



Department for

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Regional Planning Governance & Legislation

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Your Ref: LA04/2024/0626/F

Our Ref: DfIPG 059/25

03 October 2025

Dear Mr Baker

**PLANNING ACT (NORTHERN IRELAND) 2011
THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN
IRELAND) 2015**

**PLANNING APPLICATION LA04/2024/0626/F:- ERECTION OF 104NO. SOCIAL
RENTED RESIDENTIAL UNITS (COMPRISING A MIX OF GENERAL SOCIAL
HOUSING AND CATEGORY 1 OVER 55'S ACCOMMODATION) ACROSS TWO
DETACHED BLOCKS [RANGING BETWEEN 3 AND 5 STOREYS], LANDSCAPING,
COMMUNAL AND PRIVATE AMENITY SPACE, ANCILLARY CYCLE AND CAR
PARKING PROVISION, AND OTHER ASSOCIATED SITE WORKS AT
1 HAVELOCK HOUSE HAVELOCK PLACE, ORMEAU, BELFAST, BT7 1EB**

I refer to the Article 17 Direction issued by the Department, on 25 March 2025, in relation to the above planning application, preventing your council from granting permission until further advised.

After careful consideration, it has been concluded that the above application does not raise issues of such importance that their impact is considered to extend to a sub-regional or regional level, and the circumstances of this case are not exceptional such as to warrant the use of the Department's 'call in' power under section 29 of the Planning

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Act (Northern Ireland) 2011. The Minister has therefore decided that application LA04/2024/0626/F will not be referred to the Department for determination and Belfast City Council can continue to process the application accordingly.

Whilst planning application LA04/2024/0626/F does not warrant referral, I wish to emphasise that the future delivery of social housing remains an important matter. Furthermore, given the council's own evidence that several mono-tenure social housing applications have been approved since the adoption of its Plan Strategy, it is recommended that the council perhaps reviews the implementation, to date, of Policy HOU5, at the next available opportunity. Such a review would help ensure that your council's housing policy is being applied effectively within the plan-led system. Additionally, it is advised that Belfast City Council engages closely with the Northern Ireland Housing Executive on the issue of housing need and on promoting mixed tenure developments, which are key to supporting sustainable development.

ROSEMARY DALY
Chief Planner & Director