

Planning Committee

Tuesday, 16th June, 2026

HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Murphy (Chairperson);
Aldermen Lawlor, McCullough and Rodgers;
Councillors Abernethy, Anglin, Bell, Brennan,
T. Brooks, Carson, Doran, D. Douglas,
S. Douglas, Garrett, Hanvey, Magee,
McCabe and McCann.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. K. McDonnell, Solicitor (Regulatory and Planning);
Mr. E. Baker, Planning Manager (Development Management);
Ms. L. Walshe, Principal Planning Officer;
Mr. N. Hasson, Senior Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

Apologies

Apologies for inability to attend were reported on behalf of Councillors Groogan and Whyte.

Minutes

The minutes of the meeting of 19th May were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st June, 2026.

Declarations of Interest

The Chairperson (Councillor Murphy) declared an interest in the item under the heading "LA04/2024/1195/F - Proposed residential development comprising 20 no dwelling units including 8 no semi-detached dwellings, 1 no detached dwelling, 2 no 3-bed apartments and 9 no 2-bed apartments with associated car parking, landscaping and associated works. Lands south of 7-14 Wolfhill Manor, east of No 42 Mill Avenue and west and north west of No 11 Mill Avenue, Ligoniel", in that he had previously engaged with local residents and he left the meeting whilst the item was being considered.

Planning Appeals Notified

The Committee noted the appeals decisions.

Planning Decisions Issued

The Committee noted the planning decisions issued in May, 2026.

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Live Applications for Major Development

The Committee noted the list of live applications for major development.

Committee Decisions that have yet to issue

The Committee noted the list of Committee decisions which had not yet been issued.

Miscellaneous Reports

NIAO Strategic Review of the Planning Appeals Commission

The Committee noted the report.

Local Applications subject to NI Water Objections

The Committee agreed to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water had objected.

Planning Applications previously considered

LA04/2022/0809/F - Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 92 No. dwellings and associated and ancillary works. - Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews, Belfast

The Planning Manager outlined the application to the Committee and explained that the application had been approved by the Committee in October, 2025, December, 2025 and February, 2026, and that DfI Roads had raised late issues with regard to the design of the proposed cycle/pedestrian link. He stated that further design changes were likely which could increase the cost of delivery for the developer.

He explained that final details of the link were still to be finalised and that discussions were ongoing between DfI Roads, the applicant and officers.

The Planning Manager stated that it was recommended that the application be approved, subject to conditions and a Section 76 legal agreement.

The Committee granted planning permission, subject to conditions and a Section 76 planning agreement and delegated authority to the Director of Planning and Building Control to finalise the wording of the Section 76 planning agreement and conditions, to deal with any issues that might arise from further consultation with DfI Roads, including consideration of viability, and deal with any other matters that might arise, provided that they were not substantive.

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LA04/2025/0288/F - Retrospective change of use from ground floor taxi passenger terminal, cafe, office and newsagent to a Homeless Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description) - Existing taxi passenger terminal and former retail unit located within 35a King Street

The Planning Manager explained that the Committee had deferred the application at its meeting in February as the Environmental Health consultation response remained outstanding, he summarised the application and highlighted the following key issues for consideration:

- Principle;
- Design and placemaking;
- Health and wellbeing;
- Access to transport;
- Impact on amenity; and
- Antisocial behaviour;

He reported that, as some of the odour abatement equipment would be outside the application site, the applicant had accepted a no-cooking condition that would only permit food to be heated, and that Environmental Health officers had offered no objection. He added that, further advice sought from the PSNI had confirmed that there had been no increase in crime or antisocial behaviour in the location of the application site since May, 2025.

He stated that it was recommended that planning permission be granted, subject to conditions.

The Committee granted planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other matters that might arise, provided the issues were not substantive.

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Planning Applications

LA04/2025/1991/F - Subdivision of the existing cash and carry building and the change of use of 4,750 sq.m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park. - Makro, 97 Kingsway

The Principal Planning Officer provided the Committee with an overview of the application and highlighted the following key areas for consideration:

- Principle of the Change of Use;
- Proposed Design and placemaking;
- Proposed Access and Car Parking;
- Climate Change;
- Health Impacts;
- Environmental Protection;
- Waste Water Infrastructure;
- Waste Storage;
- Employability and Skills; and
- Pre-Application Community Consultation

She explained that a consultation from DfI Roads remained outstanding, NI Water had objected to the proposal and that SES required further information to carry out a comprehensive Habitats Regulation Assessment. She added that no third-party objections had been received.

