major development and therefore the applicant is not under statutory duty to consult with the public prior to making any application. Neighbour notification and advertisement was carried out in accordance with relevant legislation and guidance.
5.0	**Planning Assessment**
5.1	The main issues relevant to consideration of the application are summarised below. • Principle of housing in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and Placemaking • Impact on amenity • Flood risk and drainage • Waste-water infrastructure • Climate change • Access and transport • Health impacts • Environmental protection • Natural heritage • Trees and landscaping • Waste management • Section 76 planning agreement
5.2	**Development Plan Context** Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

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.
	Operational Polices
5.5 5.6	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
	Proposals Maps
5.7 5.8	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.9	In the Belfast Urban Area Plan 2001 (BUAP); and both version of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2024), the site is within the development limits of the city and is un-zoned “white land.
	Principle of housing in this location
5.10 5.11	In the draft plan (v2004), the site is located within the development limit and zoned as committed housing land (Zoning: ML 02/16) to reflect that outline planning permission was granted on the site prior to the release of draft BMAP. As such, there no key site requirements were attached to the zoning. In the unlawfully adopted plan (v2014) the site is also zoned as committed housing land (Zoning: ML 03/01). The site is located within the development limit in the various relevant Development Plans.
5.12	The site is included within the outline approval S/1996/0601/O. Planning permission S/1996/0601/O was granted subject to an Article 40 Agreement between the developer (Toland House Properties Ltd), the Department of the Environment and Northern Ireland Housing Executive. The Article 40 Agreement sets out a number of covenants for the development of the master planned area which remain live and relevant for all future development proposals on the subject lands.
5.13	Section 11 of the Article 40 agreement is titled Community Facilities and relates to the proposal site and states:
5.14	“THP (Toland House Properties) covenants with the Department to set aside a 2 hectare site for a 3 class entry primary school in the location on the CMP and marked as ‘setaside for school.” Following assessment, the Department have now confirmed in writing to the Council

	and stated in accordance with the enclosed letter:
5.15	"The Department has had the opportunity to consider the physical attributes of the land as well as the Department's current and projected future requirements in this location. We can advise that the constrained physical nature of the site in terms of size, topography and the presence of below ground infrastructure means that it is not viable for either new school or pitch provision. The Department can therefore confirm that this land holds no current or future value for the Department's estate."
5.16	As the land is not presently developed for community infrastructure and the Department have definitively confirmed that the land is not required now or in the future for educational purposes, there is nil diminution of community infrastructure provision for the local area. It is our assessment that the proposed scheme is therefore compliant with the provisions of Policy CI1 and the principle of developing the land for housing is accepted.
5.17	The master plan site boundary approval is shown below: 
5.18	The proposal is located within the settlement development limits of Belfast. The site is a sustainable location for new housing with good access to amenities, shops, services, employment and public transport, walking and cycling infrastructure.
5.19	In respect of the above, the principle of residential development of the site is considered acceptable and in accordance with Policies HOU1 and HOU2 of the Plan Strategy, and SPPS.
5.20	**Housing density**
5.21	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations. In accordance with Policy HOU4 and Criterion g) of Policy DES1, the proposed density of 20.4dph is appropriate to the site's location at the edge of the settlement development limit. Having regard to these considerations, the density is considered acceptable.

5.22	
	Affordable housing
5.23	
5.24	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. In accordance with Policy HOU5 20% of the scheme will be affordable housing, with 6no. units to be delivered as intermediate housing for sale. The Northern Ireland Housing Executive (NIHE) were consulted and in their consultation response dated 11th March 2026, supported this 20% intermediate housing provision. This will be secured by way of a s.76 agreement.
	Housing mix
5.25	
5.26	Policy HOU6 requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis. The scheme is providing six house types in suitable mix of 2 bed, 3 bed and 4 bed semi-detached and detached dwellings to promote choice and assist in meeting local community needs.
5.27	The proposed mix is considered to provide a satisfactory range of size and type. The proposed housing mix is considered acceptable having regard to Policy HOU6.
	Adaptable & accessible accommodation
5.28	
5.29	Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a.) to (f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g.) to (o.) which these units must meet. With the scheme proposing 29 no. units, 10% would equate to 3 accessible units, which the proposal provides at plots 17,19 and 20, by way of three detached dwellings.
5.30	All units have been designed with flexibility in mind for various stages of life. Criteria (a) to (f) of Policy HOU7 has been met in that all parking spaces are on a firm hardstanding surface which is either level or gently sloping. All main entrances display overhead shelter and all living, dining and kitchen space, as well as a WC, are proposed at entrance level. There is clear outlook from the main living spaces and an accessible bathroom is proposed on the same floor as the principle bedroom for each unit. Each wheelchair accessible unit is then designed to comply with criteria (g) to (o) of Policy HOU7 also.
	Design & placemaking
5.31	
5.32	The proposal has been assessed against Policies SP5, DES1, and RD1 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a.) to (k.).

5.33	The proposed scheme consists of 29 no. dwelling units, including 8no. 6P/4B detached dwellings, 3no. 5P/3B, detached dwellings, 12no. 5P/3B semi-detached dwellings and 6no. 3P2B semidetached dwellings
5.34	The proposed dwellings are reflective of the pattern of development in the surrounding context and have been designed with cognisance of surrounding scale, form and material treatments. The proposed development utilises the existing ground levels to minimise the impact of level differences with the adjacent properties. The orientation of fenestration and separation distances are acceptable and this is explored in more detail when assessing the impact on neighbouring amenity.
5.35	The proposal includes the following house types; - 5 person 4 bed. The space standard for this type is 100sqm of internal space. All proposed units of this type consist of internal space of 132sqm and above. - 5 person 3 bed. The space standard for this type is 90sqm of internal space. All proposed units of this type consist of internal space of 92sqm and above. - 3 person 2 bed. The space standard for this type is 70sqm of internal space. All proposed units of this type consist of internal space of 75sqm and above.
5.36	The internal space standards of each unit are compliant with those set out in appendix c of the development plan and therefore compliant with Policy RD1(f).
5.37	It is considered that the scale, massing and design of the building are appropriate to the site and surrounding buildings and the proposal accords with RD1 and DES1 of the Plan Strategy.
5.38	**Impact on amenity**
5.39	*Open space and amenity space:* Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context.
5.40	Further to the above requirements, planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.
5.41	The proposal is for 29 units. A total of 0.22ha is set aside for the delivery of public open space comprising 4 dedicated areas of open space as integral parts of the development which range from approximately 278sqm to 980sqm. This equates to approximately 15% of the site area which is in excess of the standards set out in Creating Places and Policy OS3. Accordingly, in accordance with Criterion d) of Policy RD1, an appropriate level of open space is provided.
5.42	All proposed units are afforded private amenity space in the form of private gardens. Creating Places, published in 2000, recommends that private communal open space be of a minimum 70sqm. The proposed private amenity space provision for each plot ranges from 72sqm to 232sqm. Therefore, the proposed amenity provision is considered generous.

5.43	A number of objections received stated that overlooking from the proposed units would occur on the privacy of their side/rear windows and rear garden amenity space. The following will assess separation distances and consider window locations on the north (Mount Eagles Park) and north west (Mount Eagles Close) that have the closest neighbouring properties to the proposed scheme.
5.44	North – Mount Eagles Park – Proposed units 1-7 form the northern part of the scheme and back onto neighbouring properties located on Mount Eagles Park. The closest separation distance being from units 3 and 4 that back onto no.13 Mount Eagles Park. From the rear elevation of plot 4 to the rear side elevation of no.13 it measures approximately 15m. From the rear elevation of plot 3 to the immediate rear amenity space of no.13 it measures approximately 20m.
5.45	Whilst creating places states that separation distances of around 20m are acceptable for opposing windows and garden areas, considerations must be also given to reflect existing building separation distances within the area. In this particular case the topography of the land is a consideration. Whilst the above separation distance from plot 4 to no.13 would fall below the guidance, consideration would be given to the fact that this is to the side gable wall and also that no.13 FFL is approximately +114m and plot 4 FFL is at +111m. Therefore, the sloping topography of the land in which the proposed dwellings sit below the gardens of those properties on Mount Eagles Park would result in no unacceptable overlooking due to the height differences the properties sit on. The proposed boundary to these units is a 1.8m high timer fence which will also alleviate concerns. All other plots along this northern boundary are separated by at least 20m or more to the nearest properties on Mount Eagles Park.
5.46	North West – Mount Eagles Close – Proposed unit no.9 is separated from the gable wall of no.20 Mount Eagles Close by approximately 20m. The proposed upper floor gable window to plot 9 is a bathroom window and will be obscured which will prevent any overlooking.
5.47	Due to the topography of the land, separation distances and fenestration there will be no unacceptable impact on residential amenity due to overlooking. The proposal would not cause an unacceptable degree of overshadowing to neighbouring dwellings, unacceptable loss of outlook, overbearing or other harmful impacts on amenity. In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
5.48	**Flood risk and drainage**
5.49 5.50	DfI Rivers has reviewed the proposal and have indicated that it does not lie within a flood plain. They have reviewed the drainage assessment by McCloy Consulting, dated Jan 2026 and comments as follows:
5.51	'The Drainage Assessment indicates that flood risk to and from a portion of the development will be managed using a SuDS. Commenting on the efficacy of the proposed SuDS is outside Rivers Directorate's area of knowledge and expertise. Consequently, Rivers Directorate cannot advise that the potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed, or that the proposal is acceptable as required under policy.' The council are of the opinion that the drainage assessment has been untaken by a reputable and qualified consultant, and have no reason to disagree with the conclusions

