

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



**Belfast
City Council**

5th November, 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, 11th November, 2025 at 5.45 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
- (d) Schedule of Meetings 2026 (Pages 1 - 4)
- (e) Correspondence: Department for Infrastructure (Pages 5 - 8)

2. Committee Site Visits

- (a) Pre-emptive Site Visit: LA04/2025/0574/F - Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building - Surface level car park at lands to east of Lanyon Place Station, Mays Meadow

3. Planning Appeals Notified (Pages 9 - 10)

4. **Planning Decisions Issued** (Pages 11 - 46)
5. **Live Applications for Major Development** (Pages 47 - 50)
6. **Committee Decisions that have yet to issue** (Pages 51 - 60)
7. **Miscellaneous Items**
 - (a) Consultation on Planning Fees (Pages 61 - 88)
 - (b) Local Applications subject to Objections from NI Water (Report to follow)
8. **Planning Applications previously considered**
 - (a) **LA04/2024/0626/F** - 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 - 1 Havelock House Havelock Place (Report to follow)
 - (b) **LA04/2024/1576/F** - Demolition of existing buildings at no. 733 & no. 735 Antrim Road to facilitate proposed residential social housing development comprising of 2no. buildings containing 34no. units with associated in-curtilage parking and landscaping (Amended description) - 733-735 Antrim Road (Report to follow)
9. **Planning Applications**
 - (a) **LA04/2025/0556/F** and **LA04/2025/0557/DCA** - Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations. Demolition to include; ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use - Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry)
(Pages 89 - 112)

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Subject:	Schedule of Meetings 2026
Date:	11th November, 2025
Reporting Officer:	Carolyn Donnelly, Committee Services Officer
Contact Officer:	Carolyn Donnelly, Committee Services Officer

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input style="width: 30px; height: 20px;" type="text"/></p> <ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 	
<p>If Yes, when will the report become unrestricted?</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 70%;"> <p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p> </div> <div style="width: 25%; text-align: center;"> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> </div> </div>	
Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>If Yes, when will the report become unrestricted?</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 70%;"> <p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p> </div> <div style="width: 25%; text-align: center;"> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> <input style="width: 30px; height: 20px;" type="checkbox"/> </div> </div>	

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

1.0	Purpose of Report or Summary of main Issues
	To advise the Committee of the dates and times of the meetings of the Planning Committee between January and December, 2026.
2.0	Recommendations
	The Committee is requested to approve the schedule of meetings as outlined.
3.0	Main report
	<u>Key Issues</u>
3.1	The monthly meeting of the Planning Committee is normally held at 5.00 p.m. on the 3rd Tuesday of each month.
3.2	However, due to holiday periods and the timing of the monthly Council meetings and, in order to assist with the decision-making process, it has been necessary on occasions to move some of the meetings.
3.3	<p>Accordingly, the following dates have been identified for meetings of the Planning Committee for the period from January to December, 2026:</p> <ul style="list-style-type: none"> • Tuesday, 20th January; • Thursday, 22nd January (for Workshop); • Tuesday, 17th February; • Tuesday, 10th March • Tuesday, 21st April; • Tuesday 19th May • Thursday 21st May (for Workshop) • Tuesday, 16th June; • No meetings in July (recess) • Tuesday, 18th August; • Tuesday, 15th September; • Thursday, 17th September (for Workshop); • Tuesday, 13th October; • Tuesday, 17th November; • Thursday, 19th November (if required); and • Tuesday, 15th December. <p>All meetings to commence at 5.00 p.m.</p>

3.4	<u>Financial & Resource Implications</u> None associated with this report.
3.5	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.
4.0	Appendices – Documents Attached None associated with this report.

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Subject:	Correspondence – Notifications from Statutory Bodies – Hill Street
Date:	11th November, 2025
Reporting Officer:	Carolyn Donnelly, Committee Services Officer
Contact Officer:	Carolyn Donnelly, Committee Services Officer

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

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

1.0	Purpose of Report/Summary of Main Issues
1.1	To note the correspondence received regarding the Committee's request for information in relation to the proposed pedestrianisation of Hill Street.
2.0	Recommendation
2.1	The Committee is asked to note the correspondence as set out in the report.

3.0	Main Report
	<u>Key Issues</u>
3.1	At its meeting on 16th September, the Committee agreed to write to the Department of Infrastructure to request information on how the pedestrianisation of Hill Street would be managed, what signage would be in place and why the proposed pedestrianisation was not running from Talbot Street.
3.2	Accordingly, Democratic Services wrote to the Minister for Infrastructure and a response has been received.
3.3	<u>Financial and Resource Implications</u> None associated with this report.
3.4	<u>Equality or Good Relations Implications</u> None associated with this report.
4.0	Appendices - Documents Attached
	Appendix 1 – Response from Minister for Infrastructure.

From the office of the Minister for Infrastructure
LIZ KIMMINS MLA

Carolyn Donnelly
Legal and Civic Services Department
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BT1 5GS

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3rd Floor, James House
Gasworks Site
2 - 4 Cromac Street
Belfast
BT7 2JA
Telephone: (028) 9054 0540
Email: Private.office@infrastructure-ni.gov.uk

Your reference:
Our reference: COR-0834-2025
21 October 2025

Carolyn, a chara,

MANAGEMENT OF THE PEDESTRIANISATION OF HILL STREET, BELFAST

Thank you for your letter of 25 September 2025 in which you request information on the pedestrianisation of Hill Street.

I can advise that the management of the scheme once implemented, will be a collective partnership between my Department and the PSNI to ensure compliance with the pedestrianisation.

There will be a variety of signs associated with the project. The signage and layout plans are available for viewing on the Department's consultation website.

[Experimental Traffic Control Scheme \(Hill Street and Gordon Street\) Belfast 2025 | Department for Infrastructure](#)

The section of Hill Street which runs from Talbot Street to Gordon Street is not part of the proposed pedestrianisation zone due to access requirements being needed for the car parks within this length of Hill Street and in Gordon Street.

The scheme will be kept under review and officials would welcome any feedback the Council has on its operation once implemented.

Is mise le meas,



LIZ KIMMINS MLA
Minister for Infrastructure

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PLANNING COMMITTEE – 11 NOVEMBER 2025

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0081
PLANNING REF:	LA04/2024/1466/F		
APPLICANT:	Hanrose Ltd		
LOCATION:	41 Rosetta Road, Belfast, BT6 0LR		
PROPOSAL:	Ground floor extension and alterations to provide 1 No retail unit. Two storey rear extension. Rear dormer. Change of use of first and second floor level and part of ground floor level to 6 bed/6 person HMO		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0026
PLANNING REF:	LA04/2024/0086/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Venugopal Bhaskaran		
LOCATION:	Apartment 3, 1 Utility Street, Belfast, BT12 5JS		
PROPOSAL:	Retrospective application for the conversion of a flat to short term let accommodation		

ITEM NO	2	PAC REF:	2025/E0032
PLANNING REF:	LA04/2025/0324/CA		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Mr Paul Kennedy		
LOCATION:	Land to the rear of The National, 62 High Street, Belfast, BT1 2BE		
PROPOSAL:	Alleged unauthorised change of use of the land to provide an extension to a beer garden incorporating the following elements: Enclosed walkway entrance; Tent Structure; All associated fixtures and fittings associated with the beer garden; Hot food take-away cabin with a serving hatch to Skipper Street; Steel boundary with wooden covering (incorporating access gates and windows) adjacent to Skipper Street; Shipping Container for storage, Shipping Container acting as a bar; boundary fencing in excess of 2m in height; Beer Keg storage area; bin storage area		

APPEAL DECISIONS (CONTINUED)

ITEM NO	3	PAC REF:	2025/A0038
PLANNING REF:	LA04/2023/4460/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr 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)		

Planning decisions issued October 2025 - No.254

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/1165/PAD	MAJ	Land bound by Dunbar Link Talbot Street Hill Street and Gordon Street. BT1 2LH	Place-making led mixed use regeneration scheme	PAD Concluded
LA04/2022/1355/F	LOC	224 Tates Avenue Belfast BT12 6NB	Change of use from retail unit to hot food and takeaway facility with associated flue extraction. External works to include a first floor extension and single storey side extension.	Permission Granted
LA04/2022/2319/F	LOC	118-122 CASTLEREAGH ROAD BALLYMACARRET BELFAST DOWN BT5 5FS	Demolition of existing property and redevelopment of site with 3 storey apt block comprising 6 No. apartments. (amended description and plans)	Application Withdrawn
LA04/2023/2893/O	LOC	11 Glenmachan Drive, Belfast, BT4 2RE	Erection of a dwelling to the rear garden of 11 Glenmachan Drive, including an amended existing access from the Glenmachan Road (additional information).	Permission Refused
LA04/2023/4115/F	LOC	8 Castlegowan Drive, Belfast, BT5 7WJ	Retrospective Change of garden levels to rear and Erection of external store, glass green house, timber gazebo and new rear fence	Permission Granted
LA04/2023/4242/F	LOC	Apartment 32, Citygate Apartments, 2 Sussex Place, Belfast, BT2 8LN	Retrospective change of use from apartment to short term let accommodation	Permission Granted
LA04/2023/4299/DC	LOC	158 Hollywood Road, Belfast, BT4 1PB	Discharge of Condition 6 of previously approved LA04/2021/0493/F	Application Deemed Refusal (ES)

LA04/2023/4367/A	LOC	8-10 Cliftonville Road, Belfast, BT14 6JX	2 hoarding signs (Retrospective)	Consent Granted
LA04/2024/0063/F	LOC	Apartment 1, No. 1 Utility Street, Belfast, BT12 5JS	Retrospective permission for the conversion of a flat to short term let accommodation	Permission Granted
LA04/2024/0231/F	LOC	Apartment 1, 1 Roseland Place, Belfast, BT12 5AJ	Retrospective change of use from residential apartment to short term let.	Permission Granted
LA04/2024/0366/F	LOC	35 Upper Lisburn Road, Belfast, BT10 0GX	Proposed car wash with existing entrance/exit. Erection of new front fence & installation of steel container for storage use. Installation of wc for staff/customer use	Application Withdrawn
LA04/2024/0448/F	LOC	5 Millennium Way, Springvale Business Park, Belfast, BT12 7AL	2-storey extension to front of existing office building at 5 Millennium Way, alterations to car parking layout and associated works	Permission Granted
LA04/2024/0496/F	LOC	12 Lagmore Drive, Belfast, BT17 0TG	Construction of youth centre	Permission Granted
LA04/2024/0908/F	LOC	419 Woodstock Road, Belfast, BT6 8PW	Change of use from 5-bedroom residential dwelling (C1) to a 5-bedroom/5-person HMO (Sui Generis).	Permission Granted
LA04/2024/0800/LBC	LOC	Rear 2nd Floor, 37-41 High Street, Belfast, BT1 2AB	Refurbishment of a grade B1 listed building, office space at the rear of the second floor level to provide modernised office, accessed via the existing entrance on High Street	Consent Granted
LA04/2024/0907/PAD	LOC	Lands at the junction of Cliftonpark Avenue and Girdwood Avenue, Belfast	Proposed erection of 11 no. three-bedroom townhouses with associated amenity space and site works	PAD Concluded

LA04/2024/1071/F	LOC	8 Rugby Court, Belfast, BT7 1PN	Proposed change of use from residential apartment (use class C1) to self-catering short-term let accommodation (Sui Generis) (Retrospective)	Permission Refused
LA04/2024/1089/F	LOC	293 North Queen Street, Skegoneill, Belfast, BT15 1HS	Retrospective Change of Use from Dwellinghouse class C1 to Short-term let accommodation (Sui Generis)	Permission Granted
LA04/2024/1113/F	LOC	75m NW of 29 Middle Braniel Road, Belfast	Change of use of barn and outbuildings to Class C1 dwellinghouse with extension, septic tank and soakaway, vehicular access and associated works (amended plans) (amended description)	Permission Refused
LA04/2024/1140/F	LOC	45 Glenlea Park, Belfast, BT4 2QG	Erection of 2-storey dwelling adjoining No.45 Glenlea Park. Alterations to existing dwelling (No.45) to include new front porch entrance and fenestration changes. Additional site works.	Permission Refused
LA04/2024/1178/RM	LOC	998 Crumlin Road, Belfast, BT14 8FH	Erection of a detached dwelling & associated garage	Permission Granted

LA04/2024/1250/F	LOC	Kirkpatrick Memorial Presbyterian, 259 Church Upper Newtownards Road, Belfast, BT4 3JF	Proposed retention of the front facade (twin towers, front vestibule with recessed gable peak and retention of side facade, facing Eastleigh Crescent (excluding the later addition to the rear of the church). Proposed removal of the boundary wall, gates and demolition of the remainder of the church building, adjacent halls and meeting rooms and the construction of replacement halls, meeting rooms and welcome area.	Permission Granted
LA04/2024/1337/F	LOC	Adjacent to 24 Brookvale Street, Belfast, BT14 6BZ	Construction of 2.5 storey dwelling house (semi-detached to no.22 Brookvale Street) with associated site works. (Amended Plans Received)	Permission Granted
LA04/2024/1335/F	LOC	20 St Ives Gardens, Belfast, BT9 5DN	Subdivision of existing town house to two no. apartments with partial demolition to facilitate two storey rear extension in place of existing rear return and zinc dormer	Permission Refused
LA04/2024/1466/F	LOC	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).	Permission Refused
LA04/2024/1697/F	LOC	Translink York Road Depot, 1 York Road, BT15 3RP	Development of 2 storey and single storey building for Translink office space, workshop and store with associated site works and solar panels on roof	Permission Granted

LA04/2024/1592/F	MAJ	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)	Permission Granted
LA04/2024/1595/LBC	LOC	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, Belfast, BT1 3GG	Proposed 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), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.	Consent Granted
LA04/2024/1631/F	LOC	10 Castlereagh Place Belfast BT5 4NN	Change of use from Dwelling to short term let.	Permission Granted
LA04/2024/1709/F	LOC	Lands adjacent to 172 & 172a Tates Avenue, Belfast, BT12 6ND	Proposed erection of storage shed	Permission Granted

LA04/2024/1761/RM	MAJ	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	Permission Granted
LA04/2024/1745/MDPA	LOC	Lands adjacent to and South East of the River Lagan, West of Olympic Way of Queen's road, Queen's Island, Belfast, BT2 9EQ	DISCHARGE CLAUSE 2.3 OF SECTION 76 AGREEMENT ASSOCIATED WITH PLANNING PERMISSION LA04/2021/2280/F - A copy of the written approval by NIHE of the Approved Specification and evidence of the transfer of title to the lands upon which Block 9 is to be constructed to a Registered Housing Association shall be provided by the Owner to the Council within 30 days of it having been received or confirmed.	Condition Discharged
LA04/2024/1820/F	LOC	Apartment 1 82 Kinross Avenue, Belfast, BT5 7GH	Change of use from residential apartment (Class C1) to short term let accommodation (sui generis) (retrospective)	Permission Refused
LA04/2024/1922/PAD	LOC	32-36 Clifton Street / 2-2A TRINITY STREET Clifton Street, Belfast, BT13 1AA	Proposed redevelopment of existing buildings (including facade retention and internal alterations with new extensions) to provide 5no. apartments and 1no. community office.	PAD Concluded