She stated that, having regard to the development plan and other material considerations, the proposal was considered acceptable and it was recommended that planning permission be granted.

The Chairperson welcomed Mr. R. McLeod, Redline Planning, to the meeting, who was attending on behalf of the applicant.

Mr. McLeod stated that the proposal would allow Tesco to relocate from its existing site in Dunmurry, when the lease expires in 2027 and would ensure that Tesco could continue to serve its existing customers and ensure continuity of employment for its employees.

He stated that there would not be any adverse retail impact on an existing town centre and would involve the sustainable reuse of an existing building with minor external design changes.

He pointed out that there had been no third-party objections and that community consultation had been positive, with the local community being in favour of the proposals. He stated that the applicant supported the officer's recommendation for approval.

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LA04/2025/2215/F - Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works. - Halifax Building, 24 Cromac Place

The Principal Planning Officer summarised the application and highlighted the following main issues for consideration:

- Principle of a Nursing and Residential Care facility at the location;
- Flood risk;
- Design and placemaking;
- Impact on amenity;
- Climate change;
- Open space;
- Access and transport;
- Health impacts;
- Environmental protection;
- Waste-water infrastructure;
- Waste management;
- Section 76 planning agreement; and
- Pre-Application Community Consultation.

She stated that the proposed refurbishment of the building was considered to be of a good design, appropriate to its location and context, that would regenerate a vacant building.

She reported that NI Water had objected to the application on the grounds of insufficient wastewater infrastructure and that there had been no other objections from statutory or non-statutory consultees.

She stated that, having regard to the development plan and other material considerations, the proposal was considered to be acceptable and it was recommended that planning permission be granted.

The Chairperson welcomed Mr. T. Stokes and Ms. E. McIlwaine from TSA Planning to the meeting, attending on behalf of the applicant.

Mr. Stokes explained that the development had been brought forward by Healthcare Ireland which currently managed and owned 44 care homes in Northern Ireland and a further 200 in Great Britain, providing for a range of specialist care types.

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He stated that the proposal represented one of three projects that Healthcare Ireland had been progressing in Belfast, its development at Donegal Road was previously approved and was progressing to site, and a third project at Netherleigh House in east Belfast

He stated that Healthcare Ireland was partially backed by WELLTOWER, a US-based healthcare real estate investment trust and the UK's largest provider of residential healthcare. He explained that, collectively, the three projects in Belfast represented a significant investment of around £100million into the healthcare sector and would create around 450 new jobs in the city and added that the chronic shortage of bed spaces and need for specialist facilities was well documented.

He concluded by stating that the proposal would bring a vacant and underutilised building back to active use and he pointed out that the building was ideally situated within the city centre boundary and provided access by sustainable modes of transport for employees and visitors. He requested that the Committee endorse the officers' recommendation to approve the application.

The Committee granted planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise, provided that they were not substantive.

LA04/2024/0570/F - Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space. - Stormont Hotel, 587 Upper Newtownards Road

The Senior Planning Officer provided the Committee with an overview of the application and highlighted the following key areas for consideration:

- Principle of development at the location;
- Design, placemaking and impact on amenity;
- Access and transport;
- Healthy communities;
- Built heritage;
- Natural heritage;
- Climate change;
- Flood Risk and drainage;
- Waste-water infrastructure;
- Environmental protection;
- Waste management;
- Section 76 planning agreement; and
- Pre-application Community Consultation.

He explained that the site was on unzoned whiteland in accordance with draft BMAP and was part of a wider proposed scheme for a retirement village. He stated that the proposed pedestrian and vehicular access were acceptable and that there had been 47 third party

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objections received from 26 individuals, all of which had been addressed in the case officer's report.

He reported that there had been no objection in principle from any consultees and that, having regard to the Development Plan and other material considerations, it was recommended that planning permission be granted, subject to conditions.

The Chairperson informed the Committee that Ms. A. Wiggam, Turley, was in attendance to answer questions from the Members.

In response to a question from a Member with regard to the proposed number of parking spaces, Ms. Wiggam stated that there would be 57 on-site parking spaces and highlighted that the application site was on the Glider route and was highly accessible through public transport.

