

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



**Belfast
City Council**

14th January, 2026

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room - City Hall and remotely, via Microsoft Teams, on Tuesday, 20th January, 2026 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. **Committee Site Visit**
3. **Notifications from Statutory Bodies**
 - (a) Abandonment at Bradford Square (Pages 1 - 4)
4. **Planning Appeals Notified (Pages 5 - 6)**
5. **Planning Decisions Issued (Pages 7 - 32)**
6. **Live Applications for Major Development (Pages 33 - 38)**
7. **Committee Decisions that have yet to issue (Pages 39 - 46)**

8. **Miscellaneous Reports**

- (a) Local Applications subject to NIW Objections
- (b) Section 76 Monitoring Report

9. **Planning Applications previously considered**

- (a) LA04/2024/2077/F - 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). - Adelaide Business Centre 2-6 Apollo Road
- (b) LA04/2025/0605/F - Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels - 341-345 Albertbridge Road

10. **Planning Applications**

- (a) LA04/2024/1836/F - 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. - Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent (Pages 47 - 64)
- (b) LA04/2025/0570/F & LA04/2025/0571/LBC - Retrospective change of use from residential (Use Class C1) to short-term let accommodation (Sui Generis) (amended plans received - one room retained as permanent residential accommodation) - 39 Hamilton Street (Pages 65 - 76)
- (c) LA04/2025/1461/F - Change from use from dwelling (C1) to short term rental property (Sui Generis) (Retrospective) - 32 Millar Street
- (d) LA04/2025/1693/F - Spectator fencing around pitch perimeter (1.2m high), 2 no. ballstop systems (20m x 6m high), and spectator hardstanding. - Existing soccer pitch at Falls Park (approx. 50m east of No. 47 Norglen Drive), Falls Road (Pages 77 - 86)
- (e) LA04/2025/1694/F - The installation of 7 x Ballstop Systems @ 30m x 12m high. - Woodlands Playing Fields, Finaghy Road North (Pages 87 - 94)
- (f) LA04/2025/1695/F - Extension to existing spectator fencing on site, new ball stop system along with pedestrian and vehicular access gates. New kerb line and drainage along car park boundary. - Existing soccer pitch at Dixon Playing Fields (approx. 50m north-east of No. 100 Orby Road), Grand Parade
- (g) LA04/2025/1696/F - Installation of 2 No. ballstop systems @ 30m x 6m (high). - Existing soccer pitches at Clarendon Playing Fields (approx. 130m south-west of No. 5 Abbeydale Court), Abbeydale Gardens

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Subject:	Notifications from statutory bodies
Date:	20 th January 2026
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

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

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee a notification received from the Department for Infrastructure (DfI) (see Appendix 1) relating to a proposed abandonment at Bradford Square, Belfast.
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received.
3.0	Main Report
3.1	The Council has received the following notification from DfI:
3.2	<p>Proposed abandonment of Bradford Square, Belfast</p> <p>Received on 5th December 2025 this notification concerns the abandonment of an area of land (approximately 49 square metres) at Bradford Square (see Appendix 1). This proposal relates to planning application LA04/2016/2656/RM which was approved by DfI Strategic Planning Division on 19th June 2017 for a multi-storey car park (907 no. spaces), access road, alterations to existing car parking and road layout, and associated site works.</p>
3.3	DfI Land Section advises that the abandonment is necessary to facilitate removal of the Public Rights of Way of the remaining portion of the old street layout. The Council had previously been notified of the intention to make an Abandonment Order at Stream Mill Lane and Bradford Square in March 2002. The area subject to the proposed abandonment has already been redeveloped.
3.4	In considering this notification other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to this consultation and it is recommended that the Committee notes this report.

3.5	<u>Financial & Resource Implications</u> There are no resource implications associated with this report. <u>Equality implications or Good Relations implications / Rural needs assessment</u> None.
4.0	Appendices – Document Attached
	Appendix 1: Proposed Abandonment – Bradford Square

EASTERN DIVISION



Local Planning Office
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Sandra Connolly

Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1059

Date: 26 November 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF BRADFORD SQUARE, BELFAST**

DFI Roads are proposing to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to facilitate removal of the Public Rights of Way of the remaining portion of the old street layout. This area has already been redeveloped.

Please let me have your comments on the above proposal.

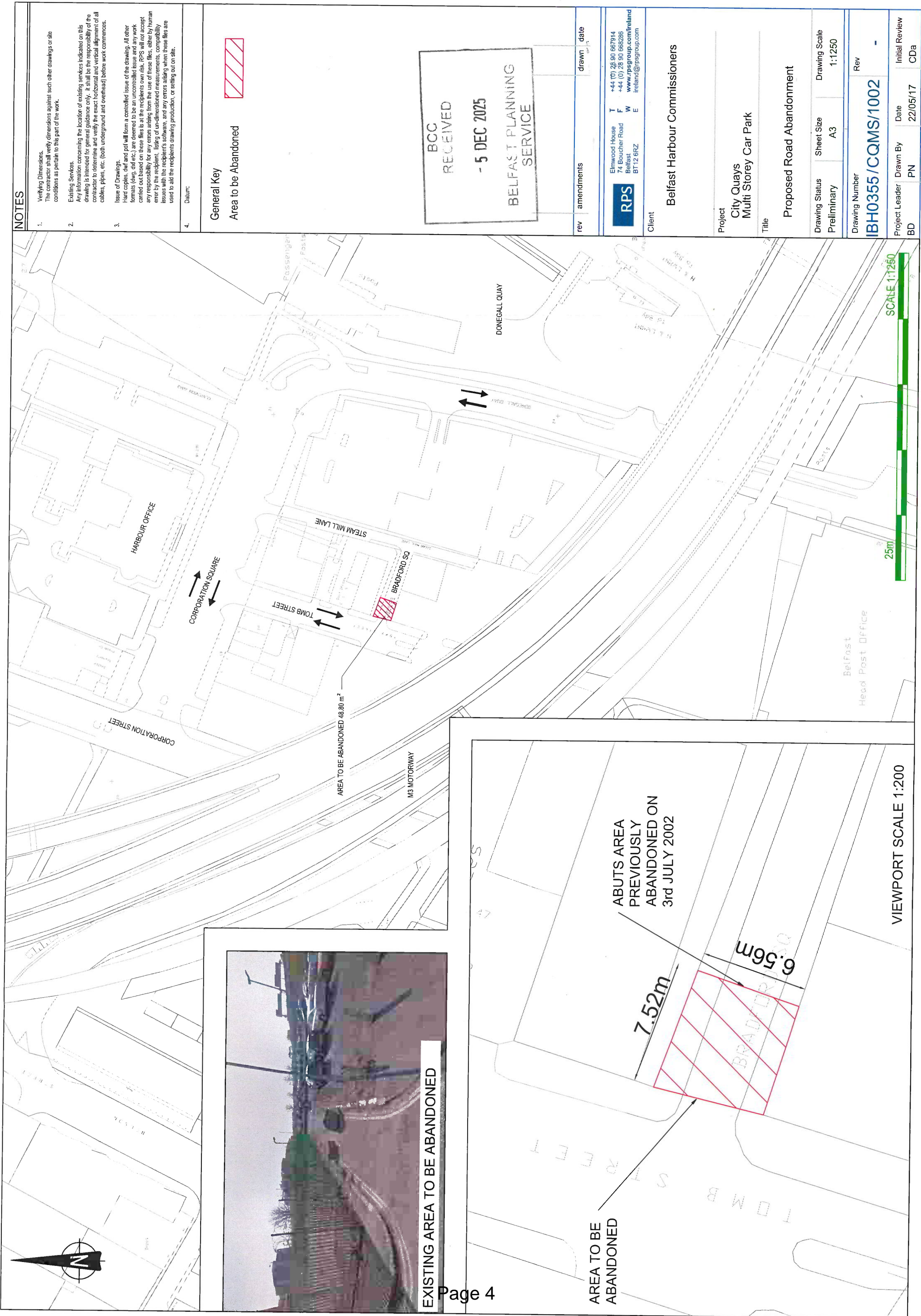
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Sandra Connolly
Lands Section

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NOTES

1. Verifying Dimensions.
The contractor shall verify dimensions against such other drawings or site conditions as pertain to this part of the work.
2. Existing Services.
Any information concerning the location of existing services indicated on this drawing is intended for general guidance only. It shall be the responsibility of the contractor to determine and verify the exact horizontal and vertical alignment of all cables, pipes, etc. (both underground and overhead) before work commences.
3. Issue of Drawings.
Hard copies, dwf and pdf will form a controlled issue of the drawing. All other formats (img, dxf etc.) are deemed to be an uncontrolled issue and any work carried out based on these files is at the recipient's own risk. RPS will not accept any responsibility for any errors arising from the use of these files, either by human error by the recipient, listing of un-dimensioned measurements, compatibility issues with the recipient's software, and any errors arising when these files are used to aid the recipient's drawing production, or setting out on site.
4. Datum:

General Key

Area to be Abandoned

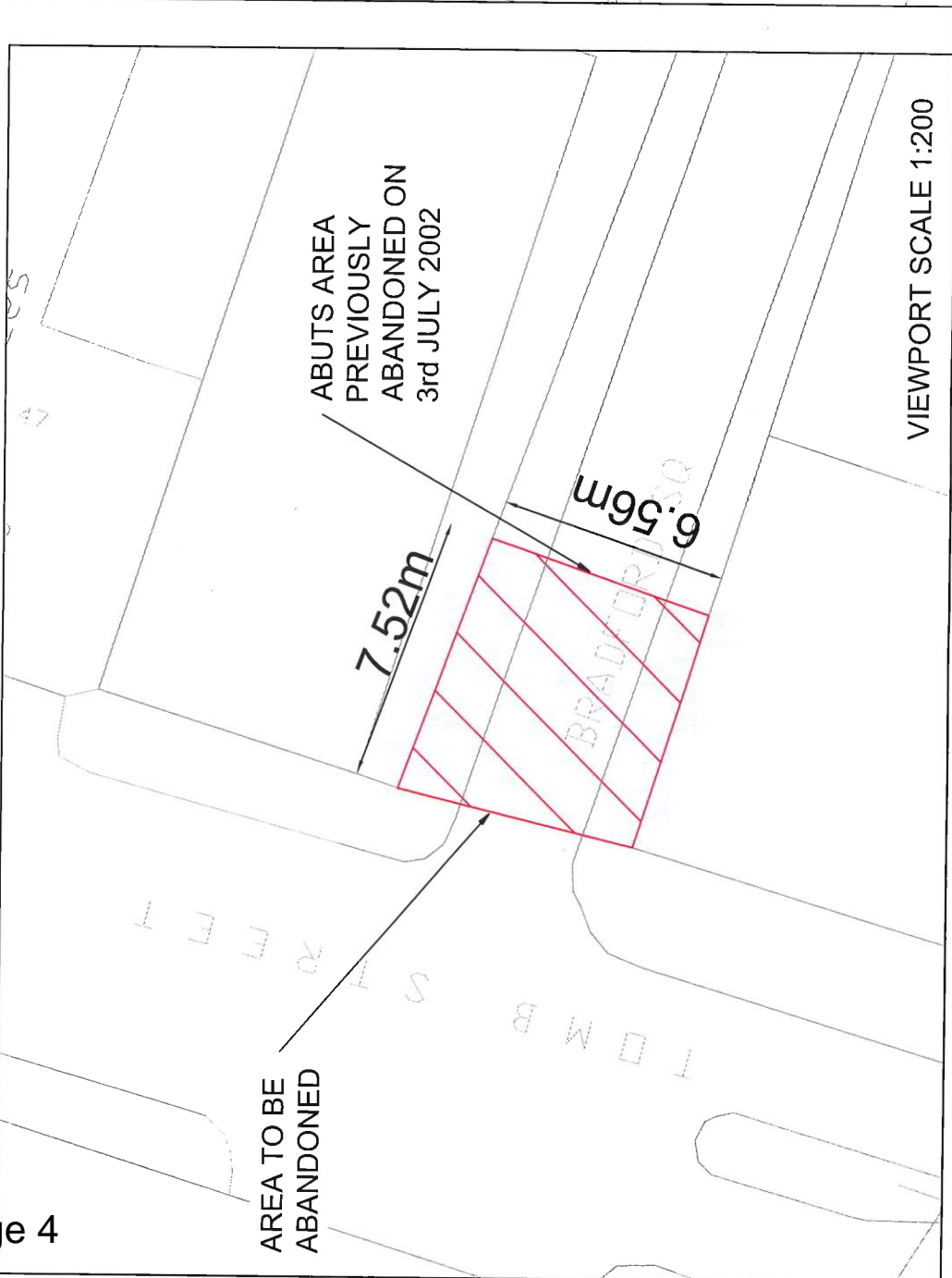


BCC
RECEIVED
- 5 DEC 2025
BELFAST PLANNING
SERVICE

rev	amendments	drawn	date
<div><div>RPS</div><div>Elmwood House 74 Boucher Road Belfast BT12 6RZ</div><div>T +44 (0) 28 90 667914 F +44 (0) 28 90 668286 W www.rpsgroup.com/ireland E ireland@rpsgroup.com</div></div>			
Client Belfast Harbour Commissioners			
Project City Quays Multi Storey Car Park			
Title Proposed Road Abandonment			
Drawing Status Preliminary	Sheet Size A3	Drawing Scale 1:1250	
Drawing Number IBH0355/CQMS/1002	Rev -		
Project Leader BD	Drawn By PN	Date 22/05/17	Initial Review CDa



EXISTING AREA TO BE ABANDONED



PLANNING COMMITTEE – 20 JANUARY 2026

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0037
PLANNING REF:	LA04/2023/4154/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	DJLM Properties Ltd		
LOCATION:	35 Rathcool Street, Belfast, BT9 7GA		
PROPOSAL:	Retrospective change of use from residential dwelling (Class C1) to short term let accommodation (Sui-generis)		

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Planning Decisions issued December 2025 - No. 142

