

Committee Application

Development Management Officer Report	
Committee Date: 16 th June 2026	
Application ID: LA04/2026/0787/LBC	
Proposal: Proposed remedial works to the bandstand	Location: Bandstand, Ormeau Park, Ormeau Rd, Belfast, BT7 3GG
Applicant Name and Address: Sharon Wilson Belfast City Council Duncrue Complex Duncrue Belfast BT3 9BP	Agent Name and Address: Sharon Wilson Belfast City Council Duncrue Complex Duncrue Belfast BT3 9BP
Referral Route: The application is made by Belfast City Council and on lands to which the Council has an estate (3.8.5 (c) and (d) of the Scheme of Delegation)	
Recommendation	Approval
Date Valid:	15 th May 2026
Target Date:	28 th August 2016
Contact Officer:	Jade Haveron
<p>Summary of Issues:</p> <p>The application seeks remedial works to the Brade B1 listed Bandstand located to the south of Ormeau Park.</p> <p>The site is located within Ormeau Park, Ormeau Road, South Belfast which is a Council site consisting of a public park, with eco trails, 2 bowling greens, sports pitches, tennis courts and a playground.. There are a number of mature trees located throughout the overall site.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Impact on historic features <p>There have been no objections from consultees.</p> <p>Recommendation</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that consent should be approved. Delegated authority to the Director of Planning and Building Control is sought to finalise conditions.</p>	

	<p><i>Operational Policies</i></p> <ul style="list-style-type: none"> • Policy BH1 – Listed Buildings <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p>Due to the listed status of the bandstand, Department for Communities Historic Environment Division (HED) were consulted on the proposed remedial works. They offered no objection to the works</p> <p><u>Representations</u></p> <p>The application has been advertised in local press (22/5/2026) and one letter of support from Councillor McKeown has been received in relation to the proposal.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p>	<p>PLANNING ASSESSMENT</p> <p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Principle of Development • Impact on historic features <p><u>Development Plan Context</u></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</p>

	<p>Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
	<p><u>Proposals Maps</u></p>
5.6	<p>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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is located within an area of Existing Open Space. • Belfast Metropolitan Area Plan 2015 (2004): The site is within an Area of Existing Open Space • Belfast Metropolitan Area Plan 2015 (v2014): The site is within an Area of Existing Open Space
5.7	<p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Impact on the architectural and historic qualities of the listed building</p>
5.8	<p>Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’</p>
5.9	<p>Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are:</p> <p>f. The works preserve, restore and complement the building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired;</p> <p>g. The design respects the essential character of the existing building and/or setting;</p> <p>h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and</p> <p>i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment;</p>
5.10	<p>Policy BH1 goes on to state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional</p>

<p>5.11</p> <p>5.12</p> <p>5.13</p>	<p>and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.</p> <p>The application does not involve demolition of the bandstand, the remedial works proposed are to return the bandstand as a key feature within the park and ensure it's longevity.</p> <p>The proposal seeks the below remedial actions;</p> <ul style="list-style-type: none"> - Damaged metal sheeting in the roof to be replaced as required - Treatment of inorganic growth / algae - Repainting (HED opted for option 1 Farrow and Ball / Verdigris Green) - Timber support to be replaced if deterioration / rot is identified - Rust to be removed of cast iron columns - Redecoration of colours in black / gold - Total replacement of timber fascia - Complete replacement of existing seamless aluminium guttering system with heavy grade extruded aluminium moulded ogee gutters - Concrete base to be power washed - Re-pointing of mortar - Removal of blank paintwork to railings - Installation of soakaway - 1x downpipe to be removed and replaced with 2x downpipe <p>The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed remedial works are minor in nature, HED noted 'that much of the fabric is not historic.', the Department also offered preference to 'Option 1 - Farrow and Ball –Verdigris Green to the roof finish, however we have no preference regarding the other colour options.' The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.</p>
	<p>Summary of Recommendation</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise including representations which may occur during the statutory advertisement period and up until the point of the issuing of the decision.</p>
	<p>DRAFT CONDITIONS</p> <p>1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p>

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