

Planning Applications Discussed at Committee Between 01 Apr 2019 and 05 Aug 2025

Decision Description		Totals
		23
Consent Granted		0
Consent Refused		0
Permission Granted		4
Permission Refused		0
Total		27

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 Projected Decision Date	New Non-Statutory Target Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17/02/2023	15	143	29/06/2023	33	109	N/A	31/08/2025	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	23/04/2021	15	238	14/11/2023	148	90	N/A	31/08/2025	Awaiting Section 76 Agreement - delayed due to land ownership issues on the applicant's side. Issues recently resolved and s76 agreement recently signed; decision expected to be issued shortly

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	09/12/2021	30	205	16/01/2024	124	81	N/A	31/08/2025	Awaiting Section 76 Agreement - expected that outstanding issues around wording of agreement have now been resolved and that s76 agreement will be signed shortly
LA04/2020/2105/F	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	03/02/2021	30	249	19/03/2024	177	72			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	02/07/2024	30	72	15/10/2024	30	42	N/A	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side regarding clauses
LA04/2024/0480/D CA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	12/07/2024	15	70	15/10/2024	28	42	N/A	Unknown	See above
LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	04/07/2024	30	71	12/11/2024	33	38	N/A	31/08/2025	Awaiting Section 76 Agreement - s76 signed following recent receipt of satisfactory Travel Plan from applicant. Decision expected to be issued shortly

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	23/05/2024	30	77	12/11/2024	39	38	N/A	31/10/2025	Awaiting Section 76 Agreeemen and new contamination issues - development commenced without planning permission and updated contaminated land surveys required from applicant
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	09/06/2023	30	127	10/12/2024	93	34	N/A	Unknown	Awaiting Section 76 Agreement - applicant unable to agree clauses
LA04/2024/0754/F	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	LOC	26-Apr-24	09/08/2024	15	66	21/01/2025	38	28			Permission Granted

LA04/2024/0058/F	68 Fortwilliam Park, Belfast BT15 4AS	Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	LOC	20-Dec-23	03/04/2024	15	84	13/05/2025	72	12	N/A	31/08/2025	Delegated authority given to resolve final response fom Waste Management. This is ongoing and expected to be resolved shortly
LA04/2023/4543/F	885 Shore Road, Belfast, BT36 7DH	Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting.	LOC	01-Feb-24	16/05/2024	15	78	17/06/2025	71	7	N/A		Outstanding consultations from DAERA NIEA and SES
LA04/2024/0095/F	3 Broadway Link, Belfast, BT12 6EX	Change of use from Dwelling to Short term let (retrospective)	LOC	17-Jan-24	01/05/2024	15	80	17/06/2025	73	7	N/A	N/A	Deferred for assesment of potential reasons for refusal

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	23/08/2024	15	64	17/06/2025	57	7	N/A	30/09/2025	Outstanding consultation from DAERA
LA04/2024/0267/F	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	LOC	15-Feb-24	30/05/2024	15	76	17/06/2025	69	7	N/A	31/08/2025	June Committee resolved to delegate authority to refuse, decision notice being drafted

LA04/2024/0211/F	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	MAJ	15-Mar-24	28/06/2024	30	72	17/06/2025	65	7			Permission Granted
LA04/2024/1466/F	41 Rosetta Road, Belfast, BT6 0LR	Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).	LOC	30-Aug-24	13/12/2024	15	48	17/06/2025	41	7	N/A	N/A	Deferred for Site Visit
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	03/02/2025	15	41	17/06/2025	34	7	N/A	N/A	Deferred for Site Visit

LA04/2024/1761/R M	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	MAJ	15-Oct-24	28/01/2025	30	42	17/06/2025	35	7	N/A	30/09/2025	Resolving condition issues.
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10/02/2025	15	40	17/06/2025	33	7	N/A	N/A	Deferred for Site Visit
LA04/2024/1592/F	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, Belfast, BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description)	MAJ	20-Sep-24	03/01/2025	30	45	17/06/2025	38	7	N/A	30/09/2025	Awaiting Section 76 Agreement - clauses currently being finalised

LA04/2024/1584/F	21 Skegoneill Avenue, Belfast, BT15 3JP	Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat.	LOC	14-Oct-24	27/01/2025	15	42	17/06/2025	35	7			Permission Granted
LA04/2025/0122/F	Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP	Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	LOC	28-Jan-25	13/05/2025	15	27	17/06/2025	20	7	N/A	N/A	Deferred for Site Visit
LA04/2025/0399/F	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)	LOC	03-Apr-25	17/07/2025	15	17	17/06/2025	10	7	N/A	31/08/2025	Finalising conditions before issuing.

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	09/09/2025	30	10	17/06/2025	3	7	N/A	30/09/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)
LA04/2024/2044/F	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	MAJ	05-Dec-24	20/03/2025	30	34	17/06/2025	27	7	N/A	30/09/2025	Awaiting Section 76 Agreement - negotiations around clauses remains ongoing

LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	17/08/2022	15	169	17/06/2025	162	7	N/A	N/A	Deferred so that the Commiitee has more time to consider latest restricted viability information
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