5.52	of it. Therefore, the proposal complies with Policy ENV4 and relevant provisions of the SPPS.
	Waste-water infrastructure
5.53 5.54	Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water has no objection to the application on grounds of network drainage capacity concerns.
	Climate change
5.55 5.56	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
5.57	In accordance with Policies ENV2 and ENV3 the proposed development incorporates a number of sustainable design features to mitigate and adapt to environmental change.
5.58	The proposed dwellings will be designed to exceed the prevailing Building Control Regulations in respect to energy efficiency and building performance. The buildings are orientated to maximise solar gain and solar PV panels are provided to enable a level of energy self-sufficiency and reduce reliance on electricity from the grid.
5.59	The scheme is being brought forward applying the principles of a 'fabric-first' approach to construction delivery & energy efficiency. Increased insulation will be provided, and the buildings are designed to achieve low air permeability, which alongside maximising natural ventilation, will attain energy performances above standard Building Control compliance.
5.60	Glazing and ventilation systems are to be designed to ensure adequate temperature control measures are available for residents to ensure all dwellings do not overheat and therefore no air conditioning systems should be required. All dwellings have been designed with large windows to maximise natural light and solar gain to habitable rooms. The buildings are also designed with high thermal mass to absorb the heat produced by the building and release it over a period of time. The proposal is considered to accord with Policies ENV2 and ENV3.
5.61	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.
5.62	The proposals drainage strategy incorporates a range of 'hard' and 'soft' Sustainable Drainage Systems (SuDS) measures. These include the use of a swales to collect and treat surface water runoff, with a filter strip provided between the swale and adjacent footpaths. Surface water flows will also be attenuated using underground tanks, oversized manholes and pipes alongside a hydro-brake which will restrict storm discharge to the equivalent greenfield runoff rate of 10l/s.
5.63	The attenuation system has been conservatively sized and makes no allowance for storage or water loss through evapotranspiration or infiltration from the swale or other green areas. Under extreme conditions, it is assumed that all runoff is directed to the attenuation network.

	The SuDS measures proposed are appropriate to the site and will effectively manage surface water to reduce runoff and ensure that there is no increased risk to flood outwith the site. Accordingly Policy ENV 5, is satisfied.
5.64	**Access and transport**
5.65	The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages with the surrounding area. Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The proposal contains in curtilage parking for each unit which is considered acceptable.
5.66	Road safety and traffic are concerns raised by objectors. DfI Roads Service are the authoritative body to advise on road safety and traffic and they responded to consultation with no objection subject to conditions should approval be granted.
	The access to public roads would not prejudice road safety or significantly inconvenience the flow of road users in accordance with Policy TRAN 6.
5.67	A Travel Plan has been submitted and found to be acceptable by DfI Roads; it will further promote alternatives to the private car. The Travel Plan includes the provision of Travel Cards for a period of three years and each dwelling shall be subject to a 50% subsidy for
5.68	Car Club membership. This will be secured via the Section 76 Planning Agreement.
	The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8, and relevant provisions of the SPPS
5.69	**Health impacts**
5.70	Policy SP3 requires new development to maximise opportunities to improve health and wellbeing. Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles.
5.71	This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
	The site is a sustainable location with good access to public transport. The proposed buildings are considered to be of a high-quality design with good quality hard and soft landscaping. The proposal would promote green travel. It is considered compliant with Policy HC1 and SP3.
5.72	**Environmental protection**
5.73	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, odour and noise.
5.74	In relation to contaminated land, noise, odour, air quality and construction phase considerations, Environmental Health had no concerns. The conditions advised by Environmental Health are recommended. The proposal is considered to accord with Policy ENV1, and relevant provisions of the SPPS.

5.75	**Natural heritage**
5.76	The site predominantly comprises undeveloped lands, composed of neutral grassland, scrub and low diversity species of common flora. A Biodiversity Checklist has been prepared by Blackstaff Consulting which has been informed by a site walkover and is submitted in support of this application. A visual inspection of the site for its suitability to support roosting bats was also undertaken as part of the survey.
5.77	The Ecologist statement confirmed that the site is not in or within 100m of any nationally or internationally designated sites of ecological importance nor is it in or within 50m of any local site of nature conservation importance. No impact on protected areas is predicted as a result of the development with NI priority habitat limited to roadside hedgerow which will be retained and supplemented as shown on the proposed Landscape Plan. The presence of Japanese knotweed on site is acknowledged and specialist treatment will be undertaken to prevent spread.
5.78	While no activity of protected or priority species was identified within the Checklist and all existing trees on site are to be retained, the subject site was visually inspected for the presence of features suitable for supporting roosting bats. No trees within the site boundary were deemed to hold bat roost potential. No field evidence was identified to suggest the presence of badger and no other habitats or features with the potential to support protected or priority species were identified on site.
5.79	Overall, the Checklist confirms that the site is of low ecological value and proposes a number of general mitigation measures including giving consideration to any potential construction work during bird breeding season (1st March - 31st August). Therefore, in accordance with Policy NH1 the proposed development will not cause any harm to any local, national or international heritage resources.
5.80	**Trees and landscaping**
5.81	No trees are proposed to be removed on site. The councils tree team were consulted and have assessed the landscaping proposals and are content subject to conditions. The proposal is considered compliant with TRE1 of the Plan Strategy.
5.82	**Waste management**
5.83	In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. Bin storage is shown to the side and rear of each plot. The bin storage allocation should be in line with the Local Government Waste Storage Guide for NI 2010 and BS 5905:(2005).
5.84	**Section 76 Planning Agreement**
5.85	A draft Section 76 planning agreement to secure the following planning obligations has been agreed in principle with Legal Services. These are considered necessary to make the proposed development acceptable. • Intermediate housing for sale –20% (6no.) of the residential units constructed at the property shall be secured;
5.86	• Green travel measures – secure implementation of Travel Plan and green travel measures (travel cards and car club). The Section 76 planning agreement has been agreed in principle.

5.87	
6.0	**Recommendation**
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other matters that arise provided that they are not substantive.
7.0	**Draft Conditions** 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development hereby approved shall not be occupied unless the climate change measures described in the application have been implemented. The climate change measures shall be retained in accordance with the approved details at all times. Reason: To mitigate and/or adapt to climate change. 3. The development here permitted shall not be occupied unless the SuDS measures [[described in the application] have been implemented. The SuDS measures shall thereafter be retained and maintained. Reason: In the interests of minimising impact on climate change. 4. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No DWG 200 Issue no.4 published on the Planning Portal on 25 August 2026, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 5. No dwelling shall be occupied until related hard surfaced areas have been constructed in accordance with the approved Drawing No. DWG 200 Issue no.4 published on the Planning Portal on 25 August 2026, to provide adequate facilities for parking. These spaces shall be permanently retained. Reason: To ensure adequate parking in the interests of road safety and the convenience of road users. 6. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining

carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

7. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

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

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

9. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.
   The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No DWG 200 Issue no.4 bearing the Department for Infrastructure determination date stamp 29 September 2026.

   Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

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

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

11. The development hereby permitted shall operate in accordance with the approved Travel Plan.

    Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

12. No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of (each phase / the development.)

	Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling. 13. The waste water pumping station (WWPS) shall be designed, installed and maintained as such that the rating level (dBLAr,T) from the operation of the pumping station, associated with the herby permitted development, does not exceed the existing daytime and night-time background sound level at the nearest noise sensitive receptor, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Reason: Protection of residential amenity 14. Prior to the occupation of any dwelling within the herby permitted development, a 1.8m high VCB Timber (Type2) acoustic barrier shall be erected and maintained between the proposed wastewater pumping station and dwelling No.29 in the location presented on Figure 1, dated January 2026 and referenced: Site Layout Drawing and Proposed Wasterwater Pumping Station (WWPS) location in the Proposed Residential Development on lands approx. 80m south-west of 11 Mount Eagles Avenue, Dunmurray, Belfast. Reason: Protection of residential amenity 15. The wastewater pumping station (WWPS) shall be designed, operated and maintained so that the odour concentration attributable to the development does not exceed 1.5ouE/m³ as a 98th percentile of hourly average concentrations at any the nearest odour-sensitive receptor. Reason: Protection of residential amenity 16. 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. 17. Construction dust management measures shall be developed in accordance with the provisions of the Institute of Air Quality Management publication Guidance on

	the Assessment of Dust from Demolition and Construction (2024 V2.2). These dust management measures shall be implemented throughout the duration of the construction phase of the development. Reason: Protection of human health. 18. All hard and soft landscaping works (including all boundary walls and fences) shall be carried out in accordance with the approved details on Landscaping Plan, Drawing Number 17a, received on 12 05 26. The works shall be carried out prior to the occupation of the proposal unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. Reason: In the interests of the character and appearance of the area. 19. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands. 20. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fi res within the RPA of trees within the site and adjacent lands during the construction period. Reason: To avoid compaction within the RPA.

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Planning Committee

Development Management Report	
Committee Date: 13th October 2026	
Application ID: LA04/2024/1651/F & LA04/2024/1735/DCA	
Proposal: Partial demolition of existing rear return, construction of a replacement 3 storey rear return, re-roofing of original front building along with facade alterations.	**Location:** 79 Somerton Road, Belfast, BT15 4DG
Referral Route: Councillor referral under paragraph 3.8.1 of the Scheme of Delegation (request for referral of application to Committee from an Elected Member – Cllr Whyte)	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Chris Graham Choice Housing Ireland Ltd 37-41 May Street Belfast BT1 4DN	**Agent Name and Address:** Andrew Beattie The FCM Partnership B1.13 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
Date Valid: 16th October 2024	
Target Date: 29th January 2025	
Contact Officer: Lisa Walshe**,** Planning Manager (Development Management)	

Background:

The application site is residential facility operated by Choice. The proposal seeks demolition consent for the removal of a 2.5 storey rear return and full permission to replace it with new 2.5 storey return. Other proposed works include re-roofing the original building with new blue-black slates and construction of wheelchair ramp access.

The application site comprises a 2.5 storey building set in ample sized, landscaped grounds.

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

- Principle of development at this location
- Scale massing and design
- Impact on Somerton Conservation Area
- Impact on neighbouring amenity
- Waste management
- Access and Transport
- Demolition
- Trees
- Climate Change

The Council has received 13 no third-party representations from 4 persons in respect of the full application, all of which are objections to the scheme. In respect of the demolition consent, 3 no representations have been received from 3 persons of which are also objections to the scheme. These are summarised in the main reports which can be found at **Appendices 1 and 2**.

No objections have been received from statutory consultees, subject to conditions.

Internally, the Council's Conservation Officer has objected to the demolition of the original return and raised concerns over the length of the proposed extension. Officers considered these points and concluded that due to the size of the site and generous existing natural and built screening, that the proposal is acceptable on balance.

The Council's Tree Officer has no objection in principle but suggested a revised landscaping plan that includes a more appropriate tree species with fastigiate, narrow crowns along the common boundary with number 81 Somerton Road which can be secured via a negative condition.

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

Under Sections 86 and 105(6) of the Planning Act (Northern Ireland) 2011, councils have a duty to notify the Department for Infrastructure where, prior to a decision being taken on an application for demolition consent in a conservation area, the council intends to grant consent and specialist conservation advice raises concern about the proposed demolition. In this case, DfI were duly notified on 7 August 2026 and replied on 21 August 2026, confirming that it does not consider it necessary for the demolition application to be referred to it for determination. A copy of the original delegated case officer reports are provided at **Appendices 1 and 2.** A copy of DfI's reply is appended (**Appendix 3**). The issuing of the decision was then on hold pending the expiry of the re-consultation period. In the meantime, a request was received from Councillor Whyte for the application to be referred to the Committee. The grounds for the request were concerns regarding the design, scale and impact on the Conservation Area.

Whilst concerns have been raised by neighbouring residents and the Council's Conservation Officer, the proposal has been amended three times to ensure an appropriate form of development including the introduction of a stepped building form responding to the site's natural topography, the incorporation of hipped roof elements to reduce perceived bulk and massing, and the reconfiguration of the bay projections to provide a more traditional rhythm and articulation across the elevations. The extension is necessary to facilitate the modernisation and ongoing operation of the residential care facility.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission and Conservation Area Consent are 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, provided the issues are not substantive.

APPENDICES

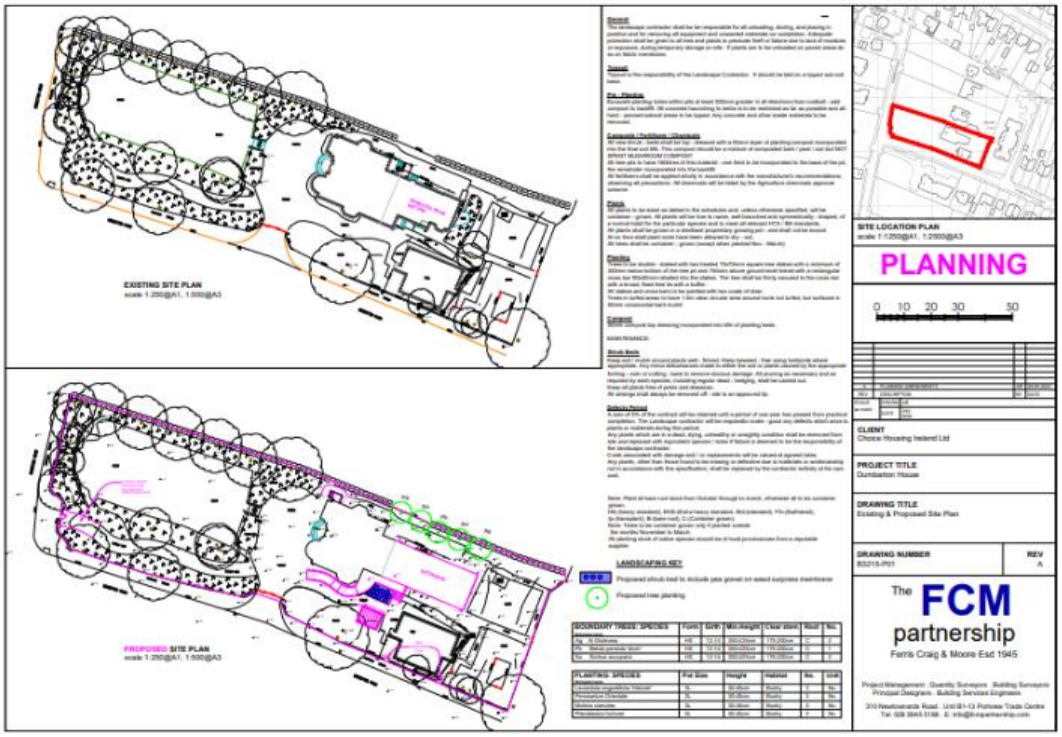
Appendix 1. Case Officer report for application ref. LA04/2024/1651/F