LA04/2024/2044/F	MAJ	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	Permission Granted
LA04/2024/2020/F	LOC	Land at Kings Hall and RUAS site, southeast of Dataworks building and east of Kings Hall	Extension to Kings Hall Plot 2 building to provide first floor link bridge between Plot 2 and Plot 9	Permission Granted
LA04/2024/2025/F	LOC	34 Eglantine Avenue, Belfast, BT9 6DX and the footpath to front of property.	Relocation of access gates and proposed Dropped Kerb Vehicular Access	Permission Granted
LA04/2024/2027/DCA	LOC	34 Eglantine Avenue, Belfast, BT9 6DX	Relocation of access gates and proposed Dropped Kerb Vehicular Access	Consent Granted
LA04/2024/2142/F	LOC	The Oval, Parkgate Drive, Belfast, BT4 1EW	Replacement of existing natural grass pitch with new synthetic 3G surface and associated drainage	Permission Granted
LA04/2025/0017/F	LOC	Lands adjacent to 16 Newforge Grange, Belfast, BT9 5QB	Amended House Type to Previously Approved under LA04/2020/0022/F for Detached Dwelling and Garage (amended plans & additional trees information)	Permission Granted

LA04/2025/0075/F	LOC	Belfast City Hospital Tower Block, 51 Lisburn Road, Belfast, BT9 7AB	Construction of 2 no. new mechanical ventilation plantrooms and covered plant area, to include maintenance access gantries between roofs and all associated works on the north elevation of the existing podium deck at Belfast City Hospital.	Permission Granted
LA04/2025/0104/F	LOC	37 Larkfield Road, Belfast, BT4 1QE	Single storey rear extension	Permission Granted
LA04/2025/0086/F	LOC	20 Gortgrib Drive, Belfast, BT5 7QX	Single storey side and rear extension (Reduced Scheme)	Permission Granted
LA04/2025/0342/A	LOC	236-238 Ormeau Road, Ormeau, Belfast, BT7 2FZ	Three Illuminated Fascia Signs and One Illuminated Projecting Sign (Amended Description)	Consent Granted
LA04/2025/0337/A	LOC	539 Lisburn Road, Malone Lower, Belfast, BT9 7GQ	2 illuminated fascia signs and 1 illuminated projecting sign	Consent Granted
LA04/2025/0109/F	LOC	Site adjacent to 2a Abbey Park, Belfast, BT5 7HQ	Residential dwelling and garage with septic tank (amended description) (amended plans)	Permission Granted
LA04/2025/0122/F	LOC	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)	Permission Refused
LA04/2025/0154/F	LOC	Royal Belfast Hospital For Sick Children Grosvenor Road, The Royal Hospitals, Belfast, BT12 6BA	Reinstallation of packaged plantroom previously approved on a temporary basis under Planning Reference LA04/2018/1044/F.	Permission Granted
LA04/2025/0311/A	LOC	Telegraph Building, 124-144 Royal Avenue, Belfast BT1 1DN	Street Art directly on facade of Donegall Street Elevation.	Consent Granted
LA04/2025/0247/F	LOC	3 Fitzwilliam Avenue, Belfast, BT7 2HJ	Single storey side and rear extension	Permission Granted

LA04/2025/0264/F	LOC	35 Cranmore Gardens, Belfast, BT9 6JL	Retrospective application for alterations to extension approved under application LA04/2023/2573/F	Permission Granted
LA04/2025/0308/F	LOC	63 Wynchurch Road Belfast BT6 OJJ	Addition of a single storey side and rear extension along with dormer window in loft.	Permission Granted
LA04/2025/0283/F	LOC	36 Glen Road Belfast, Andersonstown, Belfast, BT11 8BE	Single storey rear extension.	Permission Granted
LA04/2025/0322/F	LOC	22-24 Berry Street, Belfast, BT1 1FJ	Proposed change of use from office space at first and second floor with a single storey roof extension to provide 2no. short term lets	Permission Granted
LA04/2025/0346/CLOPUD	LOC	49 Derryvolgie Avenue, Malone Lower, Belfast BT09 6FP	Development of planning application Z/2000/0441/F commenced more than 5 years ago	Permitted Development
LA04/2025/0363/F	LOC	56 Ardenvohr Street, Belfast, BT6 8NB	Demolition of existing ground floor rear extension and part demolition of rear first floor external wall. Provision of first floor extension to rear.	Permission Granted
LA04/2025/0433/F	LOC	9 Rosetta Road East Belfast, Belfast, BT6 0LP	Side and rear single storey extension. Amendment to planning permission ref. LA04/2024/1248/F	Permission Granted
LA04/2025/0488/F	LOC	Approximately 1.5m north of the boundary with 1 Whincroft Road, Shandon Park Golf Club, Belfast, BT5 6NY	Erection of a ballcatcher net along the boundary of the golf course	Permission Granted
LA04/2025/0541/F	LOC	6 Adelaide Park, Belfast, BT9 6FX	Demolition of existing single storey rear return and five existing chimney stacks. To rebuild four chimney stacks using the existing brick. With the addition of a single storey rear extension.	Permission Granted

LA04/2025/0540/DCA	LOC	6 Adelaide Park, Belfast, BT9 6FX	Demolition of existing single storey rear return and five existing chimney stacks. To rebuild four chimney stacks using the existing brick.	Consent Granted
LA04/2025/0489/DC	LOC	The King's Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park and north-east of Balmoral Golf Club, Belfast, BT9 6GW	Discharge of Condition 8 and 9 LA04/2022/0311/F: Window Schedules and Alternative Ventilation Specification	Condition Discharged
LA04/2025/0478/F	LOC	8 Ormiston Square, Belfast, BT4 2RU.	Single storey rear extension.	Permission Granted
LA04/2025/0498/PRELIM	LOC	Crumlin Road Courthouse, Belfast	Proposals for demolition and new build to the rear of the Courthouse	PAD Concluded
LA04/2025/0503/F	LOC	15 Chichester Road, Belfast, BT15 5EJ	Single storey side extension and fenestration changes	Permission Granted
LA04/2025/0583/DC	LOC	Former NI Water Ltd Sewage Treatment Works Blackstaff Road, Belfast, Belfast, BT11 9DT	Discharge of Condition 9 LA04/2022/1479/F - Verification Report	Condition Discharged
LA04/2025/0739/F	LOC	23 Wynard Park, Belfast, BT5 6NS	Demolition of conservatory and rear return. Single storey rear extension. Two storey side/rear extension	Permission Granted
LA04/2025/0671/F	LOC	24 Bapaume Avenue, Belfast, BT6 9JE	Demolition of existing conservatory replaced by single storey rear extension	Permission Granted
LA04/2025/0674/MDPA	LOC	Lands adjacent to and south east of the River Lagan, west of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Clause 8.2 of the Section 76 Agreement associated with planning permission LA04/2021/2280/F- Public Transport Fund	Condition Discharged

LA04/2025/0676/MDPA	LOC	Lands Adjacent to and South East of the River Lagan, West of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Clause 9.1 of the Section 76 Agreement associated with planning permission LA04/2021/2280/F requires a Car Club Strategy to be submitted to the Council prior to the occupation of the development. Clause 14.5 requires notification to the Council of the identity of the car club operator.	Condition Discharged
LA04/2025/0670/F	LOC	52 William Alexander Park, Belfast, BT10 0LX	Single storey front, side and rear extension with widened driveway access	Permission Granted
LA04/2025/0697/F	LOC	47 Ballysillan Road, Belfast, BT14 7QP	Extension and alterations to elevations of existing retail building, provision of roof lights and PV panels, amendments to parking layout and landscaping, provision of switch room, and associated site works.	Permission Granted
LA04/2025/0711/DC	LOC	30, 32 & 34 Corrib Avenue, Belfast, BT11 9JB (OFF THE SHAWS ROAD)	Discharge of Condition no. 3 LA04/2020/1126/F- Ventilation	Condition Not Discharged
LA04/2025/0712/MDPA	LOC	Lands adjacent to and south east of the River Lagan, west of Olympic Way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Clause 7.1 of the Section 76 Agreement associated with planning permission LA04/2021/2280/F requires details of the Residential Travel Plan for Block 9, Block 11 and Block 11A to be submitted the Council prior to the occupation of the development.	Condition Discharged
LA04/2025/0684/F	LOC	22 Galwally Park, Belfast, BT8 6AH	Two-storey side and rear extension (amendment to approved application LA04/2022/1995/F)	Permission Granted

LA04/2025/0728/DC	LOC	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park.	Discharge of Condition 6 LA04/2024/1043/F - Bat inspection in relation to Pavillion No.6	Condition Discharged
LA04/2025/0738/F	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Revision to previous approval (LA04/2024/1496/NMC) to include provision of a transformer/ plant room/ substation at ground floor.	Permission Granted
LA04/2025/0700/F	LOC	9 Norwood Crescent, Belfast, BT4 2DZ	Two storey and single storey side & rear extension	Permission Granted

LA04/2025/0707/F	LOC	16 Bladon Park, Belfast, BT9 5LG	Demolition works including existing garage, front portico and lean to existing extension, four existing chimneys to be demolished and rebuilt, lower garden steps to be replaced and internal demolition works. Internal alterations and maintenance works to include the reintegration of the previously sub-divided listed building, from 2 dwelling units, to a single dwelling unit. Replacement of fenestration on roof and side of dwelling, replacement of existing timber boundary wall with a red brick wall. Addition of a single storey building to replace garage and single storey side extension to dwelling. Widening of existing driveway. External alterations and maintenance works (Amended Description).	Permission Granted
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LA04/2025/0708/LBC	LOC	16 Bladon Park, Belfast, BT9 5LG	Demolition works including existing garage, front portico and lean to existing extension, four existing chimneys to be demolished and rebuilt, lower garden steps to be replaced and internal demolition works. Internal alterations and maintenance works to include the reintegration of the previously sub-divided listed building, from 2 dwelling units, to a single dwelling unit. Replacement of fenestration on roof and side of dwelling, replacement of existing timber boundary wall with a red brick wall. Addition of a single storey building to replace garage and single storey side extension to dwelling. Widening of existing driveway. External alterations and maintenance works (Amended Description).	Consent Granted
LA04/2025/0727/F	LOC	14 Ballygomartin Park, Belfast, BT13 3NP	2-storey side extension. Fenestration changes to rear	Permission Granted
LA04/2025/0731/F	LOC	109 Wynchurch Road, Belfast, BT6 0JJ	Erection of a detached single-storey garage.	Permission Granted
LA04/2025/0745/F	LOC	Footpath in front of 2 Sandown Road, Belfast, County Antrim, BT5 6GY	Installation of 17.5m pole supporting 6no. antennas, 1no. 0.3m dish, installation of 3no. cabinets, and ancillary development thereto.	Permission Granted
LA04/2025/0749/PAD	LOC	28 Bedford Street, Belfast, BT2 7FE	Change of use from Office accommodation to Museum use with Cafe facilities	PAD Concluded

LA04/2025/0756/DC	LOC	Unit 3-5, Curzon Building 306-310 Ormeau Road, Ormeau, Belfast, BT7 2GE	Discharge of Condition 3 LA04/2023/3130/F- Foul Drainage.	Condition Not Discharged
LA04/2025/0769/F	LOC	2 Harberton Square, Malone Upper, Belfast, BT9 6WN	Single story side & rear extension	Permission Granted
LA04/2025/0757/A	LOC	Donegall Arcade, 5-7 Castle Place, Belfast, BT1 1GA	New shop sign and fascia signage	Consent Granted
LA04/2025/0779/F	LOC	Police Service Of Northern Ireland Lisnasharragh 42 Montgomery Road, Belfast, BT6 9LD	Construction of single storey accessible entrance lobby to existing building including removal of existing lobby and associated site works.	Permission Granted
LA04/2025/0776/F	LOC	Northern Whig, 2-10 Bridge Street, Belfast, BT1 1LU	Relocation of existing cold store at rear to create new snug bar. Partial demolition to east elevation of existing building to create new entrance and window.	Permission Granted
LA04/2025/0777/LBC	LOC	Northern Whig, 2-10 Bridge Street, Belfast, BT1 1LU	Relocation of existing cold store at rear to create new snug bar. Partial demolition to east elevation of existing building to create new entrance, window and signage.	Consent Granted
LA04/2025/0775/A	LOC	Northern Whig House, 2-10 Bridge Street, Belfast, BT1 1LU	1no. traditional timber fascia sign illuminated by traditional lanterns and 1no. projecting sign	Consent Granted
LA04/2025/0786/F	LOC	40 Balmoral Avenue, Belfast, BT9 6NX	Demolition of front boundary wall and gate to be replaced by 1.8m high timber gate and block/render wall with close boarded timber fencing and associated landscaping (Amended Description)	Permission Granted

LA04/2025/0804/F	LOC	5 Glastonbury Avenue, Belfast, BT15 4DL	Single storey rear extension and patio area. Demolition of existing kitchen and outbuilding. Partial demolition of rear wall. Fenestration changes.	Permission Granted
LA04/2025/0792/F	LOC	Unit 1, 179 Albertbridge Road, Belfast, BT5	Change of use from office (B1) to a Pilates & Osteopathy studio at first floor with internal alterations.	Permission Granted
LA04/2025/0793/LBC	LOC	Unit 1, 179 Albertbridge Road, Belfast, BT5	Change of use from office (B1) to a Pilates & Osteopathy studio at first floor with internal alterations	Consent Granted
LA04/2025/0872/F	LOC	Grant House, 64 Malone Road, Belfast, BT9 5BT	New 1.6m wide x 2.1m high wall with building signage. Cycle store relocated.	Permission Granted
LA04/2025/0819/F	LOC	43 Tweskard Park, Belfast, BT4 2JZ	Single storey side extension.	Permission Granted
LA04/2025/0828/F	LOC	40 Orchardville Crescent, Belfast, BT10 0JT	Single storey rear extension	Permission Granted
LA04/2025/0829/F	LOC	23 Malone View Road, Belfast, BT9 5PH	Two storey front extension with dormer and single storey rear and side extension, new rooflight, fenestration changes and new render to property with stone cladding panels and changes to existing garage.	Permission Granted
LA04/2025/0821/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Discharge of Condition 20 and 23 for Phase 7 and Phase 8 Z/2013/1434/F - Capping Layer Verification Report and Ground Gas/Vapour Verification Report.	Condition Discharged
LA04/2025/0831/DCA	LOC	Stradivarius 28 -32 Donegall Place, Belfast, BT1 5BB	Demolition of existing shopfront facade, external fenestrations to be removed and internal demolition.	Consent Granted

