

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



**Belfast
City Council**

10th September, 2025

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, 16th September, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Committee Site Visits

- (a) Report on Site Visits scheduled (Pages 1 - 2)
- (b) **Pre-emptive Committee Site Visit:** LA04/2024/1576/F - Demolition of existing buildings at no. 733 and no. 735 Antrim Road to facilitate proposed residential (social housing) development comprising of 2no. buildings containing 34no. units (4no. 2p/1b wheelchair apartments and 30no. 3p/2b 'CAT 1'/ Active Elderly apartments) with associated in-curtilage parking and landscaping - 733-735 Antrim Road

- (c) **Pre-emptive Committee Site Visit:** LA04/2024/2145/F - Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc). - Lands at North Foreshore / Giant's Park Dargan Road
 - (d) **Pre-emptive Committee Site Visit:** LA04/2024/0015/F - Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans). - Lands at Cabin Hill, Upper Newtownards Road
3. **Notification of Provision/Removal of Parking Bays**
- (a) Provision at 33 Lower Windsor Avenue, 13 Sydenham Drive, 35 Nevis Avenue, 49 Ponsonby Avenue, 217 Cliftonville Road, 33 Mount Prospect Park, 246 Cliftonville Road, 27 Ballysillan Drive, 150 Mount Merrion Avenue (Pages 3 - 22)
4. **Notification from Statutory Bodies: Traffic Control Measures**
- (a) Belfast Transport Hub (Pages 23 - 26)
5. **Notification from Statutory Bodies: Pedestrianisation**
- (a) Hill Street (Pages 27 - 30)
6. **Planning Appeals Notified** (Pages 31 - 32)
7. **Planning Decisions Issued** (Pages 33 - 40)
8. **Live Applications for Major Development** (Pages 41 - 44)
9. **Committee Decisions that have yet to issue** (Pages 45 - 56)
10. **Miscellaneous Reports**
- (a) Local applications subject to objections from NI Water (Pages 57 - 62)
11. **Planning Applications**
- (a) **LA04/2024/0948/F** - Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works - Derelict lands at and to the rear of nos. 34-36 The Mount (Pages 63 - 86)
 - (b) **LA04/2025/1140/F** and **LA04/2025/0976/LBC** - Alterations to shopfront - 35-39 Royal Avenue (Pages 87 - 96)
 - (c) **LA04/2025/0607/F** - Amendments to previously approved application (LA04/2023/4093/F). Proposal includes raising of ridge, fenestration changes to side and Juliet balcony to front. - 5 Squires Hill Road

12. **Restricted Items**

- (a) Quarter 4 Finance Report - 2024/2025 (Pages 97 - 104)
- (b) Quarter 1 Finance Report - 2025/2026 (Pages 105 - 112)
- (c) Draft Supplementary Planning Guidelines (SPG) - DOA-01: Sailortown, Greater Clarendon and City Quays Draft SPG and DOA-07: Cathedral and NE Quarter Draft SPG

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 19th August, 2025

Pre-emptive Site Visit: LA04/2024/2134/F - Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works. - Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive;

Members Present: Councillor Murphy (Chairperson); and
Councillors Anglin, Carson, Groogan, Hanvey, and
Magee

Officers in Attendance: Ms. C. Reville, Principal Planning Officer
Mr. N. Hasson, Senior Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Ashley Park (12.25 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:40 p.m.

Pre-emptive Site Visit: LA04/2024/0948/F and LA04/2024/0955/LBC Derelict lands at and to the rear of numbers 34-36 The Mount, Belfast, BT5 4NA Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works.

Members Present: Councillor Murphy (Chairperson); and
Councillors Anglin, Carson, Groogan, Hanvey, and
Magee

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

The Members and the officers convened at The Mount (12.55 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:15 p.m.

LA04/2024/1761/RM - Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O;

LA04/2024/2020/F - Extension to Kings Hall Plot 2 building to provide first floor link bridge between Plot 2 and Plot 9. - Land at Kings Hall and RUAS site, southeast of Dataworks building and east of Kings Hall;

LA04/2024/2024/RM - 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. - Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road; and

LA04/2024/2026/RM - Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road

Members Present: Councillor Carson (Chairperson); and
Councillors Anglin, Brooks, Groogan and Magee

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

The Members and the officers convened at Kings Hall (12.45 p.m.) the for the purpose of undertaking the site visit in respect of the above four applications and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1 p.m.

From: [Office of The Chief Executive](#)
To: [Aaron McMullan](#); [Russell Connelly](#); [Colin McDowell](#)
Subject: FW: BCC Notification Proposed Disabled Bays Locations - 33 Lower Windsor Avenue, 13 Sydenham Drive, 35 Nevis Avenue, 49 Ponsonby Avenue, 217 Cliftonville Road, 33 Mount Prospect Park, 246 Cliftonville Road, 27 Ballysillan Drive and 150 Mount Merrion Avenue
Date: 05 September 2025 14:54:24
Attachments: [MT 187198-25 27 Ballysillan Drive, Belfast - PDF Drawing TM3 AB.PDF](#)
[MT 187484-25 150 Mount Merrion Avenue - PDF Drawing TM3 AB.PDF](#)
[49 Ponsonby Avenue, Belfast ODF Drawing - TM3 AB.pdf](#)
[MT 181161-25 13 Sydenham Drive, Belfast- AB Drawing - TM3 AB.PDF](#)
[MT 181288-25 33 Mount Prospect Park Drawing TM3 AB.PDF](#)
[MT 181901-25 217 Cliftonville Road Drawing TM3 AB.PDF](#)
[MT 181903-25 35 Nevis Avenue Drawing TM3 AB.PDF](#)
[MT 183896-25 33 Lower Windsor Avenue Drawing TM3 AB.PDF](#)
[MT 187005-25 246 Cliftonville Road Drawing TM3 AB.PDF](#)

Hi All,

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

Kind regards
Katherine

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

From: McMullan, John (Roads Hydebank) <John.McMullan@infrastructure-ni.gov.uk>
Sent: 05 September 2025 14:37
To: Office of The Chief Executive <OfficeoftheChiefExecutive@BelfastCity.gov.uk>
Subject: BCC Notification Proposed Disabled Bays Locations - 33 Lower Windsor Avenue, 13 Sydenham Drive, 35 Nevis Avenue, 49 Ponsonby Avenue, 217 Cliftonville Road, 33 Mount Prospect Park, 246 Cliftonville Road, 27 Ballysillan Drive and 150 Mount Merrion Avenue

Dear Mr John Walsh,

**PROPOSED NEW ACCESSIBLE/DISABLED PARKING BAYS AT VARIOUS LOCATIONS
WITHIN BELFAST CITY COUNCIL AREA**

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

Here is a list of the various locations in the table below for ease of reference:

33 Lower Windsor Avenue	Belfast
13 Sydenham Drive	Belfast
35 Nevis Avenue	Belfast
49 Ponsonby Avenue	Belfast
217 Cliftonville Road	Belfast
33 Mount Prospect Park	Belfast
246 Cliftonville Road	Belfast
27 Ballysillan Drive	Belfast

150 Mount Merrion Avenue	Castlereagh
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Any queries please don't hesitate to get in touch.

Thanks

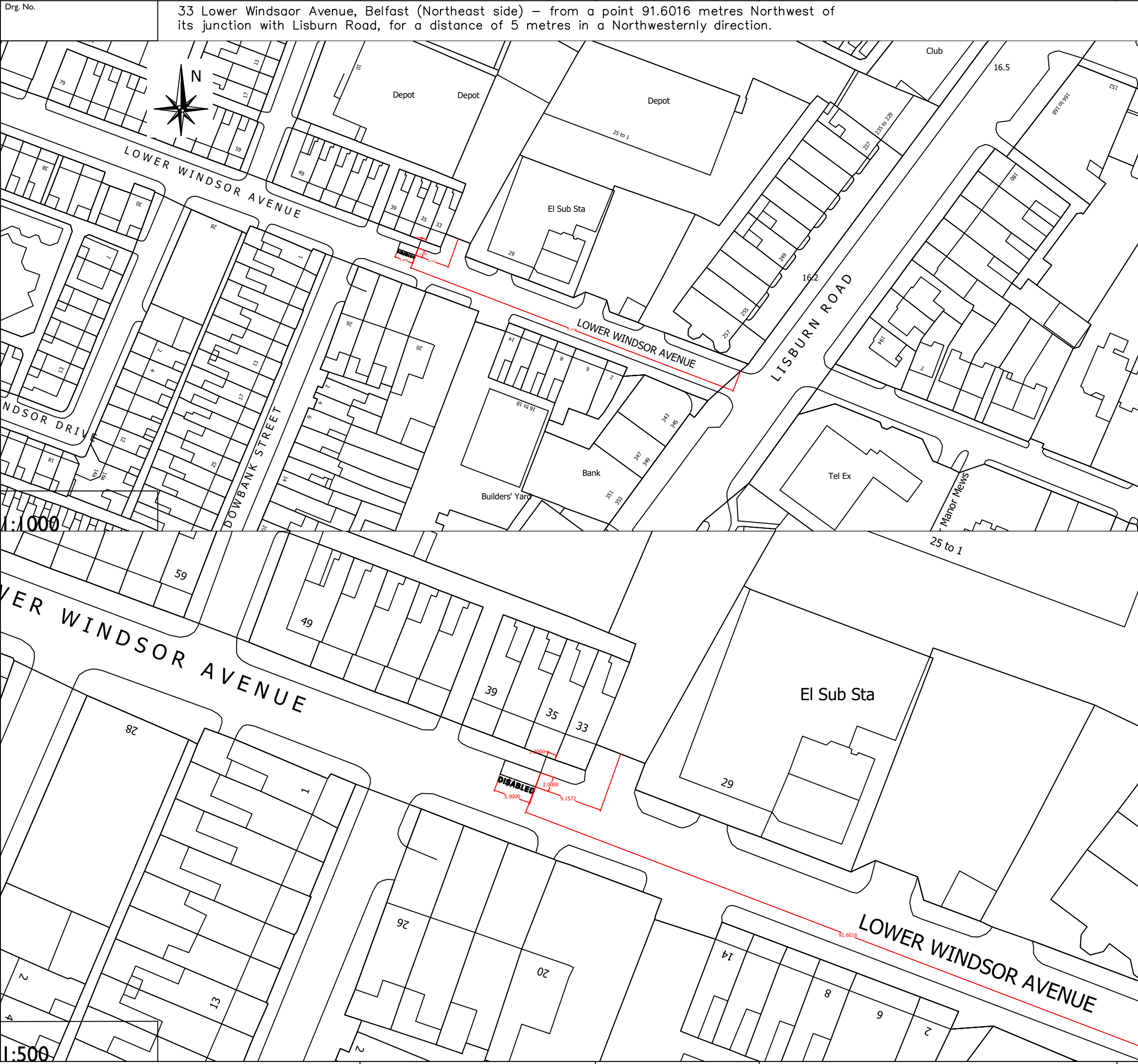
John McMullan

Traffic Management 3

DfI Roads East

Direct Line - 028 90 526255

Mobile No.- 07935208578



Drg. No. 33 Lower Windsaor Avenue, Belfast (Northeast side) – from a point 91.6016 metres Northwest of its junction with Lisburn Road, for a distance of 5 metres in a Northwesternly direction.

NO.	REVISION	DATE
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Project:

**ACCESSIBLE/DISABLED
PARKING BAY**

Title:

**33 Lower Windsor Avenue
BELFAST**

FILE NO.		DESIGNED	J.W	Date:	24/04/25
DRAWN		CHECKED	J.McM	Date:	24/04/25
TRACED		APPROVED	S.McM	Date:	24/04/25

Drg. No.	Revision
TM3/BEL/APR/25/9/A	

Scales: AS SHOWN

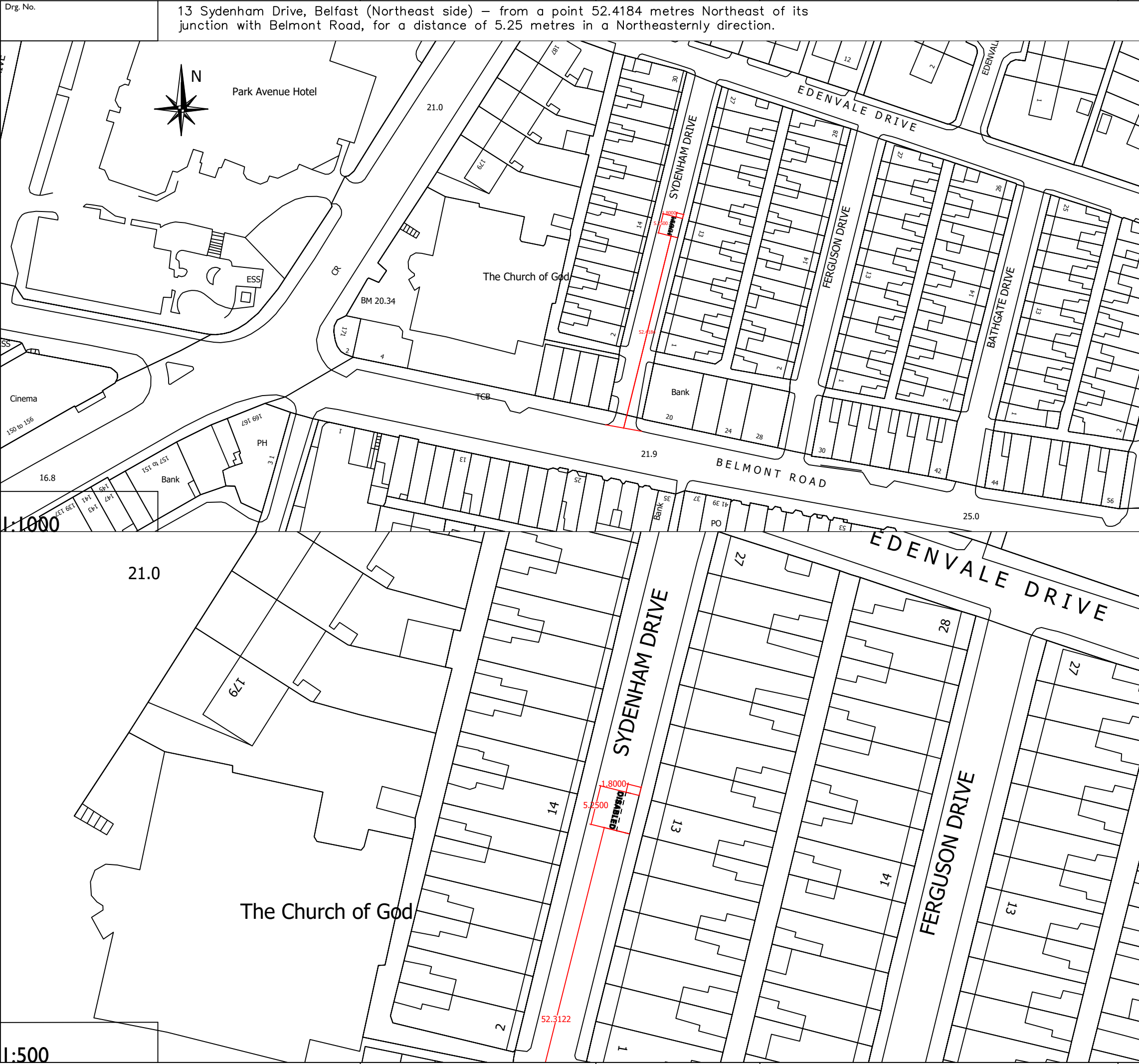
Eastern Division

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

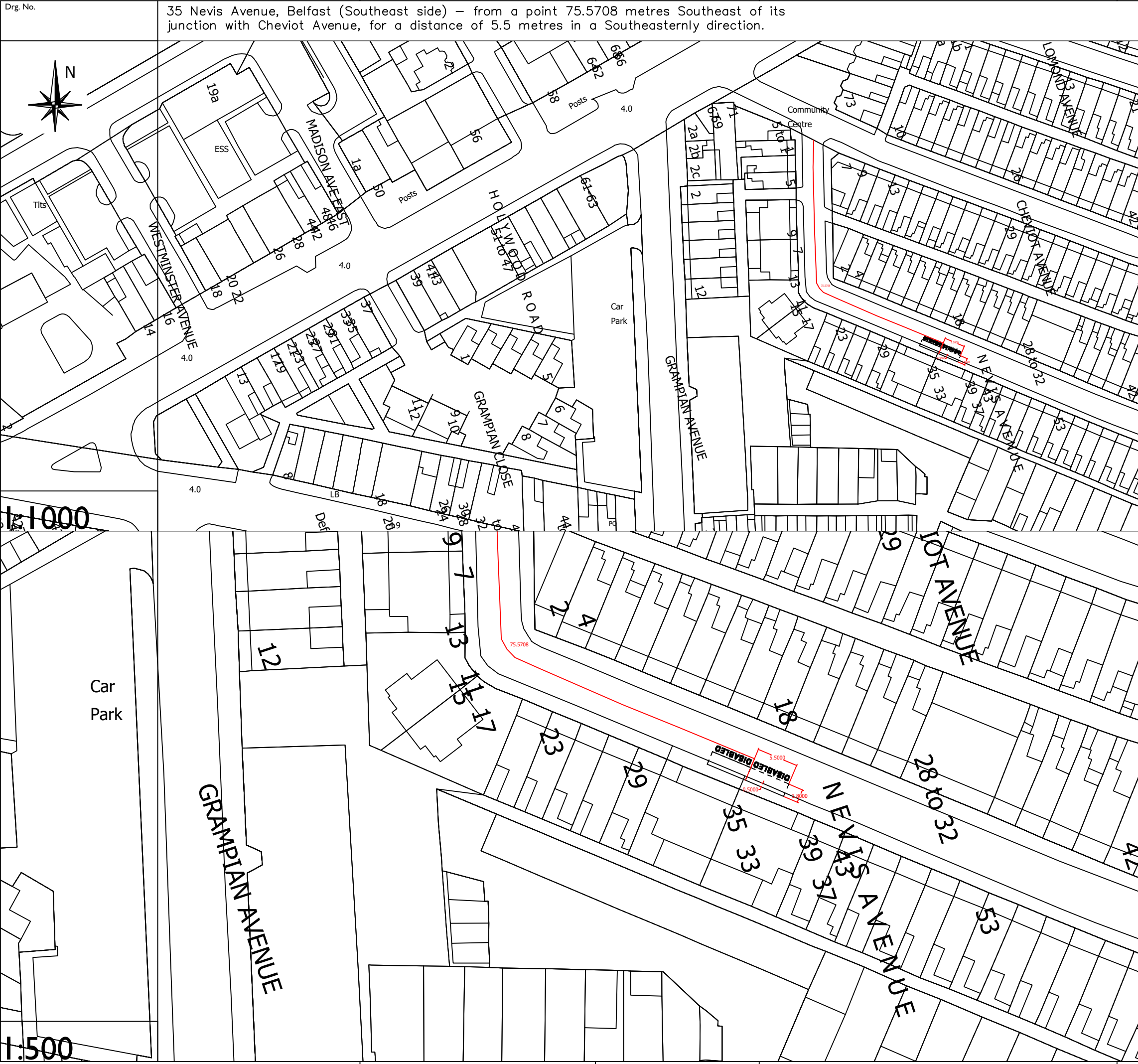
**Telephone: 028 9025 3000
Fax: 028 9025 3220**

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Drg. No. 35 Nevis Avenue, Belfast (Southeast side) – from a point 75.5708 metres Southeast of its junction with Cheviot Avenue, for a distance of 5.5 metres in a Southeasterly direction.

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Project:

ACCESSIBLE/DISABLED PARKING BAY

Title:

35 NEVIS AVENUE BELFAST

FILE NO.		DESIGNED	J.W	Date:	02/04/25
DRAWN		CHECKED	J.McM	Date:	02/04/25
TRACED		APPROVED	S.McM	Date:	02/04/25

Drg. No.	Revision
TM3/BEL/APR/25/6/A	

Scales:	AS SHOWN
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Eastern Division

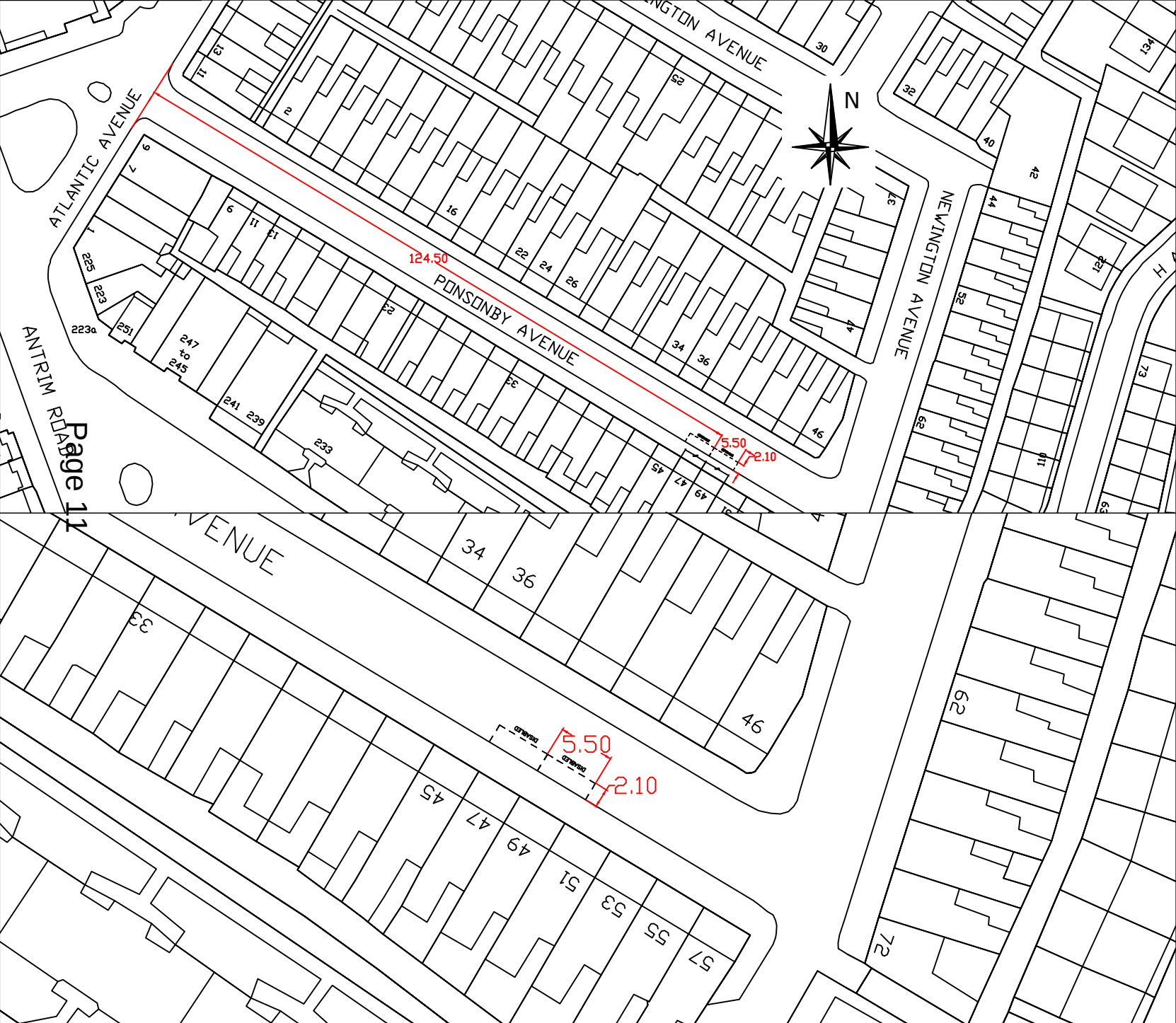
Hydebank
4 Hospital Road
Belfast BT8 8JL

Telephone: 028 9025 3000
Fax: 028 9025 3220

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Drg. No. 49 Ponsonby Avenue, Belfast (south-west side)– from a point 124.5 metres south-east of its junction with Atlantic Avenue, for a distance of 5.5 metres in a south-easterly direction.



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Project
ACCESSIBLE/DISABLED
PARKING BAY

Title
49 PONSONBY AVENUE
BELFAST

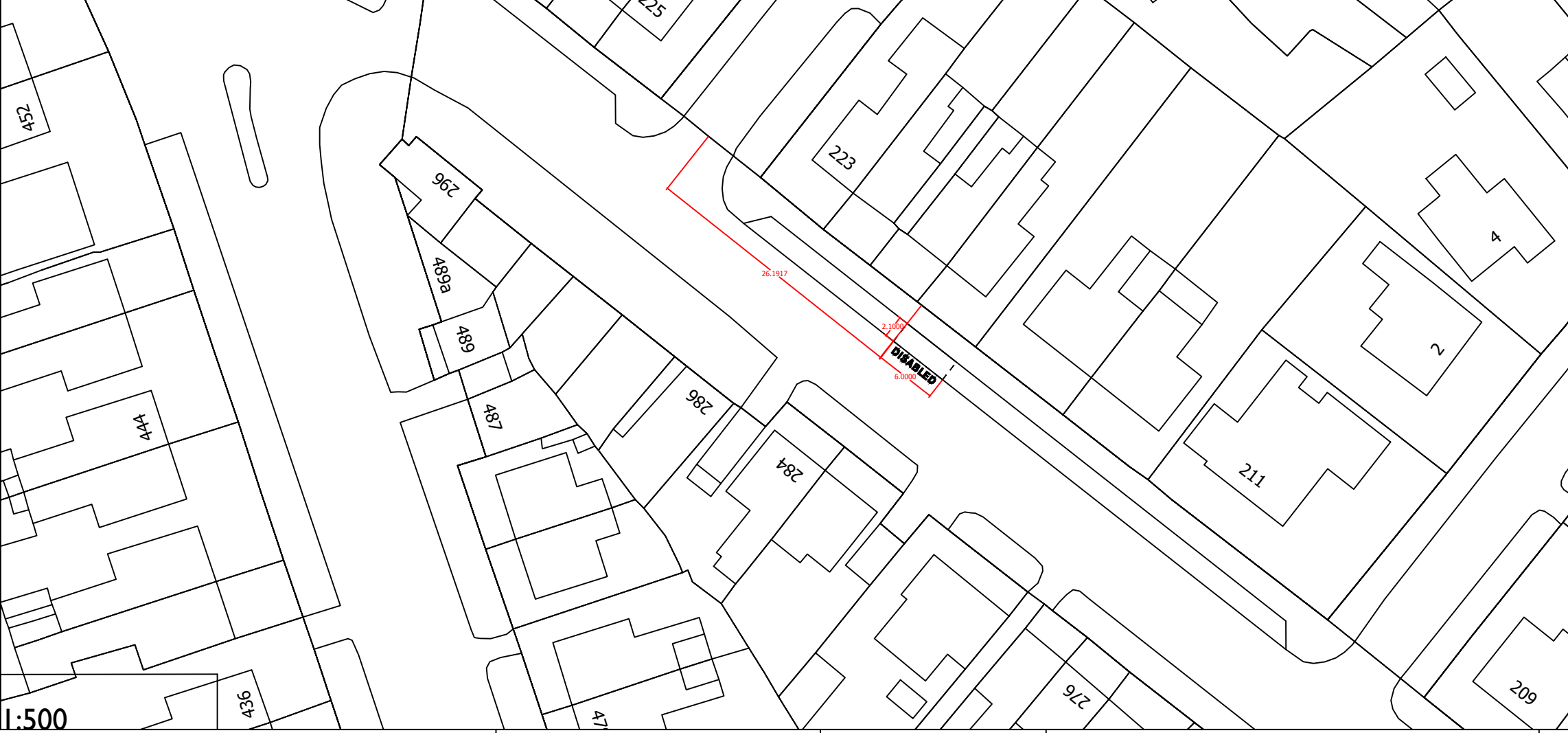
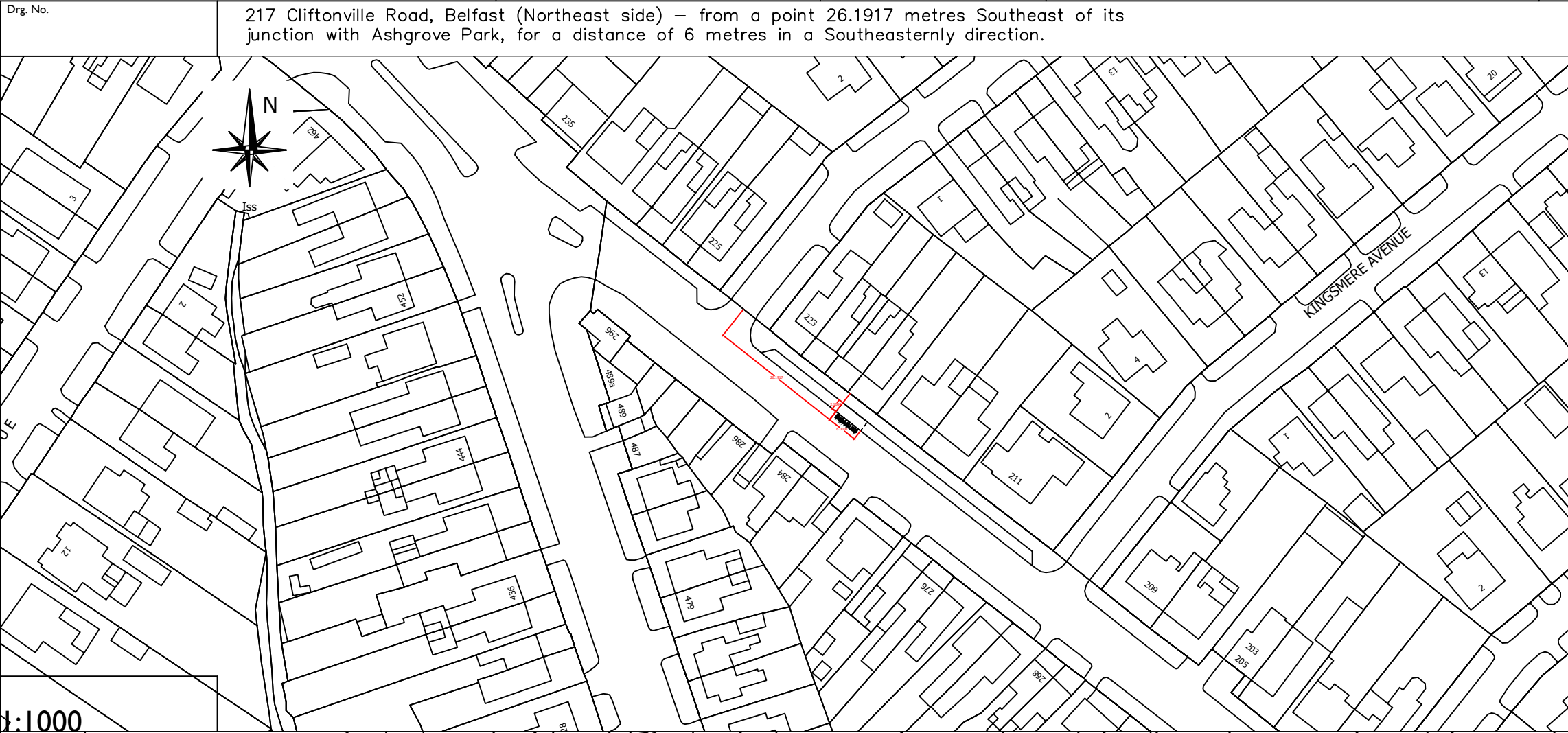
FILE NO.	DESIGNED	D.M.	date 13/04/2025
DRAWN	CHECKED	J. McM	date 13/04/2025
TRACED	APPROVED	S. McM	date 13/04/2025
Drg. No. TM2/BEL/NOV/21/33/B			Revision

