

Development Management Officer Report

Committee Application

Summary	
Application ID: LA04/2026/0393/F	Committee Meeting Date: 19 th May 2026
Proposal: Temporary planning approval for a caravan / campervan / motorhome site, with ancillary facilities including communal recreational spaces, toilets, showers, waste disposal points, food and drink area, site office, waste collection, lights, storage areas and all associated temporary structures and works	Location: Lands at the Titanic Quarter, between Hamilton Road, Queens Road and Sydenham Road. Immediately NE, E and SE of Belfast Metropolitan College, approximately 150m SE of Titanic Hotel, 8 Queens Road, Belfast, BT3 9DT.
Referral Route: Section 3.8.5(a) of the scheme of Delegation – Application has been made by the Council.	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Belfast City Council Property & Projects Department 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Sinead McAvoy TSA Planning 20 May Street Belfast
Date Valid: 6 th March 2026	
Target Date: 16 th October 2026	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
Executive Summary: <p>The site is located at a vacant area of hardstanding within Titanic Quarter, bounded by Queen's Road, Hamilton Road and Sydenham Road. The site measures 4.8ha and is located within close proximity of the Titanic Museum and Hotel, H&W cranes, and the Odyssey Arena. The temporary campsite will be used to help accommodate some of the expected 800,000 visitors for Fleadh Cheoil na hÉireann which Belfast is set to host during August 2026 and 2027.</p> <p>DFI Roads and Environmental Health were consulted in relation to the proposal. DFI Roads have responded and raised no objection. Environmental Health requested the submission of a Preliminary Risk Assessment in their consultation response dated 10th April 2026. This information has been submitted and a delegated authority is requested to finalise a response.</p> <p>The application has been neighbour notified and advertised in local press. No representations have been received.</p>	

Recommendation

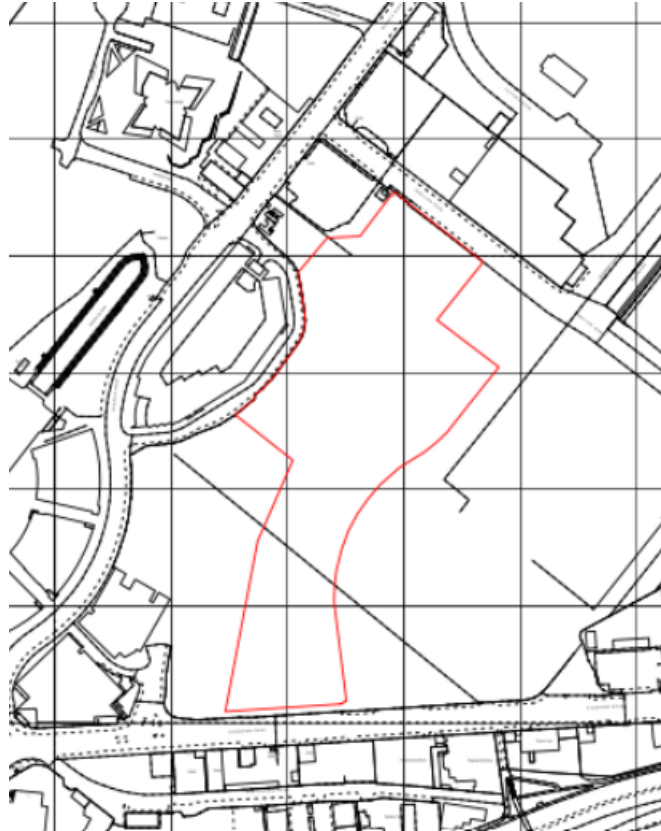
Having regard to the development plan, planning history on the site, and other material considerations, the proposal is considered acceptable.

It is recommended that planning permission is granted, and it is requested that delegated authority be given to the Director of Planning and Building Control to resolve a final response from Environmental Health and finalise the wording of conditions and deal with any matters which may arise they are not substantive.