LA04/2025/0834/F	LOC	31 Galwally Park, Belfast, BT8 6AG	Single storey rear and side extension. Partial removal of existing garage.	Permission Granted
LA04/2025/0879/F	LOC	Law's Court, Immediately to the west and southwest of No. 166-174 North Street, Belfast.	Erection of 2.0m high palisade gates at each end of Law's Court, Belfast.	Permission Granted
LA04/2025/0841/DCA	LOC	40 Balmoral Avenue, Belfast, BT9 6NX	Demolition of front boundary dwarf wall with railings on top.	Consent Granted
LA04/2025/0852/F	LOC	2 Ascot Park, Belfast, BT5 6LW	Single storey rear extension, creation of additional side windows, conversion of garage and basement to living accommodation. (Amended scheme).	Permission Granted
LA04/2025/0842/F	LOC	82 New Lodge Road, Belfast, BT15 2BZ	Single storey rear extension.	Permission Granted
LA04/2025/0851/F	LOC	10 Marmont Drive, Belfast, BT4 2GT	Creation of rear decking area. Fenestration changes.	Permission Granted
LA04/2025/0865/A	LOC	Unit 1, Connswater Retail Park, 4 Connswater Link, Belfast, BT5 5DL	Retrospective: 2no. internally illuminated fascia signs and 1no. wall mounted panel sign.	Consent Granted
LA04/2025/0873/DCA	LOC	22-24 Berry Street, Belfast, BT1 1FJ	Demolition of existing flat roof to provide extension and openings for windows & door in side elevation	Consent Granted
LA04/2025/0896/F	LOC	25 Lagmore Drive, Belfast, BT17 0TG	Single storey side extension	Permission Granted
LA04/2025/0910/F	LOC	8 Rosemount Avenue, Belfast, BT5 7HB	Retrospective single storey rear extension and fenestration changes. Construction of new boundary wall.	Permission Granted

LA04/2025/0932/F	LOC	Main Entrance Lobby to Block BC of Ulster University Belfast Campus BT15 1ED	Removal of existing ground floor curtain wall glazing panels and sliding doors on existing facade, to be replaced with 2no sets of automatic swing doors, and 2no automatic revolving doors to main entrance lobby of Block BC.	Permission Granted
LA04/2025/0942/F	LOC	18 Osborne Park, Belfast, BT9 6JN	Demolition of existing side porch. Erection of new side porch based on original Victorian design.	Permission Granted
LA04/2025/0909/F	LOC	12 Ben Eden Avenue, Belfast, BT15 4GX	Single Storey Extension to Rear and Side.	Permission Granted
LA04/2025/0925/F	LOC	Pavillion 6 Building at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park Hospital Road Belfast BT8 8JP.	Amendment to extant permissions LA04/2024/1043/F & LA04/2024/1072/LBC to change the approved 1bed units to 2 bed units with elevational changes.	Permission Granted
LA04/2025/0922/CLOPUD	LOC	Milltown Cemetery 564 Falls Road, Belfast, BT12 6EQ	The proposed lands are within the planning unit of Milltown Cemetery and form part of the Cemetery. The use of the lands for burial and associated use, is consistent with the established use of the lands as a Cemetery.	Permitted Development
LA04/2025/0912/F	LOC	96, 98 & 100 Edinburgh Street, Belfast, BT9 7DT	Demolition of existing two storey rear returns and erection of 3No new two storey rear returns to 3No dwellings	Permission Granted
LA04/2025/0919/F	LOC	17 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Single storey rear extension alongside replacement single storey extension of existing conservatory with alterations to front elevation including hipped roof and windows.	Permission Granted

LA04/2025/0928/F	LOC	IKEA, 306 Airport Road West, Belfast, BT3 9EJ	External alterations / upgrades to facade of existing building, multistorey car park including trade dress improvements. Additional site works.	Permission Granted
LA04/2025/0927/A	LOC	IKEA, 306 Airport Road West, Belfast, BT3 9EJ	20no. shop signs on external façade of buildings and directional signage on premises. 17no. flag advertisements.	Consent Granted
LA04/2025/1001/F	LOC	St Oliver Plunkett Primary School, 27B Glenveagh Drive, Belfast, BT11 9HX	Temporary double modular unit to accommodate 2no. classrooms and associated facilities.	Permission Granted
LA04/2025/0931/CLEUD	LOC	28B Malone Park, Belfast, BT9 6NJ	Existing Ground Floor Short term let accomodation.	Permitted Development
LA04/2025/0937/F	LOC	6 Manna Grove, Belfast, BT5 6AJ	Single storey rear and side extension, fenestration changes.	Permission Granted
LA04/2025/0956/F	LOC	38 Kirkliston Park, Belfast, BT5 6EB	Single storey extension with rooflights to rear	Permission Granted
LA04/2025/0952/F	LOC	24 Wynchurch Walk, Belfast, BT6 0JS	Single storey rear extension and patio area. Addition of first floor window. (amended description).	Permission Granted
LA04/2025/0950/F	LOC	27 Eglantine Avenue, Belfast, BT9 6DW	Erection of roller shutter at rear boundary of property (retrospective)	Permission Granted
LA04/2025/0962/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 11 of LA04/2023/2338/F - Invasive Species Management Plan.	Condition Discharged
LA04/2025/0976/LBC	LOC	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	Consent Granted
LA04/2025/0957/F	LOC	52 Ramoan Gardens, Belfast, BT11 8LN	First floor rear and side extension	Permission Granted

LA04/2025/0977/NMC	LOC	47 Wynchurch Road, Belfast, BT6 0JH	NMC to LA04/2023/4316F- Relocate a single rear door to the front of the extension. Relocation of a window on the side elevation to the rear elevation of the ground floor extension.	Non Material Change Granted
LA04/2025/0987/F	LOC	Mercy College Bilston Road, Belfast, BT14 7QR	The provision of a temporary double classroom modular unit with toilets and associated siteworks.	Permission Granted
LA04/2025/0985/F	LOC	40 Ormiston Crescent, Belfast, BT4 3JQ	Retrospective detached garden room.	Permission Granted
LA04/2025/1005/F	LOC	14 Lagmore View, Lagmore, Belfast, BT17 0UL	Single storey side extension and new gated access to front of dwelling.	Permission Granted
LA04/2025/1024/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 10, 11 & 12 LA04/2025/0639/F- Remediation Strategy, New Contamination encounter & Verification Report	Condition Partially Discharged
LA04/2025/1019/F	LOC	236-238 Ormeau Road, Ormeau, Belfast, BT7 2FZ	Retrospective alterations to shop front	Permission Granted
LA04/2025/1012/LBC	LOC	Ulster Museum Botanic Gardens, Belfast, BT9 5AB	Installation of public sculpture 'Airborne Men', on external facade of Ulster Museum	Consent Granted
LA04/2025/1021/F	LOC	13 Schomberg Park, Belfast, BT4 2HH	Rear single storey extension. Two storey front extension.	Permission Granted
LA04/2025/1039/F	LOC	65 Sicily Park, Belfast, BT10 0AN	Replacement roof to ground floor side bedroom and utility room. Including raising wall height and fenestration changes.	Permission Granted
LA04/2025/1056/A	LOC	28-32 Donegall Place Belfast BT1 5BB	Illuminated fascia shop signage and 2 projecting signs	Consent Granted
LA04/2025/1054/F	LOC	Stradivarius 28 to 32 Donegall Place, Belfast, BT1 5BB	Rufurbishment to shopfront elevation and other associated works to include fire escape access and stairs to rear.	Permission Granted

LA04/2025/1047/LBC	LOC	Unit 2-3, State Buildings, 16-22 Arthur Street, Belfast, BT1 4GE	Existing ground and first floor shop fit to be removed and replaced with new, walls to be made good, fitting room stud walls to be erected. Current ceiling to be removed and replaced with new. Installation of new shop signage.	Consent Granted
LA04/2025/1046/A	LOC	Unit 2-3, State Buildings, 16-22 Arthur Street, Belfast, BT1 4GE	1 fascia sign, 1 projecting sign, 2 internally hung illuminated signs & signage on awnings	Consent Granted
LA04/2025/1040/F	LOC	32 Kingsway Gardens, Knock, Belfast, BT5 7DQ	Garage conversion and extension. Garage roof alterations.	Permission Granted
LA04/2025/1030/F	LOC	27 Brians Well Grove, Dunmurry, BT17 0YQ	Single storey rear and side extension	Permission Granted
LA04/2025/1032/F	LOC	15 Shrewsbury Gardens, Belfast, BT9 6PJ	Single storey rear extension, rear/side dormer, additional rooflights, partial demolition to garage and rear return, new garden room and access gate widened	Permission Granted
LA04/2025/1033/F	LOC	26 Millar Street, Ballynafoy, Belfast, BT6 8JZ	Single Storey rear extension.	Permission Granted
LA04/2025/1034/F	LOC	270 Whitewell Road, Newtownabbey, BT36 7NH	Two-storey side extension	Permission Granted
LA04/2025/1036/F	LOC	43 The Green, Belfast, BT17 0QA	Single storey rear and side extension	Permission Granted
LA04/2025/1060/DC	LOC	Lands approximately 700m north of 28 Colinglen Road, Dunmurry, Belfast, BT17 0LR	Discharge of condition 12 LA04/2021/2862/F- Final Construction Environmental Management Report	Condition Not Discharged
LA04/2025/1076/F	LOC	77 Greystown Avenue, Belfast, BT9 6UH	Single storey rear extension	Permission Granted
LA04/2025/1081/CLEUD	LOC	70 Agincourt Avenue, Belfast, BT7 1QB	Existing House of multiple occupation (HMO)	Permitted Development

LA04/2025/1068/LBC	LOC	Wave Trauma Centre, Rathvarna House 5 Chichester Park South, Skegoneill, Belfast, BT15 5DW & 4 Chichester Park Central Belfast BT15 5DU	Demolition and alteration of boundary wall to create new vehicle access. (Retrospective)	Consent Granted
LA04/2025/1072/F	LOC	82 White Rise, Belfast, BT17 0XD	Single storey rear extension. Amendment to LA04/2024/0865/F	Permission Granted
LA04/2025/1070/LBC	LOC	Arthur Chambers, 14 Arthur Street, Belfast, BT1 4GD	Installation of insulation at eaves level to part of the front pitched roof.	Consent Granted
LA04/2025/1079/A	LOC	The Keep, Castle Arcade/Castle Lane, Belfast, BT1 5DG	3 Internally hung illuminated letter signs, 1 fascia sign, 1 projecting sign.	Consent Granted
LA04/2025/1140/F	LOC	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	Permission Granted
LA04/2025/1147/F	LOC	6 Rushfield Avenue, Belfast, BT7 3FP	Single storey rear extension	Permission Granted
LA04/2025/1099/F	LOC	133 Henderson Avenue, Belfast, BT15 5FP	Single storey rear extension. Creation of new side window.	Permission Granted
LA04/2025/1133/F	LOC	Ulster Museum Botanic Gardens, Belfast, BT9 5AB	Installation of public sculpture 'Airborne Men', on external facade of Ulster Museum	Permission Granted
LA04/2025/1091/DCA	LOC	18 Osborne Park, Belfast, BT9 6JN	Demolition of porch constructed in/around 1967. Refer to Design Statement attached with this DCA.	Consent Granted
LA04/2025/1097/F	LOC	125 Hyndford Street, Belfast, BT5 5JF	change of use from residential dwelling (class c1) to cultural use museum (class d1)	Permission Granted
LA04/2025/1121/LBC	LOC	Pavilion 6 of former Belvoir Park Hospital	Amendment to extant permissions LA04/2024/1043/F & LA04/2024/1072/LBC to change the approved 1bed units (Apts. 3 & 7) to 2 bed units.	Consent Granted

LA04/2025/1123/NMC	LOC	Lands immediately south of the junction of Mountpottinger Road and Mountpottinger Link and east of Short Strand Bus Station Belfast BT5 4LA	Non Material change to planning application LA04/2022/0428/F - Straight/flat heads to replace arches at ground floor openings to courtyard on rear elevation. Replacement of timber panel detail with masonry and coloured ceramic tile . Provision of 2no. juliet balconies to replace projecting top floor steel balconies	Non Material Change Granted
LA04/2025/1141/F	LOC	2 Ladybrook Grove, Belfast, BT11 9FB	Rear dormer extension to existing dwelling.	Permission Granted
LA04/2025/1157/F	LOC	92 Sunnyside Street, Belfast, BT7 3EG	Proposed Change of Use of 4 bed/ 4 person Residential Property to 4 bed/ 4 person House of Multiple Occupancy (HMO)	Permission Granted
LA04/2025/1125/F	LOC	Fortwilliam Golf Club, 8 Downview Avenue, Belfast, BT15 4EZ	Proposed 30m monopole with 12no. antennas, 4no. transmission dishes, 6no. equipment cabinets and ancillary development	Application Withdrawn
LA04/2025/1127/F	LOC	29 Hazel View, Belfast, BT17 0WQ	Single storey rear extension	Permission Granted
LA04/2025/1153/LBC	LOC	Riddel's Warehouse 87-91 Ann Street, Belfast, BT1 3GH	External façade lighting to the window reveals at ground, first floor and to the arches at the top of the building.	Consent Granted
LA04/2025/1185/F	LOC	43 Ballymiscaw Road, Holywood, BT18 9RR	Detached double garage and solar plant room with ancillary games room and home office, including minor extension to domestic curtilage to facilitate revised driveway	Permission Granted

LA04/2025/1181/F	LOC	14 Owenvarragh Park, Belfast, BT11 9BD	Removal of existing conservatory and construction of single storey rear and side extension	Permission Granted
LA04/2025/1190/F	LOC	3 Eileen Gardens, Belfast, BT9 6FW	Repairs and renovation of roof, chimneys and second floor attic rooms including addition of conservation rooflight to front elevation and enlargement of existing rooflight at rear.	Permission Granted
LA04/2025/1191/DCA	LOC	3 Eileen Gardens, Belfast, BT9 6FW	Partial demolition of existing roof to accommodate proposed roof lights	Consent Granted
LA04/2025/1192/DC	LOC	Lands adjacent to Glenriver, 78 Cloona Park Belfast.	Discharge Condition no. 3 of Planning approval LA04/2022/1203/F.	Condition Discharged
LA04/2025/1193/DCA	LOC	15 Shewsbury Gardens, Belfast, BT9 6PJ	Demolition of existing rear return, fenestrations and chimney, partial demolition of garage, roof to accommodate dormer and rooflights, partial demolition of access gates	Consent Granted
LA04/2025/1214/F	LOC	33 Willesden Park, Belfast, BT9 5GX	Demolition of rear return to allow for provision of single storey rear extension and patio area	Permission Granted
LA04/2025/1217/NMC	LOC	12 Loughview Heights, Old Park, Belfast, BT14 8QR	Change to approved external finishes (LA04/2024/2007/F) from facing brick to block outer leaf with smooth render finish and masonry white paint finish.	Non Material Change Granted
LA04/2025/1261/NMC	LOC	Lands South and East of 148-163 Lagmore View Lane North and West of 37, 81, 82 and 112 Lagmore Glenand Lagmore View Road, Belfast	Non-Material Change to plot no.168 previously approved under ref: LA04/2021/1808/F (infill of approved porch at front door to meet requirements of the social housing provider and enlarged dormers to front and rear)	Non Material Change Granted