AS SHOWN

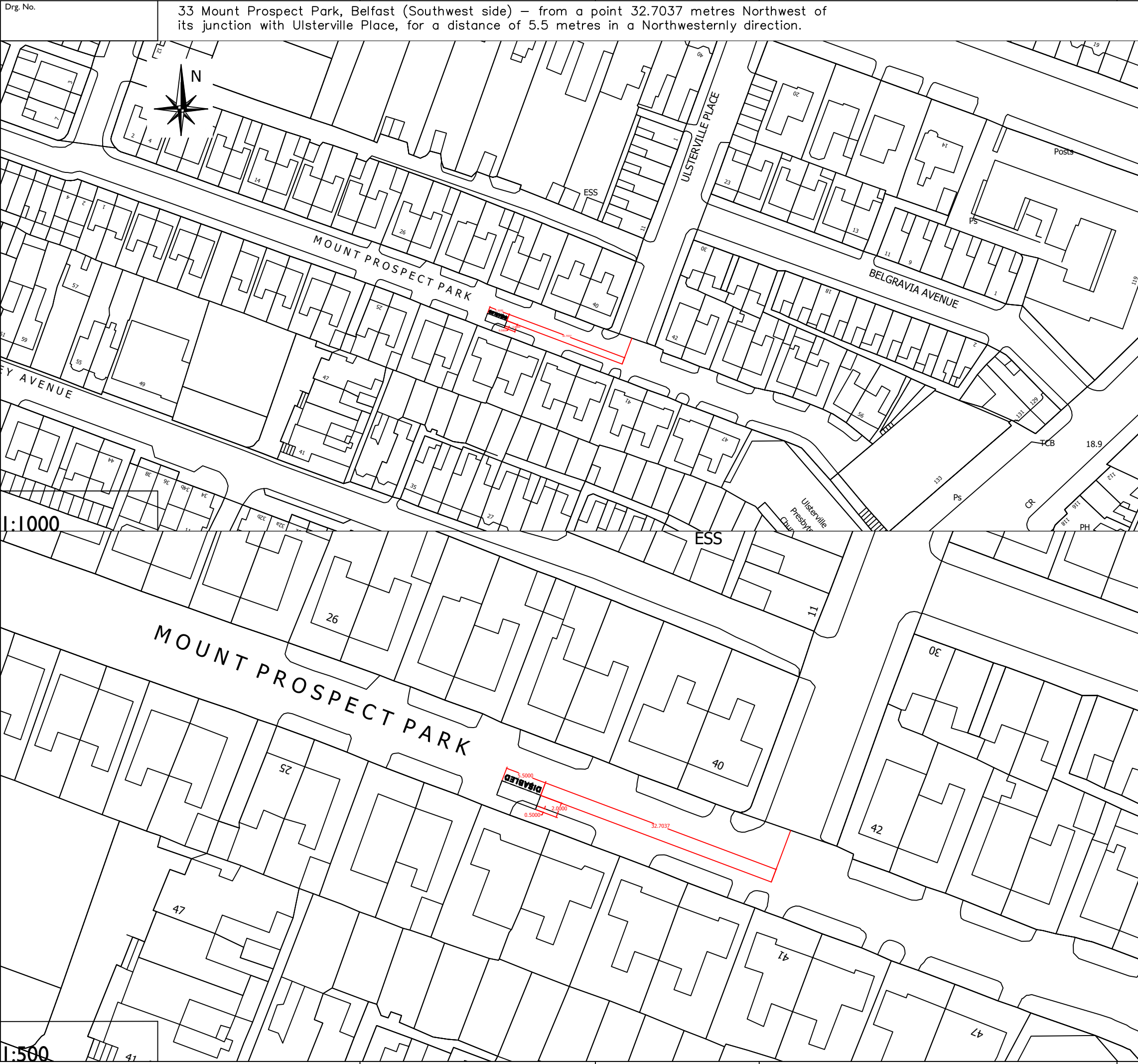
Eastern Division
Hydebank House
4 Hospital Road
Belfast
BT8 8JL

Telephone: 0300 200 7893
Textphone: 028 90540022

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Project:

ACCESSIBLE/DISABLED PARKING BAY

Title:

33 MOUNT PROSPECT PARK BELFAST

FILE NO.		DESIGNED	J.W	Date:	07/04/25
DRAWN		CHECKED	J.McM	Date:	07/04/25
TRACED		APPROVED	S.McM	Date:	07/04/25

Drg. No.

Revision

TM3/BEL/APR/25/8/A

Scales:

AS SHOWN

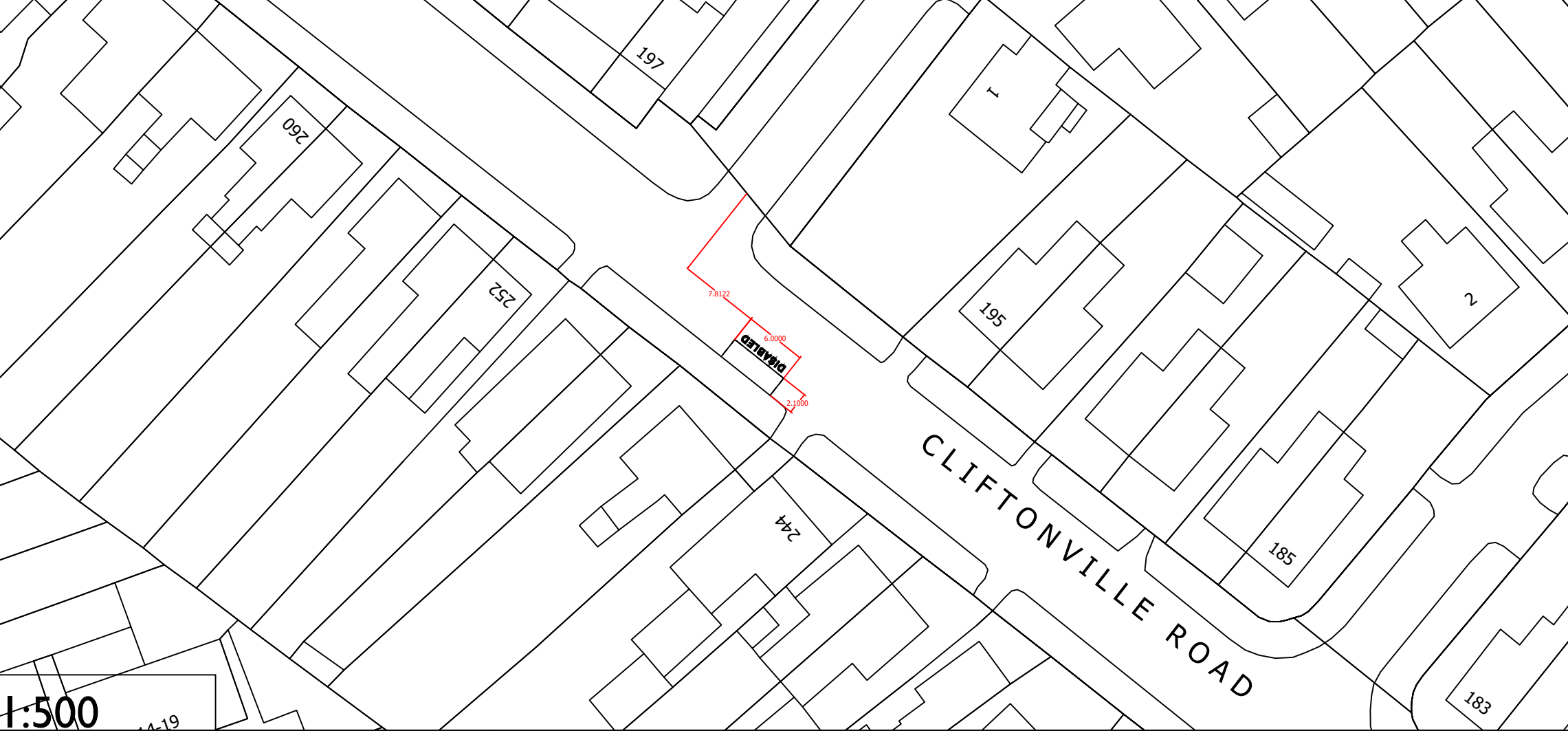
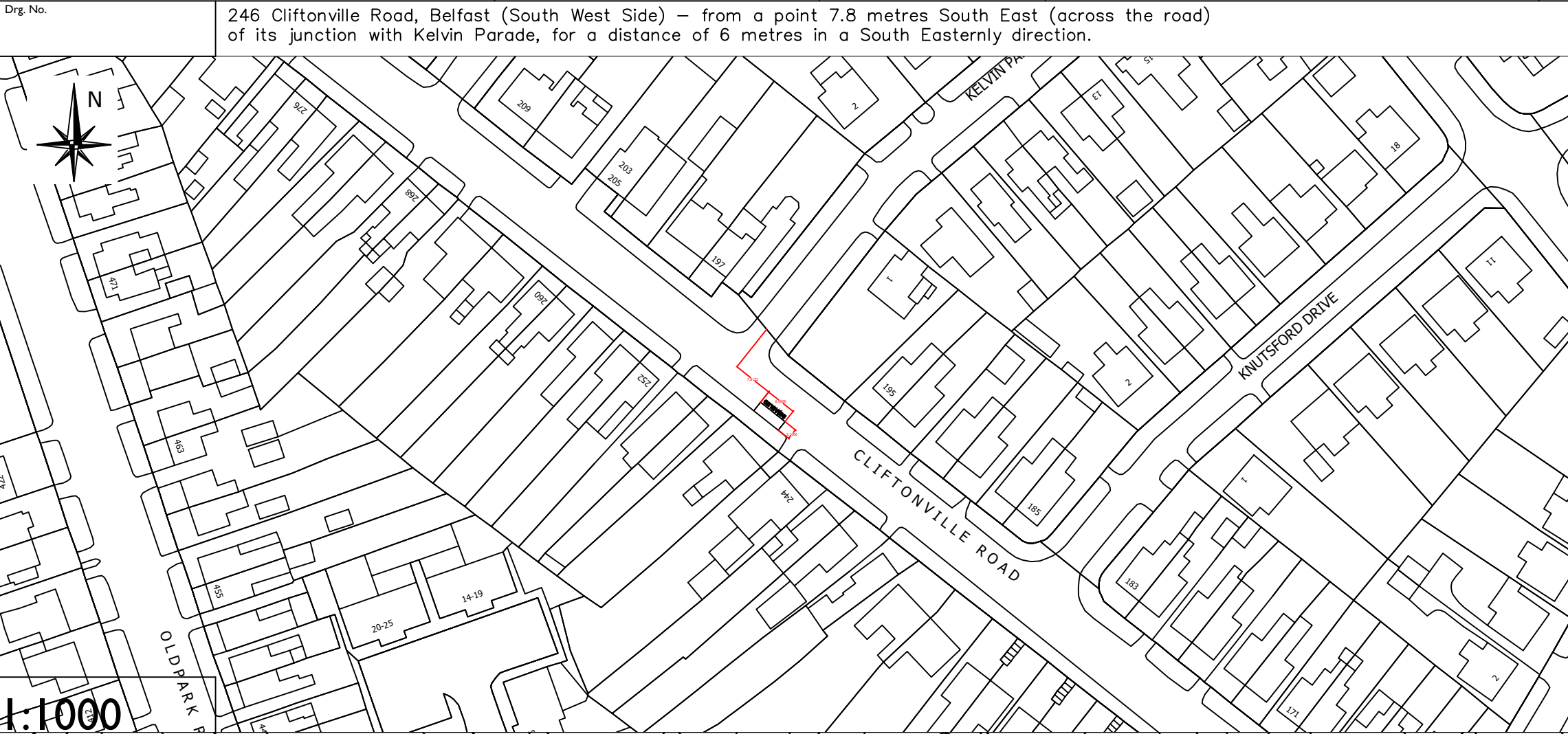
Eastern Division

Hydebank
4 Hospital Road
Belfast BT8 8JL

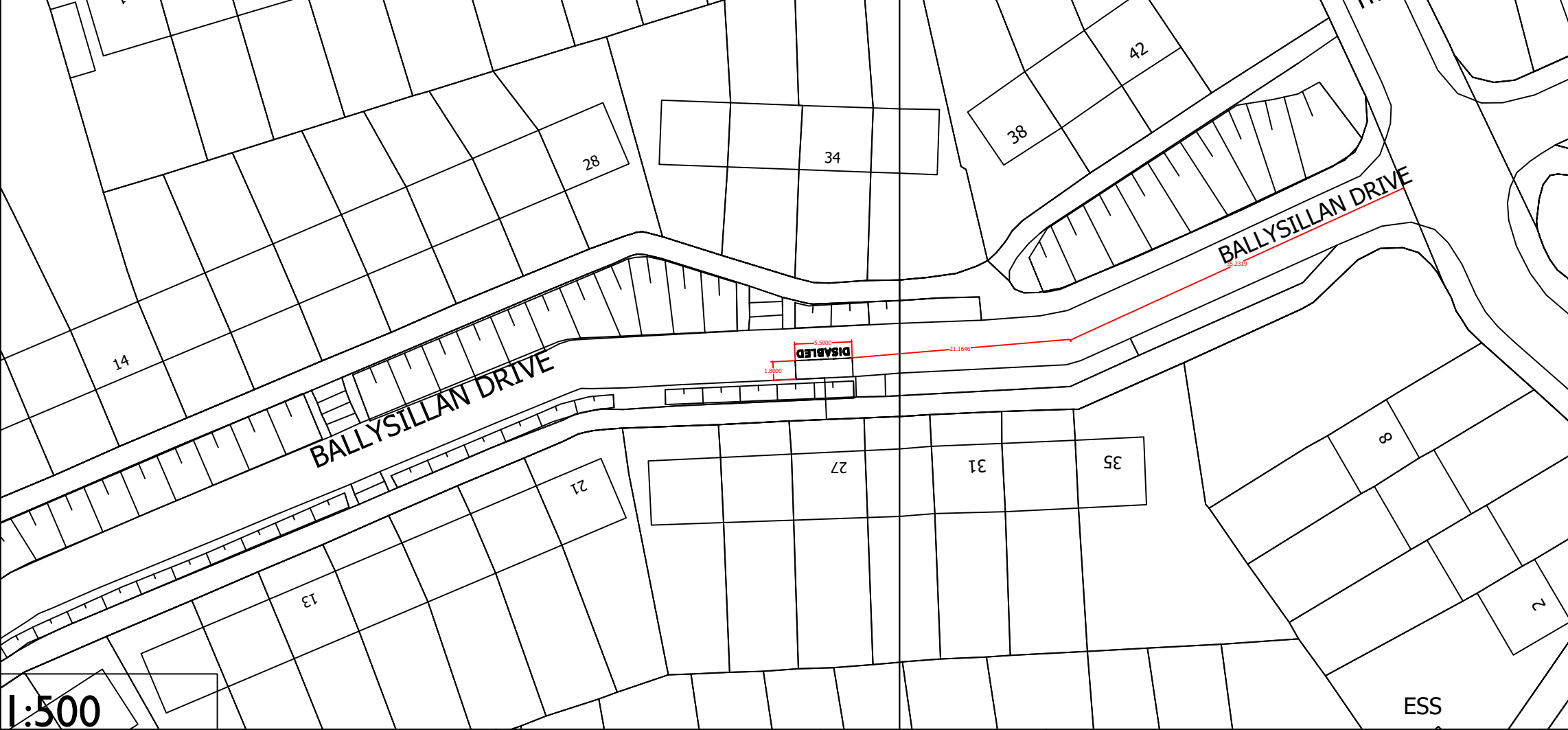
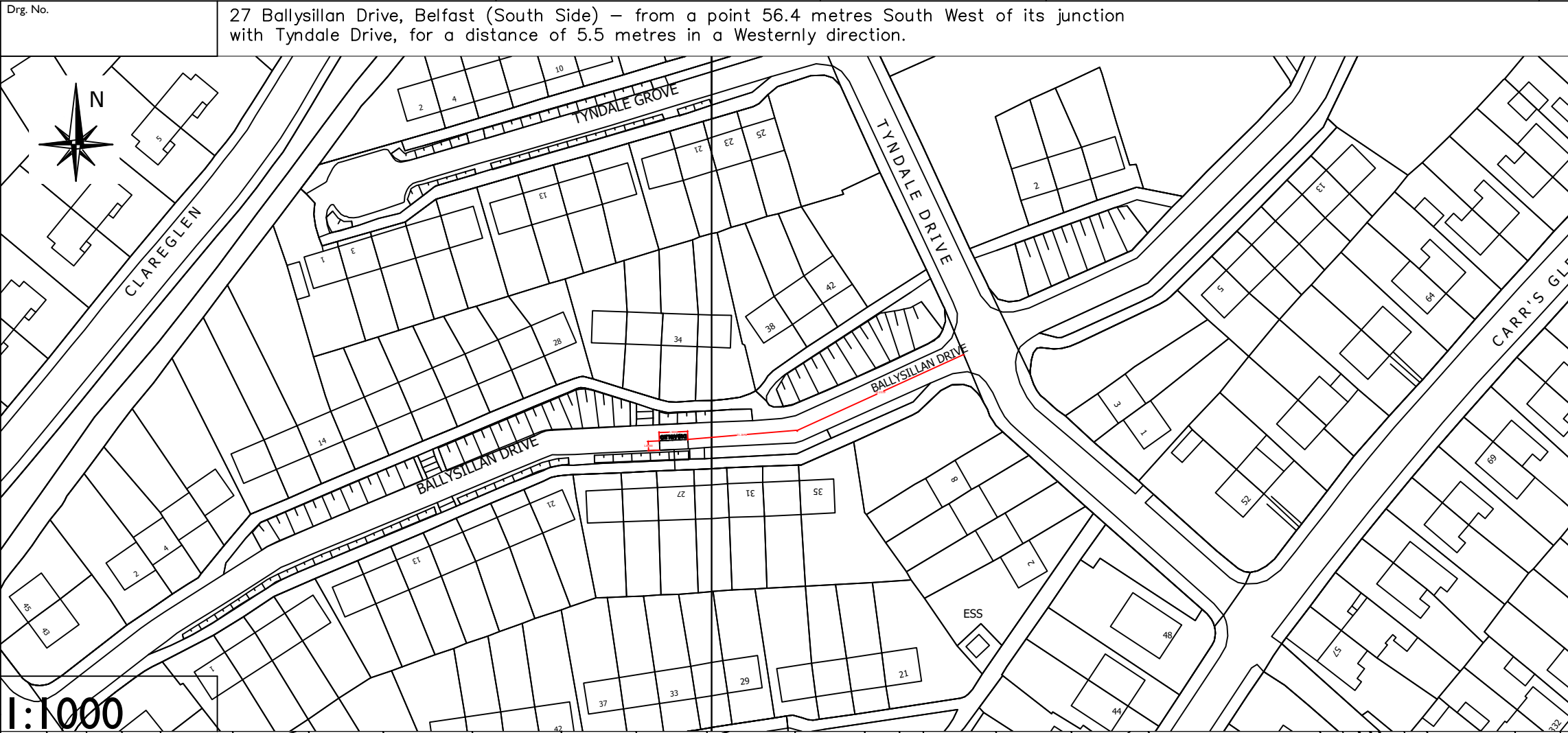
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Project:

**ACCESSIBLE/DISABLED
PARKING BAY**

Title:

**27 Ballysillan Drive
BELFAST**

FILE NO.	DESIGNED	J.W	Date: 13/08/25
DRAWN	CHECKED	J.McM	Date: 13/08/25
TRACED	APPROVED	S.McM	Date: 13/08/25

Drg. No.	Revision
TM3/BEL/JUL/25/11/A	

Scales:

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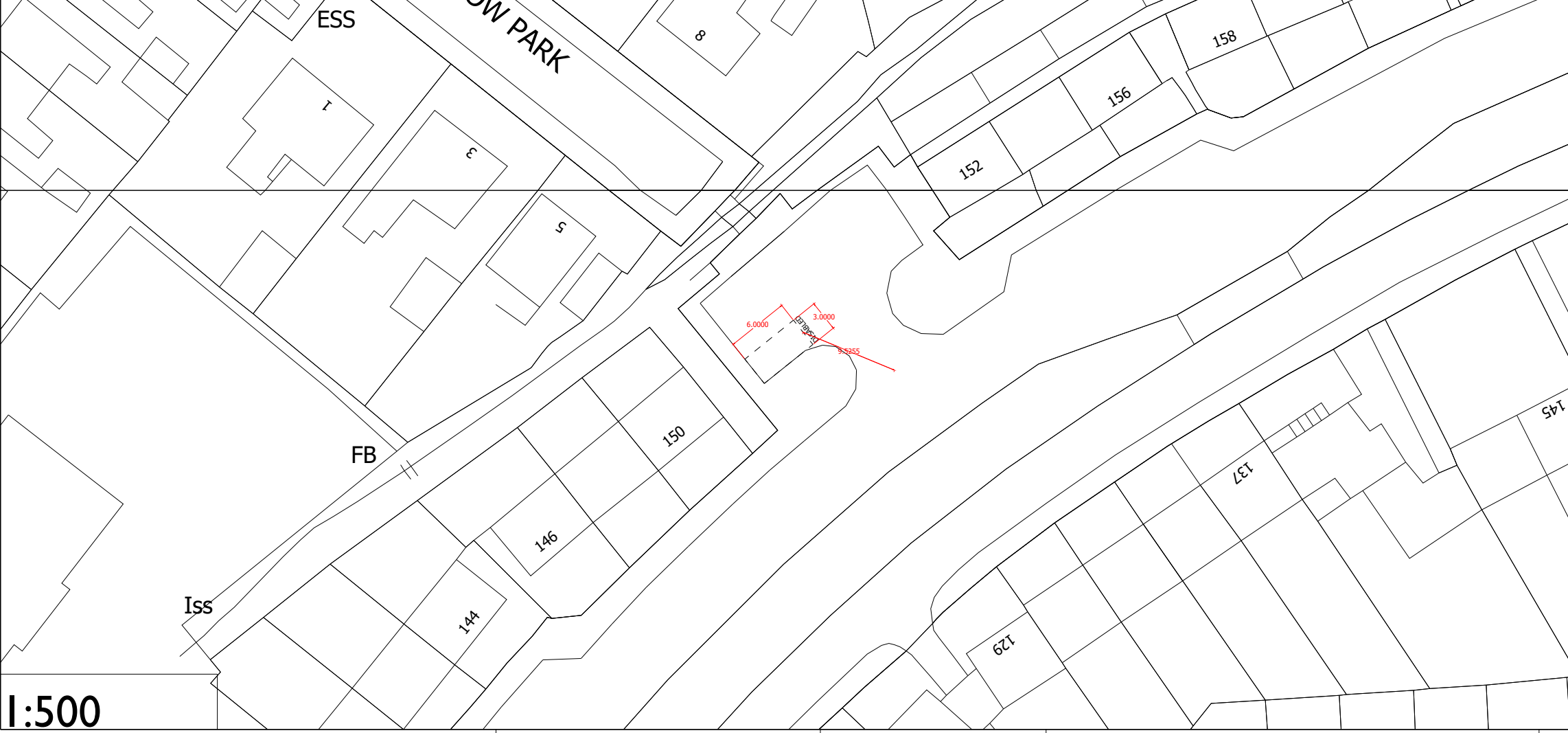
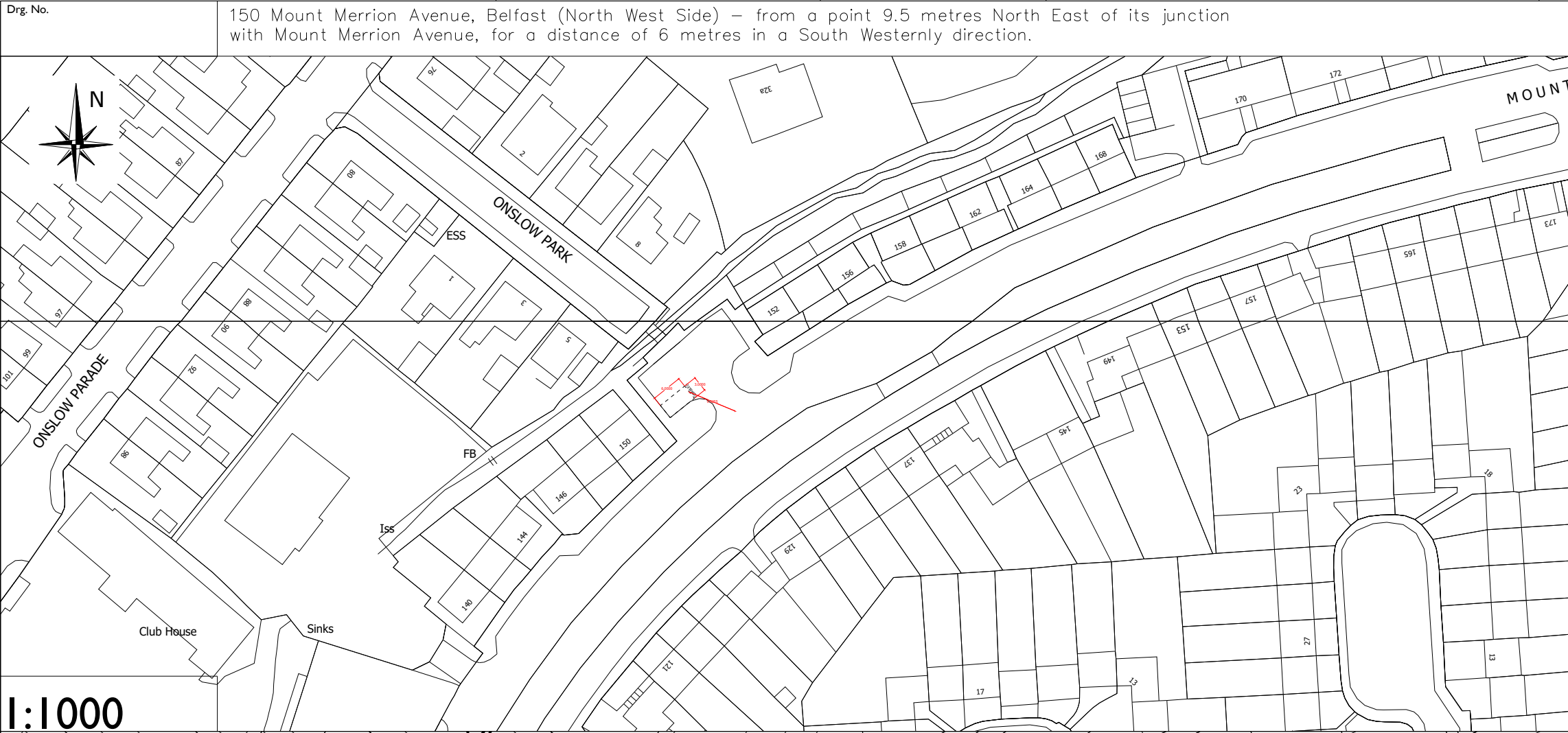
Eastern Division

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

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Fax: 028 9025 3220**

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Project:

**ACCESSIBLE/DISABLED
PARKING BAY**

Title:

**150 Mount Merrion Avenue
BELFAST**

FILE NO.	DESIGNED	J.W	Date: 14/08/25
DRAWN	CHECKED	J.McM	Date: 14/08/25
TRACED	APPROVED	S.McM	Date: 14/08/25

Drg. No.	Revision
TM3/BEL/JUL/25/13/A	

Scales:

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Eastern Division

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Fax: 028 9025 3220**

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**Network Traffic
Eastern Division**

John Walsh
Chief Executive
Belfast City Council
24-26 Adelaide Street
BELFAST
BT2 8GB

OfficeoftheChiefExecutive@BelfastCity.gov.uk

DFI Roads Eastern Division
Hydebank House
4 Hospital Road
Belfast
BT8 8JJ

Tel: 0300 200 7899
Textphone: 028 9054 0022
Email: Traffic.Eastern@infrastructure-ni.gov.uk
Website: www.infrastructure-ni.gov.uk
Being Dealt with By: Andrew Miskimmin
Direct Line: (028) 38 320423

Our reference: BTH Phase 2

Date: 28 August 2025

Dear Mr. Walsh

TRAFFIC CONTROL MEASURES PHASE BELFAST TRANSPORT HUB

I am writing to advise that The Department for Infrastructure (DfI) proposes to make an amendment to one of the recent Orders in relation to the Belfast Transport Hub that went live on 01 August 2025. The Order is –

The Waiting Restrictions (Boyne Bridge Place, Belfast – Pick-up and Drop-off Point) Order (Northern Ireland) 2025.

The current legislation includes a Pick up/Drop off area and taxi rank on the West side of Boyne Bridge Place. Due to the number of drop-offs along Grosvenor Road, which seem to be causing some issues, Translink has requested the Department to amend the legislation to increase the size of the Pick up/Drop off area so that it extends the full length of the layby on the West side of Boyne Bridge Place replacing the taxi rank.

I have attached a PDF of the new proposed layout.

Yours faithfully

Andrew Miskimmin

**ANDREW MISKIMMIN
TRAFFIC MANGER TM1**

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**Network Traffic
Eastern Division**

Mr John Walsh
Chief Executive
Belfast City Council
24-26 Adelaide Street
BELFAST
BT2 8GB

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Belfast
BT8 8JJ

Tel: 0300 200 7899
Textphone: 028 9054 0022
Email: Traffic.Eastern@infrastructure-ni.gov.uk
Website: www.infrastructure-ni.gov.uk
Being Dealt with By: David McCombe
Direct Line: (028) 9076 5751
02 September 2025

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Dear Mr. Walsh

HILL STREET, BELFAST – PEDESTRIANISATION

I am writing to advise that the Department propose to take forward an 'Experimental Order' for the pedestrianisation of Hill Street, Belfast.

The prohibition of traffic, including cyclists, will operate on Hill Street, between its junction Gordon Street and Waring Street and include Commercial Court and Exchange Place. Exemptions will allow 'loading/unloading' between the hours of 6:00am and 12:00pm.

In addition to the above prohibition, it is also proposed to introduce a one-way traffic system along Gordon Street, from its junction with Hill Street to its junction with Dunbar Street in an easterly direction.

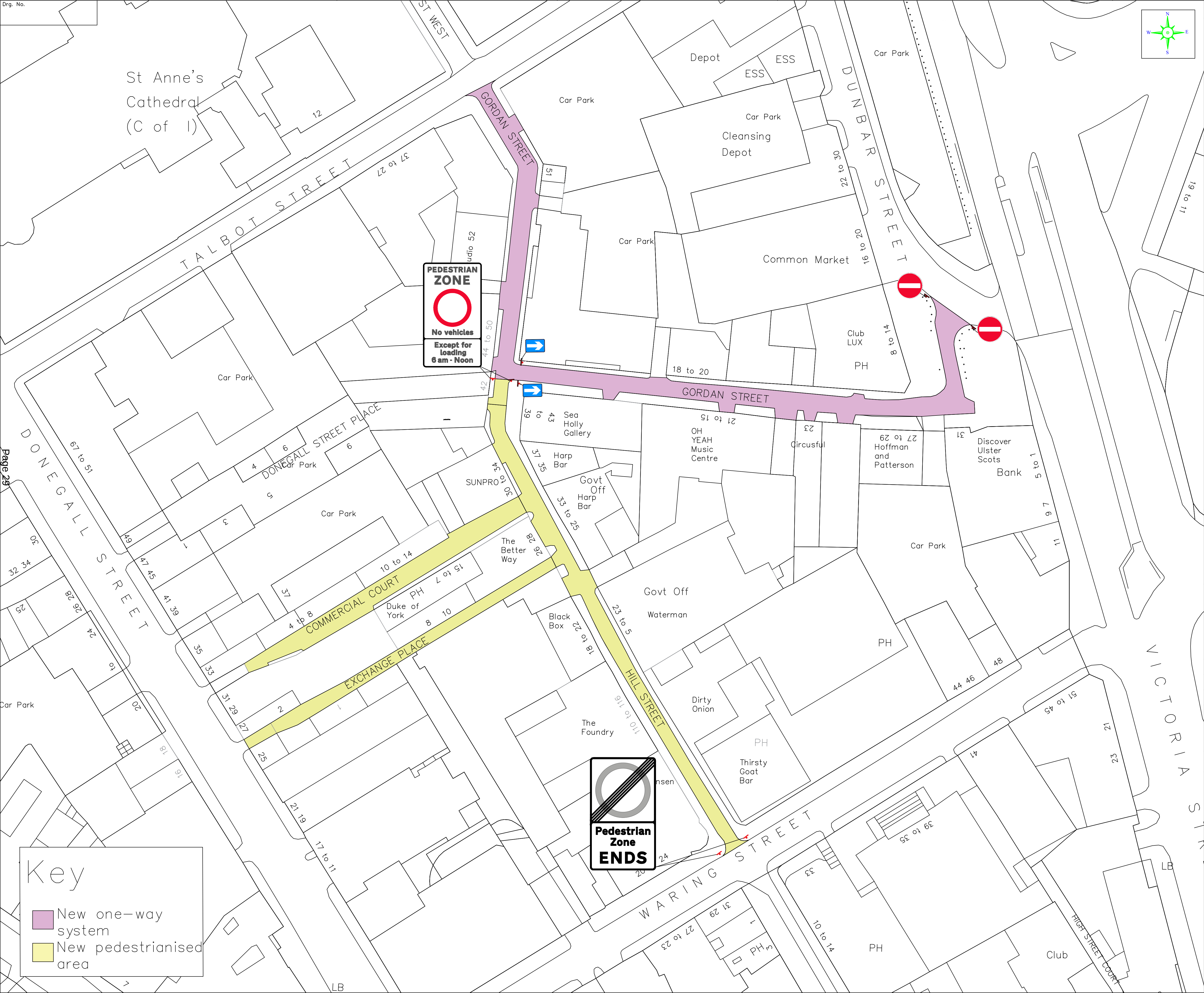
I have attached a plan showing our proposals for your information and would be grateful for your comments on the proposal.