Appendix 2. Case Officer report for application ref. LA04/2024/1735/DCA

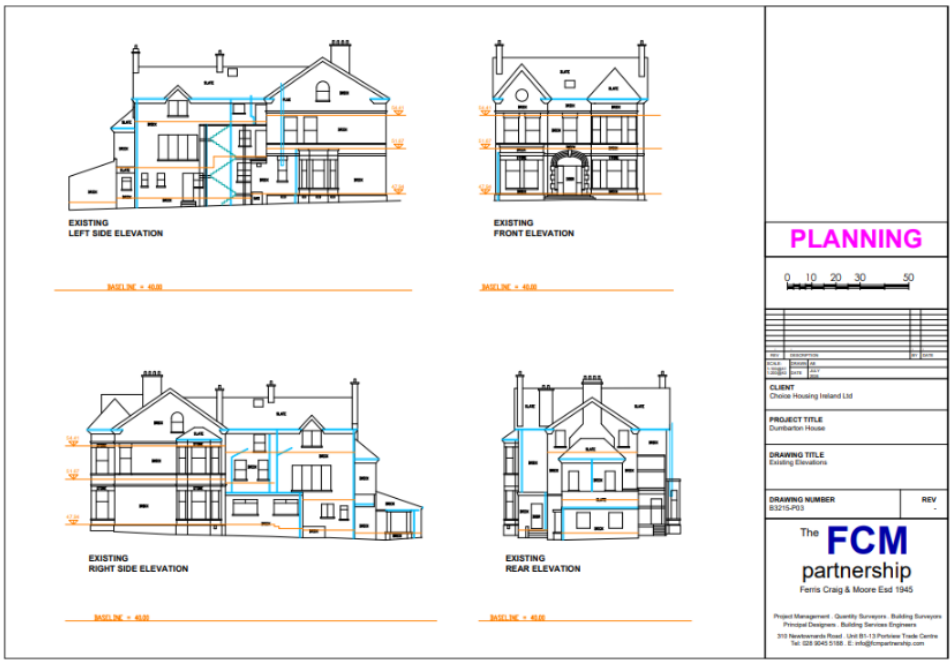
Appendix 3. Response from Department for Infrastructure Planning

DRAWINGS AND IMAGERY

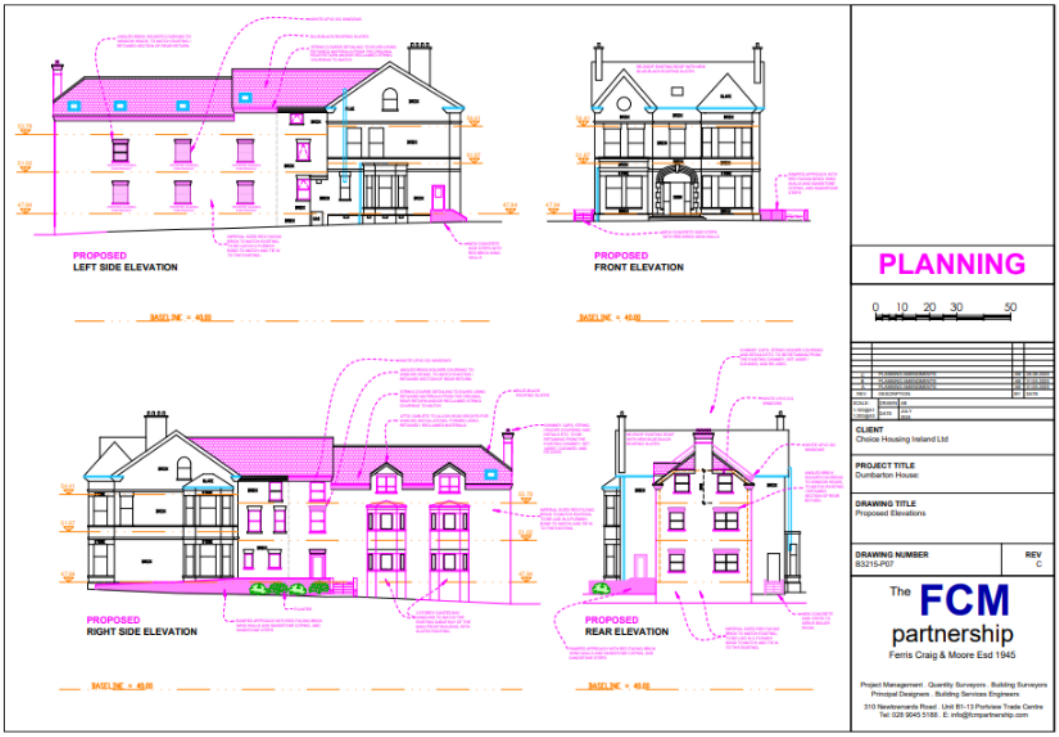
Site Location Plan; Existing and Proposed Block Plans:



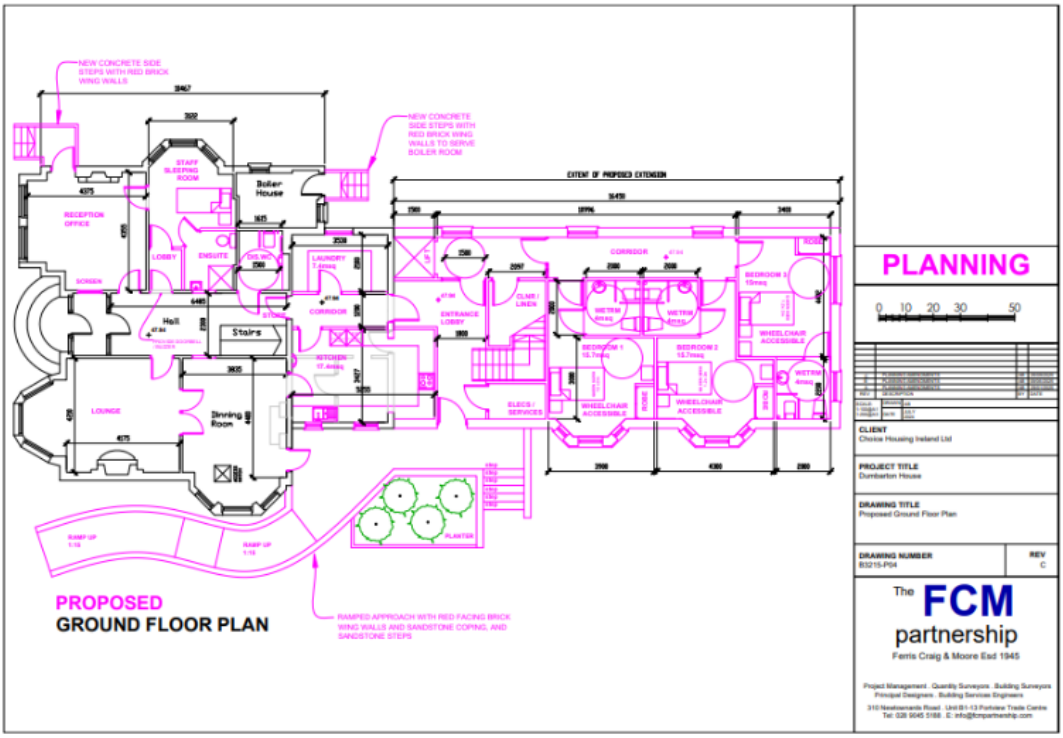
Existing Elevations:



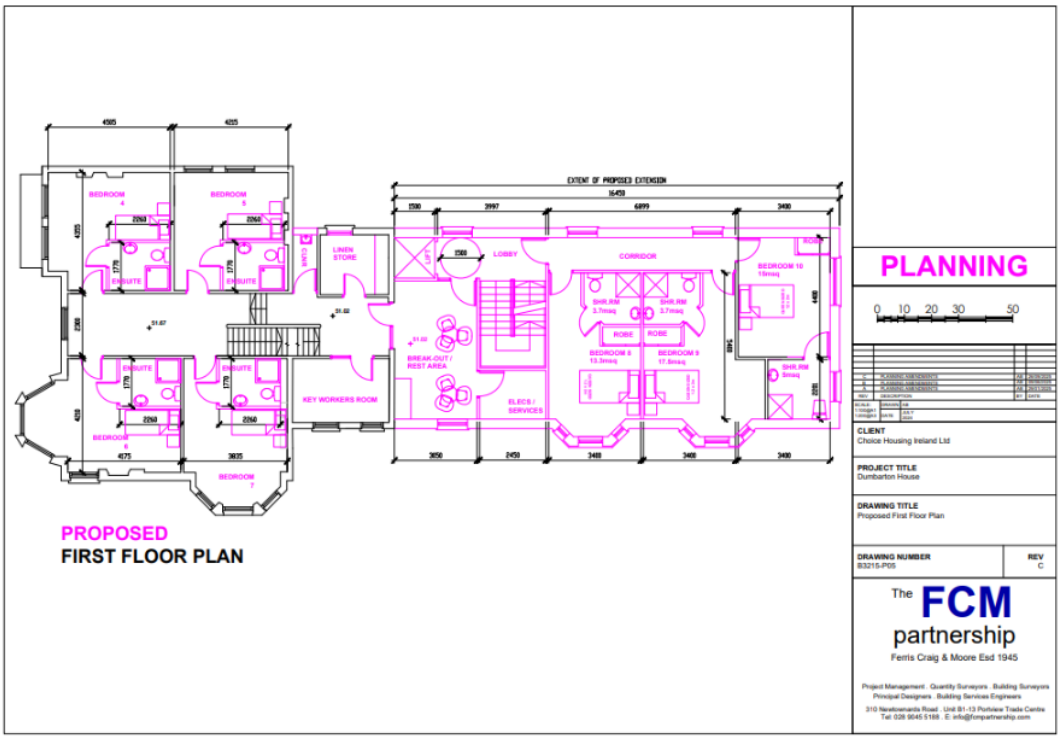
Proposed Elevations:



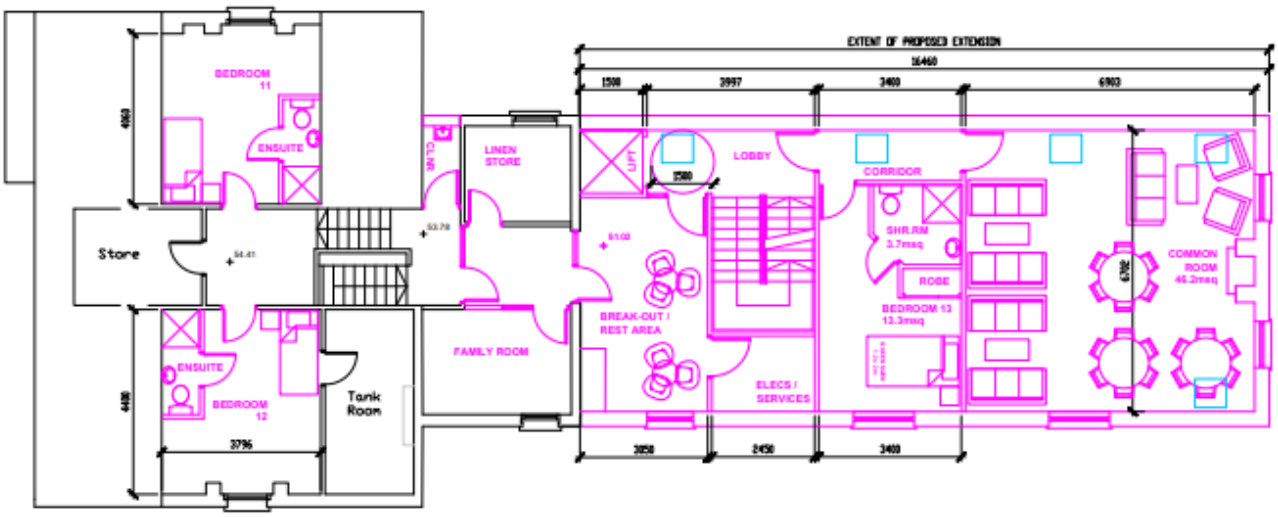
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



PROPOSED
SECOND FLOOR PLAN

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Delegated Application

Development Management Officer Report	
Case Officer: Peter McKeeman	
Application ID: Full - LA04/2024/1651/F	**Target Date: 29th January 2025**
Proposal: Partial demolition of existing rear return, construction of a replacement 3 storey rear return, re-roofing of original front building along with facade alterations.	**Location:** 79 Somerton Road, Belfast, BT15 4DG
Applicant Name and Address: Chris Graham Choice Housing Ireland Ltd 37-41 May Street Belfast BT1 4DN	**Agent Name and Address:** Andrew Beattie The FCM Partnership B1.13 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
Date of last Neighbour Notification:	12th June 2026
Date of Press Advertisement:	11th July 2025
ES Requested: No	
Consultations: BCC Conservation DfI Roads NI Water BCC Trees	

Letters of Support	
Letters of Objection	13
Petitions	
Signatures	
Number of Petitions of Objection and signatures	

Summary of Issues:

- Scale, Massing, Design
- Impact on Somerton Conservation Area
- Impact on the amenity of neighbours
- Trees

Site Visit Report

Site Location Plan:

Date of Site Visit: 6th November 2024

Characteristics of the Site and Area

The existing dwelling is a three bay, two storey dwelling faced in red brick (in Flemish bond) with gabled bay (with flat fronted bay window to the ground floor and roundel to apex) to the left-hand side, bowed bay to the right-hand side with conical roof. Sandstone lintels over openings.

The building falls within the Somerton Road/Chichester Park Conservation Area.

The prevailing area is primarily residential.

Description of Proposal

Partial demolition of existing rear return, construction of a replacement 3 storey rear return, re-roofing of original front building along with facade alterations.

Site History

Z/1999/3943/F - Demolition of existing garage and greenhouse both on boundary removal of vehicular access at former garage location. Construction of 2nr.semi-detached 1p, 1b bungalows

inside boundary and provision of new boundary fence to match with existing adjacent boundary fence. Approved

Policy Framework

Development Plan – operational policies
Belfast Local Development Plan, Plan Strategy 2035

Development Plan – zoning, designations, and proposals maps
Belfast Urban Area Plan (2001) BUAP
Draft Belfast Metropolitan Area Plan 2015 (v2004)
Draft Belfast Metropolitan Area Plan 2015 (v2014)

Regional Planning Policy
Regional Development Strategy 2035 (RDS)
Strategic Planning Policy Statement for Northern Ireland (SPPS)

Other Relevant Policies
Belfast Agenda

Development Plan

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.

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.

The local development plan is now the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP comprises two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast, is not yet published. 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, retail policies that relate to Sprucefield which remain contentious.

Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies currently provided by the Departmental Planning Policy Statements (PPSs). Those policies will no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).
Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area

Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

The site is within the development settlement limits and is unzoned whiteland. It is on an arterial route (AR 1/17) in draft BMAP 2015. It is also in close proximity to the boundary of the Somerton Road/Chichester Park conservation area.

Belfast Local Development Plan – Plan Strategy 2035

- DES1
- BH2
- TRE 1
- ENV1
- ENV 2
- ENC 3
- ENV 4
- ENV5
- TRAN 2
- TRAN 8

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Supplementary Planning Guidance

- Placemaking and Urban Design
- Waste Management
- Residential Design
- Trees and Development

Statutory Consultations

- DfI Roads
- NI Water

Non-Statutory Consultations

- N/A

Internal Consultations

- Trees Belfast City Council
- Conservation Belfast City Council

Representations

The council received 13 letters of objection in total, from 3 different third parties.

The objections are outlined and responded to as follows:

1. No indication of how the space between the extension and the boundary with our house to be treated

Council Response: An updated site plan with landscaping was submitted to the council and uploaded 06/10/2025 (Drawing 01B).

2. No provision for an enclosed smoking area

Council response: It is acknowledged that the provision or otherwise of smoking areas is an operational management matter and does not, in itself, constitute a material planning consideration. The planning system does not regulate the personal habits of site users, including smoking.

Notwithstanding this, the potential impacts associated with such activity - such as noise, disturbance, or congregation - have been considered. In this regard, the proposed extension to the care home is not anticipated to materially intensify such activity beyond the existing lawful use of the site. Care homes are typically characterised by low levels of external activity, and residents are unlikely to generate significant noise or disturbance.

3. Traffic congestion/parking – school buses, residents

Council Response: The objection raises concerns regarding parking provision and requests that the matter be revisited.

In this regard, the proposal has been subject to consultation with DFI Roads, the competent authority responsible for the assessment of the public road network, parking provision and road safety matters. DFI Roads has raised no objection to the development.

The proposal has been assessed against the requirements of Policy TRAN 2 (Access to Public Roads) and Policy TRAN 8 (Parking Standards). Having regard to these policies, and the consultation response received, it is considered that the development would not prejudice road safety, nor would it result in unacceptable parking conditions.

While the concerns of third parties are noted, no substantive evidence has been submitted to demonstrate that the proposal would give rise to adverse impacts beyond those already considered by DFI Roads. In the absence of such evidence, there is no reasonable basis to depart from the professional advice of the statutory consultee.