LA04/2025/1236/MDPA	LOC	Lands Adjacent To And South East of The River Lagan, West of Olympic way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Clause 1.1 (Schedule 1 Part B) of the Section 76 Agreement associated with planning permission LA04/2021/2280/F- public realm management plan.	Condition Discharged
LA04/2025/1274/DC	MAJ	Plot 2 Intensive Support Unit Glenmona Development Monagh Bypass, Andersonstown, Belfast, BT11 8BX	Discharge of Condition no. 9 LA04/2020/0804/F Remediation Strategy for removal of Asbestos	Condition Not Discharged
LA04/2025/1240/F	LOC	Avenue One Recycling 1 ADVANTAGE WAY BALLYMAGARRY BELFAST BT13 3LZ	Extension to rear of warehouse for storage.	Permission Granted
LA04/2025/1250/A	LOC	Office, 2 High Street , Belfast, BT1 2BA	2 Fascia shop signs & 2 Projecting shop signs	Consent Granted
LA04/2025/1370/A	LOC	J P Corry 648 Springfield Road, Belfast, BT12 7EH	3 illuminated signs	Consent Granted
LA04/2025/1252/F	LOC	55 Tullymore Gardens, Belfast, BT11 8NG	Single storey rear extension with an extension to existing raised patio (Amended Description)	Permission Granted
LA04/2025/1257/DC	LOC	Lands adjacent to and south east of the river lagan, west of Olympic way of Queen's Road, Queen's Island, Belfast, BT2 9EQ	Discharge condition 2 of LA04/2021/2280/F- Phasing Plans and Autotracking Plan. (Previously approved under LA04/2022/1706/DC).	Condition Discharged
LA04/2025/1280/A	LOC	Diageo Global Supply 3 Marshalls Road, Belfast, BT5 6SL	1no. high-level illuminated sign	Consent Granted
LA04/2025/1264/F	LOC	35 Stranmillis Park, Belfast, BT9 5AU	Single storey rear extension	Permission Granted
LA04/2025/1353/F	LOC	101 Cloona Park, Dunmurry, Belfast, BT17 0HF	Single storey rear extension. Bay window and porch extension to front elevation	Permission Granted

LA04/2025/1267/F	LOC	Wardens House, The Belgravia, 119 Lisburn Road, Malone Lower, Belfast, BT9 7AP	Conversion and remodeling of existing former two storey wardens house into two flats to provide additional sheltered housing accommodation.	Permission Granted
LA04/2025/1277/F	LOC	17 Pembridge Court, Belfast, BT4 2RW	Bay window extension to side, elevational changes to create new openings. Dormer window to rear, 3no. roof lights to front and additional site works.	Permission Granted
LA04/2025/1273/F	LOC	129 Deramore Avenue, Belfast, BT7 3ET	Single storey rear extension, first floor rear extension plus walled garden with 2 velux windows to the roof (amended description)	Permission Granted
LA04/2025/1286/F	LOC	11 Ebrington Gardens, Belfast, BT4 3BY	Rear dormer window and 2no. roof lights to front	Permission Granted
LA04/2025/1276/F	LOC	39 Haddington Gardens, Belfast, BT6 0AN	Attic conversion with rear dormer	Permission Granted
LA04/2025/1319/DC	LOC	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Discharge of condition 17 and 19 LA04/2021/1672/O - Proposed window schedules and accompanying details for Sites A and D/NIE	Condition Discharged
LA04/2025/1303/F	LOC	34 Mount Merrion Park, Belfast, BT6 0GB	Single storey side and rear extension. Single storey garden room with landscaping and additional site works.	Permission Granted
LA04/2025/1323/F	LOC	7 Thornhill Crescent, Belfast, BT5 7AS	Two storey side and rear extension.	Permission Granted

LA04/2025/1293/F	LOC	52 Denmark Street, Belfast, BT13 1AN	Single story rear extension.	Permission Granted
LA04/2025/1313/F	LOC	19 Irwin Crescent, Belfast, BT4 3AQ	Demolition of detached garage and partial demolition to dwelling to facilitate single storey side and rear extension. Landscaping and additional works.	Permission Granted
LA04/2025/1317/F	LOC	274 Forthriver Road, Belfast, BT13 3UT	Single storey rear extension with access platform.	Permission Granted
LA04/2025/1336/F	LOC	8 Belmont Park, Belfast, BT4 3DU	Retrospective conversion of domestic garage into annex. Garage door replaced with block work and door.	Permission Granted
LA04/2025/1331/F	LOC	166 Bingnian Drive, Belfast, BT11 8JD	Single storey rear extension and installation of platform lift to front of property.	Permission Granted
LA04/2025/1333/F	LOC	29 High Street, Belfast, BT1 2AA	Proposed Change of Use of upper floors from Office (Class B1a) to Short Term Let (Sui Generis)	
LA04/2025/1346/LBC	LOC	British Broadcasting Corporation Broadcasting House 25 Ormeau Avenue, Belfast, BT2 8HQ	Window replacement scheme to the 3 storey TV Block on the North West of the application site. Fenestration to remain as existing with replacement materials and details to match existing. New roller shutters and louvres along the ground floor.	Consent Granted
LA04/2025/1367/A	LOC	Park House 87-91 Great Victoria Street, Belfast, BT2 7AG	1 Projecting sign, 1 Shop sign	Consent Granted
LA04/2025/1355/CLOPUD	LOC	Ground Floor 33-37 Stranmillis Road, Belfast, BT9 5AF	Change of use from dental and skincare clinic (D1) to healthcare facility (D1) with internal alterations	Permitted Development
LA04/2025/1360/A	LOC	1 Boucher Road, Belfast, BT12 6HR	1 Other - Building Arch, 1 Building wrap, 2 Projecting sign, 2 Shop sign, 2 Other - Pylon	Consent Granted
LA04/2025/1362/CLEUD	LOC	13 Wolseley Street, Belfast, BT7 1LG	Existing 5 bedroom / 5 person House of Multiple Occupancy (HMO)	Permitted Development

LA04/2025/1368/A	LOC	124-126 Kingsway, Belfast, BT17 9NP	4 Illuminated signs	Consent Granted
LA04/2025/1396/WPT	LOC	31 Cleaver Park, Belfast, BT9 5HY	3 cherry blossom trees. 1 at front 2 in rear garden. Pruning/crowning requested approx 5-10 meters off circumferences	Works to Trees in CA Agreed
LA04/2025/1377/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Discharge of Condition 30 for Phase 8 and 9 Z/2013/1434/F - Noise Verification Report	Condition Partially Discharged
LA04/2025/1383/LBC	LOC	UNTOLD : THE MUSEUM LIMITED, 28 Bedford Street, Belfast, BT2 7FE	Removal of suspended ceiling tiles and grid, carpet floor finishes, modern timber stud partitions and asbestos insulating board to the underside of the floors above on part ground and first floors.	Consent Granted
LA04/2025/1384/LBC	LOC	Mayfair Building, 8 Arthur Square, Belfast, BT1 4FD	Replacement of flat roof coverings including insulation upgrades, stone repairs and replacement. Removal and disposal of external lighting.	Consent Granted
LA04/2025/1402/CLEUD	LOC	Apartment 2, 9 Ulsterville Place, Belfast, BT9 7BH	House of multiple occupation (HMO)	Permitted Development
LA04/2025/1401/LBC	LOC	Ulster Scots Community Network 1-9 Victoria Street, Belfast, BT1 3GA	Repair and renovation to historical facades of the Corn Exchange Building on Victoria and Gordon Street, including repairs to the existing ashlar sandstone features, use of replacement stone and application of specialist repair mortars as required.	Consent Granted
LA04/2025/1421/F	LOC	24 Donegall Avenue, Belfast, BT12 6LX	Change of Use from Dwelling to HMO Double storey rear extension and internal alteration.	Application Withdrawn

LA04/2025/1409/F	LOC	44 South Parade, Belfast, BT7 2GP	Partial demolition of existing walls and roof to accommodate single storey rear extension	Permission Granted
LA04/2025/1448/F	LOC	Moyard House 88-90 Moyard Park, Belfast, BT12 7FT	Proposed material change from 17 hostel units and ground floor office accommodation to 17 “general needs” flat accommodation, ground floor ancillary accommodation and the construction of 2 x external bin compounds	Application Withdrawn
LA04/2025/1428/MDPA	LOC	Premises at 41, 43, 45, 47, 49, 43a and 55 Tates Avenue, Belfast, BT9 7BY	Section 76 First Schedule, Clause 4 Part 4.1 LA04/2021/2544/F- Car Club Strategy	Condition Discharged
LA04/2025/1483/F	LOC	64 Andersonstown Road, Belfast, BT2 8LA	Relocation of bicycle stand as approved under planning permission LA04/2020/2077/F (Retrospective)	Permission Granted
LA04/2025/1455/DC	LOC	Units 2a and 2b, 38 Boucher Road, Belfast, BT12 6HR	Discharge of condition 8 of LA04/2024/0714/F - Piling Risk Assessment	Condition Discharged
LA04/2025/1438/CLEUD	LOC	21 Wolseley Street, Belfast, BT7 1LG	Existing use as a 5 person 5 bedroom House of Multiple Occupancy (HMO)	Permitted Development
LA04/2025/1468/DC	LOC	Lands adjacent to and South East of the river Lagan, West of Olympic way of Queen's road, Queens Island, Belfast, BT2 9EQ.	Discharge condition 42 of LA04/2021/2280/F-Overarching Signage Strategy.	Condition Discharged

LA04/2025/1478/PAN	LOC	Site includes open land along the bottom of Milltown Cemetery, land adjacent to 8 Blackstaff Way, open area between Blackstaff Way and M1 Motorway, land in-between 5 Blackstaff Way and M1 Motorway and NI Water Upper Falls site Kennedy Way.	Second phase of the West Belfast Greenway, forming a key link in the west of the city and part of the Belfast Cycling Network Delivery Plan. The greenway will consist of a 4m wide public path for shared cyclist and pedestrian use, linking the Bog Meadows to Kennedy Way. Access to the greenway will be via the Bog Meadows, Kennedy Way and Blackstaff Way.	PAD Concluded
LA04/2025/1485/CLEUD	LOC	Newforge Country Club 18b Newforge Lane, Belfast, BT9 5NW	Construction of sand based hockey pitch, 3G football pitch, 2G - 5-a-side football pitches (plural), bowling green, erection of 16no.floodlight columns and associated lights, all associated perimeter fencing, car parking (plural) including lighting columns, and foundation of club house / pavilion and tiered seating. By virtue of these operations undertaken, which fall within the scope of Section 23 - Meaning of Development in the Planning Act (NI) 2011	Permitted Development
LA04/2025/1487/NMC	LOC	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Amendments to the wording of Condition 7 (landscaping works) attached to planning permission LA04/2023/2890/F to allow the phased implementation of the approved landscaping.	Non Material Change Granted

LA04/2025/1498/DC	LOC	Lands adjacent to and South East of the river Lagan, West of Olympic way of Queen's road, Queens Island, Belfast, BT2 9EQ	Discharge conditions 12 and 35 of LA04/2021/2280/F- Verification report (Block 9).	Condition Discharged
LA04/2025/1488/CLEUD	LOC	Flat 1, 2 Surrey Street, Belfast, BT9 7FS	Existing use as residential apartment	Permitted Development
LA04/2025/1497/LBC	LOC	Scottish Provident Building 7 Donegall Square West, Belfast, BT1 6JH	<p>Repair and reinstatement of damaged sandstone elements to the external façades. Loose, delaminated and defective stone will be identified, removed, and replaced with new natural stone to match the existing in colour, texture and profile. Where appropriate, mortar repairs using lime-based mixes will be carried out to consolidate minor areas of surface loss.</p> <p>Open or defective joints will be raked out and repointed with lime mortar. Localised cleaning and biocide treatment will be undertaken. Temporary propping and crash decks will be installed where required to ensure safety during works.</p>	Consent Granted
LA04/2025/1474/WPT	LOC	11 Richhill Crescent, Belfast, BT5 6HF	Works to TPO protected trees	Works to TPO Granted
LA04/2025/1510/DC	LOC	45 Belvedere Park, Belfast, BT9 5GS	Discharge of condition 2, 8 & 9 LA04/2019/2936/F- Brick and roof samples, Structural survey and Construction Management Plan	Condition Partially Discharged

LA04/2025/1496/WPT	LOC	83 Balmoral Avenue Belfast BT9 6NZ	Crwon reduction to 1 x oak and 1 x Beech tree.	Works to Trees in CA Agreed
LA04/2025/1508/WPT	LOC	47 Marlborough Park South, Belfast, BT9 6HR	Sycamore tree - to re-pollard Birch tree - full prune reducing significantly away from property	Works to TPO Granted
LA04/2025/1515/LBC	LOC	53 Park Road, Belfast, BT7 2FX	Provision of secondary glazing to front bay windows on ground floor	Consent Granted
LA04/2025/1520/F	LOC	35 Corrina Park, Belfast, BT17 0HA	Window and door alterations including rendering of main rear ground floor walls.	Permission Granted
LA04/2025/1553/A	LOC	Unit 17 Ug 1 Victoria Square, Belfast, BT1 4QG	Illuminated Fascia Sign	Consent Granted
LA04/2025/1545/WPT	LOC	10 Lacefield, Belfast, BT4 3PA	Works to trees in a conservation area	Works to TPO Granted
LA04/2025/1547/LBC	LOC	11-16 Donegall Square East, Belfast, BT1 5UB	Internal works to facilitate the removal and replacement of 1 No. cash machine, together with necessary adjustments to the automation wall and the redecoration of skirting	Consent Granted

LA04/2025/1548/WPT	LOC	31 Kensington Road, Belfast, BT5 6NH	A large tree in my neighbour's garden is significantly overhanging into my garden and blocking light into my garden. It prevents sunlight from getting into a large corner of my garden (and has destroyed my raspberries). My neighbour (address 90 Shandon Park) advises it has a TPO. I want to significantly cut back the tree overhanging my garden. My neighbour has confirmed this is in order. The following photos in this application provide clear illustration of the growth over my garden.	Works to TPO Granted
LA04/2025/1566/A	LOC	Queens Business School, Riddel Hall 185 Stranmillis Road, Belfast, BT9 5EE	Vertical non-digital Totem sign	Consent Granted
LA04/2025/1580/F	LOC	The Print Hall, 2 Hannahstown Hill, Hannahstown, Belfast, BT17 0LT	Proposed extension and remodelling of ground floor to extend first floor daycare	Application Withdrawn
LA04/2025/1572/WPT	LOC	Dunraven 104 Malone Road, Belfast, BT9 5HP	. Sectionally dismantle to ground level 1x Betula pendula on the property's rear boundary, to minimise the potential risk of failure, and potential for structural damage to the neighbouring property.	Works to TPO Granted