Yours sincerely

Graeme Salmon

**GRAEME SALMON
NETWORK TRAFFIC MANAGER**

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Key

- New one-way system
- New pedestrianised area

NO.	REVISION	DATE
 Two 'No Entry' Signs to be placed at entrance of Gordan Street that meets Dunbar Street.		
 Two 'One Way' Blue Arrows to be placed at junction of Hill street meeting Gordan Street. Arrows to point towards Dunbar Street.		
 Two traffic signs banning vehicles to be placed at junction of Hill street at its junction with Gordan Street. Except for loading 6am–Noon.		
 Two traffic signs indicating end of pedestrian zone placed at Hill Street with Waring Street junction		
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Project

Hill Street Pedestrianisation

Title

FILE NO.	DESIGNED	date
DRAWN	CHECKED	date
TRACED	APPROVED	date
Drg. No.	Revision	

Scales

SCALE

EASTERN DIVISION
Hydebank House
4a Hospital Road
Ballydoughan
Belfast
BT8 8JL
Tel: 0300 200 7899

Department for Infrastructure
An Roinn
Bonneagair
www.infrastructure-ni.gov.uk

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Agenda Item 6

PLANNING COMMITTEE – 16 SEPTEMBER 2025

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0038
PLANNING REF:	LA04/2023/4460/F		
APPLICANT:	Andrew McFarland		
LOCATION:	51 Silverstream Gardens, Belfast, BT14 8GS		
PROPOSAL:	Retrospective change of use from residential dwelling (Class C1) to short term let (Sui Generis)		
PROCEDURE:			

ITEM NO	2	PAC REF	2025/E0032
PLANNING REF:	LA04/2025/0324/CA		
APPLICANT:	The National		
LOCATION:	Land to the rear of The National, 62 High Street, Belfast, BT1 2BE		
PROPOSAL:	Unauthorised change of use of the land to a beer garden		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2024/A0005
PLANNING REF:	LA04/2023/3401/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Shuhan Yang		
LOCATION:	37 Albert Street, Belfast, BT12 4HB		
PROPOSAL:	Change of use from residential to short term let		

APPEAL DECISIONS (CONTINUED)

ITEM NO	2	PAC REF:	2025/E0029
PLANNING REF:	LA04/2022/0307/CA		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Eden Roc Ltd		
LOCATION:	Land at Kilpoole, 151 and 153 Belmont Church Road, Strandtown, Belfast, BT4 2DA		
PROPOSAL:	Alleged erection of unauthorised site hoarding and vehicular access gates without the benefit of planning permission or Permitted Development as detailed in The Planning (General Permitted Development) Order (NI) 2015		

ITEM NO	3	PAC REF:	2025/A0027
PLANNING REF:	LA04/2024/1916/F		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Mr Dominic Gallagher		
LOCATION:	60 Fitzroy Avenue, Belfast, BT7 1HX		
PROPOSAL:	Change of use to short term holiday letting accommodation (retrospective)		

ITEM NO	4		2025/E0002
PLANNING REF:	LA04/2023/0980/CA (EN 01)		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Malachy Loughrey		
LOCATION:	Land at 7 Inver Avenue, Belfast, BT15 5DG		
PROPOSAL:	Alleged unauthorised change of use of 7 Inver Avenue, Belfast, BT15 5DG from Class C1 Dwelling houses to no class specified short term let accommodation – The Planning (Use Classes) Order (NI) 2015		

Planning decisions issued August 2025- No. 51

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/1973/F	LOC	47 Jocelyn Avenue BT6 9AX & 61& 63 Euston Street Belfast BT6 9AF.	Demolition of existing building and construction of 6No. apartments with related amenity space & bin & bicycle storage.	Permission Granted
LA04/2022/1763/PAD	LOC	Land at and adjacent to 587 Upper Newtownards Road Belfast BT4 3LP.	Mixed-use development, comprising retirement living (Use Class C1), care home (Use Class C3) and medical facility (Use Class C3 or D1), associated access, amenity space, landscaping and car parking.	PAD Concluded
LA04/2022/1779/F	LOC	1 Serpentine Road Belfast BT36 7HA.	Demolition of buildings on site with replacement by 8No. new build apartments in a 2 storey building. Existing site entrance off Serpentine Road to be retained (amended proposal)	Permission Granted

LA04/2022/2205/PAD	LOC	Shankill Road, Belfast Castlereagh Road, Belfast Cregagh Road Belfast Holywood Road, Belfast City Centre, Belfast.	Provision of new Insignia+ Bus Shelters in new locations along each route to align with the Bus Stop Balancing initiative. The bus stop balancing element targets an average spacing of 300m between each stop in an effort to improve journey times on the Metro service. Castlereagh Road - 19 New Bus Shelters Cregagh Road - 19 New Bus Shelters Holywood Road - 17 New Bus Shelters Shankill Road - 21 New Bus Shelters City Centre - 14 New Bus Shelters	PAD Concluded
LA04/2023/3740/F	LOC	10 Baltic Avenue, Belfast, BT15 2HR	Change of use from Dwelling to HMO	Application Withdrawn
LA04/2024/0095/F	LOC	3 Broadway Link, Belfast, BT12 6EX	Change of use from Dwelling to Short term let (retrospective)	Application Withdrawn
LA04/2024/0393/F	MAJ	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	Permission Granted
LA04/2024/1706/F	LOC	Grass verge in car park, 30m west of 1 West Bank Road, Belfast Harbour, Belfast BT3 9JL	Installation of a 20.5m high communications mast and ancillary development (Retrospective)	Permission Granted
LA04/2024/1744/LBC	LOC	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	Application Withdrawn

LA04/2024/1903/F	LOC	Tesla Centre, 8, 8a & 10 Boucher Road, Belfast, BT12 6HR.	Erection of a washbay facility; erection of a substation; installation of electric vehicle chargers and minor external alterations to the unit (and associated works)	Permission Granted
LA04/2024/1960/F	LOC	Existing car park at the Throne Centre, Whitewell Road, Belfast BT36 7RW	Proposed 4 storey residential development comprising 14 apartments	Application Withdrawn
LA04/2024/2034/F	LOC	14 and 16 Stranmillis Road, Belfast, BT9 5AA	Proposed change of use and internal reconfiguration of 2no residential dwellings to 6no. apartments (4no. 2 bed and 2no. 1 bed) including minor amendments to rear returns, bin stores, cycle stands and all associated site works.	Permission Granted
LA04/2024/2039/PAD	LOC	337 Castlereagh Road, Belfast, BT5 6AB	Change of use from offices to small community veterinarian practice	PAD Concluded
LA04/2025/0145/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of Condition 2 - Brick & Cladding specification and sample LA04/2023/4373/F	Condition Discharged
LA04/2025/0213/F	LOC	205 Sandy Row, Belfast, BT12 5ED	Retrospective change of use from residential to short-term let	Permission Granted
LA04/2025/0335/PAD	LOC	57 College Park Avenue, Belfast, Belfast, BT7 1LR	Conversion of 2 No. stand alone Apartments and a 5 bedroom bedsit into 4 No. Self-Contained Apartments.	PAD Concluded
LA04/2025/0336/F	LOC	391A Donegall Road, Belfast, BT12 6FR.	Part retrospective single storey rear extension.	Permission Granted
LA04/2025/0399/F	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)	Permission Granted
LA04/2025/0500/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 9 LA04/2024/0026/F- Piling Risk Assessment	Condition Discharged

LA04/2025/0528/F	LOC	1 Hospital Road, Belfast, BT8 8JP	Amendment to Planning Approval LA04/2024/0026/F for the conversion of the existing Mortuary Building to 2No. single storey semi-detached dwellings	Application Withdrawn
LA04/2025/0585/DC	LOC	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Discharge of conditions 10, 11 & 15 LA04/2024/0344/F- Quantitative Risk Assessment and a Remediation Strategy	Condition Discharged
LA04/2025/0633/PAD	LOC	Queen's University Belfast Malone Sports Facilities Dub Lane, Malone Upper, Belfast, BT9 5NB	New single-storey standalone high-performance gym located adjacent to the existing clubhouse, featuring a covered walkway connecting the two buildings	PAD Concluded
LA04/2025/0614/F	LOC	33 North Road, Belfast, BT5 5NE	Replacement single storey extension to rear of existing dwelling. (Retrospective)	Permission Granted
LA04/2025/0678/F	LOC	21 Mountainview Gardens, Belfast, BT14 7GU	Two storey extension to rear/side of existing dwelling. (Amendments to approved scheme Ref. LA04/2023/4293/F)	Permission Granted
LA04/2025/0733/DC	LOC	Westbourne Presbyterian Church 149a Newtownards Road, Belfast, BT4 1AB	Discharge condition 4 of LA04/2024/0397/F- Details of proposed luminaires.	Condition Discharged
LA04/2025/0686/CLEUD	LOC	26 Hawthorne Building, Old Bakers Court, Belfast, BT6 8QU	HMO	Permitted Development
LA04/2025/0784/PAD	LOC	18 Onslow Gardens, Belfast, BT6 0AP	Two storey & single storey rear extension. Additional site works.	PAD Concluded
LA04/2025/0825/NMC	LOC	14 Dublin Road, Belfast	Non Material Change to LA04/2023/4366/F- Elevational changes to Dublin Road elevation and Bankmore Square elevation (amended description)	Non Material Change Granted

LA04/2025/0838/DC	LOC	1 Bloomfield Park West, Belfast, BT5 5JX	Discharge condition 2 of LA04/2024/1167/F- Obscure glazing confirmation.	Condition Discharged
LA04/2025/0839/DC	LOC	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	LA04/2023/3778/F Condition no. 2 Brickwork specifications and physical sample	Condition Partially Discharged
LA04/2025/0878/PAD	LOC	Cardinal O'Donnells Gaelic Athletic Club 43 Whiterock Road, Belfast, BT12 7PF	Proposed erection of changing room facilities and sports pavilion along with associated development at existing sports facility	PAD Concluded
LA04/2025/0895/F	LOC	Land accessed from rear of 95-97 Castle Street Belfast BT1 1GJ & fronting onto 22-24 King Street Belfast BT1 1HU	Creation of beer garden attached to existing public house	Application Withdrawn
LA04/2025/0917/DC	LOC	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Discharge of condition 3 LA04/2024/1141/DCA- Redevelopment Contract	Condition Discharged
LA04/2025/0986/F	LOC	40 Ava Drive, Belfast, BT7 3DW	Change of use from use from residential dwelling to a short term holiday let accommodation	Application Withdrawn
LA04/2025/0933/F	LOC	18 Ailesbury Road, Belfast, BT7 3FH	Two storey rear extension and single storey side extension	Permission Granted
LA04/2025/0938/CLEUD	LOC	112 Malone Avenue, Belfast, BT9 6ES	Change of Use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0975/DC	LOC	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Discharge of Condition 18 of LA04/2024/1138/F - Archaeological Programme of Works	Condition Discharged
LA04/2025/0981/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Discharge of Condition 30 for Phase 7 of Z/2013/1434/F - Noise Verification Report	Condition Partially Discharged

LA04/2025/1089/DC	LOC	Site of the former Finlay's Factory south east of Ballygomartin Road, north of Moyard Crescent, northwest of Springfield Heights and Springfield Park, Belfast BT13 3QZ	Discharge condition 13 of LA04/2023/2338/F- Landscape management plan.	Condition Discharged
LA04/2025/1106/CLEUD	LOC	Flat 2, 46 Agincourt Avenue, Belfast, BT7 1QB	House in Multiple Occupation	Permitted Development
LA04/2025/1107/CLEUD	LOC	Flat 3, 46 Agincourt Avenue, Belfast, BT7 1QB	House In Multiple Occupation	Permitted Development
LA04/2025/1149/NMC	LOC	21 Arthur Street, Belfast, BT1 4GA	Non-Material change to planning application LA04/2025/0048/F- Existing internal wall to be removed, with minor alterations to the new shopfront to include a new fire escape door.	Non Material Change Granted
LA04/2025/1150/DC	LOC	140 Donegall Street, Belfast, BT1 2FJ	Discharge of Condition 3 LA04/2021/0516/F - Updated stone cladding details.	Condition Discharged
LA04/2025/1202/CLEUD	LOC	60 Fitzroy Avenue, Belfast, BT7 1HX	Short term let accommodation	Permitted Development
LA04/2025/1208/A	LOC	Unit FFC 5, 1 Victoria Square, Belfast, BT1 4QG	Three shop signs	Consent Granted
LA04/2025/1211/LBC	LOC	Unit FFC 5, 1 Victoria Square, Belfast, BT1 4QG	Internal refurbishment works	Consent Granted
LA04/2025/1213/WPT	LOC	The tree is in the southern point of the rear garden (60 Upper Malone Road). However, it is close to the boundary, and overhangs number 13 Malone Ridge.	• Reduce the lateral spread of branches to approximately 5m in all directions. • Reduce the overall height of the tree by approximately 4m.	Works to TPO Granted
LA04/2025/1218/PRELIM	LOC	20 Katrine Park, Belfast, BT10 0HT	Two storey side extension with finishes to match existing	PAD Concluded

LA04/2025/1232/WPT	LOC	St Gerards Roman Catholic Church 722 Antrim Road, Newtownabbey, BT36 7PG	T75, a horse chestnut tree was identified as being in poor condition in the original tree survey report dated 04/12/2012. Over the course of the past 13 years, and having had no maintenance carried out during this period, this tree now poses a significant risk to plot 22. This risk is exasperated by the level difference, where the root structure of T75 is 7m above the finished floor level of plot 22 while the crown is only 8m from the rear elevation. We propose to replace the tree with a Lime tree located in the rear garden of plot 22.	Works to TPO Granted
LA04/2025/1234/WPT	LOC	6 Harberton Park, Malone Upper, Belfast, BT9 6TS	BEECH TREE AT REAR OF GARDEN 3m reduction in height. 2 trees at entrance endweight reduction by 2 m towards property. Also a beech tree split below ground during the last storm. We are going ahead with the removal soon as it's unsafe.	Works to TPO Granted
LA04/2025/1298/DC	LOC	15 Donegall Square South, Belfast, BT1 5JE	Discharge of Condition 2 LA04/2024/0138/LBC - Details of existing Balustrade and Newel Post	Condition Discharged
				<u>Total Decisions</u>

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Live Major Applications not previously considered by Committee @ 09.09.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22	17-Nov-22	Under Consideration
2	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	Under Consideration
3	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
4	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	Under Consideration
5	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	Under Consideration
6	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent property 37-39 Summerhill Park, Belfast.	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	Under Consideration

7	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39) and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	Under Consideration
8	LA04/2024/0910/F	Major	70 Whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	Under Consideration
9	LA04/2024/1121/F	Major	The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club Belfast BT9 6GW	Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof.	26-Jun-24	22-Jan-25	Under Consideration
Page 42	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	23-Jun-25	Under Consideration
11	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
12	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under Consideration

