



<b>Subject:</b>	Planning Committee review of implemented applications 2025
<b>Date:</b>	12 <sup>th</sup> August 2025
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management)

<b>Restricted Reports</b>	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	It is a recommendation of both the NI Audit Office and Public Accounts Committee reviews of the NI planning system that councils and their planning committees regularly review a sample of previously determined applications.
1.2	In June 2024, the Committee agreed to undertake an annual review of a sample of implemented schemes that it had granted planning permission for. Arrangements are being made for further site visit/s to implemented schemes later this year.
<b>2.0</b>	<b>Recommendation</b>
2.1	That the Committee notes the arrangements for further site visits to implemented schemes and suggests any specific schemes that it would like to visit.
<b>3.0</b>	<b>Main Report</b>
	<b><u>Background</u></b>
3.1	The 2022 NI Audit Office and Public Accounts Committee reviews of the NI planning system both recommend that Councils and their Planning Committees review past decisions to understand their real-world outcomes, impacts on communities and the quality of completed development.
3.2	The NIAO and Public Accounts Committee reports have previously been reported to the Committee, notably at its <a href="#">14 April 2022 meeting</a> . Members have subsequently received periodic updates on the Departmental-led regional planning improvement programme.

3.3	At the 18 <sup>th</sup> June 2024 Committee meeting, Members agreed to undertake an annual review of a sample of implemented schemes that it had granted planning permission for. The associated report can be viewed <a href="#">here</a> (Item 24).
3.4	The Committee subsequently visited the implemented Purpose Built Managed Student Accommodation scheme on Nelson Street, Little York Street and Nelson Street (LA04/2021/2893/F) on 20 <sup>th</sup> August 2025.
	<b><u>Proposed new site visits to implemented schemes</u></b>
3.6	Officers have provisionally arranged for the Committee to visit the “Loft Lines” apartment development next to the Titanic Belfast visitors centre on Queens Island on Tuesday 30 <sup>th</sup> September 2025. The planning permission is for 778 apartments, commercial and community uses (LA04/2021/2280/F) and close to completion. Relevant planning considerations include high density place making; provision of extensive public realm; affordable housing; and parking/transport.
3.7	The Committee is asked to note these arrangements and is invited to suggest any other specific implemented schemes that it would like to visit.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
4.1	The proposed review of implemented schemes would have a modest impact on time and resources. It is considered extremely good value for money in terms of supporting learning and development, and potential to improve future decision making.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	There are no equality or good relations / rural needs implications associated with this report.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	None.