LA04/2025/1574/WPT	LOC	11 Adelaide Park , Belfast, BT9 6FX	<p>Complete prune with crown reductions of approximately 30% (2.5-3m) , 2x Betula pendula at the rear of the property to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>. Complete prune with crown reductions of approximately 30% (2.5-3m), 2x Aesculus hippocastanum on the rear boundary of the property to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>. Removal of the section of diseased (Ganoderma) Laurel shrubbery on the rear boundary to allow installation of replacement existing fencing damaged by the Laurel, as discussed during our site visit.</p>	Works to Trees in CA Agreed
LA04/2025/1573/WPT	LOC	8 Danesfort Park Central, Belfast, BT9 5RB	Sectionally dismantle to ground level 1x Tilia x europea in the property's front garden to minimise the potential risk of failure and structural damage due to building proximity.	Works to TPO Granted
LA04/2025/1598/DCA	LOC	4 Kirkliston Drive, Belfast, BT5 5NX	Addition of proposed gates and fencing to divide driveway, parking and garden area at an existing building used as a supported living HMO property.	Application Withdrawn

LA04/2025/1571/PRELIM	LOC	Harlequins Rugby Club, 45a Deramore Park, Belfast	Re-roofing of the stand	PAD Concluded
LA04/2025/1595/F	LOC	5 Harberton Drive, Belfast, BT9 6PE	Addition of a first floor window on the North elevation	Permission Granted
LA04/2025/1596/DCA	LOC	5 Harberton Drive, Belfast, BT9 6PE	Demolition on North elevation to allow for new window opening.	Consent Granted
LA04/2025/1604/PAN	MAJ	Halifax Building, 24 Cromac Place, Belfast, BT7 2JB	Proposed change of use from offices to nursing home comprising c.160-180 no. bedrooms, all associated ancillary accommodation which could include day rooms, hairdressers, cinema room, restaurant, treatment rooms, clinic and consulting rooms, and scanning. Proposal also includes communal areas, courtyard, ancillary offices, external alterations and all other site and associated works	Proposal of Application Notice is Acceptable
LA04/2025/1657/WPT	LOC	Bishop Of Down & Connor Lisbreen 73 Somerton Road, Belfast, BT15 4DE	<p>The tree work for Lisbreen was crown clean of 2 oak trees.</p> <p>Remove broken conifer branch.</p> <p>Tree number 19 horse chestnut reduce by 3 metres just do failing crown and possible bark death.</p> <p>Clear phone wires at maple tree</p> <p>Cut back any heavy limbs on roadside.</p>	Works to Trees in CA Agreed
LA04/2025/1658/F	LOC	1 Ashley Grove, Belfast, BT17 9EA	Roofspace conversion with side dormers and new windows to front and rear elevations	Permission Granted

LA04/2025/1648/WPT	LOC	43A Malone Park Belfast	Two trees over hang from adjoining properties at rear garden of dwelling.	Works to TPO Granted
LA04/2025/1687/PRELIM	LOC	Lands, At Church Road/ Ballygowan Road, Castlereagh, Belfast, BT6 9SA	Roselawn Extension	PAD Concluded
LA04/2025/1701/WPT	LOC	33 Osborne Park, Belfast, BT9 6JN	2x Lime trees at bottom of back garden of property: 3m crown reduction and thinning, removal of epicormic shoots. Sycamore tree in front garden beside driveway: 2m crown reduction and thinning	Works to Trees in CA Agreed
LA04/2025/1688/WPT	LOC	7 The Park, Belfast, BT17 OER	Works to Protected Trees	Works to TPO Granted
LA04/2025/1721/DC	LOC	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Discharge of condition 8 LA04/2025/0537/F - Piling Methodology Risk Assessment (Previous Approval LA04/2021/2815/F)	Condition Discharged
LA04/2025/1761/A	LOC	Unit 3 Ug 1 Victoria Square, Belfast, BT1 4QG	2 illuminated Shop signs	Consent Granted
LA04/2025/1809/WPT	LOC	73 Myrtlefield Park, Belfast, BT9 6NG	Felling of tree/s as danger to other properties during high winds/storms	Works to Trees in CA Agreed
				<u>Total Decisions</u>

Live Major Applications not previously considered by Committee @ 04.11.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	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
2	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
3	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
4	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
5	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and 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 C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-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	LA04/2024/0910/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

8	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
9	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
10	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
11	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
Page 48 12	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under Consideration

13	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising a three storey building of 36 no. Category 1 (over 55's) social housing apartments and 7 no. single storey Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration
14	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
15	LA04/2025/0574/F	Major	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	17-Apr-25	13-Nov-25	Under Consideration
16	LA04/2025/0974/F	Major	Site to the south of the former Knockbreda High School. Lands bounded by the A55 Upper Knockbreda Road to the south and south-east, Wynchurch Road to the north-east, Knockbreda Primary School to the north and Knockbreda Park to the west.	Development of a new primary school building for Forge Integrated Primary School. including development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road via a new signalised junction; demolition of no. 138a Knockbreda Park and associated site works	04-Jun-25	31-Dec-25	Under Consideration
Page 49 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
	LA04/2025/1525/F	Major	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of condition 9 of LA04/2024/0714/F (Removal of fuel storage tanks)	09-Sep-25	23-Dec-25	Under Consideration

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Planning Applications Discussed at Committee Between 01 Apr 2019 and 04 Nov 2025

Decision Description	Totals
	21
Application Withdrawn	
Consent Granted	2
Consent Refused	
Permission Granted	4
Permission Refused	2
Total	29

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F Page 51	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Social Housing Development comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17-Feb-23	15	157	29/06/2023	33	122	31/10/2025	31/12/2025	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	219	16/01/2024	124	94	31/10/2025	30/11/2025	Awaiting Section 76 Agreement - wording of clauses and CoT finally agreed. S76 sent to applicant for signing

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	85	15/10/2024	30	55	Unknown	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side
LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	12-Jul-24	15	84	15/10/2024	28	55	Unknown	Unknown	See above
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	05-Sep-24	30	91	12/11/2024	39	51	31/10/2025	Unknown	Awaiting Section 76 Agreement and new contamination issues - development commenced without planning permission and updated contaminated land survey submitted by applicant. Currently being reviewed by Environmental Health

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	141	10/12/2024	93	47	Unknown	Unknown	Unable to agree terms of Section 76 agreement with applicant - specialist legal advice sought
LA04/2024/0626/F Page 53	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	81	18/03/2025	47	33	Unknown	30/11/2025	Holding direction issued by DfI in March 2025 released - Pre-Determination Hearing and reconsideration of application scheduled for November Committee
LA04/2024/0675/F	The Arches Centre 11-13 Bloomfield Avenue / 387-389 Newtownards Road, , Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	MAJ	13-May-24	09-Dec-24	30	77	15/04/2025	48	29	Unknown	07/11/2025	Awaited Section 76 Agreement - Certificate of Title outstanding from applicant for several months. Issue finally resolved, s76 agreement signed and decision to be issued

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	98	13/05/2025	72	25	31/10/2025	07/11/2025	Outstanding waste management issue finally resolved. Decision to be issued
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	92	17/06/2025	71	20	Unknown	Unknown	DAERA NIEA recently provided its consultation response - advising that bat surveys required
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	78	17/06/2025	57	20	31/10/2025	Unknown	Further information requested from applicant following request from DAERA NIEA

LA04/2024/0267/F	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	LOC	15-Feb-24	30-May-24	15	90	17/06/2025	69	20	31/10/2025	30/11/2025	June Committee resolved to delegate authority to refuse, decision notice being finalised
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	59	17/06/2025	38	20			Permission Granted

LA04/2024/1761/RM	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	MAJ	15-Oct-24	13-May-25	30	55	17/06/2025	35	20			Permission Granted
<div>Page 58</div> 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	23	17/06/2025	3	20	31/10/2025	30/11/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)

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	48	12/08/2025	35	12			Permission Granted
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	54	12/08/2025	42	12	31/10/2025	30/11/2025	Preparing decision notice for issuing
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10-Feb-25	15	53	12/08/2025	41	12	31/10/2025	30/11/2025	Late objections received. Planning Service requested additional information from applicant in respect of land instability issue

LA04/2025/0122/F	Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP	Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	LOC	28-Jan-25	13-May-25	15	40	12/08/2025	28	12			Permission Refused
LA04/2024/2077/F	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Amended Plans Received).	MAJ	29-Jan-25	27-Aug-25	30	40	12/08/2025	27	12	30/11/2025	30/12/2025	Late objection received from neighbouring premises. Officers working through issues. Application will need to be reported back to the Committee for reconsideration
LA04/2025/0311/A	Telegraph Building, 124-144 Royal Avenue, Belfast BT1 1DN	Street Art directly on facade of Donegall Street Elevation.	LOC	18-Apr-25	01-Aug-25	15	29	12/08/2025	16	12			Consent Granted
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	62	12/08/2025	49	12			Permission Refused

LA04/2024/0948/F	Derelict lands at and to the rear of no.s 34-36 The Mount, Belfast, BT5 4NA	Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works	LOC	03-Jun-24	16-Sep-24	15	74	16/09/2025	67	7	N/A	31/10/2025	Awaiting s76 agreement
LA04/2024/0955/LBC	34-36 The Mount, Belfast, BT5 4NA	Restoration of external features with a new rear projection to no. 34 The Mount and new partitioning walls in both buildings to facilitate use for 6no. apartments	LOC	03-Jun-24	16-Sep-24	15	74	16/09/2025	67	7	N/A	31/10/2025	Awaiting issuing
Page 59 LA04/2025/0607/F	5 Squires Hill Road, Belfast, BT14 8FJ	Amendments to previously approved application(LA04/2023/4 093/F). Proposal includes raising of ridge, fenestration changes to side and juliet balcony to front.	LOC	09-Apr-25	23-Jul-25	15	30	16/09/2025	22	7	31/10/2025	07/11/2025	Awaiting issuing
LA04/2025/0976/LBC	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	LOC	19-Jun-25	02-Oct-25	15	20	16/09/2025	12	7			Consent Granted
LA04/2025/1140/F	35-39 Royal Avenue, Belfast, BT1 1FD	Alterations to shopfront	LOC	08-Jul-25	21-Oct-25	15	17	16/09/2025	10	7			Permission Granted

LA04/2025/0613/F	23 Everton Drive, Belfast, BT6 0LJ	Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer. Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.	LOC	15-May-25	28-Aug-25	15	25	14/10/2025	21	3	N/A	07/11/2025	Awaiting issuing
LA04/2022/0809/F	"Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast."	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	MAJ	21-Apr-22	17-Nov-22	30	185	14/10/2025	181	3	N/A	30/11/2025	Awaiting resolution of issues identified by DfI Roads



Subject:	Consultation on Review of Planning Fees
Date:	11 th November 2025
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Ed Baker, Planning Manager (Development Management)

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

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

1.0	Purpose of Report or Summary of main Issues
1.1	The Department for Infrastructure (DfI) is consulting on its review of planning fees, namely the proposed introduction of fees for the following types of application: <ul style="list-style-type: none"> • Non-Material Changes • Discharges of Condition
1.2	DfI is also seeking views on whether any other application types, which are currently not charged for, should also attract a fee.
1.3	This report considers the issues and proposes the Council's response to the consultation. It is for notation and comment ahead of consideration by the Strategic Policy and Resources Committee.

2.0	Recommendations																				
2.1	The Committee is asked to note the report ahead of consideration by the Strategic Policy and Resources Committee.																				
3.0	Main report																				
	<u>Background</u>																				
3.1	Most planning applications submitted to the Council attract a planning fee, however, several application types currently do not, even though they can be quite time consuming and costly for the Council to process.																				
3.2	Dfl is proposing to introduce a flat rate planning fee of £115 for the following types of application, for which there is currently no charge: <ul style="list-style-type: none">• Non-Material Changes• Discharges of Condition																				
3.3	In addition, the consultation is asking whether there are any other planning application types which are not currently charged for, but which should attract a fee, including but not limited to the following: <ul style="list-style-type: none">• Tree Preservation Order• Proposal of Application Notice (PAN)• Pre-application discussions																				
3.4	The introduction of fees for applications for Non-Material Changes and Discharges of Condition would be made through amendments to the Planning (Fees) Regulations (Northern Ireland) 2015.																				
3.5	The public consultation opened on 1 st October 2025 and closes on 23 rd December 2025. A copy of the public consultation document is provided at Appendix 1 .																				
	<u>Assessment</u>																				
3.6	Belfast City Council is one of several NI councils that have advocated the introduction of planning fees for Non-Material Change (NMC) and Discharge of Condition (DOC) applications for many years. This is in the context of the not insignificant resources that councils expend on processing such applications each year.																				
3.7	Dfl is proposing to introduce a flat rate fee of £115 for both application types, equivalent to the minimum fee charged for such applications in some UK jurisdictions. Table 1 below shows the number of NMC and DOC applications that the Council has received over the last three years.																				
	<table><tr><th>Application type</th><th>2022/23</th><th>2023/24</th><th>2024/25</th><th>Total</th></tr><tr><td>NMC</td><td>65</td><td>78</td><td>77</td><td>220</td></tr><tr><td>DOC</td><td>239</td><td>235</td><td>245</td><td>719</td></tr><tr><td>Total</td><td>304</td><td>313</td><td>322</td><td>939</td></tr></table>	Application type	2022/23	2023/24	2024/25	Total	NMC	65	78	77	220	DOC	239	235	245	719	Total	304	313	322	939
Application type	2022/23	2023/24	2024/25	Total																	
NMC	65	78	77	220																	
DOC	239	235	245	719																	
Total	304	313	322	939																	
	Table 1: volume of NMC and DOC applications received by Belfast City Council																				

3.8

Table 2 below shows the income that would have been received by the Council over the last three years had the proposed fee of £115 been applied retrospectively. This would have amounted to around £36k per annum. However, this projection is caveated by the fact that the introduction of a fee for Discharge of Condition applications may result in more discharge of condition requests to be grouped under a single application, to save costs. This could result in fewer Discharge of Condition applications and lower overall fee income.

Application type	2022/23	2023/24	2024/25	Total
NMC	£7,475	£8,970	£8,855	£25,300
DOC	£27,485	£27,025	£28,175	£82,685
Total	£34,960	£35,995	£37,030	£107,985

Table 2: Projected fee income if the proposed fee of £115 was retrospectively applied

Non-Material Change applications

3.9

Section 67 of the Planning Act (Northern Ireland) 2011 (“the Act”) permits the Council to approve a “non-material change” to a planning permission to facilitate relatively minor and inconsequential amendments to an approved scheme. This dispenses with the requirement for applicants to submit a whole new planning application, therefore, saving time and costs for both applicants and the council. This provision also permits the imposition of new conditions as well as to remove or alter existing conditions. Where approved, the NMC amends the original planning permission; it does not create a new standalone permission.

3.10

There is no legal definition of a “non-material change”. Guidance is provided by DfI’s [Development Management Practice Note 25: Non-Material Changes](#).

3.11

As shown in Table 1 above, the Council receives around 70 applications for Non-Material Changes each year. The complexity of the amendments proposed by NMC applications can vary considerably and can be time consuming for the Council to deal with, especially where the proposals relate to largescale Local and Major applications (depending on the scale and nature of the proposed changes). The Council is also responsible for processing applications for Non-Material Changes to regionally significant permissions granted by DfI. Therefore, the principle of a charge for NMC applications is welcomed.