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2025/0129/F	LOC	10 Sydenham Drive , Belfast, BT4 2AX	Retrospective change of use from 4 bedroom dwelling (C1) to 4 bedroom/ 4 person House of Multiple Occupancy (sui generis).	Permission Granted
LA04/2025/0600/F	LOC	Wyse Byse, 29 Cregagh Road, Belfast, BT6 8PX	Upgrading, relocation and replacement of telecommunication equipment on roof and ancillary works.	Application Withdrawn
LA04/2025/1300/F	LOC	5 Glenbawn Walk, Belfast, BT17 0TP	Single storey rear extension with front access ramp.	Permission Granted
LA04/2025/1374/F	LOC	7 Ailesbury Drive, Belfast, BT7 3FB	Single-storey rear extension, demolition of existing garage and erection of replacement two-storey store and study.	Permission Granted
LA04/2025/1501/F	LOC	342 Glen Road, Andersonstown, Belfast, BT11 8ER	Single storey side extension and access ramp.	Permission Granted
LA04/2025/1603/F	LOC	102 Colinmill, Dunmurry, Belfast, BT17 0AS	Single storey rear extension and demolition of rear porch.	Permission Granted

LA04/2025/1905/WPT	LOC	21 Cadogan Park, Belfast, BT9 6HG	<p>T1 - Variegated Holly - Hedge Prune, and crown reduction in height by circa 50/70 cm's to round off the crown top to a suitable growth point.</p> <p>T2 - Ribbonwood - Crown reduction in height by circa 1 meter to clear away from the cedar and willow, to help reform a smaller shrub.</p> <p>T3 - Rhododendron - Crown lift circa 50/70cm's to enable clearance under the shrub to the lawnmower access.</p> <p>T4 - Eucalyptus - Sympathetic crown reduction by 2 meters, lessening the branch weight by no more than 1 meter either side.</p> <p>T5 - Magnolia - Small amount of crown reduction and reshaping required(Circa 70cm's) off the top.</p> <p>T6 - Mimosa - Crown reduction to stop the leaning habit, circa 2-3 meters off the height back to a good growth point.</p> <p>T7 - Chilean fire bush - Crown reduction back to previous points.</p> <p>T8 - Cabbage Palm - Remove.</p> <p>T9 - Cherry - Crown reduction of lateral spreading branches by circa 1 meter.</p> <p>H1 Cypress Hedge - reduce back to previous points, reducing the height.</p>	Works to Trees in CA Agreed
LA04/2025/2030/WPT	LOC	67 Malone Road, Belfast, BT9 6SB	Works to trees in a conservation area	Works to Trees in CA Agreed
LA04/2023/4199/F	LOC	Apartment 66, Victoria Place, 20 Wellwood Street, Belfast, BT12 5GE	Retrospective change of use from residential apartment to Short Term Let Accommodation	Permission Granted

LA04/2024/0851/F	LOC	39 Gordon Street, 2-14 Dunbar Street, Belfast, BT1 2LH	Creation of rooftop bar and elevational changes including changes to existing access doors on ground floor.	Permission Granted
LA04/2024/1393/F	LOC	34 Edgumbe Gardens Strandtown Belfast BT4 2EH	Addition of two storey side and rear extension and single-storey rear extension. Replacement of sunroom to the front of the house. Repurpose garage to gym and garden store. Widened vehicle access, new gates and pillars. (Additional Plans & Amended description) (Retrospective)	Permission Granted
LA04/2025/0138/CLEUD	LOC	4 Collingwood Avenue, Belfast, BT7 1QT	Change of use to House of Multiple Occupation (HMO Existing use)	Application Required
LA04/2025/0781/F	LOC	7 Danesfort Park South, Belfast, BT9 7RG	Retention of works completed (raised garden level, wall and fence)	Permission Granted
LA04/2025/1037/F	LOC	29 Willowbank Drive, Belfast, BT6 0LN	Single-storey side extension.	Permission Granted
LA04/2025/1156/F	LOC	18 Malone View Road, Belfast, BT9 5PH	Single-storey rear, side, and front extensions, including a retaining wall to the rear garden.	Permission Granted
LA04/2025/1201/F	LOC	16 Kingsway Park, Belfast, BT5 7EU	Replacement and conversion of existing garage into home office.	Permission Granted
LA04/2025/1196/F	LOC	120 Kilcoole Gardens, Belfast, BT14 8LJ	Detached single storey shed.	Permission Granted
LA04/2025/1316/DC	LOC	14 Malone Park Lane, Belfast, BT9 6NQ	Discharge of condition 2 LA04/2024/1844/F - Soft Landscaping	Condition Discharged
LA04/2025/1342/CLOPUD	LOC	4 Queensberry Park, Rosetta, Belfast, BT6 0HN	Single storey rear extension.	Permitted Development

LA04/2025/1392/A	LOC	S S Moore Ltd 6-14 Chichester Street, Belfast, BT1 4LA	Installation of shop signs to include shop fascia signs, projecting sign, and internal window vinyls	Consent Granted
LA04/2025/1398/F	LOC	Belfast YMCA, 58 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Change of use of a Metal shed from a storage unit to Coffee Establishment (sui generis). Mains water plumbing added. (Amended description)	Permission Granted
LA04/2025/1442/F	LOC	2 Downshire Place, Belfast, BT2 7JQ	Air source heat pump	Permission Granted
LA04/2025/1456/DC	LOC	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Discharge of condition 13 LA04/2024/0714/F- Landscaping Scheme (Condition amended under Non Material Change Application LA04/2025/1605/NMC)	Condition Discharged
LA04/2025/1449/NMC	LOC	3 Derryvolgie Avenue, Belfast, BT9 6FL	Non material change to planning application LA04/2024/0351/F- Change of tone/color to facing bricks from a white brick with a dark grey brick base to a Bivio brick. (white with grey blend/multi colour with heavy texture). Window frames changed to dark grey/black ssh throughout.	Application Withdrawn
LA04/2025/1523/NMC	LOC	30 Gardiner Street, Belfast, BT13 2GT	Retrospective non material change to application LA04/2019/1609/F . Removal of brick slips on party wall above roof valley and replace with K-Rend (Stone Colouring	Non Material Change Granted
LA04/2025/1616/LBC	LOC	92-100 Bank Of Ireland Buildings, 1st Floor Royal Avenue, Belfast, BT1 1DL	Temporary protective netting to existing building	Consent Granted

LA04/2025/1704/CLOP UD	LOC	Rosebank 110kV Substation, located on lands approximately 40m northeast of 57 Ballygowan Road and approximately 25m northwest of 114 Glen Road on the junction between Ballygowan Road (BT5 7LJ) and Glen Road (BT5 7LU), Castlereagh, Belfast.	<ul style="list-style-type: none"> - Proposed replacement of existing terminal tower and associated conductors (110kV double circuit) with a new tower and conductors of comparable design and materials but no greater in height. - Reduction in length of the existing 110kV circuit by c.24m, due to the location of proposed replacement tower - Proposed installation of associated ancillary equipment to existing 110/33kV transformers (not exceeding 18m in height) - Proposed removal of second existing terminal tower and associated conductors 	Permitted Development
LA04/2025/1766/NMC	LOC	18 Gainsborough Drive, Belfast, BT15 3EJ	NMC to LA04/2020/1332/F- Alterations to boundary treatments and windows.	Non Material Change Granted
LA04/2025/1808/DC	LOC	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Discharge of condition 7 of LA04/2025/0305/F- Foul and Surface Water Drainage (Original Approval LA04/2023/3778/F)	Condition Discharged
LA04/2025/1860/DC	LOC	Cathedral Gardens (Buoy Park), Donegall Street, Belfast, BT1 2GT	Discharge Condition No.2 of LA04/2024/1551/F -Archaeological works.	Condition Discharged
LA04/2025/1870/DC	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Discharge of condition 11 LA04/2022/0311/F- Window Schedule and Ventilation	Condition Not Discharged

LA04/2025/1921/DC	LOC	8 Piney Hills, Belfast, BT9 5NR	Discharge of condition No.6 planning application LA04/2021/0687/F- Tree protection plan	Condition Discharged
LA04/2025/1963/DC	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Discharge Condition 4 of planning application LA04/2022/0311/F - Landscaping Plan	Condition Discharged
LA04/2025/1967/DCA	LOC	5 McMaster Street, Belfast, BT5 4HP	Partial demolition of rear return to accommodate new single storey extension.	Application Withdrawn
LA04/2025/2049/WPT	LOC	17a Kings Road, Belfast, BT5 6JF	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2023/4540/F	LOC	Flat 1, 3 Roseland Place, Belfast, BT12 5AJ	Retrospective permission for the conversion of a flat to short term let accommodation	Permission Refused
LA04/2024/1305/F	LOC	74m south of Cavehill Cottage, 72 Upper Cavehill Road, Belfast BT15 5FB.	Retention and use of a building for short-term let accommodation (Retrospective application) (Amended Site Address)	Permission Granted
LA04/2024/1686/F	LOC	56 Damascus Street, Belfast, BT7 1QR	Retrospective change of use from dwelling to short stay accommodation	Permission Refused
LA04/2024/1773/F	LOC	Apartment 102, The Bass Buildings, 38 Alfred Street, Belfast, BT2 8EA	Change of use from residential apartment to residential apartment with partial use as short term let	Permission Granted
LA04/2024/2123/F	LOC	20 Beechmount Avenue, Belfast, BT12 7NA	Change of use from ground floor barbers shop to a one bedroom apartment	Permission Refused
LA04/2022/0568/F	LOC	381 Antrim Road Belfast BT15 3BG.	Change of use from dwelling to 5No. flats including 2No. 1 bedroom flats & 3 No. 2 bedroom flats (Amended Drawings)	Permission Granted

LA04/2022/1819/F	LOC	39 Upper Dunmurry Lane Dunmurry BT17 0PT.	Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works.	Permission Granted
LA04/2023/4476/F	LOC	17 Delaware Street, Belfast, BT6 8ET	Retrospective: Change of use from residential dwelling to short term holiday let.	Permission Granted
LA04/2024/0527/F	LOC	113 Cromac Street, Belfast, BT2 8JE	Retrospective change of use from apartment to short term let accommodation	Permission Refused
LA04/2024/1576/F	LOC	733-735 Antrim Road, Belfast, BT15 4EL	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)	Permission Granted
LA04/2024/1856/CLEUD	LOC	20 Northern Road, Belfast, BT3 9AL	Storage of waste wood and biomass fuel in connection with established waste wood recycling facility (Existing Use)	Permitted Development
LA04/2024/2096/PAD	MAJ	Westland House, Old Westland Road, Belfast, BT14 6TE	Proposed Westland Road masterplan, to include: 1) sustainable site improvements, including landscaping, resurfacing, drainage, and EV charging points; 2) refurbishment of existing buildings, including the Asset Delivery Building and Finance and Regulation Building; and 3) demolition and new build Incident Management Centre with Executive Suite.	PAD Concluded

LA04/2025/0191/F	LOC	124a Castlereagh Street, Belfast, BT5 4NL	Change of use from office on first & second floor (Class A2) to a 3-bedroom apartment (Class C1). Solar panels on roof slope & additional site works.	Permission Granted
LA04/2025/0270/DC	LOC	57 Dublin Road, Belfast, BT2 7HE	Discharge of condition 24 LA04/2020/0761/F- Piling Method Statement	Condition Discharged
LA04/2025/0259/PAD	LOC	517 Antrim Road, Belfast, BT15 3BS	Proposed change of use from commercial to residential - 6 no. apartments, amenity space to the rear and retention of 6 car-parking spaces to the front	PAD Concluded
LA04/2025/0437/PAD	MAJ	Lands comprising of the former Fyffes Fruit and Vegetable Centre site, approximately 70m south east of Lesley Centre, Boucher and approximately 100m south west of The Range, 38 Boucher Road, Belfast BT12 6QA	Proposed mixed use development comprising Proposed mixed use development comprising movie bowl (60,000 sqft), commercial warehouse (21,000 sqft), coffee pod with drive-thru, petrol filling station, car wash, with associated servicing, car parking, landscaping, access from Balmoral Road, Balmoral Link, and Boucher Road.	PAD Concluded
LA04/2025/0718/F	LOC	Land adjacent to Queens University Belfast Playing Fields Dub Lane, Upper Malone Road, Belfast, BT9 5NX	Variation of Condition 12 of previous planning approval LA04/2022/1229/F (Landscaping completion date)	Permission Granted
LA04/2025/0835/F	LOC	130 Haypark Avenue, Belfast, BT7 3FG	Two storey side / rear extension, single storey rear extension and additional site works.	Permission Granted

LA04/2025/0836/PAD	LOC	Donegall House, 9–15 Donegall Square North, Linen Quarter, Belfast, BT1 5AG	The proposal consists of a rooftop installation comprising of 6no antennas, 1no GPS node, 4no dishes, 6no cabinets, and ancillary development thereto.	PAD Concluded
LA04/2025/0913/A	LOC	Gate Lodge Dental Surgery 554 Antrim Road, Belfast, BT15 5GJ	1 Projecting sign	Consent Granted
LA04/2025/0939/F	LOC	137 Oakhurst Avenue, Belfast, BT10 0PD	First floor extension to dwelling. (Amended Drawings)	Permission Granted
LA04/2025/0980/LBC	LOC	554 Gate Lodge Dental Surgery 554 Antrim Road, Belfast, BT15 5GJ	Projecting sign to front elevation.	Consent Granted
LA04/2025/0983/F	LOC	10a Rosetta Road East, Belfast, BT6 0LP	Internal reconfigurations, change to rear and side window/door openings at ground floor.	Permission Granted
LA04/2025/1095/F	LOC	St Gerards Roman Catholic Church 722 Antrim Road, Newtownabbey, BT36 7PG	Change of House Type for Site No. 20 as previously approved under ref (LA04/2019/0062/F) Revised retaining walls, amended parking layout, proposed Solar PV Panels and associated site works (Amended Plans)	Permission Granted
LA04/2025/1092/PAD	MAJ	The Lighthouse Building, 1 Cromac Place, Belfast, BT7 2JB	Change of Use from offices to 71 No. social/affordable housing dwellings (7 No. 2 person/1 bedroom wheelchair apartments, 36 No. 2 person/1 bedroom apartments & 28 No. 3 person/2 bedroom apartments), to include Category 1 (over 55's) dwellings.	PAD Concluded
LA04/2025/1154/F	LOC	21 Hopewell Crescent, Belfast, BT13 1DN	Rear single storey extension. Hardstanding area and access ramp to rear.	Permission Granted