13	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	Renovations and safety work to the waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements. The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir. Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground. Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks. Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.	20-Dec-24	18-Jul-25	Under Consideration
14	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 37no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under Consideration
15	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration
16	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Seven storey building (39.3m AOD) mixed use development comprising of Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing (Amended Description).	10-Feb-25	08-Sep-25	Under Consideration
17	LA04/2025/0974/F	Major	Site to the south of the former Knockbreda High School. Lands bounded by the A55 Upper Knockbreda Road to the south and south-east, Wynchurch Road to the north-east, Knockbreda Primary School to the north and Knockbreda Park to the west.	Development of a new primary school building for Forge Integrated Primary School. including development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road via a new signalised junction; demolition of no. 138a Knockbreda Park and associated site works	04-Jun-25	31-Dec-25	Under Consideration

18	LA04/2025/1272/F	Major	Harberton North Special School 29a Fortwilliam Park, Belfast, BT15 4AP	Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscpaing.	31-Jul-25	13-Nov-25	Under Consideration
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Planning Applications Discussed at Committee Between 01 Apr 2019 and 09 Sep 2025

Decision Description		Totals
		26
Consent Granted		
Consent Refused		
Permission Granted		4
Permission Refused		1
Withdrawn		2
Total		33

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.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17-Feb-23	15	149	29/06/2023	33	114	N/A	31/08/2025	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	24-Mar-22	30	211	16/01/2024	124	86	N/A	31/08/2025	Awaiting Section 76 Agreement - expected that outstanding issues around wording of agreement have now been resolved and that s76 agreement will be signed shortly

LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	15-Oct-24	30	77	15/10/2024	30	47	N/A	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side regarding clauses
LA04/2024/0480/D CA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	12-Jul-24	15	76	15/10/2024	28	47	N/A	Unknown	See above
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	05-Sep-24	30	83	12/11/2024	39	43	N/A	30/10/2025	Awaiting Section 76 Agreement and new contamination issues - development commenced without planning permission and updated contaminated land surveys required from applicant

LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	22-Sep-23	30	133	10/12/2024	93	39	N/A	Unknown	Unable to agree terms of Section 76 agreement with applicant - options being considered
LA04/2024/1869/F Page 47	The Edge, 48-52 York Street, Belfast, BT15 1AS	Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation	LOC	01-Nov-24	14-Feb-25	15	45	18/03/2025	19	25			Section 76 planning agreement not finalised and so decision not issued. Temporary permission was to be granted until end of August -as period ended applicant has been invited to withdraw application
LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	13-Nov-24	30	73	18/03/2025	47	25			Holding direction issued by DfI in March 2025 preventing Council from issuing decision.- Awaiting Section 76 Agreement - negotiation on clauses ongoing

LA04/2024/0675/F	The Arches Centre 11-13 Bloomfield Avenue / 387-389 Newtownards Road, , Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	MAJ	13-May-24	09-Dec-24	30	69	15/04/2025	48	21			Awaiting Section 76 Agreement - Certificate of Title outstanding
LA04/2024/0058/F	68 Fortwilliam Park, Belfast BT15 4AS	Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	LOC	20-Dec-23	03-Apr-24	15	90	13/05/2025	72	17	N/A	31/08/2025	Delegated authority given to resolve final response fom Waste Management. This is ongoing and expected to be resolved shortly
LA04/2023/4543/F	885 Shore Road, Belfast, BT36 7DH	Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting.	LOC	01-Feb-24	16-May-24	15	84	17/06/2025	71	12	N/A		Outstanding consultations from DAERA NIEA and SES

LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10-May-24	23-Aug-24	15	70	17/06/2025	57	12	N/A	30/09/2025	Awaiting outstanding consultation from DAERA NIEA
Page 49 LA07/2024/0267/F	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	LOC	15-Feb-24	30-May-24	15	82	17/06/2025	69	12	N/A	31/08/2025	June Committee resolvd to delegate authority to refuse, decision notice being drafted

LA04/2024/1592/F	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, Belfast, BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description)	MAJ	20-Sep-24	18-Apr-25	30	51	17/06/2025	38	12	N/A	30/09/2025	Awaiting Section 76 Agreement - clauses currently being negotiated
LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	15	17/06/2025	3	12	N/A	30/09/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)

LA04/2024/1761/R M	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	MAJ	15-Oct-24	13-May-25	30	47	17/06/2025	35	12	N/A	30/09/2025	Resolving condition issues.
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10-Feb-25	15	45	12/08/2025	41	4	N/A	N/A	Preparing decision notice for issuing
Page 51 LA04/2024/2044/F	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	MAJ	05-Dec-24	03-Jul-25	30	40	12/08/2025	35	4	N/A	30/09/2025	Awaiting Section 76 Agreement - negotiations around revised remains ongoing

LA04/2024/2077/F	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Change to Description).	MAJ	29-Jan-25	27-Aug-25	30	32	12/08/2025	27	4			Late objection received from neighbouring premises. Officers working through issues. Application will need to be reported back to the Committee for reconsideration
LA04/2025/0311/A	Telegraph Building, 124-144 Royal Avenue, Belfast BT1 1DN	Street Art directly on facade of Donegall Street Elevation	LOC	18-Apr-25	01-Aug-25	15	21	12/08/2025	16	4			Preparing decision notice for issuing
Page 52 LA04/2025/0242/F	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	MAJ	13-Feb-25	11-Sep-25	30	30	12/08/2025	25	4			Section 76 completed. SES response received. Preparing decision notice for issuing
LA04/2024/1654/F	432 Falls Road, Belfast, BT12 6EN	Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis)	LOC	21-Oct-24	03-Feb-25	15	46	12/08/2025	42	4			Preparing decision notice for issuing

LA04/2024/1466/F	41 Rosetta Road, Belfast, BT6 0LR	Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).	LOC	30-Aug-24	13-Dec-24	15	54	12/08/2025	49	4			Preparing decision notice for issuing
LA04/2025/0122/F	Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP	Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	LOC	28-Jan-25	13-May-25	15	32	12/08/2025	28	4			Preparing decision notice for issuing
Page 53 LA04/2023/2868/F	Lesley Retail Park, Unit 1 Boucher Road, Belfast, BT12 6HH	Section 54 application to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods. (Amended Description).	MAJ	13-Mar-23	09-Oct-23	30	130	12/08/2025	126	4			Preparing decision notice for issuing
LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works.	LOC	08-Jan-21	23-Jan-21	15	243.00	14/11/2023	148	95			Permission Granted

LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	17-Oct-24	30	76	12/11/2024	33	43			Permission Granted
LA04/2024/1744/LB C	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	LOC	16-Oct-24	29-Jan-25	15	46	10/12/2024	7	39			Withdrawn
LA04/2024/0095/F	3 Broadway Link, Belfast, BT12 6EX	Change of use from Dwelling to Short term let (retrospective)	LOC	17-Jan-24	01-May-24	15	85	17/06/2025	73	12			Withdrawn
LA04/2025/0399/F	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)	LOC	03-Apr-25	17-Jul-25	15	22	17/06/2025	10	12			Permission Granted

LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	17-Aug-22	15	174	17/06/2025	162	12			Permission Refused
LA04/2025/0537/F	Lands at access to Olympia Leisure Centre, directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Proposed erection of drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F – no change to supermarket building).	LOC	27-Mar-25	10-Jul-25	15	23	12/08/2025	19	4			Permission Granted

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Subject:	Delegation of Local applications with NI Water objections
Date:	16 th September 2025
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

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

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

1.0	Purpose of Report or Summary of Main Issues
1.1	The Planning Committee will recall that at its meetings on 27 June 2022, 15 November 2022 14 February 2023, 14 March 2023 18 April 2023, 15 August 2023 17 October 2023, 12 December 2023, 12 February 2024 19 March 2024, 24 th May 2024, 27 th June 2024, 13 th August 2024 15 th October 2024 21 st January 2025 18 th March 2025 15 th April 2025 13 th May 2025 17 th June 2025 and 12 th August 2025 it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at Appendix 1 .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1

	which it may later transpire require to be referred to the Committee for other reason/s (other than the NI Water objection) will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
2.0	Recommendation
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 273 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or

3.9	b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.
3.10	In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.
3.11	However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.
3.12	Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.
3.13	In the case of Waste Water Treatment capacity, NI Water advises that there was an increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.
3.14	The Council must be mindful that were it to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that the applicant appeals the decision. In the absence of robust evidence, it would be unreasonable to refuse planning permission. NIW have in recent months added further detail to their responses but sufficient robust evidence has not been provided. <u>Habitats Regulations Assessment</u>
3.15	Officers have met with Shared Environmental Services (SES). Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also "in combination" impacts with other development. Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a "significant effect" on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification the Council will consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This would also trigger statutory consultation with DAERA NI Environment Agency. The Planning Service will consult SES and DAERA on a case by case basis as required.
3.16	<u>Local applications for which delegated authority is sought to determine</u>

3.17	The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at Appendix 1. It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1 which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
4.0	Financial & Resource Implications
4.1	The cost, time and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee. The recommended approach set out in this report is considered to be a much more efficient use of resources.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.
6.0	Appendices – Documents Attached
	Appendix 1 – List of Local applications which are proposed to be delegated to officers to determine.

Appendix 1 – Local applications with NIW objections (September 2025)

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Windsor	LA04/2025/0666/F	18/04/2025	Change of use from B1 office to 2no. semi-detached dwellings with proposed three storey rear extension, rear dormer windows and alterations to front elevation. Proposed new access, parking and boundary treatments.	33 Wellington Park, Belfast, BT9 6DL
		LA04/2023/2914/F	22/03/2023	Proposed new build 10no. 3bedroom houses, 2no. 2 bedroom duplexes, 2no. 1bedroom apartments with associated parking and siteworks	Lands situated on Keswick Street and to the east of Bowness Street, Belfast, BT13 1QU
		LA04/2022/1917/F	28/09/2022	to include 5 new apartments, a first floor extension, alterations to the ground floor rear to provide residential stairs, bin stores etc for the apartments and elevational design changes to the building including the ground floor retail units.	324-328 Shankill Road Belfast BT13 3AB
		LA04/2022/2036/F	12/10/2022	Mixed use development comprising of retail space on ground floor (extension to existing retail unit) and 8 residential apartments on 1st and 2nd floor.	935-937 Crumlin Road Belfast BT14 8AB.

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Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2024/0948/F & LA04/2024/0955/LBC	Committee Meeting Date: 16 th September 2025
Full Proposal: Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works LBC Proposal: Restoration of external features with a new rear projection to no.34 The Mount and new partitioning walls in both buildings to facilitate use for 6no. apartments	Location: Derelict lands at and to the rear of No.s 34-36 The Mount, Belfast, BT5 4NA
Referral Route: Section 3.8.1 of the scheme of Delegation. Proposal contains more than 12 units with objections.	
Recommendation:	Approval
Applicant Name and Address: Barry Smith Parkgate Property Developments Ltd 17 Mound Road Dromore Bt25 1DL	Agent Name and Address: Jennifer Mawhinney MBA Planning Ltd 4 College House Citylink Business Park Albert Street Belfast BT12 4HQ
Date Valid: 3 rd June 2024	
Target Date: 16 th September 2024	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
Executive Summary: This application seeks full planning permission for the redevelopment of listed buildings and lands at the rear for 20 townhouses and 6 apartments with associated landscaping, parking and site works. The key issues for consideration of the application are set out below. - Principle of housing in this location - Housing density - Affordable housing - Housing mix - Adaptable and accessible accommodation - Design and placemaking - Impact on heritage assets - Climate change	

- Residential quality and impact on amenity
- Open space
- Access and transport
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Natural heritage
- Section 76 planning agreement

The site is designated with the Belfast Urban Area Plan 2001 as a Housing Action Area. The site is zoned for Housing in both versions of BMAP (2004 and 2014).

The proposal is for social housing for which there is a significant unmet need in the city. The proposal would result in the creation of a total of 26 residential units.

The proposal is not considered to adversely impact the character and appearance of the area or the amenity of neighbouring properties. The proposal will secure the restoration of a derelict listed building which will bring a positive benefit to the site and locality. The proposal is acceptable in terms of density, design, housing mix, amenity provisions and parking.

Three objections have been received and 1 non-committal representation. The main concerns raised include:

- Limited parking facilities
- Traffic congestion
- Site is a nesting ground for bats and other wildlife
- Loss of privacy
- Loss of light
- Noise
- Potential damage to properties at 52-56 The Mount
- Plumbing and sewage issues

1 non-committal representation received queried if the townhouses would be a housing executive rent scheme or to buy scheme.

All matters have been addressed throughout the main body of the report below.

HED, NIHE, DAERA, Trees, Environmental Health, NI Water, Rivers Agency and Roads have no objection to the proposal subject to conditions.

Recommendation

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

Site Location Plan







1.0 Description of Proposed Development

1.1 The proposal seeks permission for the redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works.

2.0 Description of Site

2.1 The application site relates to an area of land measuring 0.3ha and is located within the development limit of Belfast. The site is designated as a Housing Action Area within the BUAP and zoned for housing in both versions of BMAP. The site slopes in a gentle gradient from southwest to northeast.

2.2 The site incorporates a derelict listed building and vacant lands within a predominantly residential area. The site would be accessed via The Mount (North).

3.0 Planning History of the application site

3.1 Z/2006/0224/F – 75 apartments in 3no. blocks. Permission granted 29/12/2008

3.2 LA04/2019/1797/F & LA04/2019/1795/LBC – Redevelopment of listed buildings and lands to the rear for a residential development comprising of 7no. townhouses and 34no. apartments with associated landscaping, parking and site works. Permission granted 04/05/2023

3.3	LA04/2024/0955/LBC – Restoration of external features with a new rear projection to no.34 The Mount and new partitioning walls in both buildings to facilitate use for 6no. apartments. Consent granted 04/05/2023.
4.0	Policy Context
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:
4.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.0	PLANNING POLICY
5.1	Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking <i>Operational Policies:</i> Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing

	Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation Policy DES1 – Principles of urban design Policy RD1 – New residential development Policy BH1 – Listed Buildings Policy BH5 – Archaeology Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources <u>Supplementary Planning Guidance</u> Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Trees and Development
5.2	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)
5.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.4	Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)
6.0	CONSULTATIONS AND REPRESENTATIONS
6.1	<u>Statutory Consultees</u> DfI Roads – No objection subject to conditions DfI Rivers – No objection DAERA: Natural Environment Division – No objection subject to conditions DAERA: Regulation Unit – No objection subject to conditions

6.2	DAERA: Water Management Unit – No objection subject to conditions/standing advice NI Water – Approval. NIW PDE confirms availability to serve NIHE – Supportive of 100% social housing HED – No objection subject to conditions <u>Non-Statutory Consultees</u> Planning Service Tree Officer – No objection subject to conditions Environmental Health – No objection subject to conditions
6.3	<u>Representations</u> The application has been advertised in the newspaper and neighbours notified. 3 letters of objection were received which raised the following concerns: - Limited parking facilities - Traffic congestion - Site is a nesting ground for bats and other wildlife - Loss of privacy - Loss of light - Noise - Potential damage to properties at 52-56 - Plumbing and sewage 1 non-committal representation received queried if the townhouses would be a housing executive rent scheme or to buy scheme. Consideration has been given to all relevant concerns noted in the representations in the assessment of the application below.
9.0	ASSESSMENT Main Issues
9.1	The main issues relevant to 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 heritage assets • Climate change • Residential quality and impact on amenity • Open space • Access and transport • Environmental protection • Flood risk and drainage

	• Waste-water infrastructure • Waste management • Natural heritage • Section 76 planning agreement
9.2	<u>Principle of housing at this location</u> As outlined above, the site is zoned for housing in both versions of the BMAP and as a Housing Action Area in the BUAP. The principle of residential development has been further established under previous planning permission LA04/2019/1797/F for the redevelopment of the site and listed building for 7 townhouses and 34 apartments. This permission is extant and will expire on 02/05/2028.
9.3	<u>Principle of housing in this location</u> Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below. The site is suitable for housing – the site is located within a predominantly residential area and has been zoned for housing. The location is considered suitable in principle for housing. The location is accessible and convenient to public transport and walking cycle infrastructure – the site is in close proximity to the city centre and local centres and is accessible to shops, services, amenities and public transport. Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place.
9.4	The proposal will support the regeneration of the area, which is welcomed.
9.5	It is considered that the site is a suitable location in principle for housing and that the proposal is compliant with Policies HOU1 and HOU2.
9.6	<u>Housing density</u> Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
9.7	The site is located within the inner-city area where the average density is recommended as 75-150 dwellings per hectare (ha). The site area is 0.3 ha which would equate to a recommended density of between 22.5 and 45 residential units per ha. The proposal falls within this density bracket demonstrating that it would make effective use of land.
9.8	<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. In this case the application seeks to address the requirement of Policy HOU5 by providing a scheme which is 100% affordable housing.