3.12

However, officers have the following concerns about the proposal to introduce a flat rate £115 fee for all NMC applications:

- Firstly, it is considered unreasonable and disproportionate that the fee to amend more complex applications, such as permissions for Major and large-scale Local proposals, is the same as the fee for amending a householder or minor applications.
- Secondly, planning fees in NI should work towards genuine cost recovery and a flat rate fee of £115 would not cover the Council’s costs in processing NMC applications. DfI acknowledges that further work should be undertaken by councils and DfI around cost recovery to inform more appropriate fees across the board.

3.13

Consideration should be given to separate rates for NMC applications for householder, Local and Major planning permissions, with an increasing scale of charges respectively, Alternatively, consideration could be given to the NMC fee being a percentage of the original application fee.

	<u>Discharge of Condition applications</u>
3.14	<p>Section 52 of the Act enables a council to impose conditions on a planning permission. Guidance on the use of condition is provided by DfI's Development Management Practice Note 20: Use of Planning Conditions. The Council may only impose a condition where it meets all of the six tests, namely that the condition is:</p> <ol style="list-style-type: none"> 1. necessary; 2. related to planning; 3. relevant to the development permitted; 4. enforceable; 5. precise; and 6. reasonable in all other respects.
3.15	<p>Some conditions require submission and approval of further information to the Council before a specified trigger point being met, typically prior to commencement of development or occupation. This process is referred to as the “discharge of conditions”.</p>
3.16	<p>Examples include the submission and approval of the following information:</p> <ul style="list-style-type: none"> • details of external materials (e.g. brick, stonework, render and roof tiles) • landscaping details (e.g. tree planting and boundary treatment) • a final remediation strategy to deal with contaminated land • details of the precise window specification to ensure appropriate sound-proofing if the development is next to a busy road or other noise source.
3.17	<p>As a general principle, the Council's Planning Service seeks to avoid the use of DOC conditions where possible by front-loading the submission of the information as part of the original application. This saves time and costs later down the line; however, this approach is not always possible as often the information will only be available – or the developer is only willing to provide it – post-decision once the planning permission is in place.</p>
3.18	<p>Like NMCs, DfI is proposing to introduce a flat-rate £115 fee for DOC applications.</p>
3.19	<p>Officers have similar concerns to the proposed flat-rate fee of £115 for NMC applications:</p> <ul style="list-style-type: none"> • the charge for the DOC application is the same, irrespective of the scale and complexity of the development and nature of the conditions. For example, a householder would pay the same fee for approval of external materials for a domestic extension as a developer would pay for the discharge of a series of complex conditions (such as land contamination, archaeology and drainage) associated with a Major development. This is considered unfair, particular as the proposed fee would represent a third (33%) of the original planning fee for a householder application. In comparison, for a largescale Major application, the fee might represent only 0.1% of the cost of the original application. • in a similar vein, it is proposed that the same fee applies irrespective of the number of conditions that require to be discharged; therefore, a DOC application to discharge a single condition on a householder permission would attract the same fee as a DOC application to discharge a dozen conditions relating to a complex Major permission.

	<ul style="list-style-type: none"> • in practice, the Council deals with very few DOC applications for Householder permissions and it would be more appropriate to waive the fee for such applications, with a higher charge rate proposed for discharging conditions associated with more complex proposals. • the flat rate fee of £115 would not cover the Council's actual costs in processing such applications and would not represent anywhere near cost recovery. • the DOC process often requires engagement with consultations for their expert technical advice, such as the Council's Environmental Health service or Government Departments such as DfI Roads, DfI Rivers, DfC HED and DAERA NIEA. This consultation process can be very involved and time consuming for consultees and the proposal does not address income for consultees to cover their staff costs in assessing the information and advising the Council on its suitability. Officers are of the clear view that a service should only be charged where a responsive and quality service is provided. The current fee proposal does not address consultee resources and would not speed up the DOC process. Informal feedback to the Council from agents is that applicants would generally be prepared to pay a higher fee if it would guarantee a quicker decision.
3.20	Similar to the NMC fee proposals, further work should be undertaken by councils and DfI around cost recovery to inform more appropriate fees for DOC applications.
3.21	Officers recommend that there should be no charge for DOC applications relating to householder permissions. A fee higher than £115 should be introduced for DOC applications for Local permissions (excluding householders) with a higher fee for Major applications. A fee should be introduced per condition rather than a flat rate fee irrespective of the number of conditions. Correct adherence to the six tests for conditions (see par. 3.14) would ensure that the system is not abused with conditions unnecessarily added.
	<u>Other application types</u>
3.22	<p>In addition, DfI is asking for views on whether fees should be introduced for the following application types, which are currently not charged.</p> <ul style="list-style-type: none"> • Tree Preservation Orders (TPOs) – the Council receives about 130 applications for works to trees each year. Officers are concerned that the introduction of a fee could deter tree owners from making such applications or to not undertake necessary tree maintenance works because of the cost of making an application. Therefore, it is recommended that there continues to be no fee payable for an application for works to a protected tree (i.e. a tree subject to a TPO or within a Conservation Area). • Proposal of Application Notices (PANs) – legislation requires applicants for Major development to submit a PAN to the Council that sets out the applicant's proposals for Pre-Application Community Consultation. Councils have 21 days to assess the proposals, advising of any necessary further steps. There are both administrative and professional costs associated with the assessment of PAN applications and an appropriate flat-rate fee could be introduced to recover typical costs. • Pre-Application Discussions (PADs) – the Council already charges for PADs (as a discretionary service) and has been doing so since 2017. It similarly charges for Planning Performance Agreements (PPAs) – a project management tool used to support the efficient and timely handling of more complex planning applications. BCC would not want to see standardisation of such costs across all councils as the resources attributed to such discussions and how each PAD is treated will be at the discretion of each Planning Authority.

3.23	<p>The DfI consultation also asks if there are any other application types that currently do not attract a planning fee for which councils recommend that charging is introduced. Officers advise that fees could also be introduced for the following application types:</p> <ul style="list-style-type: none"> • EIA screening – where an applicant asks the Council to give a formal “screening” opinion as to whether a proposal is “Environmental Impact Assessment” (EIA) development. Applications for EIA development are required to be supported by an Environmental Statement and normally only relate to very large-scale and complex development proposals. The EIA screening process invariably involves engagement with internal and external consultees and can be a complex and time-consuming technical process to complete. • EIA scoping – where it is accepted that a proposal is “EIA development” and the applicant asks the Council to give a formal “scoping” opinion as to the required content of the Environmental Statement that will accompany the planning application. Similarly, the EIA scoping process invariably involves engagement with internal and external consultees and can be a complex process. • Discharge of planning obligations contained in a Section 76 planning agreement (MDPA) – there is currently no charge for the Council assessing information required by a Section 76 planning application, such as the submission and approval of a Travel Plan, open space management plan or Employability and Skills Plan. It is similar to the process of discharging conditions and should be charged.
3.24	<p>Applications for Listed Building Consent and Conservation Area Consent (DCA) are historically not charged for in NI, England and Wales. Like applications for works to trees, it is assumed that the reason is not to deter applicants from making such important applications. Nevertheless, the processing of these applications does have costs implications for the Council. Further targeted consultation should take place with a range of stakeholders should DfI consider introducing planning fees for Listed Building Consent and Conservation Area Consent applications.</p>
	<p><u>Other matters</u></p>
3.25	<p>It is proposed that councils should be able, if they so wish, to set their own fees for Non-Material Change and Discharge of Condition applications. This recognises that the costs associated with the processing of such applications will vary from council to council, particularly for a large built-up urban area such as Belfast where issues such as land contamination are prevalent.</p>
3.26	<p>The Council would express its disappointment that DfI did not carry out any pre-consultation with councils ahead of publication of the consultation. As can be seen from this report, whilst the principle of charging for NMC and DOC applications is accepted, there are a range of concerns about the specific proposals and factors that will need to be considered. These could have been addressed, and more developed proposals consulted on, had there been prior engagement with councils and wider development industry (planning agents, architects and developers).</p>
3.27	<p>For the reasons set out in this report, it is considered that the proposals to charge for NMC and DOC applications should be developed further before charging is introduced.</p>

4.0	Financial & Resource Implications
4.1	The NI Audit Office and Public Accounts Committee reports (2022) recognise the financial unsustainability of the NI planning system. Planning Authority costs typically outstrip planning income through planning fees by a significant margin. The introduction of charging for Non-Material Change and Discharge of Condition applications is welcomed in principle, however, the proposals do not represent actual cost recovery. Further work is required by councils and DfI, with input from consultees and the development industry, to refine the proposed charging model for these and all other application types.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts have been identified.
6.0	Appendices – Documents Attached
	Appendix 1 – DfI public consultation document

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Infrastructure

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PUBLIC CONSULTATION

REVIEW OF PLANNING FEES

Date: October 2025



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Responding to this consultation document

How to Respond

The Department for Infrastructure would like to invite views from the public and stakeholders on potential changes to The Planning (Fees) Regulations (Northern Ireland) 2015 as set out in this document.

Comments should reflect the structure of the document as far as possible with references to question numbers and paragraph numbers where relevant.

Responses can be submitted to the Department no later than 23 December 2025 in one of the following ways:

1. Where possible online via Citizen Space:

<https://consultations2.nidirect.gov.uk/dfi-1/public-consultation-review-of-planning-fees>

2. By e-mail to:

Legislation.planning@infrastructure-ni.gov.uk

3. By post to:

Public Consultation
Review of The Planning (Fees) Regulations (NI) 2015
Regional Planning Governance and Legislation
3rd Floor, James House
2-4 Cromac Avenue
The Gasworks
Belfast
BT7 2JA

Copies in other languages and formats, (including Braille, large print etc.), can be made available on request. If it would assist you to access this document

in an alternative format or language other than English, please contact us using the e-mail or postal address below or by calling 0300 200 7830.

If you have any comments or complaints about the consultation process itself (rather than the content of this document), these should also be directed to the postal or e-mail addresses above.

Freedom of Information Act 2000 - Confidentiality of Responses

The Department may publish a summary of responses following the closing date for receipt of comments. Your response, and all other responses to this publication, may be disclosed on request and/or made available on the DfI website (redacted). The Department can only refuse to disclose information in exceptional circumstances. Before you submit your response, please read the paragraphs below on the confidentiality of responses as this will give you guidance on the legal position about any information given by you in response to this publication.

The Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR) give the public a right of access to any information held by a public authority, namely, the Department in this case. This right of access to information includes information provided in response to a consultation. The Department cannot automatically consider as confidential information supplied to it in response to a consultation. However, it does have the responsibility to decide whether any information provided by you in response to this publication, including information about your identity, should be made public or treated as confidential. The Lord Chancellor's Code of Practice on the Freedom of Information Act provides that:

- The Department should only accept information from third parties in confidence if it is necessary to obtain that information in connection with the exercise of any of the Department's functions and it would not otherwise be provided.
- The Department should not agree to hold information received from third parties 'in confidence' which is not confidential in nature.

- Acceptance by the Department of confidentiality provisions must be for good reasons, capable of being justified to the Information Commissioner.

The information you provide in your response, excluding personal information, may be published, or disclosed in accordance with FOIA or EIR. Any personal information you provide will be handled in accordance with the UK-GDPR and will not be published. If you want the non-personal information that you provide to be treated as confidential, please tell us why, but be aware that, under the FOIA or EIR, we cannot guarantee confidentiality.

For information regarding your personal data, please refer to the DfI Privacy Notice at www.infrastructure-ni.gov.uk/dfi-privacy.

For further details on confidentiality, the FOIA and the EIR please refer to www.ico.org.uk.

Impact Assessments

Government bodies are required to screen the impact of new policies and legislation against a wide range of criteria, including equality and human rights.

Equality Impact Assessment Screenings and an Initial Preliminary Regulatory Impact Assessment have been undertaken and are available to view or download from the Citizen Space web link or the Department's website at the link above.

The Department believes that there would be no differential impact in rural areas or on rural communities. It also considers that the proposals laid out in this document are fully compliant with the Human Rights Act 1998.

The Department welcomes views and comments on whether the conclusions contained in the above assessments are correct.

Introduction

Purpose of the consultation

- 1.1 This consultation invites views from the public and stakeholders on potential changes to The Planning (Fees) Regulations (Northern Ireland) 2015 (the Fees Regulations). These potential changes focus on the introduction of set fees for non-material changes and discharge of conditions planning applications.
- 1.2 At the time of transfer of the planning functions to local government in April 2015, fees for application types such as non-material changes and discharge of conditions were not introduced as the Department at that time took the decision that the new two-tier planning system would need sufficient time to bed in before any new fees should be introduced.
- 1.3 This resulted in councils processing applications for non-material changes and discharge of conditions without any associated fee being payable.
- 1.4 In the 2022 Review of the Implementation of the Planning Act (NI) 2011 (RIPA) report, the Department considered there is merit in reviewing planning fee categories and the fees themselves to establish if they remain fit for purpose and cover the costs of processing applications in line with the requirements of Managing Public Money (NI). Part of this review is to consider the introduction of new fee categories for applications for non-material changes and discharge conditions.

Longer Term Cost Recovery

- 2.1 As part of the second phase of the planning improvement programme the Department, in collaboration with local government, is scoping the challenges and opportunities around increasing levels of cost recovery to support the longer-term financial sustainability of the planning system. This consultation aims to further gather evidence to help inform future proposals.

Question 1: From the list below, please select the category of respondent most appropriate to you:

Business and development interests ☐

Resident/Community groups/Voluntary organisations ☐

Environment and heritage groups ☐

Political party/Elected representative ☐

Council ☐

Statutory consultee ☐

Applicant ☐

Architect/Planning consultancy/Agent ☐

Other ☐

Please provide your organisation's name:

Non-Material Changes

- 3.1 The Planning Act (NI) 2011 (the 2011 Act) introduced a mechanism by which a council have a formal method of dealing with small changes ('non-material') to approved schemes (Section 67 and Regulation 7 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (as amended) (the GDPO)). The introduction of the non-material change procedure under the 2011 Act replaced the otherwise informal process previously used to respond to requests for minor amendments.
- 3.2 An application for a non-material change removes the need for an entirely new planning application to be submitted where only a very small change is sought which does not materially change the nature of the approved development. Such an application, if approved, would form an amendment to the original planning permission and would be subject to the conditions and time limit of the original permission. It would not result in a new planning permission and the existing permission will continue to exist and should be read in conjunction with the non-material change decision letter.
- 3.3 There is no statutory definition of a non-material change. This is because it depends on a range of factors including the context of the overall scheme, the amendments being sought to the original permission and the site-specific circumstances, all of which can vary from one application to another.
- 3.4 Discretion rests with a council as to whether the amendments constitute a non-material change to a planning permission within the scope of the original permission.