LA04/2025/1162/F	LOC	1 Rosepark South, Belfast, BT5 7RJ	Rear single storey extension, refurbishment of conservatory. Fenestration changes to include velux windows.	Permission Granted
LA04/2025/1175/F	LOC	92 Maryville Park, Belfast, BT9 6LQ	Demolition of existing conservatory and part demolition of existing garage. Conversion of remaining garage to utility room and snug. Addition of single storey side extension with roof space conversion and patio.	Permission Granted
LA04/2025/1176/DCA	LOC	92 Maryville Park, Belfast, BT9 6LQ	Demolition of existing conservatory and part demolition of existing garage.	Consent Granted
LA04/2025/1198/F	LOC	21 Antrim Road, Newtownabbey, BT36 7PR	Demolition of existing conservatory and the construction of a single-storey extension, new pitched roof over lounge, and a raised patio to existing short-term let.	Permission Granted
LA04/2025/1284/LBC	LOC	St. Joseph's RC Church 9 Princes Dock Street Belfast BT1 3AA	Remedial works to an existing compromised external wall and part replacement of the existing roof. Installation of a new external timber fire escape door, installation of new external fire escape steps and additional works.	Consent Granted
LA04/2025/1328/F	LOC	60 Ladas Drive, Belfast, BT6 9FT	Single storey rear/side extension. Creation of patio area and new side window. Removal of existing sheds.	Permission Granted

LA04/2025/1335/F	LOC	36 Wandsworth Road, Belfast, BT4 3LT	Single storey rear and side extension, including partial demolition of rear walls and removal of existing external doors. Partial demolition to facilitate fenestration changes. Garage conversion into home gym/garden room with fenestration changes.	Permission Granted
LA04/2025/1465/F	LOC	Lands west of the junction of Durham Street and Glengall Street and to the east of Grand Central Station, Belfast	Installation of sculpture, lighting columns and ground plane interpretation lighting at Saltwater Square, Belfast.	Permission Granted
LA04/2025/1499/F	LOC	St. Joseph's Church, 9 Princes Dock Street, Belfast BT1 3AA	Remedial works to an existing compromised external wall and part replacement of the existing roof construction, installation of a new external timber fire escape door and installation of new external fire escape steps.	Permission Granted
LA04/2025/1560/F	LOC	2 Piney Way, Belfast, BT9 5QT	Single storey rear extension with roof light, conversion of attached garage into living/utility room and elevational changes (Amended description)	Permission Granted
LA04/2025/1581/F	LOC	13 - 17 Amelia Street, Belfast, BT2 7GS	Change of use from Restaurant (Sui Generis) to 4No. Short-term stay apartments (Sui Generis) and addition of windows to North Elevation	Permission Granted
LA04/2025/1606/DC	LOC	122A Malone Road, Belfast, BT9 5HR	Discharge of condition 2 LA04/2024/1516/F-Soft landscaping	Condition Discharged
LA04/2025/1669/CLEUD	LOC	73 Great Northern Street, Belfast, BT9 7FL	Change of use to House in Multiple Occupation (HMO).	Permitted Development
LA04/2025/1650/F	LOC	16 Thornhill Park, Belfast, BT5 7AR	Alterations to existing roof. Single storey side extension. Change of existing render to white K-Rend finish	Permission Granted

LA04/2025/1662/F	LOC	19 Tyrone Street, Belfast, BT13 1BD	Single storey rear and side extension	Permission Granted
LA04/2025/1660/F	LOC	48 Knutsford Drive, Belfast, BT14 6NA	Demolition of rear return. Double and single storey extension to the rear and new obscured window to side elevation at first floor.	Permission Granted
LA04/2025/1679/F	LOC	22 Forest Park, Belfast, BT17 0ET	Single storey rear extension	Permission Granted
LA04/2025/1671/F	LOC	105 Malfin Drive, Belfast, BT9 6QT	Single storey side extension to dwelling	Permission Granted
LA04/2025/1757/DC	LOC	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Discharge Condition 3 of LA04/2024/0344/F- Material samples.	Condition Partially Discharged
LA04/2025/1777/DC	LOC	40 Ardoyne Avenue, Belfast, BT14 7DA	Discharge conditons 10 and 11 and partially discharge conditon 9 of LA04/2021/2154/F- Remediation Report.	Condition Discharged
LA04/2025/1807/F	LOC	9 Meadowhill Grange, Belfast, BT11 8QS	Roofspace conversion with rear dormer and front roof windows	Permission Granted
LA04/2025/1827/F	LOC	1 Falcarragh Drive, Belfast, BT11 9HP	Single storey side extension and level access ramp to the front.	Permission Granted
LA04/2025/1811/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of conditions 10, 11 & 12 LA04/2025/0639/F- Remediation Strategy, Contamination & Verification Report.	Condition Partially Discharged
LA04/2025/1836/A	LOC	We Have It Wrapped Up 397 Ormeau Road, Ormeau, Belfast, BT7 3GP	1 Shop sign	Application Withdrawn
LA04/2025/1837/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of conditions 10, 11 & 12 LA04/2025/0639/F- Remediation Strategy, Contamination & Verification Report.	Condition Partially Discharged

LA04/2025/1892/DCA	LOC	39 Gordon Street, 2-14 Dunbar Street, Belfast, BT1 2LH	Partial demolition of front elevation to accommodate widened door access at ground floor level and partial demolition of wall on flat roof to accommodate new rooftop bar. (Amended description)	Consent Granted
LA04/2025/1893/F	LOC	4 Salisbury Court, Belfast, BT7 1DD	Retrospective Change of Use (CoU) from a residential dwelling (Class C1) to short-term let accommodation (Sui Generis).	Permission Granted
LA04/2025/1900/WPT	LOC	11 Malone Park, Belfast, BT9 6NH	<p>S1 - Cotoneaster – Formative Prune – Crown reduction to height of fence, to enable the shrub to regrow and make a dense hedge again.</p> <p>S2 - Cotoneaster – Formative Prune – Crown reduction to height of fence, to enable the shrub to regrow and make a dense hedge again.</p> <p>T1 – Beech - Formative Prune – Crown reduction to height of fence, to enable the feathered tree to regrow and make a dense hedge again.</p> <p>T2 – English Oak – Formative prune – Crown reduction by no more than 50cms helping to reform the crown shape.</p> <p>T3 – Leylandii – Prune back over hanging branches back to property boundary line.</p> <p>T4 – English oak - Prune back over hanging branches back to property boundary line.</p>	Works to Trees in CA Agreed

LA04/2025/1945/DC	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	Discharge of condition 16 of planning application LA04/2020/0659/F- Piling Risk Assessment	Condition Discharged
LA04/2025/2008/WPT	LOC	27 Deramore Park, Belfast, BT9 5JX	<p>The tree is a Western Red Cedar; it was involved in a fire around 25 years ago when it was in the garden of 25 Deramore Park and the west side of the tree was greatly damaged and has not grown back well in that direction. Since then a house (25B Deramore Park) has been built within 3.3 metres to the west side of the tree as per ref. 1 (attached) and described in the prior tree report obtained by Mr Conor O'Hagan (ref. 2, attached). This house was built considerably closer to the tree than had been allowed in the original planning permission (subsequently granted retrospective planning permission) and the new building damaged the roots of an adjacent Lime tree so badly that it had to be removed. The western side roots of the Western Red Cedar tree have been damaged and reduced by the new building. There is also now considerable over reach towards the east and the tree is unbalanced with a risk of falling/major branch failure into our garden. The previous tree report recommended removal of the tree and permission for that was granted by Belfast City Council (ref. 3 attached). However at that time Mr O'Hagan elected to leave the tree in place but did reduce the height of the tree.</p>	Works to Trees in CA Agreed

LA04/2025/2076/A	LOC	Unit 2, 142 Stewartstown Road, Belfast, BT11 9NB	1 Shop sign (Retrospective)	Consent Granted
LA04/2025/2111/PRELI M	LOC	236-238 Malone Road, Belfast, BT9 5LR	Amendment to condition 15 of planning permission LA04/2020/2189/F	PAD Concluded
LA04/2022/1043/F	LOC	12 College Square North Belfast	Change of use from youth hostel to 6 apartments. Demolition of 2 storey rear extension and construction of 2 storey rear extension. Erection of railing, roof windows and chimney, elevation changes (Renewal of planning permission LA04/2016/1566/F)	Permission Granted
LA04/2021/2016/F	MAJ	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).	Permission Granted
LA04/2023/3402/MDPA	LOC	Former Park Avenue Hotel 158 Hollywood Road, Belfast, BT4 1PB	Requirement to submit a Car Club Strategy	Condition Discharged
LA04/2023/4417/LBC	LOC	12 College Square North, Belfast, BT1 6AS	Change of Use from Youth Hostel to 6 No Apartments, Demolition of existing 2 storey Extension to rear & construction of new 2 storey extension to rear, erection of railings, roof lights, chimney and elevation changes	Consent Granted
LA04/2024/1217/F	LOC	76 Ravensdale Street, Belfast, BT5 5GA	Erection of 2.5 storey dwelling adjoining 76 Ravensdale Street.	Refuse

LA04/2024/1828/F	LOC	198-200 Albertbridge Road, Ballymacarret, Belfast, BT5 4GU	Change of use of first floor flat to provide 4-bed/4-person HMO accommodation, proposed rear dormer and elevational changes to the front	Permission Granted
LA04/2024/2141/F	LOC	160 Holywood Road, Belfast, BT4 1PB	Retrospective application for extension at first, second and third floor levels with associated alterations to the elevational treatment and fenestration and NIE substation, enclosure and gate. Relocated NIE substation from approved LA04/2021/0493/F.	Permission Granted
LA04/2025/0040/F	LOC	58 & 58A Belmont Church Road, Belfast, BT4 3FG	Retrospective outbuildings and boundary fences and demolition of existing outbuildings	Permission Refused

LA04/2025/0454/PAD	LOC	51 Clarke & Co Accountants 51 Andersonstown Road, Andersonstown, Belfast, BT11 9AG	<p>The proposal is for a gable-mounted digital advertising display at 53 Andersonstown Road, Belfast. While the site is within the Fruithill Park Area of Townscape Character (ATC), it is located on the boundary of the ATC and directly faces a commercially zoned area characterized by retail units, offices, and food outlets. The gable-mounted design integrates with the existing building, reducing visual clutter compared to a pole-mounted option. The signage incorporates Smart Brightness® technology, which automatically adjusts to ambient light levels, minimizing glare and ensuring minimal impact on nearby residents and road users. The proposal aligns with planning policy by ensuring the display is proportionate, sensitively positioned, and respectful of the surrounding streetscape. It also supports the modernization of local advertising infrastructure, enhancing engagement with the commercial area while preserving the visual character of the ATC.</p>	Application Withdrawn
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LA04/2025/0507/F	LOC	WP Moore & Co 45-47 Ravenhill Road, Belfast, BT6 8DP	Base Station removal and relocation of existing 6m high stub tower with additional 2m section. 2no. new 300mm dishes. Replacement of existing 6no VM02 antennas with 3no VM02 antennas and 3no VF antennas. Upgrade of existing equipment cabinet and associated site works.	Permission Granted
LA04/2025/0556/F	LOC	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry) BT1 4EF	Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations (change of description and amended plans).	Permission Granted
LA04/2025/0557/DCA	LOC	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry)	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.	Consent Granted
LA04/2025/0550/LBC	LOC	1 Hospital Road, Belfast, BT8 8JP	Amendment to Planning Approval LA04/2024/0027/LBC for the conversion of the existing Mortuary Building to 2No. single storey semi-detached dwellings	Consent Granted

LA04/2025/0617/A	LOC	48-52 York Street, Belfast, BT15 1AS	Proposed LED mesh grid advertisement screen	Consent Refused
LA04/2025/0638/F	LOC	Flat 1& Flat 2 686 Ravenhill Road, Belfast, BT6 0BZ	Conversion of 2no flats to a single dwelling including partial demolition to rear to accommodate single storey rear extension	Permission Granted
LA04/2025/0940/F	LOC	48 Glencreagh Drive, Belfast, BT6 0NL	Single storey rear and side extension. Addition of 1.8m high timber fence. (Amended plans and Description).	Permission Granted
LA04/2025/0966/F	LOC	52 Kirkliston Park, Belfast, BT5 6ED	Proposed roofspace conversion plus rear dormer, single storey extension, replacement garage. (Reduced Scheme)	Permission Granted
LA04/2025/0972/F	LOC	2 Rosepark South, Belfast, BT5 7RJ	Demolish rear garage and erect a new single storey extension to kitchen and double storey extension for utility and bedroom above	Permission Granted
LA04/2025/1004/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge conditions 13 of LA04/2024/1635/F and condition 10 of LA04/2025/0664/F (Plots 10 - 15 & landscaped area only) - Verification Report	Condition Discharged
LA04/2025/1063/F	LOC	5 Ben Madigan Park, Newtownabbey, BT36 7PZ	Single storey side and rear extension.	Permission Granted
LA04/2025/1179/F	LOC	63 Thornberry Hill, Belfast, BT14 8EP	Single-storey rear and side extension.	Permission Granted
LA04/2025/1301/F	LOC	27 Downshire Park East, Belfast, BT6 9JP	Single storey rear extension with fenestration changes.	Permission Granted

LA04/2025/1312/PAD	MAJ	Lands at Donegall Quay, Tomb Street, Gamble Street, Little Patrick Street and under the M3 flyover bridge	Public realm and road improvements including development of urban sports park below the M3 flyover at Corporation Street / Tomb Street and new public space below the M3 flyover at Donegall Quay.	PAD Concluded
LA04/2025/1424/F	LOC	82 Ballynafoy Close, Belfast, BT6 8JY	Single storey rear extension and surrounding concrete path.	Permission Granted
LA04/2025/1525/F	MAJ	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of condition 9 of LA04/2024/0714/F (Removal of fuel storage tanks)	Permission Granted
LA04/2025/1615/DC	LOC	Westbourne Presbyterian Church 149a Newtownards Road, Belfast, BT4 1AB	Discharge of condition 4 - LA04/2024/0398/LBC- (previously approved) Package of proposed luminaires.	Condition Discharged
LA04/2025/1621/MDPA	LOC	146 Parkgate Avenue, Belfast, BT4 1JD	Discharge Clause 5.1 of LA04/2022/0118/F- Open Space Management Plan.	Condition Discharged
LA04/2025/1700/F	LOC	13 Riverdale Park West, Belfast, BT11 9DE	Single storey rear extension	Permission Granted
LA04/2025/1676/F	LOC	6 Gibson Park Gardens, Belfast, BT6 9GN	Single storey extension to side / rear of dwelling and alterations to existing garage. (Amended Plans)	Permission Granted
LA04/2025/1675/F	LOC	22 Primrose Street, Ormeau, Belfast, BT7 3FT	Proposed first floor rear extension & internal alterations	Permission Granted