4. The scale, massing and design of the proposal; Impacts on the character of the conservation area; The sense of dominance; Loss of light in my dwelling;

Council Response: The above considerations will be covered in the main body of the report.
ASSESSMENT

Scale, Massing, Design
The proposal encompasses a new 3-storey rear return. The existing rear return will be partially demolished to accommodate the works. The existing rear return is approximately 5.4 metres in length, whilst the replacement return will be approximately 10.1 metres in length
The proposed extension, by virtue of its scale and footprint, does not read as wholly subservient to the original building when considered in isolation. The additional built form is of a comparable height and extends considerably to the rear of the existing building.

However, policy assessment requires consideration of the proposal in the round, including its context, siting and visual effect. In this regard, the extension is read within a relatively mature landscaped setting which provides substantial filtering and softening of built form. Views of the entire building are only readily available around the entrance to the facility.

The proposed design utilises a roof form, window rhythm and external materials that reflect the established architectural character of the existing care home and wider conservation area, ensuring a coherent and sympathetic relationship with the original building.

Whilst not strictly subservient in terms of scale and massing, the extension is visually recessive within the streetscape and does not appear dominant or incongruous when viewed from public vantage points, large in part due to tree coverage and an existing building on its south side that will partially obscure views of the extension from Somerton Road, on its south side.

The proposal therefore satisfies the broader policy objectives relating to design quality and contextual integration. The proposal complies with policy DES 1.

Impact on Somerton Conservation Area
Given the site's location within Somerton Conservation Area, particular regard has been given to preserving or enhancing the character and appearance of the area. Conservation advice sought by the council states that the amended plans assist in the creation of a more contextually appropriate form, however, the length of the return remains non-compliant with the policy requirement that new rear offshoots are subservient to the dwellings extended.

The extension remains largely screened by existing mature vegetation from key vantage points and is positioned such that key views and the principal architectural features of the building remain legible. The development does not erode the prevailing grain, scale or historic character of the area.

On balance, it is considered that the proposal preserves the character and appearance of the Conservation Area and accords with Policy BH2.

Impact on the amenity of neighbours
Objections have been received from neighbouring residents to the north of the site raising concerns regarding overlooking and loss of privacy. The proposed extension includes windows facing north towards the adjoining property. Amended plans were received which require the windows to be fitted with obscure glazing, which will inhibit any chance of overlooking into their private amenity space.

Subject to a planning condition securing the retention of obscured glazing in perpetuity, it is considered that the proposal will not give rise to unacceptable overlooking or loss of privacy. The separation distance between buildings, intervening boundary treatments and mature further proposed vegetation further reduce any potential for direct views.

Concern has been raised regarding the proposed smoking area and its potential impact on neighbouring amenity. During the assessment of the application, advice was sought from the Council's Environmental Health service as to whether formal consultation was required. Environmental Health confirmed that consultation was not considered necessary and advised that they would not normally comment on smoking areas associated with residential uses. Notwithstanding this advice, the potential amenity implications of the proposed smoking area has been considered as part of the planning Assessment. The area is located within the established care home grounds and is not in close proximity to neighbouring residential properties, with the nearest residential receptors situated to the north and separated from the area by the existing/proposed built form of the care home. Having regard to its location, separation from neighbouring residential properties and the intervening built form, it is not considered that the proposed ancillary use would result in an unacceptable impact upon residential amenity.

Concern has also been raised regarding overshadowing and loss of light to properties located immediately north of the application site.
Given the orientation of the site with the objecting properties positioned to the north of the proposed extension, any additional overshadowing would be limited. The sun path in this latitude results in sunlight travelling predominantly from the south, east and west throughout the day. As such, properties located to the north would not experience significant additional loss of direct sunlight as a result of the extension.

While there may be some limited additional overshadowing during early morning or late evening periods, this would not be materially harmful or significantly different from the existing baseline relationship between the buildings.

Having regard to the scale of the extension, its siting and the existing built context, it is considered that the proposal would not result in an unacceptable loss of light of overbearing impact on neighbouring residential amenity. The proposal is therefore considered to comply with Policy DES1 of the LDP.

Plant and Machinery

The proposal involves the internal relocation of the existing kitchen within the care home. The submitted plans do not identify any new external kitchen extraction system, associated ducting or other significant items of external plant or machinery as part of the development. The proposed elevations similarly do not indicate any substantial new external plant which would give rise to additional visual or residential amenity impacts.

Existing chimney features are retained as part of the development and the relocation of the kitchen is principally an internal alteration. On the basis of the development as submitted, there is therefore no evidence of any significant additional impact arising from plant or machinery in terms of noise, odour, visual amenity or the amenity of neighbouring residentials properties. The proposal is considered acceptable in this regard in relation to Policy DES1.

Waste management

The proposed site plan identifies a combined bin storage, cycle storage and smoking area within the southern portion of the site, in proximity to the Somerton Park frontage. Insofar as the refuse

storage element is concerned, the location provides a defined area for the storage of waste associated with the care home and is readily accessible from the internal servicing area.

The structure is set back from the Somerton Park frontage and is positioned within the landscaped grounds of the care home. Existing mature vegetation, together with the proposed landscaping in the immediate vicinity, would assist in limiting its visual prominence from the public realm. Having regard to its ancillary function, siting and relationship with the existing and proposed development, the refuse storage provision is considered to be satisfactorily integrated within the overall site layout in accordance with Policy DES 1.

In terms of amenity, the nearest residential receptors are located to the north of the site, with the existing and proposed care home buildings providing substantial physical separation and screening. Given this separation, together with the enclosed nature of the bin store, it is not considered that its siting would give rise to unacceptable impacts upon neighbouring residential amenity through noise, odour or disturbance associated with its use and servicing.

Transport
The proposal is considered acceptable in terms of access, parking and highway safety. DfI Roads were consulted on the application, including representations received, and has confirmed that is has no objection to the development. The development is therefore considered acceptable in transport terms and accords with policies TRAN 2 and TRAN 8 of the Belfast LDP Plan Strategy.

Demolition
The proposed development would see a small section of the existing return retained with the rest demolished and a longer return added. The conservation officer states that demolition of the existing return would result in a loss of local distinctiveness and detailing which is of significance in this case. The council have acknowledged these comments.

The proposal involves the demolition of the existing building and its replacement with a purpose-designed residential development. Whilst the council's conservation officer maintains concerns regarding the extent and scale of the proposed return, the scheme has been subject to significant amended throughout the assessment process. These revisions have included the introduction of a stepped building form responding to the site's natural topography, the incorporation of hipped roof elements to reduce perceived bulk and massing, and the reconfiguration of the bay projections to provide a more traditional rhythm and articulation across the elevations.

The new extension is sympathetic to the characteristics of the original building and also the prevailing built form within the conservation area through its scale, materials and roofscape whilst introducing a contemporary design of appropriate quality. While the existing building makes a positive contribution to the conservation area, Policy BH2 requires consideration of both the contribution of the existing structure and the quality of the replacement development. In this case, the council considers that the architectural quality of the replacement building, together with the enhancements secured through the design process, would ensure that the redevelopment of the site preserves and enhances the overall character and appearance of the conservation area. Accordingly, the demolition is considered to be in accordance with policy BH2.

Trees

Trees in a conservation are protected under section 127 of the Planning Act (NI) 2015 and the proposal has the potential to impact several trees. The proposal requires the removal of 2 x existing conifer trees at the existing rear return which lie 2.2m to the side elevation of the adjacent unit. The trees have restricted growing areas causing lifting of the surrounding pavement surface with partial canopy overhang of the detached building creating potential risk. Their removal is therefore not considered detrimental to the amenity quality of the site.

The proposal has been assessed against Policy TRE1 of the Belfast Local Development Plan 2035, which seeks to protect existing trees and ensure that new development incorporates appropriate landscaping where necessary.

The Tree Officer has recommended a number of additional measures, including:

- Alternative tree species along the shared boundary
- Additional planting along the rear boundary
- Use of porous materials/geocell membrane for pathways
- Submission of a detailed Tree Protection Plan

While these recommendations are noted, it is considered that the current proposal already provides an appropriate level of tree protection and landscaping in line with the requirements of Policy TRE 1. In particular:
Boundary Screening and Planting
The proposed landscaping scheme includes sufficient boundary treatment and planting to the north boundary, which will provide adequate screening and integration with the surrounding environment. The extent of planting is considered proportionate to the scale and nature of the development, and additional planting is not deemed necessary to meet policy requirements.