Case Officer Report

Site Location Plan and approved layout

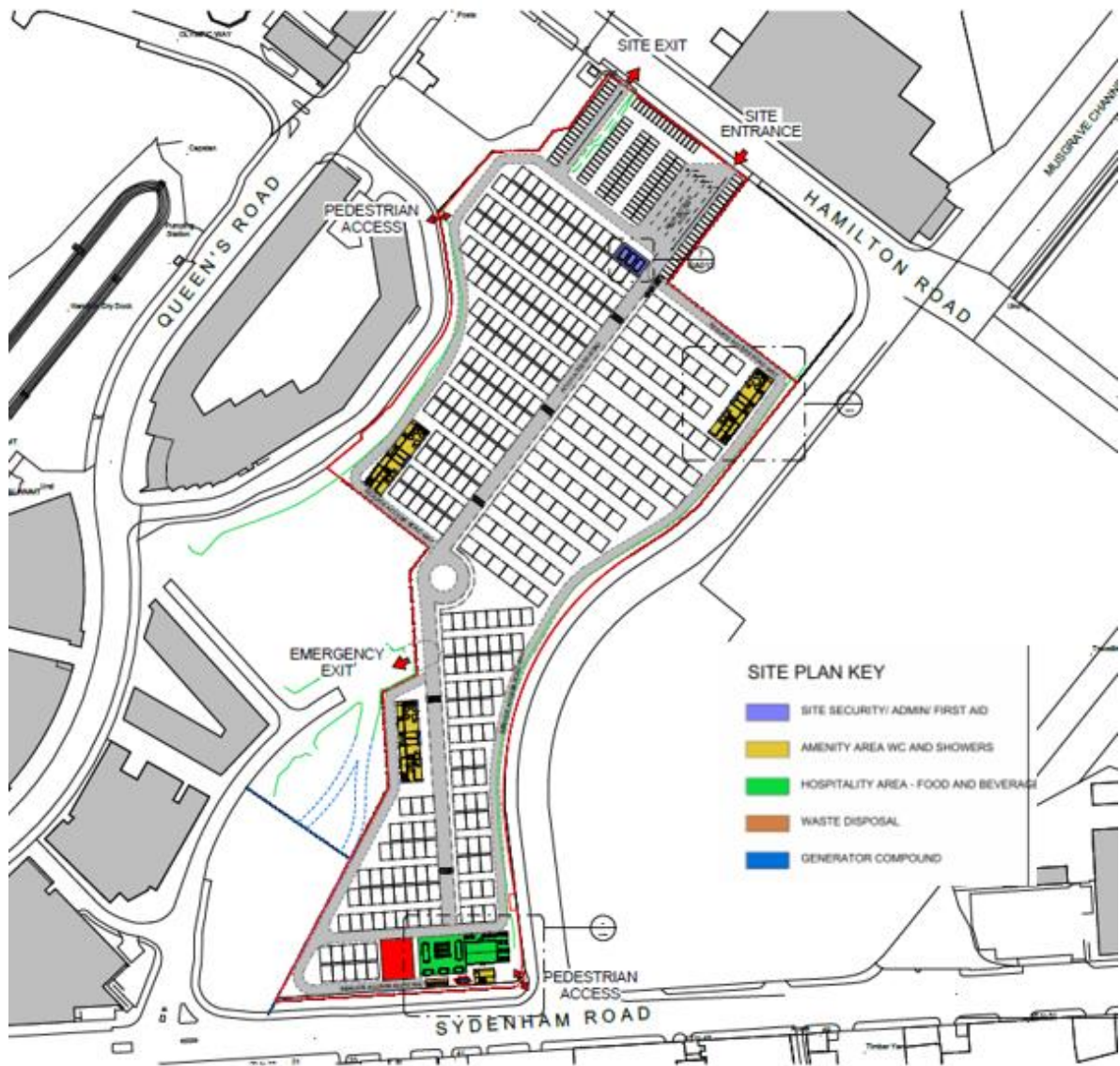
Site location Plan



Aerial view of site



Layout of site



1.0 Description of Proposed Development

- 1.1 Temporary planning approval for a caravan / campervan / motorhome site, with ancillary facilities including communal recreational spaces, toilets, showers, waste disposal points, food and drink area, site office, waste collection, lights, storage areas and all associated temporary structures and works
- 1.2 The land will provide 349 pitches, 124 parking spaces, 55no. WCs and 20 showers. A Social Hub will be located on the northwest of the site consisting of a food and drinks area, containers, seating area and marquee bar area. The northern section of the site will facilitate an effluent tank, silenced generators and waste disposal/ recycling area.