LA04/2025/1729/F	LOC	29A Annadale Avenue, Belfast, BT7 3JJ	Single storey garden room within the existing rear garden. New proposed timber fencing to define the garden boundary. One existing tree will be removed to accommodate the works.	Permission Granted
LA04/2025/1851/F	LOC	3-4 Donegall Quay, Belfast, BT1 3EA	Change of use to ground floor, from solicitors office (Use Class A2) to clinical outpatient medical facility with consulting rooms (Use Class D1).	Permission Granted
LA04/2025/1776/NMC	LOC	21 Summerhill Park, Belfast, BT5 7HE	NMC to LA04/2025/0877/F- Changes to internal arrangement and relocation/removal of windows .Change of external finish from brick to render.	Non Material Change Granted
LA04/2025/1788/DC	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	Discharge of condition 15 LA04/2020/0659/F - Construction Environmental Management Plan (CEMP)	Condition Discharged
LA04/2025/1832/DC	LOC	139 139-143 York Road, and Fife Street, Belfast, BT15 3GZ	Discharge condition 2 of LA04/2019/1831/F- Remediation Strategy.	Condition Discharged
LA04/2025/1863/F	LOC	102 Erinvale Avenue, Belfast, BT10 0FP	Single storey front porch	Permission Granted
LA04/2025/1875/DC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Discharge of condition 6 of planning application LA04/2021/0911/F - Glazing, door and airvent schedule.	Condition Discharged
LA04/2025/1877/DC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Discharge of condition 7 of LA04/2021/0911/F- Door, window and airvent schedules.	Condition Discharged

LA04/2025/1898/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 conditions 6 & 12 of planning permission LA04/2021/1672/O. Verification Report for Blocks 2, 4 and 5 of Site A.	Condition Partially Discharged
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LA04/2025/1994/WPT	LOC	15 Haddo Woods, Belfast, BT8 8FS	<p>1) Species: Lime (Tag 36) Request to conduct pruning of the above tree in accordance with the recommendations received from Tristan Kinnear of Tristan Kinnear Limited. A reduction in the height of the tree by 2.5m has been received to maintain stability of the tree.</p> <p>2) Species: Beech (Tag Unknown) - Middle of the three trees in question at the rear of the property. Request to conduct pruning of the above tree in accordance with the recommendations received from Tristan Kinnear of Tristan Kinnear Limited. A reduction in the height of the tree by 3 meters and sides by 1.5 meters has been received to maintain stability and health of the tree.</p> <p>3) Species: Beech (Tag Unknown) - Tree located to the right of the property garden as you look down the garden away from the house. Request to conduct pruning of the above tree in accordance with the recommendations received from Tristan Kinnear of Tristan Kinnear Limited. A reduction in the height of the tree by 4.5 meters and sides by 1.5 meters has been received to maintain stability and health of the tree.</p>	Works to TPO Granted
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LA04/2025/2006/PRELI M	LOC	Clarence Court, Belfast, 10-18 Adelaide Street, BT2 8GB	Mixed-use building, including the Hilton aparthotel concept, gymnasium, café /restaurant /bar, and apartments including social/affordable	PAD Concluded
LA04/2025/2042/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 10, 11 & 12 LA04/2025/0639/F (Section 54 Approval)- Remediation Strategy, New Contamination encounter & Verification Report (Original Approval LA04/2024/0026/F)	Condition Partially Discharged
LA04/2025/2038/PRELI M	LOC	Lands at Diageo Bonding Centre 3 Marshalls Road Castlereagh Belfast BT5 6SL	Non-Material Change to permission LA04/2024/0808/F to relocate the approved parts store	PAD Concluded
LA04/2025/2064/DC	LOC	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 20 of planning permission LA04/2024/0026/F - drylining detail (mortuary building)	Condition Discharged
LA04/2025/2079/WPT	LOC	56 South Parade, Belfast, BT7 2GP	3 trees - birch, hawthorn and holly along Cross Parade boundary of property. Holly tree in poor condition, requires remedial trimming Birch and hawthorn are overgrown and overhang the pavement on Cross Parade. Require trimming	Works to TPO Granted
LA04/2025/2126/DC	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	Discharge of Condition No. 02 LA04/2020/0669/DCA- Redevelopment Contract	Condition Discharged
LA04/2025/2127/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Discharge of Condition 20 & 23 of planning applicatin Z/2013/1434/F	Condition Partially Discharged

LA04/2025/2143/WPT	LOC	58 Maryville Park, Belfast, BT9 6LP	Reduce the endweight on side branches by 2m and reduce the top of the crown by 3m with removal of deadwood and dieback on 1 x sycamore tree sited within the rear garden.	Works to Trees in CA Agreed
LA04/2025/2173/PRELI M	LOC	41 Glen Road, Belfast, BT11 8BB	Permitted development enquiry for solar panels on community building	PAD Concluded
				<u>Total Decsions</u>

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Live Major Applications not previously considered by Committee @ 13.01.26

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 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	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 (revised information).	22-Dec-23	19-Jul-24	Under Consideration
5	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
6	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39) and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping.	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	LA04/2024/2145/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 35	11	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
	12	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
	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
17	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 landscaping. (Amended Plans)	31-Jul-25	13-Nov-25	Under Consideration
18	LA04/2025/1716/F	Major	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from class B1(a) office to short term Transitional Care Unit (Use Class D1 Medical) comprising of 73 no. ensuite beds, associated ancillary facilities including café, rehabilitation suites and treatment rooms, laboratory, consulting rooms, 2 no. external terraces and all other ancillary, staff and storage rooms. Development includes ambulance drop off bay, replacement of existing windows, and all other associated site and access works.	05-Nov-25	03-Jun-26	Under Consideration
19	LA04/2025/1896/F	Major	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	Proposed mixed use development comprising of 77 No. social housing units (mix of 26 dwellings and 51 apartments) and a new children's centre, car parking, landscaping, open space, access and all associated site works including the installation of a new substation.(amendment to planning permission ref: LA04/2024/0122/F).	06-Nov-25	04-Jun-26	Under Consideration
20	LA04/2025/2013/F	Major	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office block to provide residential and nursing care facilities. Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	18-Nov-25	16-Jun-26	Under Consideration
21	LA04/2025/1991/F	Major	Makro, 97 Kingsway, Belfast, BT17 9NS	Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park.	03-Dec-25	18-Mar-26	Under Consideration
22	LA04/2025/2113/F	Major	St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown, Belfast, BT11 8NR	The construction of a new Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field	09-Dec-25	07-Jul-26	Under Consideration
23	LA04/2025/2183/F	Major	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of conditions 14 and 15 from the permission referenced LA04/2024/0714/F (Contamination)	18-Dec-25	16-Jul-26	Under Consideration
24	LA04/2025/2215/F	Major	Halifax Building, 24 Cromac Place, Building, BT7 2JB	Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works.	19-Dec-25	17-Jul-26	Under Consideration

25	LA04/2025/2210/O	Major	Lands to the east of Corporation Street, north of Donegall Quay, west of Albert Quay, south of Albert Dock, south, east and south west of Pilot Street, and south and south east of Corry Road, Belfast.	<p>Hybrid planning permission is being sought for the following development:</p> <p>Outline Planning Application (no matters reserved) for Plots A & B to provide 456No. residential units (apartments) and 1,600sqm of ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, landscaping, open space, play equipment, public realm improvements and all associated site and access works including servicing from Corporation Street.</p> <p>Outline Planning Application (all matters reserved) for Plots C, D, E and F for a mixed-use development comprising residential (apartments and dwellings), a Hotel/Apart Hotel, ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, the change of use (principle only) to the listed Clarendon Building, Furnace House and Pump House (to include cafe and restaurant uses), re-purposing of Clarendon Dock for leisure uses and all associated site, access and infrastructure works.</p>	05-Jan-26	03-Aug-26	Under Consideration
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Planning Applications Discussed at Committee Between 01 Apr 2019 and 13 Jan 2026

Decision Description		Totals
		15
Application Withdrawn		
Consent Granted		1
Consent Refused		
Permission Granted		5
Permission Refused		
Total		21

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 39	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	167	29/06/2023	33	132	31/01/2026	28/02/2026	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	229	16/01/2024	124	104			Permission Granted

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	95	15/10/2024	30	65	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	94	15/10/2024	28	65	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	101	12/11/2024	39	61	Unknown	Unknown	Awaiting Section 76 Agreement and new contamination issues - development commenced without planning permission and awaiting updated contaminated land survey from applicant

LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	22-Sep-23	30	151	10/12/2024	93	57	Unknown	Unknown	Clauses in s76 agreed following specialist legal advice and discussion with applicant. Certificate of Title to be resolved
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	102	17/06/2025	71	30	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	88	17/06/2025	57	30	Unknown	Unknown	Further information requested from applicant following request from DAERA NIEA

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	33	17/06/2025	3	30	31/01/2026	28/02/2026	Awaiting conclusion of S77 agreement (amendment to S76 agreement). Applicant to address issues raised by DfI Roads
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	64	12/08/2025	42	22	30/11/2025	31/01/2026	Gathering additional information to support refusal reason
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	63	12/08/2025	41	22	31/01/2026	28/02/2026	Late objections received. Planning Service requested additional information from applicant in respect of land instablithy issue. Application to be reported back to Committee

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	50	12/08/2025	27	22	31/01/2026	31/01/2026	Late objection received from neighbouring premises. Application to be reported back to 20th January Committee
LA04/2022/1819/F Page 43	39 Upper Dunmurry Lane Dunmurry BT17 OPT.	Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works.	LOC	07-Oct-22	20-Jan-23	15	171	14/10/2025	157	13			Permission Granted
LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	13-Nov-24	30	91	11/11/2025	81	9	31/01/2026	28/02/2026	Completion of s76 agreement delayed due to Certificate of Title issue

LA04/2024/1576/F	733-735 Antrim Road, Belfast, BT15 4EL	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)	LOC	18-Sep-24	01-Jan-25	15	69	11/11/2025	59	9			Permission Granted
LA04/2025/0556/F	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry) BT1 4EF	Proposed change of use from restaurant, public house, 2 no retail units and office use to public house, 2 no. restaurants, hotel with an additional 2no.storeys associated with the hotel use, and all external façade alterations (change of description and amended plans).	LOC	27-Mar-25	10-Jul-25	15	42	09/12/2025	36	5			Permission Granted

LA04/2025/0557/DCA	Lands at no's 10-22 Ann Street Belfast (including 8-10 Crown Entry and 12 Crown Entry)	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.	LOC	27-Mar-25	10-Jul-25	15	42	09/12/2025	36	5			Consent Granted
Page 45 LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09-Apr-25	23-Jul-25	15	40	09/12/2025	34	5	N/A	31/01/2026	Deferred for site visit
LA04/2025/1454/F	The Lockhouse 13 River Terrace Belfast BT7 2EN	New community wellbeing centre and cafe extension to existing lockhouse building	LOC	17-Sep-25	31-Dec-25	15	17	09/12/2025	11	5	N/A	28/02/2026	Awaiting outstanding consultation responses
LA04/2025/1525/F	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of condition 9 of LA04/2024/0714/F (Removal of fuel storage tanks)	MAJ	09-Sep-25	07-Apr-26	30	18	09/12/2025	13	5			Permission Granted

LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	MAJ	21-Apr-22	17-Nov-22	30	195	09/12/2025	189	5	N/A	28/02/2026	Awaiting S76 agreement
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Planning Committee

Development Management Report	
Application ID: LA04/2024/1836/F	Date of Committee: 20 th January 2026
Proposal: 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.	Location: 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
Referral Route: 3.8.5 (a) Application made by the Council & 3.8.5 (e) Major Application	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council Property and Projects Dept. 9 Adelaide St Belfast BT2 8GD	Agent Name and Address: Sarah McDowell Resolve Planning & Development Pearl Assurance House 1-3 Donegall Square East Belfast BT1 5HB
Date Valid: 25 th November 2024	
Target Date: 23 rd June 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
Executive Summary: The application seeks planning permission for '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'. The key issues for consideration of the application are set out below: <ul style="list-style-type: none"> • Principle of development • Design • Impact on rural character • Residential amenity • Contamination 	

- Green infrastructure
- Open space
- Natural environment
- Impact on landscape (Area of High Scenic Value (AHSV) and Belfast Hills)
- Impact on Trees
- Archaeology
- Access
- Community Cohesion and good relations
- Healthy Communities
- Sustainable drainage systems (SuDS)

In the Belfast Urban Area Plan 2001 (BUAP 2001), the site is located primarily outside the development limit and partially within an Area of High Scenic Value (AHSV).

In the draft Belfast Metropolitan Area Plan 2015 (dBMAP) (versions 2004 and 2014), the site is located primarily outside the development limit, within an Area of High Scenic Value (AHSV), within the Belfast Hills and partially within a Site of Local Nature Conservation Importance (SLNCI).

The proposal is not considered visually intrusive in terms of physical construction. It is considered the proposal will have no significant detrimental impact on rural amenity and environmental quality and is sensitive to the countryside location.

The development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills. The proposed development improves the network of green infrastructure within the Council area and improves access to open space for residents and visitors.