9.9	<i>Tenure</i> The application 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 [such as that proposed] may be considered having regard to the following considerations: • <i>‘The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i> • <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and</i> • <i>Whether a scheme is proposed as ‘shared housing’</i> Dealing with the first criterion, NIHE supports the application, citing a significant unmet need in Belfast. Turning to the second and third criteria, the proposal is integrated with general needs housing and other mixed tenures in The Mount area generally and is not readily distinguishable in terms of external design, materials and finishes. Pepper potting has not been included as part of the proposal as the scheme is 100% social provision. Having regard to these factors, and on balance, the proposed tenure mix is considered acceptable.
9.10	
9.11	
9.12	<u>Housing mix</u> Policy HOU6 applies. The exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of: - Up to date analysis of prevailing housing need in the area; - The location and size of the site; - Specific characteristics of the development; and - The creation of balanced and sustainable communities.
9.13	The proposal complies with the policy through providing a range of size and composition of residential units such as 16no. 5-person, 3-bedroom units, 4no. 3-person, 2-bedroom units and 6no. 4-person, 2-bedroom apartments.
9.14	The size and type of unit has been determined by the responses from Choice Housing. The housing need assessment demonstrates that there was a need for 2-3 bedroom units in the Albertbridge Road Common Landlord Area, which this application achieves.
9.15	NIHE is supportive of the housing mix and noted in their consultation response that the townhouses are especially welcome as there is a lack of available sites suitable in the area and the 100% social housing units proposed would help address housing needs of all. Having regard to these factors, the proposed housing mix is considered acceptable.
9.16	<u>Adaptable and accessible accommodation</u> 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 applicant has provided evidence that these criteria are satisfied. The policy also requires that at least 10% of units in residential developments of 10 units or more are wheelchair accessible and provides an additional nine criteria (g. to o.) with which these units should accord. The proposal includes 10% wheelchair units. It is considered that the proposal complies with the additional nine criteria g. to o. The

	proposed floor plans show that the proposed apartments meet the wheelchair space standards as set out in Appendix C2 of the LDP with a minimum of 80m² internal floorspace for 2-bedroom apartments, demonstrating that the criteria above has been met.
9.17	<u>Design and placemaking</u> The proposal has been assessed against the SPPS, and Policies SP5, DES1 and RD1. 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.
9.18	<u>Residential quality and impact on amenity</u> Policies DES1 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.
9.19	<i>Scale, height and massing</i> The scale and massing of the proposed development is considered in keeping with the surrounding residential area which is characterised with 2 and 3-storey Victorian terraces and some modern buildings. The SPG advises that some overshadowing of garden areas will rarely constitute sufficient grounds to justify a refusal of permission.
9.20	The proposed terrace at plots 12-16 (House Type E – E1) measures a height of 6.8m, the listed building at no. 34 and 36 measures a height of 5.8m and the existing property at no. 38 The Mount, located to the east of the site, measures 6.3m.
9.21	The proposed terrace at plots 1-5 (house type C) located on the north side of the site would extend approximately 2.5m higher than the Shiloh Hall which is a single storey building measuring 4.7m. The adjacent apartments located at no. 58-60 The Mount measure a height of 8.5m.
9.22	The proposed development would not significantly exceed the height of the surrounding properties and is considered acceptable in its scale and height.
9.23	<i>Overshadowing</i> Overshadowing as a result of the proposal would not be detrimental to the surrounding properties. The proposal complies with the 25 degree angles test for dwellings situated opposite each other (between the existing properties at no.s 12, 153 and 151 The Mount to the Type C terrace at plots 1-5). And the properties at Type A and B (plots 23-26) meet the 45 degree angles test when measured from the properties at no.s 40-56 The Mount.
9.24	<i>Overlooking</i> The proposed dwelling at plot 26 (House Type A) has 2 windows located on the 1st floor which facilitate a bedroom and a bathroom. The dwelling is located 12m from the gable end of no. 52 The Mount which has no windows. This distance is in compliance with the recommended distance of 10m noted within the SPG.

9.25	Proposed plots 23-25 (Type B) have 2 windows at the 1 st floor level for a bedroom and bathroom and are located 16m from the rear elevation of the dwellings at no.s 40 and 42 The Mount.
9.26	There is a 16.3m separation distance from the front of no. 153 and 151 to the terrace located at plots 01-05 (House type C). This is below the recommended separation distance of 20m between habitable rooms.
9.27	Within an urban context some degree of overlooking is likely and given the location of the site and the small degree of overlooking which may be experienced, a smaller separation distance has been deemed acceptable in this instance.
9.28	<i>Space standards</i> <i>The proposed residential floor space is broken down as follows:</i> House Type A (3 bed) – 94m² House Type B (3 bed) – 93m² House Type C and C1 (3 bed) – 93m² and 108m² House Type D (3 bed) – 93m² House Type E (2 bed) – 81m² E1 (3 bed) – 108m² Listed building apartments: Lower Ground floor (2 bed) – 80m² Upper Ground Floor (2 bed) – 81m² and 79m² First Floor (2 bed) - 81m² and 79m²
9.29	The proposed residential units are all therefore in accordance with the minimum space standards as set out in Appendix C of the Plan Strategy.
9.30	<u>Open space</u> <i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential unit. The proposal includes both private and communal spaces.
9.31	The amenity space for the private garden areas associated with the townhouses provides a total of 883m ² , resulting in an average of 44.15m ² per dwelling. The private patios of the apartments totals 54m ² and ranges in size from 13m ² to 15m ² , resulting in an average private amenity space for the apartments at 9m ² .
9.32	The total amenity provision on site would measure 1107m ² , taking account of the private amenity spaces of the townhouses and apartments along with the communal amenity area which measures 170m ² . This averages at 42.5m ² per dwelling within the development which is compliant with the amenity standards recommended in <i>Creating Places</i> .
9.33	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.

9.34	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.
9.35	In this case, no public open space is proposed within the site. Policy OS3 accepts that on-site provision for open space can be reduced where the site is close to or would benefit from ease of access to areas of existing public open space. In this regard, the site is a 1.1km walk from Ormeau Park and a 600m walk from the Lagan towpath. The extant approval is also a material consideration in this regard.
9.36	Having regard to these considerations and the location of the site and provision of private amenity space, the approach to open space is considered acceptable.
9.37	<u>Access and transport</u> The site has good accessibility being in close proximity to the City Centre and the Lanyon Place train station. It is also close to local centres on the Woodstock Road and Albertbridge Road (located at commercial nodes on arterial routes). Exact locations and associated boundaries of the centres will be detailed as part of the LPP. Prior to the adoption of the LPP, the existing draft BMAP boundaries will be used.
9.38	Policy TRAN 2 states that the design of new developments must take account of the specific needs of people with disabilities and others whose mobility is impaired. The proposal includes 12 designated parking spaces, 3 of which will be for disabled users.
9.39	Policy TRAN 4 states that planning permission for development proposals with significant travel generating uses will require a travel plan. The application is supported by a travel plan, which sets out a range of measures and targets aimed at promoting sustainable travel within the development. This includes the following green travel measures: • One travel card offered per dwelling for a period of 3 years.
9.40	The travel plan measures are considered acceptable having regard to Policy TRAN4.
9.41	Upon completion of the development the Developer will appoint a Travel Co-ordinator to put in place measures that will actively encourage the tenants and residents of the apartments to use more sustainable and environmentally friendly modes of transport.
9.42	Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. Parking standards requests a total of 44 parking spaces for a development of this scale. This has been achieved through the 12 in curtilage spaces and 31 on-street spaces which have been demonstrated through the submitted Parking Survey. The Travel Plan states that due to the public transport facilities serving Castlereagh Street and the easy access to safe cycle paths and walkways, commuting without the use of a private car is a feasible option at this location. Given the accessibility of the site and travel plan commitments, this level of parking is considered acceptable. The proposal is considered to accord with Policy TRAN8.
9.43	DfI Roads offers no objection to the proposal, which is considered acceptable with regards to highway safety, traffic progression and parking. DfI is satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. The proposal is considered acceptable having regard to Policies TRAN1, TRAN4 and TRAN 8.

9.44	<u>Impact on heritage assets</u> The proposal includes the redevelopment of a vacant listed building to provide 6 residential apartments. The proposed change of use of the listed building would secure its upkeep and survival. The character, architectural and historic interest of the building would be enhanced through the redevelopment.
9.45	The HED consultation response dated 14th May 2025 states that the proposal will recover the buildings which are at risk degree 'Critical.' The re-use of the listed building is noted to be a valuable opportunity. The listed building will be enhanced through the external restoration and the original terrace form will be largely retained. The HED database records this as having a <i>'significant historical importance due to its association with the Pottinger family and remains one of the oldest surviving examples of terraces housing in the townland.'</i>
9.46	HED are welcoming of the sympathetic materials shown on revised materials to the E-E1 block adjacent to the listed building.
9.47	There would be no archaeological implications. The proposal is considered compliant with Policies BH1 and BH5.
9.48	The completion of the restoration works to the listed building have been secured through a Section 76 Planning Agreement.
9.49	<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.
9.50	The proposal includes various sustainable design features which seek to mitigate environmental change. These measures include high efficiency boilers with zoned thermostatic controls to avoid unnecessary energy usage; inclusion of large glazed areas to maximise natural day light; high performance insulation and energy efficient windows. All of the units have dual or triple aspects which will receive sunlight at various points throughout daylight hours.
9.51	Policy ENV2 also states that development proposals, where feasible, should seek to avoid demolition and should consider how existing buildings or their main structures could be reused. The existing listed building on site is to be retained and redeveloped as part of the proposal.
9.52	The proposal is considered compliant with Policy ENV2.
9.53	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
9.54	The applicant has demonstrated that the proposal is compliant with criteria a to i. The implementation of SuDs is welcomed through the provision of green spaces and the planting of 54 trees and 85 plants for hedging purposes.
9.55	The proposal is considered compliant with Policy ENV3.
9.56	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off

	and to ensure flooding is not increased elsewhere. The applicant has demonstrated the proposal will include planting and green areas to prevent run off.
9.57	<u>Health impacts</u> Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
9.58	The proposal provides opportunity for active travel, physical and improved mental wellbeing. The site is within walking distance of the city centre and its amenities. It is within short walking distance of Ormeau Park and the Lagan Towpath. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. A sufficient amount of amenity space would be provided within the development including private and communal gardens. The proposal would provide quality housing for people in housing stress and housing need.
9.59	The proposal is considered to satisfy the requirements of Policy HC1.
9.60	<u>Environmental protection</u> 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.
9.61	<u>Contaminated land</u> Environmental Health (EH) has reviewed a number of documents submitted by the application in relation to contaminated land and have considered that contamination risks can be dealt by way of conditions.
9.62	<u>Air quality</u> EH has not raised any concerns with regards to air quality and in this regard, the proposal is considered compliant with Policy ENV1.
9.63	<u>Noise</u> EH has not raised any concerns with regards to noise and in this regard, the proposal is considered compliant with Policy ENV1.
9.64	<u>Flood risk and drainage</u> Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.

9.65	DfI Rivers has reviewed the submitted Drainage Assessment which indicates that flood risk to and from the development will be appropriately managed. In their response dated 20 th June 2024 DfI Rivers requested the submission of a Schedule 6 consent in order to fully assess the drainage assessment. This was submitted and uploaded to the public portal on 30 th July 2025. DfI Rivers considered the information and returned a response of no objection subject to condition.
9.66	<u>Waste-water infrastructure</u> Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water has been consulted in relation to the proposal and has recommended approval. Their consultation response dated 7th June 2024 states that there is available capacity at the Waste Water Treatment Works and a combined sewer traversing the development. The proposal is in compliance with policy SP1A.
9.67	<u>Natural heritage</u> Policy NH1 relates to the protection of natural heritage resources. In assessing new development proposals, the council will seek to ensure the protection of the district's natural heritage and biodiversity. New development will not have an unacceptable effect, either directly, indirectly, or cumulatively, on sites, habitats, species or ecosystems and networks that are important for their nature conservation, biodiversity or geodiversity value.
9.68	NIEA Water Management Unit advised that if NI Water were content that both the receiving Waste Water Treatment Works (WWTW) and the associated sewer network for this development could take the additional load with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then Water Management Unity has no objection to this aspect of the proposal. Regulation unit have provided similar conditions to that of Environmental Health relating to contamination.
9.69	Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.
9.70	<u>Section 76 planning agreement</u> If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable. • Affordable Housing – 26 units shall be occupied as social rented housing. • Listed Building Restoration Works – works to be completed within 2 years of the commencement of the development. • Green travel measure – travel plan and travel cards. • Open Space Management Plan

10.0	Recommendation
10.1	The proposal would provide valuable social housing for which there is a significant unmet need in the city and would assist the further regeneration of the area. The design of the proposed housing is considered on balance acceptable. Sufficient parking would be provided and the proposal would not be detrimental to highway safety. The proposal would restore and bring a listed building back into use which is welcomed. It is recommended that planning permission is granted.
10.2	Having regard to the Development Plan and material considerations, it is recommended that planning permission should be granted subject to conditions and a Section 76 planning agreement.
10.3	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
11.0	DRAFT CONDITIONS: Full
11.1	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.
11.2	All external facing and roofing materials of Block E-E1 shall be carried out as specified on the approved plan 20A including: - Blue black slate roofing - Aluminium rainwater goods - Painted timber sliding sash windows - Clipped or shallow brick corbel eaves. Reason: to ensure the use of sympathetic and complementary materials and detail in the setting of the listed building.
11.3	No external roofing for Block E-E1 shall be constructed or applied unless in accordance with a written specification and a physical sample of the slate roof covering, details of which shall have first been submitted to and approved in writing by the Council for agreement with HED. Reason: to ensure the use of sympathetic and complementary materials and detail in the setting of the listed building
11.4	No external brickwork 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 in agreement with HED. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials. Reason: to ensure the use of sympathetic and complementary materials and detail in the setting of the listed building

11.5	No new mechanical services (including for example pipes, soil-stacks, flues, vents or ductwork or other fixtures) shall be fixed on the external faces of the listed building other than those shown on the drawings approved. Reason: to ensure the use of sympathetic and complementary materials and detail in the setting of the listed building.
11.6	No new or electrical services (including grilles, security alarms, lighting, security or other cameras or other fixtures) shall be fixed on the external faces of the listed building other than those shown on the drawings hereby approved. Reason: to ensure the use of sympathetic and complementary materials and detail in the setting of the listed building.
11.7	If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.
11.8	Prior to the occupation or operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the O`Sullivan Macfarlane Ltd report entitled 'Lambert Smith Hampton, Proposed residential development site, Lands at the Mount, Ballymacarret, Belfast, Co. Down, P320 Contaminated Land Assessment: Preliminary Risk Assessment, Generic Quantitative Risk Assessment and Outline Remediation Strategy' (dated 03 July 2019), uploaded to the public portal on 3RD June 2024, have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be prepared in accordance with up-to-date Environment Agency, British Standards and CIRIA industry guidance. In particular, the Verification Report must: Include all identified potential source-pathway-receptor contaminant linkages and the remedial measures required to break them; Contaminating activity removal/treatment (if required) e.g. all fuel storage tanks, and associated infrastructure have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27) (or any standard that reproduces or replaces this standard). Soil source removal or treatment (if required). All remaining soils (or base and side-walls of all excavations) to be proven suitable for the proposed end-use.