Tree Species Selection
The proposed species are considered suitable for the context of the site and will not result in any unacceptable impact on neighbouring amenity or the long-term health of the landscape. Policy TRE1 does not prescribe specific species, but rather seeks appropriate and sustainable planting, which is achieved in this instance.

Surfacing and Root Protection
Given the scale and siting of the development, it is not considered that the proposed pathway construction would result in unacceptable harm to existing trees or their root systems. The requirement for porous materials or geocell systems is therefore not considered essential in this case.

Tree Protection Measures
The development is of a modest nature and does not directly impact on significant existing trees that would necessitate a formal Tree Protection Plan. Standard construction practices will ensure that any nearby vegetation is adequately safeguarded during works.

Climate Change

The proposal has been assessed against Policies ENV1, ENV2, ENV3, ENV4, and ENV5 of the Plan Strategy.

In accordance with ENV2, the development incorporates measures to mitigate environmental change, including enhanced insulation, energy-efficient glazing and airtightness, and

construction to current Building Regulation standards. Given that the proposal comprises an extension to an established care facility within the existing urban area, it represents an efficient use of an existing developed site and associated infrastructure.

In relation to ENV3, the proposal incorporates measures to assist adaptation to environmental change, including appropriate window placement and natural ventilation, consideration of solar gain and shading, and energy-efficient building materials. These measures are particularly relevant given the needs and potential vulnerability of residents of the care facility.

The site is not identified as being within an area of flood risk and the proposal does not raise concerns under Policy ENV4. Surface water drainage and the applicability of SuDS have been considered in accordance with ENV5, having regard to the nature and scale of the extension and existing site conditions.

Conclusion
Weight has been given to a number of mitigating factors. Firstly, the level of existing tree coverage and landscape screening around the site and limited visibility of the extension from key vantage points such as the Somerton Road. The absence of unacceptable impacts on neighbouring residential amenity and the functional requirement to provide enhanced accommodation associated with the main established residential care use.

Neighbour Notification Checked Yes

Summary of Recommendation

The proposal is considered acceptable having regard to the Belfast LDP Plan Strategy 2035 and other material considerations. The scale, design and siting of the extension are appropriate in the context of the existing care home and would not result in unacceptable impacts on the character of the area or neighbouring residential amenity. Associated matters including access and parking, landscaping and trees, waste storage, servicing and environmental considerations have also been satisfactorily addressed. The matters raised through representations have been considered and do not outweigh the merits of the proposal. Approval is therefore recommended subject to conditions.

Conditions

1. The development hereby permitted must be begun within five years from the date of this permission.

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

2. All new soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of the development, or within the first available planting season after occupation, whichever is the sooner. 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.

Reason: In the interests of amenity.

3. No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Council. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing trees in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.

4. No external facing or roofing materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

   The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

   The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.

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

5. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the windows on the proposed left side elevation, shown on Drawing 08C, uploaded 06/10/2025, shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties.

Informatives

1. This application should be read in conjunction with LA04/2024/1735/DCA

2. The onus is on the developer to ensure that any necessary planning permission is in place before the installation of any external plant or machinery, air conditioning units, kitchen extraction units and flues at the premises .

Case Officer Signature: PMcK

Date: 12/06/2026

Appointed Officer Signature: Paul O'Reilly

Date: 07/08/2026

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Delegated Application

Development Management Officer Report	
Case Officer: Peter McKeeman	
Application ID: LA04/2024/1735/DCA	**Target Date:**
Proposal: Partial demolition of existing rear return, construction of a replacement 3 storey rear return, re-roofing of original front building along with facade alterations.	**Location:** 79 Somerton Road, Belfast, BT15 4DG
Applicant Name and Address: Chris Graham Choice Housing Ireland Ltd 37-41 May Street Belfast BT1 4DN	**Agent Name and Address:** Andrew Beattie The FCM Partnership B1.13 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
Date of Press Advertisement:	25th October 2024
ES Requested: No	
Consultations: BCC Conservation	

Letters of Support	
Letters of Objection	3
Petitions	
Signatures	
Number of Petitions of Objection and signatures	

Summary of Issues:

- Demolition

Site Visit Report

Site Location Plan:

Date of Site Visit: 6th November 2024

Characteristics of the Site and Area

The existing dwelling is a three bay, two storey dwelling faced in red brick (in Flemish bond) with gabled bay (with flat fronted bay window to the ground floor and roundel to apex) to the left-hand side, bowed bay to the right-hand side with conical roof. Sandstone lintels over openings.

The building falls within the Somerton Road Conservation Area.

The prevailing area is primarily residential.

Description of Proposal

Partial demolition of existing rear return, construction of a replacement 3 storey rear return, re-roofing of original front building along with facade alterations.

Representations

The council received 3 letters of objection in total, from 2 different third parties.

There are 12 objections on the corresponding full application, LA04/2024/1651/F. The 3 objections on this proposal relate primarily to the full application, rather than the demolition. However, the objections to the demolition are considered below.

1. The proposal will contravene the Listed Buildings and Conservation Areas Act, 1990. The irreversible destruction of the façade of a Victorian building designed by its neoclassical features would result in loss of local distinctiveness and inflict significant harm on the architectural heritage of the area.

Council Response: The concerns raised regarding the impact on the architectural heritage of the Somerton Conservation Area are noted. However, the proposal does not involve the demolition of the principal Victorian Villa which contributes to the character and appearance of the Conservation Area. The original building, including its primary frontage, form, scale, roofscape and key architectural detailing, is to be retained. The demolition works are confined to later addittions and the existing rear return. These elements are located to the rear of the property and make a considerably lesser contribution to the significance of the building and to the wider character of the Conservation Area than the principal historic structure. As such, the proposal would not result in the loss of defining architectural features of the original Victorian building.

Planning Assessment of Policy and Other Material Considerations

Section 45 (1) of the Planning Act (Northern Ireland) 2011 states that regard must be had to the local development plan (LDP), so far as material to the application, and to any other material considerations. Where regard is to be had to the LDP, Section 6 (4) of the Act requires that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Demolition

The proposed development would see a small section of the existing return retained with the rest demolished and a longer return added. The conservation officer states that demolition of the existing return would result in a loss of local distinctiveness and detailing which is of significance in this case. The council have acknowledged these comments.

The proposal involves the demolition of the existing building and its replacement with a purpose-designed residential development. Whilst the council's conservation officer maintains concerns regarding the extent and scale of the proposed return, the scheme has been subject to significant amended throughout the assessment process. These revisions have included the introduction of a stepped building form responding to the site's natural topography, the incorporation of hipped roof elements to reduce perceived bulk and massing, and the reconfiguration of the bay projections to provide a more traditional rhythm and articulation across the elevations.

The replacement building would retain key characteristics of the prevailing built form within the conservation area through its scale, materials, roofscape and vertical emphasis. Whilst introducing a contemporary design of appropriate quality. While the existing building makes a positive contribution to the conservation area, BH2 requires consideration of both the contribution of the existing structure and the quality of the replacement development. In this case, the council considers that the architectural quality of the replacement building, together with the enhancements secured through the iterative design process, would ensure that the redevelopment of the site preserves and enhances the overall character and appearance of the conservation area. Accordingly, the demolition is considered to be in accordance with policy BH2.

Having regard to the retention of the principal historic building, the limited extent of the demolition proposed, and the quality of the replacement development, it is considered that the proposal would preserve the character of the Somerton Road Conservation Area.

Neighbour Notification Checked	**N/A**

Summary of Recommendation

Consent Granted

Conditions

LA04/2024/1735/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.

Informatives

1. This application should be read in conjunction with LA04/2024/1651/F.

Case Officer Signature: PMcK

Date: 12/06/2026

Appointed Officer Signature: Paul O'Reilly

Date: 07/08/2026

Regional Planning Governance & Legislation

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
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BELFAST
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Email: [redacted]

Mr. Peter McKeeman
Planning Department
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

[redacted]

Your Ref: LA04/2024/1735/DCA and LA04/2024/1651/F

Our Ref:

21 August 2026

Dear Mr McKeeman

PLANNING ACT (NORTHERN IRELAND) 2011

LA04/2024/1735/DCA – PARTIAL DEMOLITION OF REAR RETURN TO ALLOW FOR CONSTRUCTION OF NEW 3-STOREY EXTENSION TO FACILITY AT 79 SOMERTON ROAD, BELFAST, BT15 4DG

I refer to your council's correspondence, dated 07 August 2026, advising that incorrect reports had been attached to your original email of 06 July 2026.