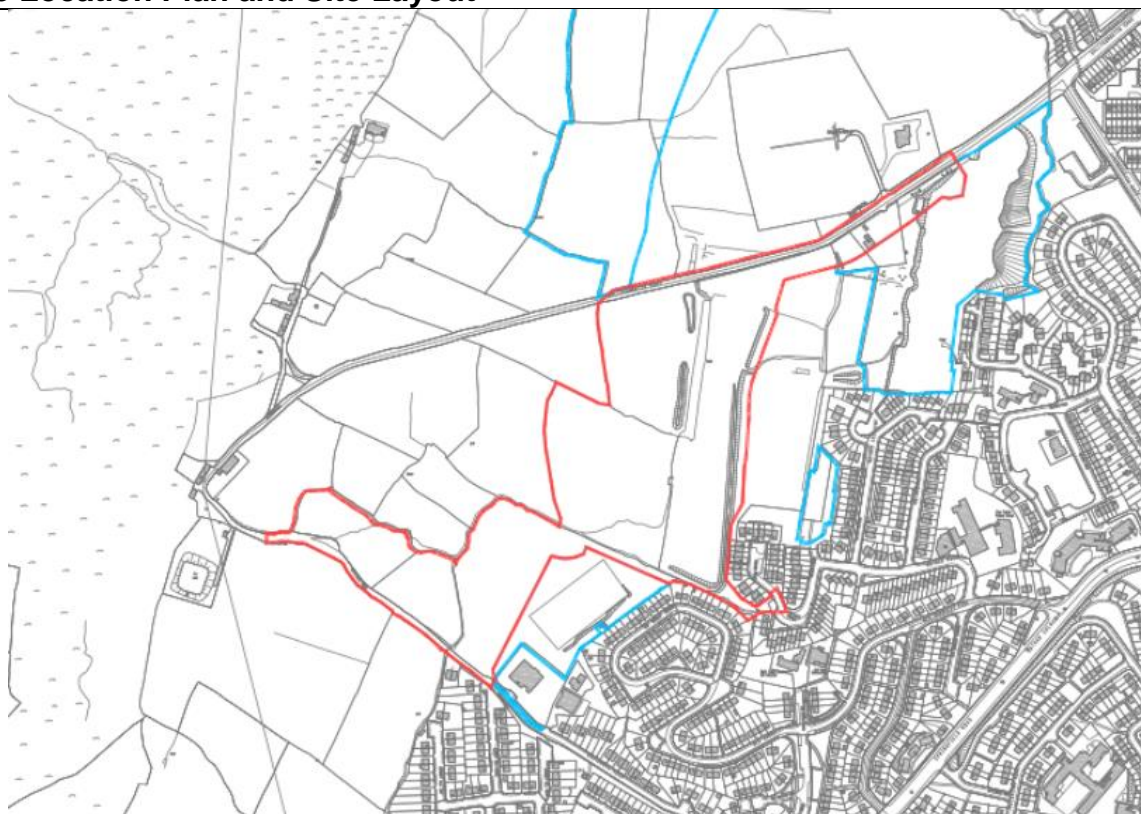
It is considered the development will not have a significant adverse impact on the character, visual amenity or environmental quality of the AHSV or Belfast Hills. The proposal ensures the protection of the natural environment and biodiversity and does not impact significantly on any designated sites or other natural heritage interests.

There are no objections from statutory or non-statutory consultees. NIEA Regulation Unit are currently reviewing the submitted GQRA in respect of contaminated land, so final comments are outstanding.

There have been no representations received in relation to the proposed development.

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that may arise, provided that they are not substantive.

Site Location Plan and Site Layout





Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks planning permission for 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.
2.0	Description of Site
2.1	The application site is irregularly shaped and measures approximately 10.6 Ha. The majority of the application sites lies outside the designated settlement limits of Belfast, with exception of small encroachments into the limits along the western boundary, e.g. at Moyard Parade. The site is located within the Belfast Hills.
2.2	The northern boundary of the site is defined by Ballygomartin Road. The eastern boundary of the site is defined by Shared space project building access from Ballygomartin Road and a number of residential developments (i.e. Moyard Crescent, Moyard Parade, New Barnsley Crescent). The southern boundary of the site is defined by the Whiterock Road and Newhill first steps centre, with the western boundary a mix of hedgerow or undefined. The site is rural in nature, with little or no development, with the exception of a pathway from Moyard Parade. The site is currently in agricultural use, with grazing of livestock in some sections. Overall, the land falls from west to east towards Belfast, however there are some relatively flat areas within the site.
2.3	There are two circular raths (Historic monuments ref. ANT 60.35 and ANT 60.36) located within the application site.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	There is no relevant site history, however there are a number of relevant planning permissions on surrounding lands:
3.2	LA04/2016/2207/F - Land southeast of Ballygomartin Road, north of Moyard Crescent and Northwest of Springfield Park and Springfield Heights, Belfast - Shared space building comprising sports hall, gym, dance/drama studio, social enterprise workshop (environmental focus), business units, meeting rooms, counselling/treatment rooms, café, educational facilities and performing arts space/exercise studio; with new access from Springfield Heights and to the Ballygomartin Road (from the building only); pedestrian only accesses; car and cycle parking; landscaping and associated site works – Permission Granted 21/3/2017
3.3	LA04/2022/0853/F - Site of the former Finlay's Factory, SE of Ballygomartin Road, N of Moyard Crescent, NW of Springfield Heights and Springfield Park, Belfast - Provision of a two-storey multi-purpose shared space building comprising main

3.4	<p>hall (to facilitate 3no. indoor pitches), changing and toilet facilities, kitchens, multi-function rooms. Car and cycle parking areas, service yard, perimeter fencing, temporary construction compound hoarding, associated external lighting and landscaping. Proposed vehicular and pedestrian accesses from Springfield Heights and Ballygomartin Road, service vehicles from Ballygomartin Road and all associated site works – Permission Granted 30/9/22</p> <p>LA04/2021/1447/F - 28 house development (social housing) including provision of new access, below ground pumping station, open space and landscape (Amended drawings / Additional information) - Lands to NE of 265 Whiterock Road, Belfast – Permission Granted 28/11/23</p>
4.0	Policy Framework
4.1	<p>Development Plan – local development plan</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 SP1: Growth Strategy • Policy SP1A: Managing growth and supporting infrastructure delivery • Policy SP2: Sustainable development • Policy SP3: Improving health and wellbeing • Policy SP4: Community cohesion and good relations • Policy SP5: Positive placemaking • Policy SP6: Environmental resilience • Policy SP7: Connectivity • Policy SP8: Green and Blue Infrastructure network • Policy SD2: Settlement Areas <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy DES1: Principles of urban design • Policy DES2: Masterplanning approach for Major development • Policy BH5: Archaeology • Policy CGR1: Community cohesion and good relations • Policy HC1: Promoting Healthy Communities • Policy CI1: Community Infrastructure • Policy TLC1: Supporting tourism, leisure and cultural development • Policy TRAN1: Active travel – walking and cycling • Policy TRAN 2: Creating an accessible environment • Policy ENV1: Environmental quality • Policy ENV2: Mitigating environmental change • Policy ENV3: Adapting to environmental change • Policy ENV4: Flood Risk • Policy ENV5: Sustainable drainage systems (SuDS) • Policy GB1: Green and Blue Infrastructure network • Policy OS1: Protection of open space • Policy OS3: Ancillary open space

	<ul style="list-style-type: none"> • Policy OS4: New open space outside settlements • Policy TRE1: Trees • Policy NH1: Protection of natural heritage resources • Policy LC1: Landscape • Policy LC1B: Area of High Scenic Value (AHSVs) • Policy LC3: Belfast Hills • Policy DC1: All countryside development – general policy principles • Policy DC13: Other proposed development in the countryside <p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Belfast Agenda (Community Plan)
5.0	<p>Statutory Consultees Responses</p> <p><u>NIEA</u> – Awaiting comment from Regulation Unit. No objection from Natural Environment Division (NED) and Water Management Unit, subject to conditions. <u>Historic Environment Division (HED)</u> – No objection, subject to conditions <u>DFI Roads</u> – No objection</p>
6.0	<p>Non Statutory Consultees Responses</p> <p><u>BCC Environmental Health (EHO)</u> – No objection, subject to conditions <u>BCC Tree and Landscaping officer</u> – No objection, subject to conditions <u>Belfast Hills Partnership</u> – No objection <u>Defence Infrastructure Organisation Land Management Services & Disposals NI (DIO LMS)</u> – No objection</p>
7.0	<p>Representations</p>
7.1	<p>The application was neighbour notified on 3rd December 2024 and no objections were received.</p>
8.0	<p>Assessment</p>
8.1	<p>Principle of development</p> <p>In accordance with policy DC1, all countryside development must demonstrate that there is no significant detrimental impact on rural amenity and environmental quality and must ensure that there is no erosion of the rural character of the area. All countryside proposals must be sited and designed to integrate sympathetically with their surroundings and meet other planning and environmental considerations. Policy DC13 relates to 'other proposed development in the</p>

	countryside', which includes development associated with outdoor recreation and tourism, such as this proposal.
8.2	The proposal generally consists of formation of permeable paths, fencing, gates, associated landscaping and is not considered visually intrusive in terms of physical construction. It is considered the proposal will have no significant detrimental impact on rural amenity and environmental quality and is sensitive to the countryside location. In relation to rural locational need, the agent advises the development will play a significant part in the ongoing regeneration of adjacent neighbourhoods within the wider area and will also provide access to the Belfast Hills for local communities.
8.3	Policy OS4 states that planning permission will be granted for the provision of appropriate open space facilities, including for outdoor recreation, at appropriate locations in the countryside area of the district where it is demonstrated that that it is acceptable in terms of environment and rural amenity and would not be better located within settlement limits. As noted above, the development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills. Consequently, it can not be located within the settlement limits of the city. Policy OS4 includes a number of criteria, in relation to natural / built heritage, loss of agricultural land, visual / residential amenity, safety and public / road access. These issues will be discussed further in the report.
8.4	Policy CI1 states that the Council will seek to provide development opportunities for leisure use over the plan period. Whilst this policy does not specifically address the development, i.e. a leisure use specifically designed for the countryside, it is considered the proposal complies with the general thrust of policy CI1.
8.5	Policy TLC1 states that the Council will support tourism and leisure development that contributes to extending the offer across the daytime and nighttime for a broad range of visitors and improving the quality and accessibility of leisure facilities and assets to support Belfast's reputation as an attractive tourism destination. Whilst this proposed development primarily serves local need, it also extends the offer across daytime for a broad range range of visitors to the city and improve the quality and accessibility of the city's leisure assets.
8.6	<p>Design / Rural character</p> <p>As noted above, the physical construction is kept to a minimum and is not considered to be visually intrusive within this countryside location. The proposed paths are typically an unbound aggregate path approximately 3m wide, with wider access to the site secured by a mix of stockproof timber fencing, chestnut pale fencing and timber field gates. It is also noted that due to the presence of fencing there will be minimal loss of agricultural land; the scheme is designed to me maintain cattle grazing and movement.</p>
8.7	The proposal also includes additional landscaping to aid integration of the development in this rural location. Tree and shrub planting along the boundaries with residential development will help to create a buffer zone to the adjacent properties.

	Residential amenity
8.8	The proposed development is located in closest proximity to residential development at Moyard Parade, New Barnsley Crescent and a housing development previous approved under ref. LA04/2021/1447/F (the 'Radius' scheme) at the Whiterock Road side of the development.
8.9	The access paths are accessible from Moyard Parade and this part of the path runs behind existing housing in both Moyard Parade and New Barnsley Crescent. The closest dwellings to the path are located beside the access (No's 86 and 88 Moyard Parade). Whilst these dwellings are located approx. 4-5 metres from the path, it is noted that there is already an existing path into the site at this location, albeit it is anticipated that the use of the path will be intensified as a result of the proposal. The proposal includes additional buffer planting between the path and the residential properties in closest proximity to the path. Similarly the proposed path runs along the rear of nine new dwellings of the Radius scheme, however the pathway is located approximately 16 metres from the rear boundaries of the dwellings. In addition, the proposal includes buffer planting between the pathway and dwellings to reduce potential amenity impact.
8.10	The Planning Statement indicates that the applicant (BCC) intends to work with the local community to manage and maintain the space via Permissive Path Agreements and site entries will be opened and closed in line with normal BCC management procedures and opening times which vary from season to season. It is proposed that a Site operation and management plan should be submitted to ensure the development does not impact negatively on residential amenity. This can be secured by imposition of a planning condition.
8.11	On balance, it is concluded that the proposal will not give rise to an unacceptable impact on residential amenity.
	Contamination
8.12	A Preliminary Risk Assessment (PRA) was submitted initially with the planning application. During the process, a Generic Quantitative Risk Assessment (GQRA) and Detailed Remediation Strategy were also submitted.
8.13	Upon review of the PRA, NIEA Regulation Unit advised they are content that the proposal represents an overall low risk to the water environment however there are potential risks to receptors identified which may be present on site. NIEA Regulation Unit have been reconsulted for comment on the GQRA and Remediation Strategy, however the response is currently outstanding.
8.14	BCC EHO have considered all of the contamination information and advise that 600 mm of clean quarry stone of engineered capping is required to sever the contaminant linkages relating to the identified soil contamination present on this site. Consequently, EHO have no objection, subject to conditions.
	Green infrastructure and open space
8.15	The proposed development improves the network of green infrastructure within the Council area, in accordance with policy GB1. The proposal also improves public access to open space for residents and visitors. The development includes additional tree and hedgerow planting and creates safe, accessible pedestrian

	links.
8.16	In accordance with policy OS1, the proposal supports the retention and improvement of existing open space within the district. There is a presumption in favour of retaining open space, which this proposal contributes to. As discussed above, there is a presumption in favour of provision of appropriate open space facilities, including for outdoor recreation, at appropriate locations in the countryside area of the district where it is demonstrated that that it is acceptable in terms of environment and rural amenity and would not be better located within settlement limits. Given the development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills, it is accepted this development cannot be located within the settlement limits of the city.
	Natural environment
8.17	The application site is hydrologically connected to the River Lagan and Belfast Lough Ramsar site, Inner Belfast Lough Area of Special Scientific Interest (ASSI), and Belfast Lough Open Water Special Protection Area (SPA) which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002.
8.18	NIEA Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, considers that significant adverse impacts can be avoided or minimised, subject to appropriate mitigation, which will be conditioned.
8.19	NED have identified issues with the submitted Construction and Environmental Management Plan (CEMP) and consequently, a negative condition is suggested for the submission and agreement of a final CEMP prior to the commencement of development.
8.20	NED note that invasive species, such as Japanese knotweed and Himalayan balsam, have been identified on site. It appears that the works proposed will avoid these particular areas and associated buffer zones, therefore NED are content this issue can be managed outside the planning process.
8.21	NED notes no lighting is proposed within the development, however a condition is suggested in relation to submission of a lighting plan, should the proposal necessitate provision of exterior lighting.
	Landscape (Area of High Scenic Value (AHSV) and Belfast Hills)
8.22	The proposed development seeks to protect and improve the quality and amenity of the existing landscape. As noted previously, physical construction works are considered to be both kept to a minimum and sensitive to the rural character of the site. It is considered the development will not have a significant adverse impact on the character, visual amenity or environmental quality of this AHSV.
8.23	The proposal contributes to the enhancement of the Belfast Hills, with the addition of a new recreation development that is appropriate to the character, conserves

	the landscape quality, ensures there is no adverse impact on biodiversity and is of a scale and design which integrates with the sensitive landscape of the Hills.
8.24	The proposed development includes 3 pedestrian access points at Ballygomartin Shared space, Moyard Parade and Whiterock Road. In accordance with policy LC3, the proposal relates to a facility that improves access to the Hills, is small scale in nature and has no adverse impact on the quality or character of the landscape.
	Trees
8.25	BCC Tree and Landscaping officer (TLO) provided comments in relation to this proposed development. The TLO advised of the importance of protecting existing healthy trees within sites as they offer an abundance of benefits, particularly those of visual, biodiversity or amenity quality and significance. Proposed developments should also be constructed outside of existing root protection zones.
8.26	As part of this proposal, 5 no. trees will be removed to facilitate the development; these trees are located on the northern boundary of the site where the access steps from Blackmountain Shared space are proposed to be located. Additionally, 35 no. proposed trees are included as part of the landscaping within the proposal which includes mix species planting comprised of birch, rowan, cherry and alder, all of which are native species. In accordance with policy TRE1, this would result in a net gain in tree numbers within the application site.
8.27	The TLO concluded that there are no objections to the proposal, subject to conditions.
	Archaeology
8.28	The application site includes two raths, ANT 60.35, which was precisely located during a recent excavation in 2021 and ANT 60.36, a rath scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. The path has been designed to track around the perimeter of the rath (ref. ANT 60.35). The scheduled rath (ref. ANT 60.36) is located along the western boundary of the site and there is no development proposed within approximately 65 metres, with the exception of a protective boundary fence securing access to the rath and buffer zone.
8.29	HED Historic Monuments are content that the proposal will not impact within the scheduled area of monument ANT 60.36 therefore Scheduled Monument Consent (SMC) is not required. HED is therefore content that the development satisfies the SPPS and policy BH5, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
	Access
8.30	Access to the proposed development is via a set of double gates at each entrance point. Given the location of the site within the Belfast Hills and the sharp change in topography from west to east across the site, steps are required to provide access to the path from Black Mountain shared space car park. The supporting information indicates that path gradients have been improved versus the existing topography where possible. The path link down to Moyard Parade utilises an existing maintenance access route between residential properties at a maximum