	Pathway interruption methods (if required). Gas protection measures (if required) as per BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard), which must include (level of detail required may depend on Characteristic Situation). Gas protection measures must be verified in line with the requirements of CIRIA C735 (or any standard that reproduces or replaces this standard). VOC vapour protection measures shall be installed and verified in accordance with the requirements of CIRIA C748 (or any standard that reproduces or replaces this standard). Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.
11.9	In the event that piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention”, has been submitted in writing and agreed with the Planning Authority. The methodology is available at: http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.10	The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development. Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.
11.11	No development shall commence on site (other than that required to fulfil this condition) unless the access, including visibility splays and any forward sight lines, have been provided in accordance with the approved plans. The access and visibility splays shall be retained in accordance with the approved plans at all times. Reason: To ensure safe and convenient access to the development.
11.12	The development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times. Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.
11.13	The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan dated May 2024 and uploaded to the Public Portal on 3rd June 2024. Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.

11.14	All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity.
11.15	All soft landscaping works shall be carried out in accordance with the approved details shown on drawing 35, uploaded to the public portal on 17th September 2024. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. Reason: In the interests of the character and appearance of the area.
11.16	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.
11.17	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.
11.18	<u>Informatives</u> Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
11.19	Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Section Engineer whose address is 1A Airport Road, BELFAST, BT3 9DY. A monetary deposit will be required to cover works on the public road.

11.20	All construction plant and materials shall be stored within the curtilage of the site.
11.21	Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road.
12	DRAFT CONDITIONS: Listed building consent
12.1	The works hereby granted must be begun within five years from the date of this consent. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.
12.2	All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the council. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011. Replacement render shall be lime based and vapour permeable.
12.3	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011. Any repointing to the substrate shall be in lime mortar.
12.4	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.5	The external details shall be as specified in the 'Listed Building Booklet drawings and schedules' document, uploaded to the public portal on 03 June 2024 and as follows: a. Window surrounds at first floor to be as shown on 'Detail Q' (repair), of drawing no.13, uploaded to the public portal on 03 June 2024. b. Front door portico to be as shown on 'Detail P' (repair), of drawing no.13, uploaded to the public portal on 03 June 2024. c. Communal doors (front and basement level) as historic detail from salvage Conservation Schedule DG01 d. Front windows to be as shown on 'Detail B & C' (repair and replacement), of drawing no. 09, uploaded to the public portal on 03 June 2024. e. External cast iron railings to be as shown on 'Detail N' (repair and reinstatement), of drawing no. 13, uploaded to the public portal on 03 June 2024. f. Eaves cornice detail to be as shown on 'Detail O' (repair), of drawing no. 13, uploaded to the public portal on 03 June 2024. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.6	The internal details shall be as specified in the 'Listed Building Booklet drawings and schedules' document, uploaded to the public portal on 03 June 2024 and as follows:

	a. Cornice detail to be as shown on 'Detail M' (replacement) of drawing no. 12, uploaded to the public portal on 03 June 2024 and drawing no. 48, uploaded to the public portal on 27 June 2025. b. Front windows to be as on 'Details B & C' (repair and replacement) of drawing 09, uploaded to the public portal on 03 June 2024 and on drawing 49, uploaded to the public portal on 27 June 2025. c. Rear window assembly to be as shown on Details B (replacement) of drawing no. 09, uploaded to the public portal on 03 June 2024 and on drawing no. 49, uploaded to the public portal on 27 June 2025. d. Shutter boxes to be as shown on Details I (replacement) of drawing no. 10, uploaded to the public portal on 03 June 2024 and drawing no. 48, uploaded to the public portal on 27 June 2025. e. Window architrave, reveals and window aprons to be as shown on Details A and D of drawing no. 09, uploaded to the public portal on 03 June 2024 and the first floor front windows shown on drawing no. 48, uploaded to the public portal on 27 June 2025. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.7	Roofing for the Listed Building shall be constructed as follows: a. blue-black natural slate b. Red clay hip and ridge tiles A physical sample shall be submitted to and approved in writing by the Council for agreement with HED prior to procurement. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.8	Rainwater goods (gutters, downpipes, hopperheads and soil pipes) shall be in cast-iron or cast aluminium (heavy section). Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.9	Chimneys shall be retained and repaired with historic detailing as shown on drawing no. 49, uploaded to the public portal on 27 June 2025. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.10	There shall be no new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings submitted. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.11	There shall be no new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby submitted.

12.12	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011. Prior to the commencement of development or any other works on, or in proximity to, the listed building at no. 34-36 The Mount, Belfast, a Construction Method Statement will be submitted to the Council and agreed in writing in consultation with HED. The CMS will specifically detail how the stabilisation of the listed building will be secured immediately before and during the work to, or in proximity to the building. The CMS will be implemented in full, or as otherwise required, prior to any works being undertaken on or in proximity to the listed building. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (Northern Ireland) 2011.
12.0	Representations from elected members: N/A

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Committee Report

Development Management Report	
Application ID: LA04/2025/1140/F and LA04/2025/0976/LBC	Date of Committee:
Proposal: Alterations to shopfront	Location: 35-39 Royal Avenue, Belfast, BT1 1FD
Referral Route: Referral to the Planning Committee under Section 3.8.5 (C) Those made by the Council	
Recommendation: Approval	
Applicant Name and Address: Ruairi O'Donnell Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Ruairi O'Donnell Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
Date Valid: 8 th July 2025	
Target Date: 21 st October 2025	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application seeks Full and Listed Building Consent for 'Alterations to Shopfront' at 35-39 Royal Avenue. The temporary shopfront will be made of timber with 3 no. downlighters installed and 8 no. fixed uplighters. The existing ridge height and massing of the building is not impacted by the proposal. 35-39 Royal Avenue is a Grade B2 listed building of special architectural or historic interest (ref. HB26/50/226). The key issues are: • The principle of the development at this location • Impact on the listed building • Impact on the Belfast City Centre Conservation Area The proposed development is sympathetic to the essential characteristic, scale, height, massing and alignment of nearby listed building/s by way of its scale, form, materials and detailing. It is also considered the proposal represents an enhancement of the Conservation Area. DFC Historic Environment Division (HED) were consulted in relation to the proposal and are content. Belfast City Council's Conservation Area Officer (CAO) offered no objection to the proposal, subject to condition.	

The application has been advertised in local press and relevant neighbours have been notified. No representation has been received from third-parties or neighbours.

Recommendation

Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the full and listed building consent is approved.

Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.

Case Officer Report

Site Location Plan and Site Layout

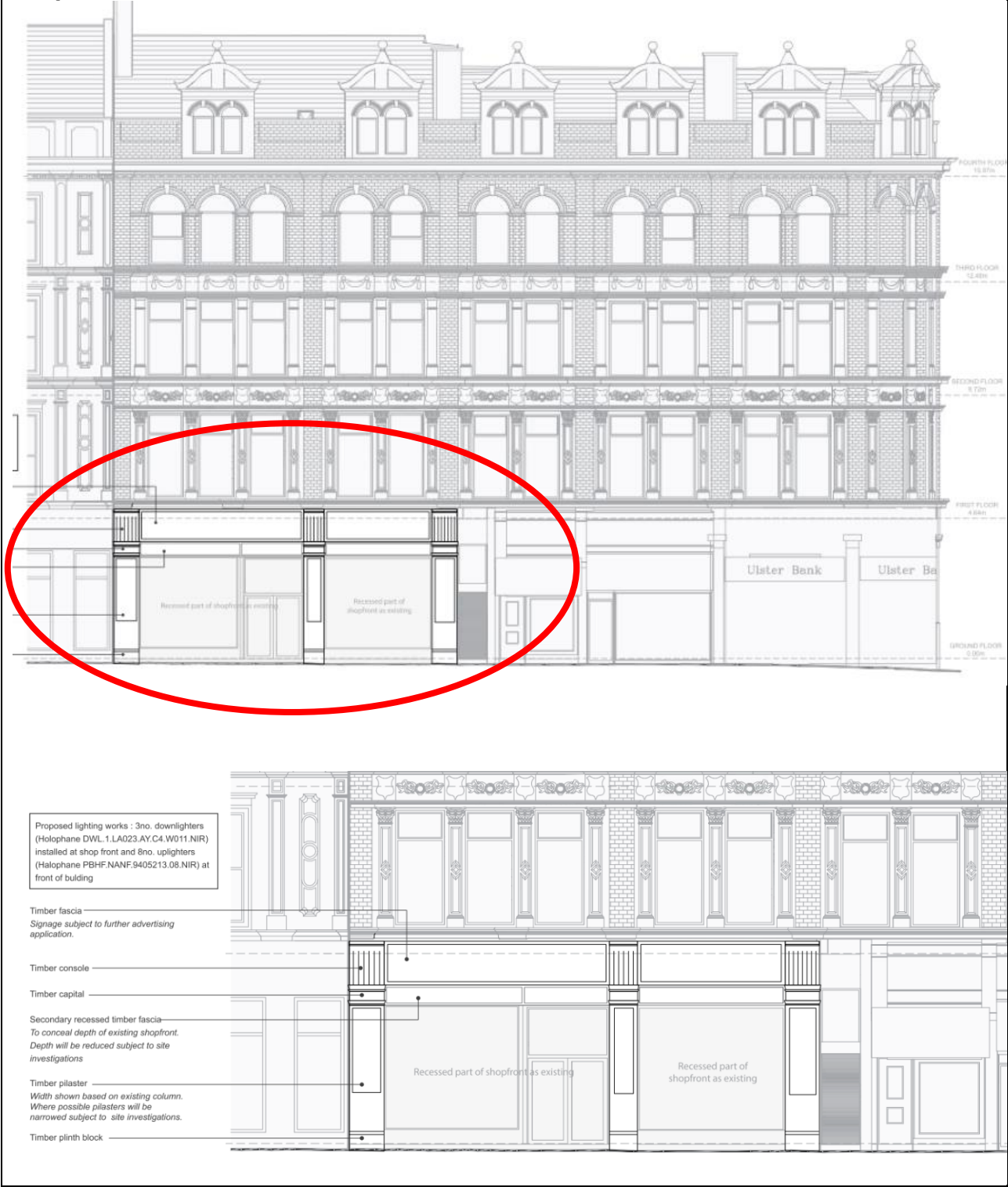
Site Location Map



Existing Elevation



Proposed Elevation



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1

The application seeks Full planning permission (LA04/2025/1140/F) alongside Listed Building Consent (LA04/2025/0976/LBC) for alterations to shopfront at No. 35-39 Royal Avenue (Grade B2 listed).

	Submitted documentation with the application form indicates that the proposal is to alter the shopfront temporarily. The temporary timber shopfront will conceal the depth of the existing historic shopfront.
2.0	Description of Site The site is located at 35-39 Royal Avenue, a Grade B2 listed building (HB26/50/226) which is of special architectural or historic interest. The subject property is a 5-storey red-brick Victorian Era building with retail and/or commercial units occupying the ground floor. The site is also in the setting of Grade B1 listed building 41-51 Royal Avenue (HB26/50/227) The surrounding area is characterised predominantly by commercial and business uses, including Use class A1 (Shops), A2 (Financial, Professional and other services) and B2 (Business). The site is located within the City Centre and within the City Centre Conservation Area.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Planning history relevant to the site is listed below: • Z/2011/0009/LBC – repairs to roof, guttering, downpipe, front elevation masonry and reinforcement of dormer windows • Z/2002/2272/F – change of use from storage to retail on the first floor with internal alterations and refurbishments • Z/1995/2985 – change of use from fast food restaurant to retail unit, including construction of new shopfront • Z/1995/2986 – shop signage of fascia with projecting sign
4.0	Policy Framework
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035 (LDP) BH1 – Listed Buildings BH2 – Conservation Areas DES1 – Principles of Urban Design
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) (dBMAP) Draft Belfast Metropolitan Area Plan 2015 (v2014) (dBMAP) Belfast Local Development Plan, Plan Strategy 2035
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS).
4.4	Other Relevant Policies Belfast Agenda

5.0	Statutory Consultees Responses DfC HED - No objection. BCC CAO - No objection.
6.0	Publicity and Representations
6.1	The application was advertised on the 18 th July 2025. No representations have been received in relation to this proposal.
7.0	Development Plan Context
7.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
7.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
7.3	The 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, save for retail policies that relate to Sprucefield which remain contentious.
7.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. 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).
7.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) 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.
	Relevant Planning Policies
7.6	Policies in the Plan Strategy relevant to the application include the following: Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy DES1 – Principles of Urban Design

	Key Issues
7.7	The key issues are: • The principle of the development at this location • Impact on the Listed Building • Impact on the Belfast City Centre Conservation Area
7.8	The Principle of the Development at this Location The site is located within the Belfast City Centre Conservation Area.
7.9	This application for alteration to shopfront is to improve the aesthetics of the subject building and address the wider dereliction of Royal Avenue. The current temporary shopfront is to be removed and replaced with a temporary timber shopfront more sympathetic to the conservation area and listed building. The historic shopfront is to remain as existing, i.e. the new shopfront will be constructed above the historic shopfront, which will remain in situ. The application also includes the installation of 3 no. downlighters and 8 no. uplighters to the front elevation.
7.10	Impact on the architectural and historic qualities of the Listed Building Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’
7.11	Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are: <i>f. The works preserve, restore and complement the building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired;</i> <i>g. The design respects the essential character of the existing building and/or setting;</i> <i>h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and</i> <i>i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment.</i>
7.12	Policy BH1 states that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The SPPS essentially repeats this policy approach.
7.13	The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed is timber fascia, used to surround the original shopfront. There will be minimal impact on the existing listed building. The essential character of the building and area will be retained.
7.14	DfC Historic Environment Division (HED) offered no objection to the proposal, stating that the “<i>temporary shopfront is acceptable as a betterment to the existing shopfront and also appropriate in the setting of the adjacent listed building</i>”.
7.15	Impact on the City Centre Conservation Area Section 104(11) of the Act states: ‘Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of– (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;

	<i>(b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.</i>
7.16	Policy BH2 relates to development proposals within a Conservation Area.
7.17	The Conservation Area Officer (CAO) offered no objection to the proposal as the proposal is temporary and <i>“the proposed shopfront would represent an enhancement over the existing,”</i> but adds that <i>“a restoration based in accurate historic record would represent optimum enhancement – restoring an architecturally unified composition to the ground floor / building.”</i>
	Other issues
7.18	Any advertisement(s) proposed for the site is subject to an independent planning application.
7.19	Submitted plans state that the result of site investigations may alter the depth and width of the timber fascia and pilasters. This case officer report relates to the submitted drawings and the width and depth as shown on the scale drawings.
7.20	With regard to the proposed uplighting and downlighting, a lighting schedule condition has been recommended due to the agent not being able to provide the final location of the lighting fixtures. Upon submission of these details, the Council will consult with HED and CAO prior to discharge of the condition.
	Recommendation
7.21	The proposal is acceptable having regard to Policies BH1 (Listed Buildings), BH2 (Conservation Areas) and DES1 (Principles of Urban Design) of the Belfast Local Development Plan: Plan Strategy 2035; paragraph 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations.
8.0	Summary of Recommendation: Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Full Planning Permission and Listed Building Consent is granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions.
9.0	Conditions FULL 1. The development hereby permitted shall be permanently removed and the site restored to its original condition within 2 years of the date of this permission. Reason: The development has only been granted temporary permission in the interest of the listed building and conservation area.

	2. No development shall commence unless details of the proposed lighting equipment have been submitted to and approved by the Council. The development shall not be carried out unless in accordance with the approved details. Reason: In the interests of the character and appearance of the Conservation Area and Listed Building LBC 1. The works hereby permitted shall be permanently removed and the site restored to its original condition within 2 years of the date of this consent Reason: Temporary consent has been granted in the interest of the listed building and conservation area. 2. No works shall commence unless details of the proposed lighting equipment have been submitted to and approved by the Council. No works shall be carried out unless in accordance with the approved details. Reason: In the interests of the character and appearance of the Conservation Area and Listed Building
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ANNEX	
Date Valid	10/7/2025
Date First Advertised	18/7/2025
Date Last Advertised	1/8/2025
Date of Last Neighbour Notification	10/7/2025
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Location Plan - 35-39 RA 05 – Proposed Elevation - 35-39 RA 06 – Proposed Shopfront Elevation - 35-39 RA	

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