- 3.5 Councils in the North have been processing applications for non-material changes but have not been receiving any fee for this work. This has now become a useful mechanism in the planning process to manage minor changes to approved development proposals and in the published official Northern Ireland planning statistics April 2023 – March 2024 there have been 451 non-material change applications.
- 3.6 It has been common practice in the other jurisdictions to include a fee for non-material changes within their specific fee's regulations. This has been in place in Scotland, England and Wales for a significant number of years. Fees in other UK jurisdictions range from £115 to £298, with a reduced fee for householder applications in both England and Wales.
- 3.7 The current fee in England and Scotland of £298 and £238 would be considered a high level to introduce a first-time fee for a non-material change, which is by nature an application where only a very small change is sought, which does not materially change the nature of the approved development.

Proposal

In the public interest of recovering costs in the planning system the Department proposes to amend the current Planning Fees Regulations by introducing a set fee for non-material changes applications.

The Department is proposing to introduce a set fee of £115 for non-material changes applications.

The proposal is to introduce one set fee for non-material changes which will apply to each application for non-material changes and not for each individual change within that request. This will allow an applicant to apply for a number

of non-material changes in one request and only one fee would apply. This aligns with the position in the other jurisdictions.

Question 2: Do you agree with the above proposal to introduce a set fee for non-material changes applications?

Please respond: Yes / No

Please provide additional information in support of your answer:

Question 3: Do you agree with the above proposal to set the fee level at £115 for non-material changes applications?

Please respond: Yes / No

Please provide additional information in support of your answer:

Discharge Of Conditions

- 4.1 Article 12 of the GDPO allows for an application to be made to the council or, as the case maybe, the Department for any consent, agreement or approval required by a condition imposed on a grant of planning permission (other than an application for approval of reserved matters). The relevant planning authority shall give notice to the applicant of its decision on the application within a period of 8 weeks from the date when the application was received by the authority or such a longer period as may be agreed by the applicant and the council or, as the case may be, the Department in writing.
- 4.2 Councils in the North have been processing applications for discharge of conditions but have not been receiving any fee for this work. In the published official Northern Ireland planning statistics April 2023 – March 2024 there have been 1098 discharge of conditions applications.
- 4.3 It has been common practice in the other jurisdictions to include a fee for discharge of conditions within their specific fee regulations. This has been in place in Scotland, England and Wales for a number of years. Fees in the other jurisdictions range from £115 to £298, with a reduced fee for householder applications in both England and Wales.
- 4.4 No fee has currently been prescribed under the Fees Regulations for applications associated with the discharge of planning conditions.
- 4.5 Having considered the position in the other jurisdictions the Department will consult on introducing a fee of £115 for discharge of conditions. This is broadly in line with the fee in Scotland and Wales and will align with the proposal for non-material changes.

Proposal

In the public interest of recovering costs in the planning system the Department proposes to amend the current Planning Fees Regulations by introducing a set fee for discharge of conditions applications.

The Department is proposing to introduce a set fee of £115 for discharge of conditions applications.

A single fee of £115 will apply to each request made to a council or, as the case may be, the Department, for written confirmation of compliance with a condition or conditions attached to a grant of planning permission and will not be based on the number of conditions within each request. This aligns with the position in Scotland, England and Wales.

Question 4: Do you agree with the above proposal to introduce a set fee for discharge of conditions applications?

Please respond: Yes / No

Please provide additional information in support of your answer:

Question 5: Do you agree with the above proposal to set the fee level at £115 for discharge of conditions applications?

Please respond: Yes / No

Please provide additional information in support of your answer:

Question 6: Are there any other planning application types or planning services which are not currently charged for, but which in your view should attract a fee?

Tree Preservation Order ☐

Planning Advice Notice ☐

Pre-Application Discussion ☐

Other ☐

Please provide additional information in support of your answer:

Question 7: Are there any other planning application types or planning services for which the current fee level or structure is inappropriate / insufficient?

Please respond: Yes / No

Please provide evidence in support of your answer:

Question 8: Do you agree with proposals for planning fees to continue to be adjusted annually in line with inflation?

Please respond: Yes / No

Please provide evidence in support of your answer:

Question 9: Do you agree that the Bank of England CPI is the most appropriate index measure to use?

Please respond: Yes / No

Please provide evidence in support of your answer:

Planning Committee

Development Management Report	
Committee Date: 11 th November 2025	
Application ID: LA04/2025/0556/F and LA04/2025/0557/DCA	
Proposal: Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations	Location: Lands at no's 10-22 Ann Street (including 8-10 Crown Entry and 12 Crown Entry) Belfast BT1 4EF
Referral Route: 3.8.2 (a) (viii) Representation received that conflicts with the Planning Officer's recommendation.	
Recommendation: Approve, subject to conditions	
Applicant Name and Address: Beannchor Group Ltd 3 Third Floor Hill Street Belfast BT1 2LA	Agent Name and Address: Sarah Barrett TSA Planning 20 May Street Belfast BT1 4NL
Date Valid: 27 th March 2025	
Target Date: 10 th July 2025	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: <p>The application seeks full permission for a proposed change of use from restaurant, public house, 2 no retail units and office use to public house, restaurant, hotel and 1.no retail unit with an additional 2no.storeys associated with the hotel use, and all external façade alterations.</p> <p>An associated application for Conservation Area Consent has also been submitted under the reference LA05/2025/0557/DCA and seeks permission for ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use.</p> <p>The site is located on Ann Street located in the Primary Retail Area within the boundary of the City Centre. The application site is also located within the City Centre Conservation Area and within close proximity to the following Listed Buildings:</p> <ul style="list-style-type: none"> • HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+ • HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1 • HB26/50/304 1- 5 Castle Lane & 23-29 Cornmarket, Belfast Grade B2 	

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

- Principle of proposal
- Design & Placemaking
- Built Heritage
- Impact on Amenity
- Access & transport
- Climate change
- Environmental protection
- Waste-water infrastructure
- Waste storage
- Natural heritage

The principle of the proposed uses is considered acceptable under the strategic aims of the RDS, the SPPS and the Belfast Local Development Plan: Plan Strategy. The City Centre is deemed an appropriate location for the proposed bar/restaurant/hotel and retail unit. The non-retail uses would not be considered to adversely impact on the Primary Retail Area.

The proposed extension is considered subservient to the existing building and is sympathetic to both the character of the Conservation Area and the setting of the surrounding listed buildings. It is considered that the character and appearance of the Conservation Area would be enhanced.

HED, NIEA and Environmental Health have responded advising no objection, subject to conditions. Internal Conservation Advice raises concerns, which are addressed within the report. NI Water has recommended refusal due to waste-water network capacity issues and this will be addressed by way of condition.

Consultation responses remain outstanding from SES, DFI Roads and DFI Rivers. Delegated authority is requested to deal with the outstanding consultations, provided that no substantive issues are raised.

One third party objection has been received and is addressed in the report.

The proposal was subject to a detailed PAD process under the reference LA04/2024/1179/PAD.

Recommendation

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

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and to deal with the outstanding consultation response from SES, DFI Roads and DFI Rivers and any other issues, provided that they are not substantive.

Proposed Plans

Site location plan:



Proposed ground floorplan:



Proposed 1st Floor Plan:



Proposed 2nd Floorplans:



Proposed 3rd Floorplans:



Proposed 4th Floorplan:



[illegible]

Proposed CGI:



1.0	Characteristics of the Site and Area
1.1	<p>The site is comprised of three buildings along Ann Street:</p> <ul style="list-style-type: none"> • 10 Ann Street is a three storey red brick building adjacent to Crown Entry with a ground floor restaurant and formerly a bar and club on the upper floors. • 12-14 Ann Street is a three storey red brick building with a ground floor retail unit. • 16-22 Ann Street is a four storey grey render building with two ground floor retail units.
1.2	<p>The site is located in a prominent location within the Primary Retail Core of the City Centre as well as the City Centre Conservation Area. The surrounding context includes a number of listed buildings as below:</p> <ul style="list-style-type: none"> • HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+ • HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1 • HB26/50/304 1- 5 Castle Lane & 23-29 Cornmarket, Belfast Grade B2
1.3	<p>The surrounding area architecturally has a mix of designs and materials with a consistent shoulder height of 3-4 stories. The exception to this is the Dunnes Stores building at 2-6 Ann Street which is somewhat of an anomaly at six stories in height.</p>
1.4	<p>The surrounding area is mixed in use with several retail units, cafes, restaurants at ground floor and offices above.</p>


2.0	PLANNING HISTORY
2.1	LA04/2015/0070/F- 12-14 Ann Street- Change of use from retail unit to ground floor ice cream café, Permission Granted, 14/10/2015.
2.2	LA04/2018/2030/F- 10A Ann Street- New roof terrace including bar, toilets and escape stair, Permission Granted, 25/04/2019.
2.3	LA04/2022/0009/F- 10A Ann Street and 10-12 Crown Entry- Creation of public bar along Crown Entry involving replacement of existing roof covering, proposed outdoor seating area within Crown Entry, internal alterations to form private function rooms, kitchen areas, creating of roof terraces and food court areas including food units. Creation of an additional storey to the rear along Crown Entry. Permission Granted, 10/02/2023.
2.4	LA04/2024/1179/PAD- 10-22 Ann Street- Proposed change of use from restaurant, public house, 2 no. retail units and office use to public house, restaurant, hotel and 1 no. retail unit and the development of 2 no. additional storeys associated with the hotel use and all external facade alterations. PAD Concluded.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP1A – Managing growth and supporting infrastructure delivery • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SP6 – Environmental resilience • Policy SP7 – Connectivity • Policy SD2 – Settlement areas <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy BH1 – Listed Buildings • Policy BH2 – Conservation Areas • Policy BH5 – Archaeology • Policy EC1 – Delivering inclusive economic growth • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC3- Overnight Visitor Accommodation • Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities • Policy RET1 – Establishing a centre hierarchy • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements

	<ul style="list-style-type: none"> • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) • Policy NH1 – Protection of natural heritage resources <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Retail and Main Town Centre Uses • Sensitive Uses • City Centre Conservation Guide
3.2	<p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	<p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	<p>Other Material Considerations</p> <ul style="list-style-type: none"> • Belfast Agenda (Community Plan)
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> • DfI Roads: Awaiting Response • DfI Rivers: Awaiting Response • Historic Environment Division (HED): No objection with conditions. • DAERA (NIEA): Potential to impact the surface water environment
4.2	<p><u>Non-Statutory Consultees</u></p> <ul style="list-style-type: none"> • BCC Environmental Health: No objection, advise conditions • Conservation Officer: Concerns raised and addressed within the report • Shared Environmental Services: Awaiting Response
4.3	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified, one representation was received:</p> <ul style="list-style-type: none"> • Additional stories will lead to a loss of satellite signal to the neighbouring Mermaid Inn. <i>Case Officer's Response: Impact of the building on surrounding satellite signal is not a material planning consideration.</i>

5.0	PLANNING ASSESSMENT
	<u>Main Issues</u>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p>
	<ul style="list-style-type: none"> • Principle of proposal • Design & Placemaking • Built Heritage • Impact on Amenity • Access & transport • Climate change • Environmental protection • Waste-water infrastructure • Waste storage • Natural heritage
	<u>Development Plan Context</u>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<u>Operational Policies</u>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
	<u>Proposals Maps</u>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>

	<ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is located within the city centre. • Belfast Metropolitan Area Plan 2015 (2004): The site is within the city centre's Primary Retail Core and the City Centre Conservation Area. • Belfast Metropolitan Area Plan 2015 (v2014): The site is within the city centre's Primary Retail Core and the City Centre Conservation Area. <p><u>Principle of Development</u></p>
5.7	<p>The existing site is comprised of a restaurant, public house, 2 retail units and offices. The proposal involves assessment of the following:</p> <ul style="list-style-type: none"> • 10 Ann Street: Proposed as a bar which will connect to the existing bar located at 8-12 Crown Entry. • 12-14 Ann Street: Proposed Bar/Restaurant which will connect internally to no. 10 Ann Street. • 16-22 Ann Street: Involves the amalgamation of the existing two retail units into one with a proposed hotel lobby to the rear leading to the upper floor hotel rooms including a two storey extension. The hotel is to contain 41 bedrooms. <p><i>Policy Context:</i></p>
5.8	<p>Policy RET1 aims to ensure that proposals for main town centres uses such as those proposed are directed to the appropriate level of centre based on size, function and catchment, with Belfast City Centre, District centres and Local centres considered in that order of preference.</p>
5.9	<p>The proposed site is also located within the Primary Retail Area (Primary Retail Core under dBMAP). Policy RET5 states the Primary Retail Area will be the focus for Class A1 retail uses. The policy restricts non-retail development so that no more than 40% of the frontage of the shopping street to which it relates is non-retail use and no more than 3 adjacent retail units are in non-retail use. Proposals for cafes and restaurants are however excluded from the 40% non-retail threshold.</p>
5.10	<p>Policy TLC3: Overnight Visitor Accommodation states permission will be granted for new overnight visitor accommodation within the city centre boundary.</p> <p><i>Principle of Proposed Bar/Restaurant:</i></p>
5.11	<p>Paragraph 8.2.26 states that the opening of a bar/pub on the PRA shall be considered only in circumstances where a retail use exists on each side of the proposed premises, so as to not break up a continuous shopping frontage.</p>
5.12	<p>The proposed restaurant at Nos. 12-14 Ann Street is excluded from the 40% non-retail restriction contained within Policy RET5 and while the proposed bar at No. 10 Ann Street contains a separate shopfront and entrance it is amalgamated with the proposed restaurant internally and therefore will function as a single unit. It is therefore considered that the proposed bar is compliant with Policy RET5 as the neighbouring units are 2-6 Ann Street and 16-22 Ann Street which will both be in retail use.</p>
5.13	<p>The principle of a restaurant and bar at this location are considered acceptable in principle and are compliant with Policies RET1 and RET5.</p>

	<p><i>Retail Use:</i></p>
5.14	<p>The proposed retail use complies with policies RET1 and RET5 being a retail use within the Primary Retail Area. The amalgamation of the two existing units is considered acceptable.</p>
	<p><i>Proposed Hotel:</i></p>
5.15	<p>The proposed entrance to the hotel is located to the rear of the retail unit accessed through Wilson's Court. The proposed location is considered acceptable in principle being within the city centre boundary and is compliant with Policy TLC3.</p>
	<p><i>Investment and job creation:</i></p>
5.16	<p>The economic investment in the buildings, their refurbishment, regeneration of the site and associated job creation is welcomed. These are material considerations that support the granting of planning permission.</p>
	<p><u>Design & Placemaking</u></p>
5.17	<p>Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.</p>
5.18	<p>The proposal involves alterations to the existing buildings at ground floor level such as reinstating windows along Crown Entry and new shopfronts along Ann Street, including the reinstatement of a Victoria Timber shopfront at 10 Ann Street.</p>
5.19	<p>No. 16 to 22, proposed as a hotel, includes a two storey roof extension set back from the building line and finished in Profiled Aluminium Cladding.</p>
	<p><i>Impact on City Centre Conservation Area:</i></p>
5.20	<p>In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011, the council has had special regard to the desirability of (a) preserving the character or appearance of that the conservation area in cases where an opportunity for enhancing its character or appearance does not arise; and (b) enhancing the character or appearance of the conservation area in cases where an opportunity to do so does arise.</p>
5.21	<p>The SPPS states that: '<i>in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance when an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not exist</i>'.</p>
5.22	<p>Policy BH2 contains four criteria in addition to criteria within Policy RD2 and specifically relation to alterations and extensions within conservation areas as below:</p> <ul style="list-style-type: none"> f) <i>Extensions shall be subservient to the existing building with regard to height, scale, massing, form and alignment;</i> g) <i>The proposal involves retention of and where possible reinstatement of traditional features;</i> h) <i>The proposal will not result in the detrimental loss of visual gaps between existing buildings and boundaries; and</i>