	<p>gradient of 1 in 7. The agent advises this gradient cannot be improved upon but a bound asphalt surface is proposed here to improve grip for users. Level access is provided via the Whiterock Road entrance, with access extending to a 1km route which includes a loop route, which aids accessibility for people with disabilities and people whose mobility is impaired. The planning statement indicates that the scheme has been designed with input from both BCC Disability Advisory Panel and Disability Sport NI.</p>
8.31	DFI Roads have been consulted on the proposal, advising of no objections.
8.32	<p>Community Cohesion and good relations</p> <p>Policy CGR1 provides the policy tests for development which impact upon contested community space. The proposed development is accessible for use by everyone within the local community, with three accesses to the site in the north, east and south.</p>
8.33	<p>The submitted planning statement indicates that the application is '<i>a result of significant consultation, a Feasibility Study (2021) undertaken by the Upper Springfield Development Trust, Economic Appraisal and Business case approval (2021) undertaken after BCC approved the progression of the project in its capital programme, in November 2021</i>'. Key stakeholders within the surrounding communities have been involved from the outset and throughout the design process. It is also noted that no representations have been received in respect of the proposed development.</p>
8.34	<p>Healthy Communities</p> <p>In accordance with policy HC1, the proposed development provides an opportunity to promote healthy and active lifestyles. As the proposal provides additional open space and leisure opportunities for the city and local community as well as contributing to balanced communities, it is considered this proposal will help to sustain and improve the local neighbourhood.</p>
8.35	<p>Sustainable drainage systems (SuDS)</p> <p>The application site is generally unspoilt, agricultural land that is rural in nature. Consequently, surface water runoff is already managed effectively within the site due to the permeable nature of the land. Proposed development interventions are kept to a minimum and the proposed pathways are permeable in nature, similar to the existing situation. Opportunities for SuDS are limited, however the proposal results in a net gain of trees which will further contribute to the reduction in surface water run off.</p>
9.0	Summary of Recommendation:
9.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that may arise including from the outstanding NIEA consultation, provided that they are not substantive.</p>

10.0	<p>Draft Conditions:</p> <p>Time limit</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Contamination</p> <p>2. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the MCL Consulting report titled: Project Number: P3237 Generic Quantitative Risk Assessment and Detailed Remediation Strategy Blackmountain Trails Client: McAdam Design Issued: November 2025. (Ref:P3237. Dated November 2025) have been implemented.</p> <p>The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards, In particular, the Verification Report must demonstrate that:</p> <p>a) the pathway to contaminated soil is effectively severed with the final site layout is as per Appendix H: Contaminated Lands Mitigation Plan, McAdam Drawing BMTR MCA ZZ XX DR C 241 P02 of the submitted report (Ref:P3237. Dated November 2025).</p> <p>b) a minimum 600mm of imported quarry stone capping system has been emplaced and underlain with a Terram type geotextile. Any removed contaminated material will be capped with 600mm of quarry stone onsite. Path verges will be capped with suitable site won soils. Path margins will be fenced with 1.2m high stock fencing. All as per the remediation strategy titled- MCL Consulting report titled: Project Number: P3237 Generic Quantitative Risk Assessment and Detailed Remediation Strategy Blackmountain Trails Client: McAdam Design Issued: November 2025. (Ref: P3237. Dated November 2025).</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>3. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p>
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	<p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p><u>Additional conditions as suggested by NIEA</u></p> <p>Trees</p>
4.	<p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>
5.	<p>All soft landscaping works shall be carried out in accordance with the approved landscaping details and drawings. The works shall be carried out prior to the completion of the proposal unless otherwise agreed in writing by the Council.</p> <p>Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p>
6.	<p>Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p>

7.	<p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root protection areas (RPA) of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA.</p> <p>Natural Environment</p>
8.	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a suitably qualified and experienced Ecological Clerk of Works (ECoW) has been appointed and the details, roles and responsibilities of the ECoW have been agreed in writing with the Planning Authority.</p> <p>The appointed ECoW shall :</p> <ul style="list-style-type: none"> a) monitor all construction works at regular intervals and shall have the power to stop works where necessary; b) ensure appropriate pollution prevention measures are in place to protect watercourses; c) direct installation of appropriate mitigation measures such as bird boxes, bat boxes, pine marten den boxes and red squirrel nest boxes; d) ensure appropriate measures are in place to minimise risks to wildlife during construction. These measures shall include current best practice measures such as appropriate toolbox talks and placing escape ramps in excavations left overnight, etc. <p>Reason: To protect Northern Ireland priority habitats and species and to prevent or minimise any impacts on natural heritage interests.</p>
9.	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority. The CEMP shall include the following:</p> <ul style="list-style-type: none"> a) Details of all proposed excavations and construction areas; b) Details of proposed bridging /culverting; c) Details of pollution prevention measures to be employed during the construction and operational phases, including details of the establishment of a 10m buffer zone to the watercourse; d) Site Drainage Management Plan, including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures; e) Mitigation measures for construction in peatland habitats to prevent adverse impacts to adjacent active blanket bog; f) Water Quality Monitoring Plan; g) Environmental Emergency Plan; <p>Reason: To protect the Northern Ireland priority habitat river on site and downstream designated sites.</p>
10.	

	<p>Should exterior lighting prove to be necessary - There shall be no external lighting on the site until a Lighting Plan has been submitted to and approved in writing by the Planning Authority. The approved Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority. The Plan shall include the following:</p> <ul style="list-style-type: none"> a) Specifications of lighting to be used across the site. b) All measures to mitigate for the impacts of artificial lighting on bats and other wildlife, including low lighting levels to be used across the site. c) A map showing predicted light spillage across the site (isolux drawing). d) Bat foraging, commuting, and/or potential roosting habitat to be kept free from any artificial lighting. <p>Reason: To minimise the impact of the proposal on bats and other wildlife.</p> <p>Archaeology</p>
11.	<p>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>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
12.	<p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 11.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
13.	<p>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 11.</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> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable</p>

14.	<p>standard for deposition.</p> <p>No site works of any nature or development shall take place until a fence has been erected around the area specified, on a line to be agreed with the Historic Environment Division (Historic Monuments). No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.</p> <p>Reason: to prevent damage or disturbance of archaeological remains within the application site.</p>
15.	<p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p>
16.	<p>A landscape management and maintenance plan, including long term design objectives, management responsibilities and maintenance schedules for the monument shall be submitted to and approved by the Local Planning Authority in consultation with Historic Environment Division (Historic Monuments) prior to the commencement of the development.</p> <p>Reason: To ensure that features of historical significance are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development.</p>
17.	<p>Site management</p> <p>The development hereby approved shall not be occupied or operated unless a Site Operation and Management Plan has been submitted to and approved in writing by the Council. The development hereby permitted shall not operate unless in accordance with the approved Plan.</p> <p>Reason: To ensure a positive and safe living environment and minimise any potential amenity impacts.</p>

ANNEX	
Date Valid	25 th November 2024
Date First Advertised	6 th December 2024
Date Last Advertised	N/A
Date of Last Neighbour Notification	3rd December 2024
Date of EIA Determination	23rd December 2024
ES Requested	No

Planning Committee

Development Management Report	
Application Refs: LA04/2025/0570/F and LA04/2025/0571/LBC	Date of Committee: 20 th January 2026
Proposal: Full: Retrospective change of use from residential (Use Class C1) to short-term let accommodation (Sui Generis). LBC: Retrospective change of use from residential (Use Class C1) to short-term let accommodation (Sui Generis), and installation of en-suite.	Location: 39 Hamilton Street Belfast BT2 8LP
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Conor McKay)	
Recommendation: Approval	
Application Name and Address: Aaron Basi 167-169 Great Portland Street London W1W 5PF	Agent Name and Address: Applicant is agent
Date Valid: 28 th March 2025	
Target Date: 11 th July 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
Executive Summary: The application seeks retention of a change of use from residential dwelling (Use Class C1) to short-term let accommodation (Sui Generis). The key Issues for consideration of the application are set out below. <ul style="list-style-type: none"> • Principle of a change of use to short term let at this location • Impact on the character and appearance of the Conservation Area • Impact on the listed building • Impact on amenity The application was requested to be called in for the following reasons; “taking a family home that was at one stage a social housing development and now is a private home prospected to become a short-term holiday let. This area of the market is a historic residential area that is well settled with families who have lived there for decades... to make this a Airbnb would be very damaging to the character of the Market which has heritage stretching over two centuries.” “concerned about the environmental factors should this application be successful; residents already struggle with waste issues such as littering and fly tipping in the area and the addition of an Airbnb would make this more difficult to deal with... worry about the parking situation in a street already having issues with residents finding issues to park and... concerned about the potential for anti-social behaviour on a street that has both families living on it but it is also close to Chapelfield fold which is home to elderly people and people with disabilities who would be disproportionately impacted by this.”	

“...this application is contrary to the local area development plan and the wider council plan around city centre regeneration which is tasked with creating and promoting sustainable housing in the city centre for workers and families and what this would serve to do would be to take a house out of the housing supply and potentially have adverse effects on rental prices and affordability for families In a working class area where they are already struggling keep people in their area.”

Historic Environment Division has offered no objection to the proposal.

Six letters of objection have been received. All representations and associated issues have been fully considered in the assessment of the proposal.


The proposal complies with Policy HOU3 and HOU13 of the Belfast Local Development Plan. The dwelling is not located within an HMA and retains permeant residential use on the site. It will not impact negatively on existing residential amenity, strengthens and diversifies short term let accommodation, is located close to public transport and within walking distance of a tourist attraction. Appropriate management arrangements will be sought via planning condition.

Recommendation

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

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

1.0	Drawings
	Site Location Plan 
	Existing Floor Plans 
	Existing Elevations 
2.0	Site Photos

	
3.0	Characteristics of Site and Area
3.1	<p>The application site comprises a three-bedroom, three-storey brick-built property. The building is a Grade B2 listed property (Ref: HB26/30/008 I) located within the Linen Conservation Area.</p> <p>It is a mid-terrace, three-storey Georgian townhouse constructed circa 1830, square in plan and fronting south with a railed forecourt. The property forms part of a terrace of two similar houses situated at the junction of Hamilton Street and Joy Street. The building exhibits proportions and architectural detailing characteristic of the Georgian period.</p> <p>No. 39 makes a valuable contribution to the character of the terrace and the wider conservation area, maintaining the original style and proportions that ensure the continued survival of this rare example of late Georgian terraced housing in the centre of Belfast.</p>
3.2	The immediate surroundings are characterised by residential properties, whereas the wider context features a mix of commercial and office developments, reflecting the area's transition from residential to mixed-use character.
4.0	Description of Proposal
4.1	Full: Retrospective change of use from residential (Use Class C1) to short-term let accommodation (Sui Generis).
4.2	LBC: Retrospective change of use from residential (Use Class C1) to short-term let accommodation (Sui Generis), and installation of en-suite.
5.0	Planning Policy and Other Material Considerations
5.1	<u>Development Plan – Plan Strategy</u> Belfast Local Development Plan: Plan Strategy 2035
5.2	<u>Operational Policies</u> <ul style="list-style-type: none"> • Policy HOU3 – Protection of Existing Residential Accommodation • Policy HOU13 – Short-term Let Accommodation • Policy DES1 – Principles of Urban Design • Policy SP4 – Community Cohesion and Good Relations
5.3	<u>Development Plan – zoning, designations and proposals maps</u> Belfast Urban Area Plan (2001) BUAP

	Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
5.4	<u>Regional Planning Policy</u> Regional Development Strategy (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
6.0	Relevant Planning History
6.1	There is no planning history directly relevant to the proposal.
7.0	Planning Assessment
7.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
7.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
7.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan ("Departmental Development Plan") until the Local Policies Plan is adopted.
7.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application.
7.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
7.6	Legislative Context for Development in Conservation Areas – Section 104(11) of the Planning Act (Northern Ireland) 2011 states that special regard must be had to the desirability of; (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.
8.0	Consultations and Representations
8.1	Historic Environment Division (HED) have been consulted and are content with the proposal.