<p>2.0</p> <p>2.1</p> <p>2.2</p>	<p>Description of Site</p> <p>The site is located at a vacant area of hardstanding within Titanic Quarter, bounded by Queen’s Road, Hamilton Road and Sydenham Road. The site measures 4.8ha and is located within close proximity of the Titanic Museum and Hotel, H&W cranes, and the Odyssey Arena.</p> <p>The site is un-zoned “white land” in the Belfast Urban Area Plan 2001 and both versions of the Belfast Metropolitan Area Plan (2004 and 2014).</p>
<p>3.0</p> <p>3.1</p>	<p>Planning History of the application site</p> <p>None relevant to this proposal.</p>
<p>4.0</p>	<p>Policy Context</p>
<p>4.1</p> <p>4.2</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> <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> <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>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>TLC1 Supporting tourism, leisure and cultural development ENV2 Mitigating Environmental Change ENV3 Adapting to Environmental Change ENV5 Sustainable Drainage System TRAN1 Active travel - walking and cycling. TRAN2 Creating an accessible environment TRAN8 Car Parking and Servicing Arrangements</p> <p>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), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its</p>

	<p>advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><u>Regional planning policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>
5.0	<p>Statutory Consultees DFI Roads – no objection</p>
6.0	<p>Non-Statutory Consultees BCC Environmental Health – preliminary risk assessment and further information relating to noise required. Information outstanding from applicant.</p>
7.0	<p>Representations The application was neighbour notified and advertised in the local press. No representations were received.</p>
8.0	<p>ASSESSMENT</p>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Tourism. - Impact on the character and amenity of the area. - Transport, Access and Parking.
8.2	<p><u>Principle of development</u></p> <p>Belfast is due to host Fleadh Cheoil na hÉireann, the world’s largest celebration of Irish music and culture in August 2026 and August 2027. The festival is expected to bring a minimum of 800,000 visitors to the city. The proposal seeks permission for temporary approval of a caravan, campervan and motorhome site at Titanic Quarter to help accommodate the high level of visitors. The temporary use is acceptable in principle subject to material considerations below.</p>
8.3	<p><u>Tourism, Leisure and Cultural Development</u></p> <p>Policy TLC1 of the LDP states that the Council will be supportive of tourism leisure and cultural development which contributes to a) extending the offer across the daytime and night time for a broad range of visitors; and b) improving the quality, and accessibility of tourism, leisure and culture facilities and assets to support Belfast’s reputation as an attractive tourism destination.</p>
8.4	<p>As the world’s largest celebration of Irish music and culture, Fleadh Cheoil na hÉireann will significantly boost the economy of the city. The proposed temporary campsite would comply with Policy TLC1 in that it supports the offer across the daytime and nighttime economy, including its own social hub with food and drink facilities. In providing accommodation for motorhomes and caravans for people both taking part in the festival and attending it, the proposal will directly improve the accessibility to tourism and support Belfast’s reputation as an attractive tourist destination.</p>
8.5	<p><u>Transport, Access and Parking</u></p> <p>The dedicated vehicular site access will be located on Hamilton Road to the northeast of the site. No new junction works are required to facilitate this access. Ramped pedestrian</p>