	<p>i) <i>The proposal makes use of traditional and where appropriate reclaimed, recycled/or sympathetic building materials and techniques which match or are in keeping with those found on the building and surrounding area.</i></p>
5.23	<p>Ann Street has a uniform shoulder height of 3 to 4 stories depending on floor to ceiling heights with the Dunnes Stores appearing as an anomaly ending the street at six stories. The proposed two storey extension is angled and successfully retains the existing shoulder height by being setback appropriately from the building line by 1.3m to 3.2m as shown below:</p> 
5.24	<p>The proposed setback allows the extension to be subservient to the existing building in regards to height, scale form and alignment.</p>
5.25	<p>The existing building is of poor architectural quality and not of a historic or traditional design, therefore there is no opportunity for the proposed extension to reinstate any traditional features. The design is modern with large glazed windows and an aluminium profiled cladding which is considered acceptable in the context of the existing building.</p>
5.26	<p>The proposal includes the reinstatement of traditional shopfronts at both 10 Ann Street and 12-14 Ann Street. 10 Ann Street will be a reinstated Victoria Timber shopfront while 12-14 Ann Street will introduce a glazed slip brick and Crittall windows. Furthermore, original windows will be re-introduced along Crown Entry. The reinstatement of these traditional features is welcomed.</p>
5.27	<p>The proposed extension is to the roof of the existing building and will therefore not impact visual gaps between buildings. Given the meaningful setback it is also not considered the proposal will negatively impact the key views into and out of the area. The proposal will only be visible from long range views and the retention of the shoulder height ensures there will not be a negative impact on the conservation area.</p>

	<i>Conservation Advice</i>
5.28	<p>Conservation Advice was sought and raised several concerns as considered below:</p> <p><i>‘The attic form proposed is alien in context of area and building – the additional floors would appear as a separate, aluminium box form unrelated to the rest of the design not following the fenestration below etc. – contrary to the principle of architectural unity that underpinned building form within the Conservation Area forming coherent, architecturally unified statements.’</i></p>
5.29	<p>Traditional attic options in the form of a mansard as requested within the Conservation Advice were explored during the PAD stage and were found to negatively impact on the Conservation Area given the options protruded the street line and failed to retain the existing shoulder height. While the proposal does not follow the fenestration below it is setback sufficiently to appear subservient to the existing building and of an acceptable form. Moreover, the high position of the roof extension, together with its angled and modern design, means that alignment with the windows below is less critical.</p>
5.30	<p>The conservation advice requested that the colour of render to the existing building should not appear visually strident/jarring and contribute to streetscape coherence. The proposed render is a dark colour which no objections are raised to given the mix of materials in the surrounding area and to achieve coherence with the materiality of the extension. The colour of render will be conditioned to be submitted prior to commencement of the development to ensure it is considered appropriate.</p>
5.31	<p>Conservation advice stated that detailing of the existing façade would assist in perceptually diminishing the perception of the extension. While changes to the existing window openings were presented at PAD stage which would aid with the proposal, the submitted Design and Access Statement states that the focus is to retain existing fabric and the existing openings. The advice does concede that as existing openings are proposed to be used it would be difficult to insist on existing fenestration alterations.</p>
5.32	<p>The conservation advice states that the proposed shopfronts are broadly acceptable. Minor amendments are requested such as locations of awnings and design of shutters but given the existing shopfronts which are not historic in nature it is considered the proposed shopfronts are a significant enhancement.</p>
5.33	<p>The proposal is considered to comply with Policies DES1, BH2 and Section 104(11) of the Planning Act (Northern Ireland) 2011. Overall, the proposal enhances the Conservation Area due to the reinstatement of historic shopfronts and the opening of windows to along Crown Entry which are important historic elements and will enhance the public’s experience of the area at ground level.</p>
	<i>Proposed Demolition</i>
5.34	<p>To facilitate the development the following demolition is proposed: Ground floor facades remodelling, removal of window detailing to upper floors, removal and replacement of windows and doors, creation of new door and window openings, removal of roof to rear return and internal wall and roof demolition to accommodate reconfiguration of buildings and associated development for proposed change of use.</p>
5.35	<p>An application for Conservation Area Consent has been submitted (LA04/2025/0557/DCA) and is assessed as part of this report.</p>

5.36	<p>Policy BH2 states there will be a presumption in favour for retaining listed buildings and non-listed buildings in conservation areas. Partial demolition is only permitted where:</p> <ul style="list-style-type: none"> j) It makes either a negative or no material contribution to the character and appearance of the area; and k) The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.
5.37	<p>The elements of the building to be demolished are not historic in nature and make no material contribution to the Conservation Area. As established previously, the proposal overall enhances the Conservation Area.</p>
5.38	<p>Conservation advice raises no concerns regarding the demolition although did note that the chimney on 8-10 Crown Entry is not shown on the proposed plans. The chimney is not part of the application for consent to demolish and is therefore to be retained.</p>
5.39	<p>It is considered the proposed demolition is considered acceptable with due regard to Policy BH2, the SPPS and Section 104 (11) of the Planning Act.</p> <p><u>Impact on the heritage assets</u></p> <p><i>Impact on Listed Buildings:</i></p>
5.40	<p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council must have special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p>
5.41	<p>Policy BH1 of the Belfast Plan Strategy contains five criteria to be met when considering the impact of new development on the setting of Listed Buildings.</p>
5.42	<p>There are a number of listed buildings within close proximity to the site, these are listed below:</p> <ul style="list-style-type: none"> • HB26/50/039 Masonic Building, 13-14 Arthur Square, Belfast Grade B+ • HB26/50/096 Mayfair Building, Arthur Square, Belfast Grade B1 • HB26/50/304 1- 5 Castle Lane & 23-29 Cornmarket, Belfast Grade B2
5.43	<p>The proposed extension is considered sympathetic to the surrounding listed buildings. The significant setback of the extension ensures that the existing shoulder height of Ann Street is maintained and therefore the setting and views of the surrounding listed buildings are maintained.</p>
5.44	<p>DfC HED was consulted and has no objections to the proposal. DfC HED is supportive of the conservation led approach in the scheme which provides a sustainable future for location buildings of historic interest in the City Centre.</p> <p><i>Impact on Archaeology:</i></p>
5.45	<p>DfC HED (Historic Monuments Section) was consulted and requested an Archaeological Impact Assessment which has been submitted. It is content subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.</p>

5.46	<p>Having regard to the advice from DfC HED and the further assessment by officers, it is considered that the setting of the Listed Buildings in the vicinity of the site, would be safeguarded. The proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p> <p><u>Impact on Amenity</u></p>
5.47	<p>The proposed bar and restaurant are acknowledged as Sensitive Uses within the Council's SPG that can lead to an increase in litter and cause amenity issues such as noise and odour.</p>
5.48	<p>The proposal, however, is within an appropriate location within the city centre and there are no residential uses within close proximity to the development. A Noise Impact Assessment has been submitted and mitigation measures will ensure no amenity impacts upon residents of the hotel. Environmental Health offers no objection.</p>
5.49	<p>There would be no unacceptable overlooking, loss of light or outlook resulting from the proposal.</p> <p><u>Access & transport</u></p>
5.50	<p>Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed.</p>
5.51	<p>The proposal does not include the provision of any car parking. The proposal is in a highly sustainable and accessible location within the city centre, with good access to car parks and public transport. Ann Street is pedestrianised and therefore there is no option to provide car parking.</p>
5.52	<p>DfI Roads was consulted on the proposal and requested in curtilage cycle parking to be provided. Amendments have been received to include this and delegated authority is requested to deal with the outstanding consultation response provide issues raised are not substantive. Subject to the final response from DfI Roads, having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2 and TRAN8.</p> <p><u>Climate change</u></p>
5.53	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating</p>

	<p>environmental change) 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. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable, SuDS measures to manage surface water effectively on site to reduce surface water runoff.</p>
5.54	<p>The proposal complies by policies ENV2 and ENV3 by reusing the existing buildings which avoids demolition and minimises waste. The proposal maximises opportunities to incorporate sustainable design features with a proposed green roof which is also a form of SuDS and therefore complies with policy ENV5.</p>
5.55	<p>Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3 and ENV5 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda.</p> <p><u>Environmental protection</u></p>
5.56	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.</p>
5.57	<p>Environmental Health have been consulted in regard to air quality, odour, noise and contaminated land. The response from Environmental Health indicated no objection to the proposal subject to relevant condition. The proposal is considered compliant with Policy ENV1.</p> <p><i>Contaminated land:</i></p>
5.58	<p>The site is located on past land use types that have the potential to contaminate land and pose a risk to human health. Groundworks are not proposed and therefore EH have no objections with conditions.</p> <p><i>Noise:</i></p>
5.59	<p>A Noise Impact Assessment has been submitted which proposes noise mitigation measures for the protection of the residents of the hotel. EH had no objections with conditions.</p> <p><i>Odour:</i></p>
5.60	<p>The proposal includes a restaurant. The kitchen extraction outlet is located to the rear façade of the building and is indicated as terminating 1m above the ridge line. EH have no objections with a condition proposed.</p> <p><i>Air Quality:</i></p>
5.61	<p>EH advise that if centralised combustion plants are proposed then further information will be required, a condition is proposed in this instance.</p>

	<u>Flood risk</u>
5.62	Policy ENV4 (Flood risk) of the Plan Strategy 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). Flood Maps (NI) indicate the site lies within the 1 in 200-year climate change coastal flood plain.
5.63	Under paragraph 6.107 of the SPPS built development is not permitted within the flood plains of rivers or the sea unless one of the circumstances apply. The development is considered minor development given it will not result in any increase in the footprint of the buildings. A Flood Risk Assessment has been submitted and DFI Rivers accepts its logic and has no reason to disagree with its conclusions.
5.64	In addition, a Drainage Assessment has been submitted and DFI Rivers have requested further information including surface water discharge consent and revised drainage calculations. A revised Drainage Assessment has been submitted and DFI Rivers have been reconsulted. Delegated Authority is requested to deal with the outstanding DFI Rivers response providing no substantive issues are raised.
5.65	Subject to DFI Rivers final response, the proposal is considered compliant with Policies ENV4 and ENV5.
	<u>Waste-water infrastructure</u>
5.66	Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.
5.67	NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, an assessment has indicated network capacity issues. It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.
5.68	NI Water have confirmed under their latest consultation that a Waste Water Impact Assessment has been submitted and that process is ongoing. Having regard to the NI Water advice, it is considered necessary to impose a condition requiring the submission of details of foul and surface water drainage. In this regard, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement; and taking account of all relevant material considerations.
	<u>Waste Storage</u>
5.69	A Waste Storage Strategy has been submitted with a bin storage area to serve the restaurant/bar and hotel and a separate area to serve the retail unit. The Waste Storage Strategy includes calculations and is considered to comply with the Council's Waste Infrastructure SPG.

<p>5.70</p> <p>5.71</p> <p>5.72</p> <p>5.73</p>	<p><u>Natural heritage</u></p> <p>Policy NH1 states that the Council will adopt a precautionary approach when considering the impact of proposed development on local, national or international natural heritage resources, including designated sites, protected species and the other important interests of biodiversity and geodiversity.</p> <p>Due to the proposed location no scenarios contained within the NI Biodiversity Checklist in relation to either designated sites/priority habitats or protected/priority species are applicable. No further ecological assessments and surveys are therefore required.</p> <p>As set out previously, a condition is recommended to secure appropriate details of waste-water drainage in the interests of the environmental protection of Belfast Lough.</p> <p>The proposal is considered in compliance with Policy NH1.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Local Development Plan and all material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and to deal with the outstanding consultation response from SES, DFI Roads and DFI Rivers and any other issues, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <p>LA04/2025/0556/F:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 2. No external facing or roofing materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, profile and texture of the external materials. Reason: In the interests of the character and appearance of the Conservation Area. 3. No development shall commence on site until details of all new external joinery (including doors, windows and shopfronts) have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details. Reason: In the interests of the character and appearance of the Conservation Area.

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

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

5. Prior to the installation of any centralised combustion sources (boilers, CHP, biomass or generators), where there is a risk of impact at relevant receptor locations, an Air Quality Impact Assessment shall be submitted to and approved in writing by the Council. The submitted assessment shall include details of the combustion plant to be installed, emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations associated with the operation of the proposed combustion plant and with the overall development. The development shall not be carried out unless in accordance with the approved details.

Reason: Protection of Local Air Quality.

6. During operation of the development:

- The music noise level from amplified speakers within the two external terraces shall not exceed 63 dB LAeq, 5 mins when measured at a distance of 1 metre from each speaker.
- All plant and equipment associated with the development hereby permitted, shall be selected, designed and installed so as to achieve a combined rating level (Lar,Tr) no greater than the representative night time and day-time background sound level when measured or determined at the façade of the nearest noise sensitive premises in accordance with BS4142:2014+A1:2014.

Reason: Protection of surrounding amenity.

7. No installation, fit-out, or operation of the restaurant unit shall be permitted until a scheme of kitchen extraction and odour abatement has been submitted to and approved in writing by the Council. The scheme shall include:

A risk assessment to determine a suitable fit for purpose system;

Full specification details of the proposed kitchen extraction and odour abatement system;

An elevation drawing depicting the location of the proposed kitchen extract ducting and termination point of extract flue, including height, along with the identification and location of any external mechanical components e.g. fan, motor (including information on noise production and abatement).

	<p>The approved kitchen extraction and odour abatement scheme shall be installed in accordance with the approved details prior to commencement of use of the hereby permitted restaurant and shall be operated at all times thereafter.</p> <p>The approved kitchen extraction and odour abatement scheme as installed shall be retained and maintained thereafter.</p> <p>Reason: Protection of surrounding amenity.</p> <p>8. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site and safeguarding of Belfast Lough. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>9. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:</p> <ul style="list-style-type: none"> • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. <p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work.</p> <p>Reason: To ensure that archaeological remains within the application site are properly identified, protected or appropriately recorded.</p> <p>10. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 9.</p> <p>These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p>
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Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

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

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

LA04/2025/0667/DCA:

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

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

2. This consent only relates to the walls / structures highlighted in red on the approved plans and to no other part of the building/s or structure/s within the site.

Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.

DRAFT INFORMATIVES:

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

	<p>4. The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:</p> <ul style="list-style-type: none"> a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat; b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; c) Deliberately disturb such an animal in such a way as to be likely to: <ul style="list-style-type: none"> (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. <p>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.</p>
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