8.2	<p>The application has been advertised in local press and the relevant neighbours have been notified. The council received six letters of objection. The key issues have been outlined below:</p> <ul style="list-style-type: none"> • Contrary to Local Development Plan • Adverse effect to existing residential area • Adverse effect on local character • Adverse effect on community • Adverse effect on amenity • Noise • Traffic, parking, and road safety • Waste management • Anti-social behaviour • Adverse impact on infrastructure • Environmental factors • Impact on listed buildings
8.3	<p><i>Adverse Effect on Local Character</i></p> <p>The proposed development will not involve any external alterations to the property, ensuring that its outward appearance remains unchanged. Internally, no modifications are proposed that would alter the existing room configuration, and therefore no intensification of the property's layout will occur. As a result, the proposal is not expected to have any adverse impact on the character or visual appearance of the surrounding area.</p>
8.4	<p><i>Adverse Effect on the Existing Residential Area and Community</i></p> <p>Concerns raised regarding potential impacts on community cohesion are not material planning considerations and therefore fall outside the remit of the planning authority. Nonetheless, the Council supports development that contributes positively to good relations and helps foster strong, cohesive communities. This involves ensuring that proposals enable diverse groups to live and interact within a safe, healthy, and inclusive environment. By its nature, the proposed short-term let will introduce a degree of diversification to the area, which is consistent with these aims.</p>
8.5	<p><i>Traffic, Parking, and Road Safety</i></p> <p>The property benefits from existing on-street parking provision. The Council also notes that the site is located within the city centre and in close proximity to several public transport links, with the nearest bus stop situated approximately 0.1 miles away. This accessibility encourages sustainable modes of travel for visitors and reduces reliance on private car use.</p>
8.6	<p><i>Waste Management</i></p> <p>In the absence of a submitted management plan, the Council has included a draft condition requiring that the short-term let shall not be occupied or operated until a Management Plan has been submitted to and approved in writing. This plan must include details of waste storage and collection arrangements. Failure to comply with the approved plan would constitute a breach of condition and may result in enforcement action.</p>
8.7	<p><i>Adverse Effect on Amenity and Anti-Social Behaviour</i></p>

	The proposed use is residential in nature and does not represent an intensification of activity when compared to the existing dwellinghouse use. Retaining the property's residential status, secured through planning conditions, is expected to discourage anti-social behaviour. A Management Plan will also be conditioned, requiring the accommodation to operate in accordance with agreed procedures, including measures relating to occupant behaviour and management of the premises.
8.8	<p><i>Adverse Impact on Infrastructure</i></p> <p>The proposal will not intensify use of the property to an extent that would place undue pressure on local infrastructure. The dwelling will remain connected to the existing mains sewerage system, consistent with neighbouring properties.</p>
8.9	<p><i>Impact on Listed Buildings</i></p> <p>Historic Environment Division (HED) has been consulted and has confirmed that it has no objection to the proposal.</p>
9.0	Key Issues
9.1	<p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Principle of a change of use to short term let at this location • Impact on the character and appearance of the Conservation Area • Impact on the listed building • Impact on amenity
9.2	<i>Principle of a change of use to short term let at this location</i>
9.3	Paragraph 7.1.19 of the Belfast Local Development Plan – Plan Strategy states that “short-term holiday accommodation falls outside of the residential use class”. Short-term let accommodation is commercial in nature and occupants change regularly, between 1–90-days. It is deemed an alternative form of tourist accommodation.
9.4	As the application site is distinguished as a dwelling house within an established residential area, key policy considerations are set out in HOU3 and HOU13 of the LDP. The final paragraph of policy TLC3: Overnight visitor accommodation, stipulates that proposals for holiday self-catering apartments, serviced apartments, or short term holiday lets will be considered under the short term let policy HOU13.
9.5	<p>The proposal has been assessed against Policy HOU3 of the LDP – ‘Protection of existing residential accommodation’. Policy HOU3 has a general presumption in favour of the retention of residential stock for permanent occupation within Established Residential Areas.</p> <p>Appendix B provides the definition of an Established Residential Area as “residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens.” The definition goes on to state that “<i>Within Belfast City, established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes similar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural detailing and treatments, and areas of both public and private amenity space can share an identifiable character. The overall spatial structure is often delineated by a clear network of streets and roads.</i>”</p>

9.5	<p>It is considered that the application site does fall within an established residential area, identified by a clear spatial structure with similar building forms, plot sizes and design styles. Policy HOU3 is therefore engaged and states that within Established Residential Areas planning permission will be granted for a change of use of existing dwellings for other uses where:</p> <ul style="list-style-type: none"> a. It is considered complementary to surrounding residential uses and will not result in any adverse effects on existing residential amenity; or b. The proposal is for community infrastructure considered necessary within the residential area.
9.6	<p>Criterion (b) does not apply given the proposal is not for community infrastructure.</p> <p>Paragraph 7.1.19 recognises that the focus of the policy is on ensuring a suitable supply of permanent residential accommodation for future residents of Belfast, and there is a risk that the use of permanent homes or apartments to provide short-term holiday accommodation could erode the sustainable supply of housing stock in the city. It is therefore considered that as this short term let retains permanent residential use (secured via condition), it is complementary to the surrounding residential uses in this location and the proposed change of use would be in compliance with criterion (a).</p>
9.7	<p>The proposal has also been assessed against Policy HOU13 of the LDP – ‘Short-term let accommodation’. The policy states: Policy HOU13 includes six criteria (a. – f.) which must be met for planning permission to be granted for a change of use to short-term let accommodation.</p> <p><i>Criterion (a) of HOU13 – The proposal strengthens and diversifies the range of short-stay visitor accommodation in the city.</i></p> <p>As the proposal introduces an additional complementary use to the area and provides more affordable self-catering accommodation for tourists and families visiting the city, it is considered to be compliant with this criterion.</p> <p><i>Criterion (b) of HOU13- . It is accessible by public transport</i></p> <p>The site benefits from a highly accessible city centre location with excellent public transport connections and nearby amenities. It is served by multiple Translink bus routes, and the new Belfast Grand Central Station is situated less than 0.5 miles from the property. Both airports provide direct services to Belfast city centre, with several stops located within easy walking distance of the site. Lanyon Place Train Station is also conveniently located approximately 0.4 miles away.</p> <p>In addition, the area is well served by the Belfast Bikes scheme, offering an environmentally friendly transport alternative. The nearest docking station is situated less than 100 metres away at Sussex Place.</p> <p>Given the range and quality of sustainable transport options available, it is considered that the development acceptably meets this criterion.</p> <p><i>Criterion (c) of HOU13 - It is sited within an existing tourism cluster or in close proximity to a visitor attraction</i></p> <p>The site is located within an established tourism cluster in the historic Linen Conservation Area. Its city centre location places it within convenient walking distance of a range of key visitor attractions, including St George’s Market (approx. 400 metres), Victoria Square (approx. 500 metres), and Belfast City Hall (approx. 500 metres).</p>

	<p>Having considered the number and significance of nearby attractions, it is concluded that the site falls within an existing tourism cluster and is in close proximity to recognised visitor destinations. The proposal therefore satisfies criterion (c) of Policy HOU13.</p> <p><i>Criterion (d) of HOU13. All proposals must demonstrate the ability to manage accommodation satisfactorily, the requirement for formal management plans will be judged on a case-by-case basis.</i></p> <p>The applicant has not provided a management plan to the council for consideration. However, if approved, a management plan will be secured via planning condition prior to occupation (as a short term let). This condition is detailed below:</p> <p><i>"The short-term let accommodation hereby permitted shall not be occupied or operated unless a Management Plan has been submitted to and approved in writing by the Council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not operate unless in accordance with the approved Management Plan.</i></p> <p>Therefore, via condition, the Council deem that the proposal will meet criteria d. of HOU13.</p> <p><i>Criteria (e) of HOU13. The site is not located within a designated HMA (see policy HOU10), unless it can be demonstrated that the development is needed to meet a specific unsatisfied demand in that location</i></p> <p>The application site does not fall within a designated Housing Management Area (HMA) and therefore satisfies this criterion.</p> <p><i>Criteria (f) of HOU13. In the case of a change from permanent residential use, part of the property must be retained as permanent residential housing.</i></p> <p>The current lawful use is as a permanent residential dwelling. This criterion requires that part of the existing property is retained as permanent residential housing. For the purposes of this policy the unit of occupation should be considered as the individual planning unit such as the house or apartment unless a smaller planning unit can be distinguished both functionally and physically. The proposal satisfies criterion f. as part of the property has been retained as permanent residential housing. Drawing No. 09 uploaded to the public planning portal on 4th December 2025 indicates that one of the three bedrooms will be retained as permanent residential, therefore satisfying criterion f of HOU13.</p>
9.8	<i>Impact on the character and appearance of the Conservation Area</i>
9.9	The SPPS repeats the legislative requirement that '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'
9.10	Paragraph 6.19 of the SPPS states that development proposals should be sympathetic to the characteristic built form of the area, respect the characteristics of adjoining buildings, not result in environmental problems, protect trees and other landscape features, conform with the guidance set out in the published Conservation Area design guides.

9.11	The proposed development will not result in any external alterations to the property, ensuring that its appearance remains unchanged. There will be no intensification of the property layout as a result, it is expected that the proposal will have no adverse impact on the appearance or character of the surrounding area. The proposal maintains the original style and proportions that ensure the continued survival of this rare example of late Georgian terraced housing in the centre of Belfast.
9.12	<i>Impact on the listed building</i>
9.13	Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states 'the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
9.14	The application site directly impacts on No. 26 Joy Street HB26 30 008 (Grade B2) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.
9.15	The Strategic Planning Policy Statement (SPPS) paragraph 6.12 states that Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important, therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.
9.16	Furthermore, in the SPPS paragraph 6.13 states that development involving a change of use and/or works of extension/alteration may be permitted, particularly where this will secure the ongoing viability and upkeep of the building. Such development must respect the essential character and architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired. Proposals should be based on a clear understanding of the importance of the building/place/heritage asset and should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals and show why alteration or demolition of a Listed Building is desirable or necessary.
9.17	<p>The Historic Environment Division (HED) has been consulted and have confirmed that they are content with the proposal.</p> <p>The proposal preserves the building's architectural and historic character, ensuring that its special interest remains intact and unimpaired. The proposal is respectful of the building's original character and setting, it is also sympathetic and contextually appropriate.</p> <p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the council has had special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p>
9.18	<i>Impact on amenity</i>
9.19	As outlined above, Criterion (d) of Policy HOU13 requires all proposals for short-term let accommodation to demonstrate that the property can be managed satisfactorily.

	<p>While it is acknowledged that the applicant has not yet submitted a management plan for consideration, this will be secured by way of a planning condition, to be approved prior to first occupation should permission be granted.</p> <p>Irrespective of the management arrangements, the proposed use remains residential in nature and does not constitute an intensification of activity within the property. Furthermore, the retention of the dwelling's permanent residential status, also to be secured through condition, is expected to inherently discourage anti-social behaviour.</p>
10.0	Recommendation
10.1	The proposal complies with policy HOU3 and HOU13 of the Belfast Local Development Plan. Where it protects existing residential amenity, strengthens and diversifies short term let accommodation, located close to public transport, within walking distance from a tourist attraction, appropriate management arrangements, not located within an HMA and retains permeant residential use.
10.2	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.
10.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.
10.4	All representations and associated issues have been fully considered in the assessment of the proposal.
10.5	Conditions
1.	<p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2.	<p>The short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing No. 09 is occupied by a person as their primary permanent residence, evidence of this should be submitted within one month of the date of this permission. For the avoidance of doubt the annotated bedroom shall not be occupied as a second home or short term let accommodation. The Owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: To maintain and increase the sustainable housing stock in the city, to support cohesive communities and to minimise the risk of adverse effects on nearby uses.</p>
3.	<p>Within one month of the date of this permission a management plan should be submitted and agreed with the council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not be occupied or operate unless in accordance with the approved Management Plan.</p> <p>Reason: In the interest of residential amenity.</p>

ANNEX			
Date of last Neighbour Notification: 08/04/2025			
Date of Press Advertisement: 18/04/2025			
ES Requested: No			
Consultations:	Historic	Environment	Consulted: 08/04/2025
Division			Reconsulted: 08/07/2025 and 03/09/2025

Planning Committee

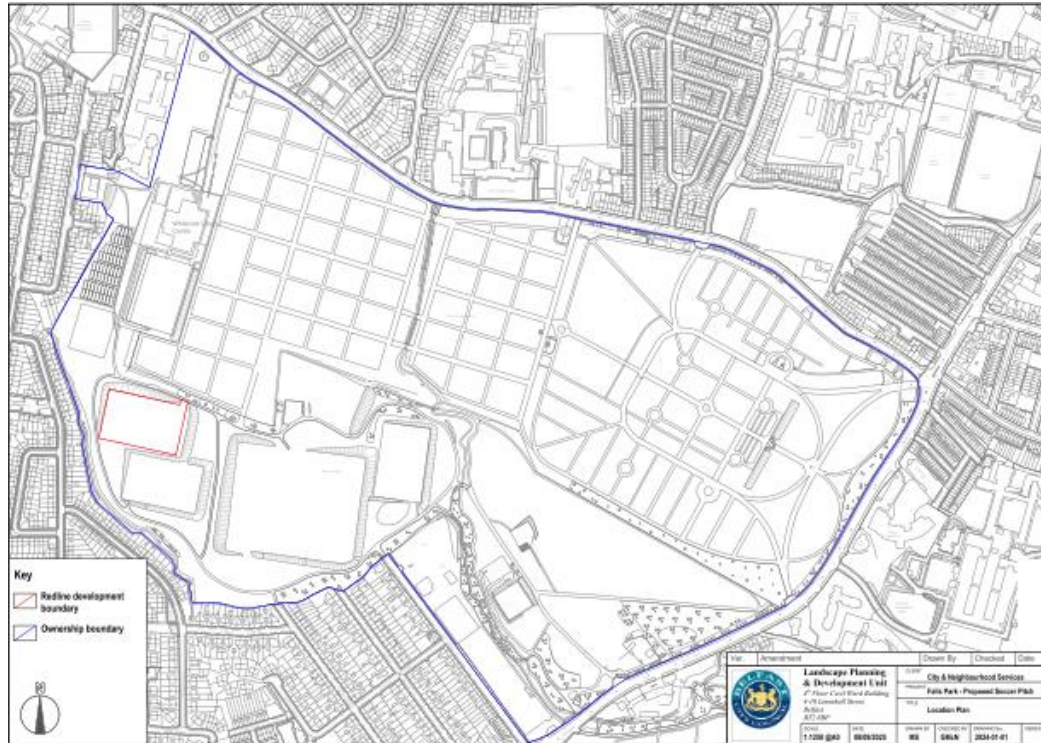
Development Management Report	
Committee Date: 20 th January 2026	
Application ID: LA04/2025/1693/F	
Proposal: Spectator fencing around pitch perimeter (1.2m high), 2 no. ballstop systems (20m x 6m high), and spectator hardstanding.	Location: Existing soccer pitch at Falls Park (approx. 50m east of No. 47 Norglen Drive), Falls Road, Belfast, BT11 8EL
Applicant Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8PB	Agent Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8PB
Referral Route: The application is made by Belfast City Council and on lands to which the Council has an estate (3.8.5 (a) of the Scheme of Delegation)	
Recommendation	Approval
Date Valid:	21 st October 2025
Target Date:	3 rd February 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)
<p>Summary of Issues:</p> <p>The application seeks planning permission for spectator fencing around the pitch perimeter and 2 ballstop systems measuring 20m in length and 6m in height.</p> <p>The site is located at Falls Park which is a Council Site. The pitch in question is located in the south west of the park to the rear of the Whiterock Leisure Centre and the Belfast City Cemetery. The site is accessed from the Whiterock Road or the Falls Road. To the west of the site are a number of residential properties along Norglen Road. There are a number of mature trees around the periphery of the site.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Principle of Development • Impact on amenity • Impact on the character and appearance of the area • Other considerations <p>There has been no need for any consultations and there are no objections from third parties.</p>	