After considering the most recent notification from your council, the Department hereby confirms that it does not consider it necessary for application LA04/2024/1735/DCA to be referred to it for determination.

Yours sincerely

[redacted]

AILEEN NELSON
Principal Planner

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Planning Committee

Development Management Report	
Committee Date: 13th October 2026	
Application ID: LA04/2026/1160/F and LA04/2026/1161/LBC	
Proposal: Alterations and refurbishment, including construction of new lift to external courtyard	**Location:** Former City Of Belfast School Of Music 99 Donegall Pass, Belfast, BT7 1DR
Applicant Name and Address: Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ	**Agent Name and Address:** Edward Quinn 14 Princes Street Dromore BT25 1AY
Referral Route: The application is made by Belfast City Council and on lands to which the Council has an estate (3.8.5 (a) of the Scheme of Delegation)	
Recommendation	Approval
Date Valid:	24th June 2026
Target Date:	7th October 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)

Summary of Issues:

The proposal is to refurbish the existing building and provide a lift to the external courtyard. A Listed Building Consent has been submitted alongside the full application under the reference LA04/2026/1161/LBC.

The site is located at no. 99 Donegall Pass. The site is a red brick, three storey B1 listed building. The surrounding area is mixed use with residential, retail, offices and offices.

The site is located within the development limit in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site is located within the city centre and an area of Parking Restraint.

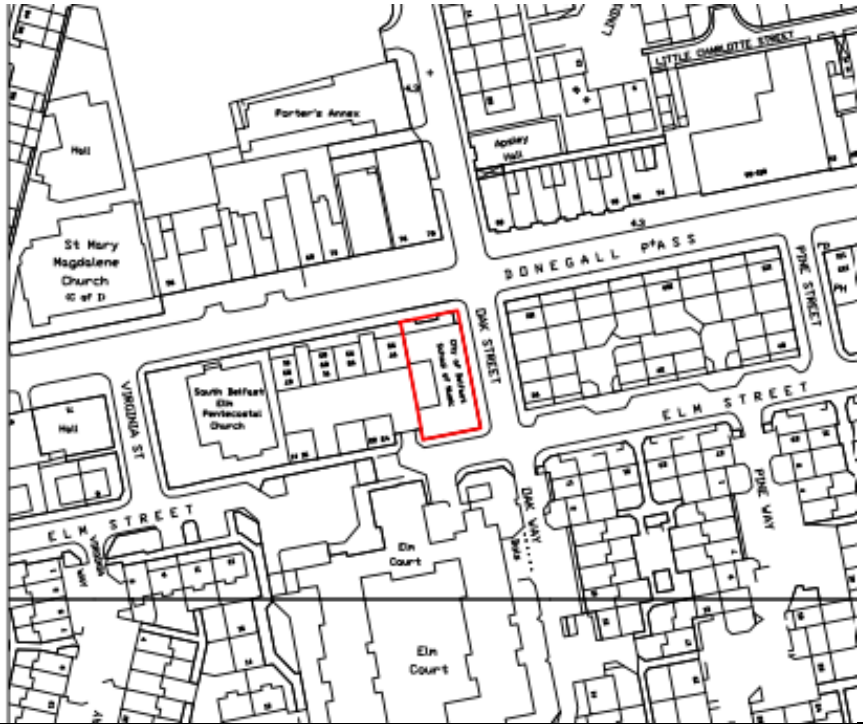
The main issues relevant to consideration of the application are set out below:

- Principle of Development
- Design and Impact on Listed Building
- Climate Change

There are no objections from consultees. There are two letters of support. The proposal will refurbish the listed building which is welcomed and retain it as a community use. The proposed lift will improve accessibility to the building and is located in a position that will not impact the listed building and ensures no demolition is required.

Recommendation

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

	Case Officer Report
	Site Location Plan: 
	Proposed Lift Elevations: SECTION **B-B** / LIFT ELEVATION 1:50 SECTION **C-C**/ LIFT ELEVATION 1:50

1.0	**Characteristics of the Site and Area**
1.1	The site is located at no. 99 Donegall Pass. The site is a red brick, three storey B1 listed building. The surrounding area is mixed use with residential, retail, offices and offices. The site is located within the development limit in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site is located within the city centre and an area of Parking Restraint.
2.0	**PLANNING HISTORY**
2.1	There are historical applications for the site with the most recent being a 2008 full and listed building consent granted for disabled access.
3.0	**PLANNING POLICY**
3.1	**Development Plan –** Belfast Local Development Plan, Plan Strategy 2035 *Strategic Policies:* • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SD2 – Settlement areas *Operational Policies* • Policy DES1- Principles of Urban Design • Policy BH1 – Listed Buildings • Policy ENV1- Environmental Quality • Policy ENV 2- Mitigating Environmental Change • Policy ENV 3-Adapting to Environmental Change • Policy ENV 5- SuDS
3.2	**Development Plan – zoning, designations and proposals maps** Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	**Regional Planning Policy** Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) 2nd Edition
4.0	**CONSULTATIONS AND REPRESENTATIONS**
4.1	Historic Environment Division- No objections with conditions.

	Representations
4.2	The application has been advertised and neighbour notified, two letters of support were received citing the benefits of bringing the building back into use and the improved accessibility from the proposed lift.
5.0	**PLANNING ASSESSMENT**
	Main Issues
5.1	The main issues relevant to consideration of the application are set out below: • Principle of Development • Design and Impact on the Listed Building • Climate Change
	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.
	Operational Polices
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.
	Proposals Maps
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 (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. • **Belfast Urban Area Plan 2001**: The site is located within whiteland. • **Belfast Metropolitan Area Plan 2015 (2004**): The site is within the City Centre and an area of Parking Restraint. • **Belfast Metropolitan Area Plan 2015 (v2014)**: The site is within the City Centre and an area of Parking Restraint.
5.7	It is considered that the proposal is in compliance with the 2nd edition of the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
	Principle of Development
5.8	Policy CI1 seeks to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth over the plan period.
5.9	The proposal to refurbish the existing building and provide a lift will ensure the building continues in use as a community facility for music and arts. The continued use of the building is welcomed and in line with Policy CI1.
	Design and Impact on the Listed Building
5.10	In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has to have special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.
5.11	The proposal is to refurbish the existing building and provide a lift to the external courtyard. A Listed Building Consent has been submitted under the reference LA04/2026/1161/LBC.
5.12	The refurbishment works are welcomed and will preserve and restore the building's features of architectural and historical importance. The proposed lift is located on the western elevation and is not viewable from the public realm. The extension to the building to facilitate the lift is considered minor and will not impact the character or the setting of the listed building. There is no associated demolition to facilitate the lift, the proposal utilises the existing openings retaining existing walls.
5.13	DfC Historic Environment Division were consulted and had no objections with conditions.
5.14	The proposal is considered to comply with Policy BH1 and Section 91(2) of the Planning Act and will preserve the listed building and its features of special architectural or historic interest.

	Climate Change
5.15	Policy ENV 2 states planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce GHG by promoting sustainable patterns of development. ENV 3 states planning permission will be granted for development proposals that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. ENV 5 states all built development should include, where appropriate, SuDS measures to manage water effectively on site.
5.16	While application does not include any climate change or SuDs measures, the proposal complies with ENV 2 by re-using the existing building and with no external demolition necessary to do so. The proposals do not contain measures to adapt to environmental change or SuDs measures but given the minor nature of the proposals and the restrictions of the listed building this is considered acceptable on balance.
5.17	The proposal complies with Policy ENV 2 and while contrary to Policies ENV 3 and ENV 5 is considered acceptable on balance.
	Neighbour Notification Checked Yes
	Summary of Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with anu other matters which may arise.
	DRAFT CONDITIONS 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 submitted details, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council. i. Provide the colour and finish specification of the cladding to the proposed lift enclosure. ii. Sample of existing timber and metal windows with retrofitted slim profile double glazing. iii. Sample of new timber and metal windows to match existing window type, size, finish and profile with slim profile double glazing.

	The works shall not be carried out unless in accordance with the details so approved. Reason: In the interests of the special architectural and historic qualities of the Listed Building. **DRAFT INFORMATIVES** 1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk. 2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project. 3. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.

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of the Local Government Act (Northern Ireland) 2014.

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