



<b>Subject:</b>	Planning Committee review of implemented applications 2026
<b>Date:</b>	19 <sup>th</sup> May 2026
<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>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	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. This report sets out the proposed arrangements for Committee visits to implemented schemes in 2026.
<b>2.0</b>	<b>Recommendation</b>
2.1	That the Committee agrees the arrangements for site visits to implemented schemes in 2026 and suggests any other 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	In August 2025, the Committee visited the implemented Purpose Built Managed Student Accommodation scheme on Nelson Street, Little York Street and Nelson Street (LA04/2021/2893/F).
3.5	In September 2025, the Committee visited the “Loft Lines” apartment development (778 apartments, LA04/2021/2280/F) and Hamilton Dock Hotel (135 bed hotel and 93 bed apartment, LA04/2023/2688/F), adjacent the Titanic Belfast visitors centre on Queens Island.
	<b><u>Proposed new site visits to implemented schemes</u></b>
3.7	It is proposed that the Committee visits the following two implemented schemes on Monday 15 <sup>th</sup> June 2026, for which it granted planning permission: <ul style="list-style-type: none"> <li>• Social housing / mixed use development on Raphael Street and Cromac Street, Gasworks (LA04/2021/1672/O) – approved by the Committee at its 27<sup>th</sup> June 2022 meeting;</li> <li>• Bedford Hotel at 15-16 Donegall Square South and 2-14 Bedford Street (LA04/2024/0126/F) – approved by the Committee at its 18<sup>th</sup> March 2025 meeting.</li> </ul>
3.8	On another date, it is recommended that the Committee re-visits the Loft Lines development, Titanic Quarter so that it can see it in its completed form, including the open space and public realm delivered as part of the scheme, with the potential to visit other completed development/s on that same day.
3.9	The Committee is asked to agree 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.