Recommendation

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

Case Officer Report

Site Location Plan:



Proposed Site Layout:



	<p>Proposed Sections and Elevations:</p>
	<p>Proposed Ballstop Fence - Section / Elevation</p>
1.0	<p>Characteristics of the Site and Area</p>
1.1	<p>The site is located at Falls Park which is a Council Site. The pitch in question is located in the south west of the park to the rear of the Whiterock Leisure Centre and the Belfast City Cemetery. The site is accessed from the Whiterock Road or the Falls Road. To the west of the site are a number of residential properties on the Norglen Road. There are a number of mature trees around the periphery of the site.</p>
2.0	<p>PLANNING HISTORY</p>
2.1	<p>There is no relevant planning history.</p>
3.0	<p>PLANNING POLICY</p>
3.1	<p>Development Plan – Belfast Local Development Plan, Plan Strategy 2035</p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SD2 – Settlement areas <p><i>Operational Policies</i></p>

<p>3.2</p> <p>3.3</p>	<ul style="list-style-type: none"> • Policy HC1 – Promoting Healthy Communities • Policy CI1 – Community Infrastructure • Policy OS1 – Protection of Open Space • Policy OS5- Intensive Sports Facilities • Policy ENV1- Environmental Quality • Policy TRE1 – Trees • Policy LCD1- Landscape Wedges <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p>Due to the nature and location of the proposal, no consultations were deemed necessary.</p> <p><u>Representations</u></p> <p>The application has been advertised and neighbour notified, no representations were received.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p>	<p>PLANNING ASSESSMENT</p> <p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Principle of Development • Impact on amenity • Impact on the character and appearance of the area • Other considerations <p><u>Development Plan Context</u></p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>

5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is located within an area of Existing Open Space. • Belfast Metropolitan Area Plan 2015 (2004): The site is within an Area of Existing Open Space and an Urban Landscape Wedge. • Belfast Metropolitan Area Plan 2015 (v2014): The site is within an Area of Existing Open Space and an Urban Landscape Wedge.
5.7	<p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of Development</p>
5.8	The proposal retains the use as existing open space and supports the continued use as a soccer pitch as per Policy OS1. The proposed spectator fencing and proposed ballstops support the continued use of the site as an intensive sports facility under

<p>5.9</p> <p>5.10</p> <p>5.11</p>	<p>Policy OS5. The principle of the development is acceptable subject to further considerations below.</p> <p>Impact on Residential Amenity</p> <p>The proposal is a sufficient distance from properties on Norglen Drive to ensure there will be no loss of light or overshadowing. The design of the ballstop is such that it will not prevent sunlight. The proposal complies with Policy OS5 in that the fencing and ballstops will not cause an unacceptable impact on the amenities of people living nearby.</p> <p>Character and Appearance of the Area</p> <p>The proposal is incidental to an existing use within an area of open space and will have no adverse effect on the sporting potential of the facility. The proposal will assist with the overall functioning and recreational use of the sports grounds. The proposed fencing and ballstop nets (6m in height and 20m in length) are considered appropriate for the use of the playing pitches where they are to be located. The use of slim steel posts alongside the net means is considered sympathetic to the existing site and surrounding area.</p> <p>Impact on Natural Heritage Assets</p> <p>The proposal is located within an Urban Landscape Wedge (BT 081). The proposal is considered to comply with Policy LC1D in that the fencing and ballstops will not result in the coalescence of an urban area and the scale of the proposal will not negatively impact short and long range views. There are number of mature trees surrounding the site but are a sufficient distance from the proposal to not be impacted. A condition will ensure the retention of existing trees.</p>
	<p>Neighbour Notification Checked Yes</p>
	<p>Summary of Recommendation</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.</p>
	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

	<p>2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p> <p>DRAFT INFORMATIVES</p> <p>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.</p> <p>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.</p> <p>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>
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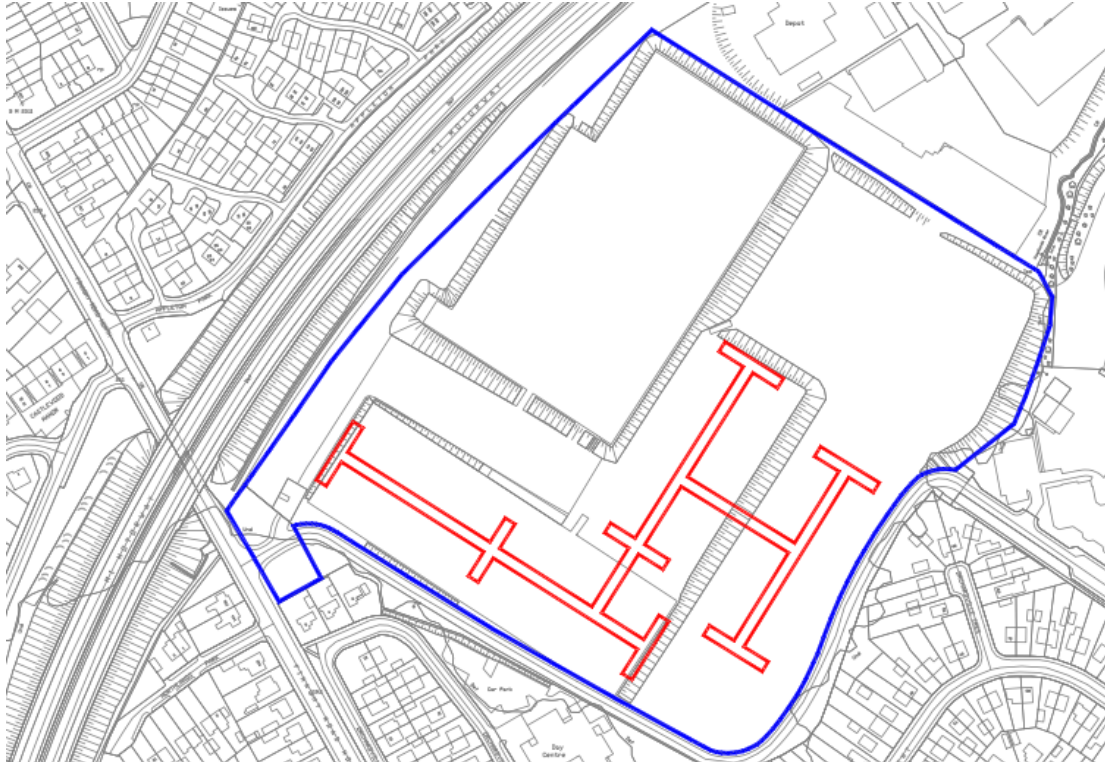
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Planning Committee

Development Management Report	
Committee Date: 20 th January 2026	
Application ID: LA04/2025/1694/F	
Proposal: The installation of 7 x Ballstop Systems @ 30m x 12m high.	Location: Woodlands Playing Fields, Finaghy Road North, Belfast
Applicant Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8PB	Agent Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8PB
Referral Route: The application is made by Belfast City Council and on lands to which the Council has an estate (3.8.5 (a) of the Scheme of Delegation)	
Recommendation	Approval
Date Valid:	8 th January 2026
Target Date:	22 nd April 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)
<p>Summary of Issues:</p> <p>The application seeks planning permission for 7no. proposed 30m (length) x 12m (height) ball stop fencing.</p> <p>The site is located at Woodlands Playing Fields, Finaghy Road North, Belfast which is a Council site consisting of sports pitches, a changing facilities and associated parking. There are a number of mature trees around the site periphery.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Principle of Development • Impact on amenity • Impact on the character and appearance of the area • Other considerations <p>There have been no objections from consultees. One neutral comment was received. This is addressed within the main report.</p> <p>Recommendation</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved. Delegated authority to the Director of Planning and Building Control is sought to finalise conditions.</p>	

Case Officer Report

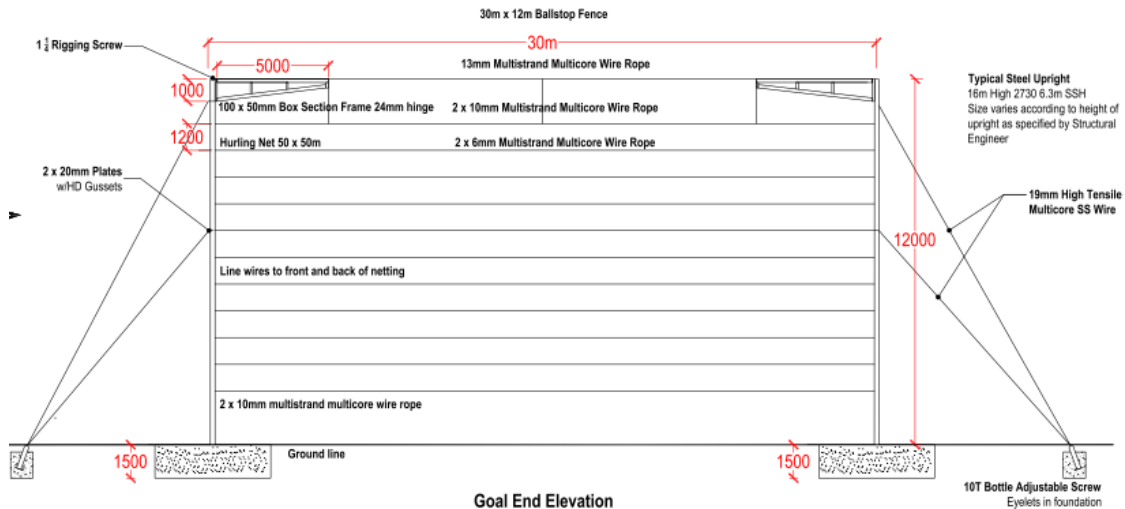
Site Location Plan:



Proposed Site Layout:



Proposed Sections and Elevations:



1.0	Characteristics of the Site and Area
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1.1	The site is located at Woodlands Playing Fields, accessed via Finaghy Road North, Belfast. The site is council owned with 6x GAA sport pitches, changing room facilities and associated parking. Trees are found along the boundary of the site.
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The site does not fall within any designations as per the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) yet is found within an area of existing recreation and open space.

To the north of the site is an industrial site, to the north- east is Musgrave Park Hospital, to the east is Cranmore Integrated Primary and Nursery School. Residential dwellings are located along the east and south boundary and the M1 is found to the west of the site.

2.0	PLANNING HISTORY
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2.1	There is no relevant planning history.
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3.0	PLANNING POLICY
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3.1	Development Plan – Belfast Local Development Plan, Plan Strategy 2035
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Strategic Policies:

- Policy SP2 – Sustainable development
- Policy SP3 – Improving health and wellbeing
- Policy SP5 – Positive placemaking

	<ul style="list-style-type: none"> • Policy SD2 – Settlement areas <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> • Policy HC1 – Promoting Healthy Communities • Policy CI1 – Community Infrastructure • Policy OS1 – Protection of Open Space • Policy OS5- Intensive Sports Facilities • Policy ENV1- Environmental Quality • Policy TRE1 – Trees
3.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.3	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p>Due to the nature and location of the proposal, no consultations were deemed necessary.</p>
	<p><u>Representations</u></p>
4.2	<p>1 representation was received regarding the address of the site on the application, this was amended. No further representation has been received.</p>
5.0	<p>PLANNING ASSESSMENT</p>
	<p><u>Main Issues</u></p>
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 Development • Impact on amenity • Impact on the character and appearance of the area • Other considerations
	<p><u>Development Plan Context</u></p>
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>
5.5	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
5.6	<p><u>Proposals Maps</u></p> <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 an area of Existing Open Space. • Belfast Metropolitan Area Plan 2015 (2004): The site is within an Area of Existing Open Space • Belfast Metropolitan Area Plan 2015 (v2014): The site is within an Area of Existing Open Space
5.7	<p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of Development</p> <p>Principle of Development</p> <p>The principle of open space / recreational development has already been established and is deemed acceptable at this location. The proposal retains the use as existing open space and supports the continued use as a pitch as per Policy OS1. The proposed 7x ballstop systems support the continued use of the site as an intensive</p>

<p>5.8</p> <p>5.9</p>	<p>sports facility under Policy OS5. The principle of the development is acceptable subject to further considerations below.</p> <p>Impact on Residential Amenity</p> <p>The proposed ball stop fencing and netting is not located close to any neighbouring dwellings for any loss of light or overshadowing to occur. The design of the ballstop is such that it will not prevent sunlight. The proposal complies with Policy OS5 in that the ballstops will not cause an unacceptable impact on the amenities of people living nearby.</p> <p>Character and Appearance of the Area</p> <p>The proposal is incidental to an exiting use within an area of open space and will have no adverse effect on the sporting potential of the facility it will assist with the overall functioning and recreational use of the sports grounds. The proposal complies with Policy OS1 of the Belfast Local Development Plan. The proposed ballstop nets (12m in height and 30m in length) are considered appropriate for the use of the playing pitches where they are to be located with the use of slim steel posts alongside the net means is considered sympathetic to the existing site and surrounding area</p>
	<p>Neighbour Notification Checked Yes</p>
	<p>Summary of Recommendation</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.</p>
	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. <p>Reason: In the interests of visual amenity.</p> <p>DRAFT INFORMATIVES</p>

	<ol style="list-style-type: none"> 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.
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