	<p>access is located at Bell's Theorem Crescent northwest of the site and Hamilton Road to the southeast of the site. This access point provides easy access to adjacent bus stops and Titanic Quarter train station. In addition to bus stops, train and glider services, the Supporting Statement notes that there will be a dedicated shuffle bus in operations to provide special services between key venues across the city and the application site. The proposal would comply with Policy TRAN2.</p>
8.6	<p>Pedestrian access from the site at Bells Theorem Crescent links into existing footpaths around the site and leads to the Queens Road and links directly to the Maritime Mile. Pedestrian and cycle link routes to Belfast City Centre from the site are easy and accessible, supporting active travel from the site in line with Policy TRAN1 Active travel - walking and cycling.</p>
8.7	<p>DFI Roads were consulted in relation to the proposal and have offered no objections.</p> <p><u>Impact on Character and amenity of the area</u></p>
8.8	<p>The proposal would not have a negative impact on the character or amenity of the surrounding area as the facilities on site are temporary in nature. The existing site is derelict parcel of land with no developments bounding the site which would be directly impacted by the development. The proposal would not have any greater detrimental impact on the visual amenity of the area than the existing site characteristics. There will be no adverse impact by way of loss of privacy, daylight or dominance to any of the neighbouring properties.</p>
8.9	<p>The Supporting Statement notes that the closest receptor in regard to residential amenity would be the bedrooms of Titanic Hotel. A Noise Impact Assessment was carried out which considered potential noise from the generators, and outdoor tables of the bar area. The assessment concluded that the proposal would not have an adverse impact on residential amenity due to noise. Environmental Health requested further information and the layout was amended to address concerns.</p>
8.10	<p><u>Consultations</u></p> <p>DFI Roads have no objection to the proposed development.</p> <p>Environmental Health were consulted and have requested the following information which remains outstanding:</p> <p><u>Contaminated Land</u></p> <ul style="list-style-type: none"> - A Preliminary Risk Assessment <p><u>Noise</u></p> <ul style="list-style-type: none"> - Patron numbers and patron management plan for hospitality area - Details of amplified sound/ non-amplified sound - Generator compound details
8.11	<p><u>Pre-application Community Consultation</u></p> <p>The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation.</p>
8.12	

<p>8.13</p> <p>8.14</p> <p>8.15</p> <p>8.16</p> <p>8.17</p> <p>8.18</p>	<p>The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.</p> <p>The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> • Distribution of an information leaflet containing information on the upcoming Public Consultation event and website link, the location of the site description of the proposal and contact details for the design team; • Press advertisement in the Irish News, Belfast Telegraph and News Letter which identified the proposals, provided information on the Public Consultation Event and website link and full contact details of the design team; • In Person Consultation Event to allow interested members of the public to learn more about the proposal and discuss any queries with the design team; • A virtual consultation website was hosted which allowed visitors to submit feedback. • Notification to elected representatives with details of the in-person drop in event. <p>There were 3 attendees at the consultation event and 1 comment card was completed and returned; 4 respondents emailed the design team directly; and of the 31 views on the website 15 people provided feedback. 8 people said they supported the application but didn't leave additional comments.</p> <p>The feedback from the public included desire for permanent campsites for motorhomes in Belfast, supportive of proposal as visitors will boost local economy, proposal should not encroach on the Titanic Museum, security should be stepped up, extra public transport services should be put on, drug use on site, ban on laundry services within site, plentiful and high quality shower and WCs should be provided, support dog owners and provide secure base close to walking routes, reasonable pricing required, increased congestion, create noise and refuse pollution, proposed use is not appropriate for this location and would have a detrimental impact on the tourist attractions at TQ.</p> <p>The PACC included a project summery report from the online survey website which concluded that 69.2% are supportive with 30.8% not supportive of the proposal.</p> <p>These comments were reviewed and considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered.</p> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act to consult the community in advance of submitting an application.</p>
<p>9.0</p> <p>9.1</p> <p>9.2</p>	<p>Recommendation</p> <p>Having regard to the development plan, planning history on the site, and other material considerations, the proposal is considered acceptable.</p> <p>It is recommended that planning permission is granted, and it is requested that delegated authority be given to the Director of Planning and Building Control to resolve a final response from Environmental Health and finalise the wording of conditions and deal with any matters which may arise they are not substantive.</p>
<p>10.0</p>	<p>Draft Condition</p>

10.1	<p>The development hereby permitted shall be for a temporary period of 18 months from the date of approval. The caravan/camping/motorhome use of the site shall only be operational for the purposes of hosting the Fleadh Cheoil na hÉireann festival and for no longer than 6 weeks in the 18 months and for no other event or purpose throughout the year. The site shall be cleared and re-instated to its former condition upon expiry of the temporary permission.</p> <p>Reason: To provide temporary visitor accommodation for the duration of the City of Belfast hosting of the Fleadh Cheoil na hÉireann in 2026 and 2027.</p>
12.0	Representations from elected members: N/A