A Member asked the Planning Officers how the need for care home beds was quantified within the area. The Planning Manager responded that a needs statement had been requested from the Council's policy team which had provided some broad information on the need and changing demographics within the area. He stated that officers were satisfied that sufficient evidence had been provided to demonstrate the need for the care home element of the proposal.

Proposal

Moved by Alderman Lawlor,
Seconded by Councillor Abernethy,

"That the application be refused on the grounds that the material considerations do not outweigh the application's conflict with Policy TLC2 as the application represented the loss of a viable tourist facility in east Belfast."

On a vote, nine Members voted for the proposal and nine against. There being an equality of votes, the Chairperson exercised his second and casting vote against the proposal and it was subsequently declared lost.

The Chairperson put the officer's recommendation to the Committee and the Committee resolved to grant planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and to deal with and any other issues that might arise, provided they were not substantive.

LA04/2024/0569/O - Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castlevue Road (nos. 2,

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4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description). - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road

The Senior Planning Officer summarised the application for the Committee and referred to the following key areas for consideration:

- Principle of development;
- Housing density;
- Affordable housing;
- Housing density;
- Adaptable and accessible accommodation;
- Design, Placemaking and Impact on Amenity;
- Transport;
- Healthy Communities;
- Built heritage;
- Natural heritage;
- Climate change;
- Flood Risk and drainage;
- Waste-water infrastructure;
- Environmental protection;
- Waste management;
- Section 76 planning agreement; and
- Pre-application Community Consultation.

He stated that it was an outline application with all matters reserved on un-zoned whiteland in accordance with draft BMAP. He reported that 50 third-party representations, from 29 persons had been received, all of which were objections to the scheme and were summarised within the main report. He added that, since publication of the report, two MLAs had submitted concerns with regard to the application, stating that the principle for potential future development on the site would be set for the future, should the outlined application be passed and that, in respect of traffic and parking, the recent Red Bull Soapbox event in the Stormont Estate demonstrated the potential impacts on parking on surrounding streets in an area already subjected to significant parking and traffic congestion.

He added that no objections had been received from consultees, subject to conditions and that the demolition of dwellings at Castlevue Road and Summerhill Parade were permitted development.

He stated that it was recommended that the application be approved, subject to conditions.

The Chairperson welcomed Ms. J. Devine to the meeting, speaking in objection to the application.

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Ms. Devine explained that she was presenting the views of many local residents who had collectively shared their objections in the Planning Portal. She stated that the objections were on planning grounds and related to the impact the proposal would have on the surrounding residential area, in particular increased traffic and the demolition of homes and the impact this would have on the established residential character of the area.

She outlined how the calculations within the application related to traffic had been taken using the DfI parking standards guide and had concluded that there would be a decrease in traffic. She stated that these figures were misleading and not a true representation of the existing traffic patterns and that the loss of the existing hotel carpark would significantly increase on-street parking, particularly during events held at Stormont Estate.

She stated that the demolition of homes in Castleview Road and Summerhill Parade to make way for independent living units and assisting living units, on balance, may seem like a positive increase in the provision of additional affordable homes, however, the impact on existing homes was concerning, in that the proposal was vague to allow for a flexible design approach at reserved matters stage. She stated that residents were facing the prospect of living alongside buildings up to twice as high as their existing homes and that there was a lack of clarity on the ridge height of the new housing and a lack of assurances that it would not exceed the height of the demolished homes, and, on that basis, local residents were objecting to the application and she asked the Committee to consider the view of local residents and refuse the application.

In response questions from a number of Members with regard to the parking calculations, loss of parking during events taking place at Stormont Estate and proposed heights of dwellings, the Planning Manger explained that the application was an outline application with all matters reserved, so the parking details would be presented at a later stage, should the application be granted.

A Member stated that they had concerns regarding the parking, loss of light, privacy to existing residential properties.

The Chairperson put the officers' recommendation to the Committee and, upon audible dissent, called for a vote.

On a vote, nine Members voted for the recommendation and nine against. There being an equality of votes, the Chairperson exercised his second and casting vote for the recommendation and it was subsequently declared carried.

Accordingly, the Committee granted outline planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and to deal with and any other issues that might arise, provided they were not substantive.

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LA04/2025/2013/F & LA04/2025/2013/LBC - Change of use of Netherleigh House and existing office blocks (Class B1) to provide residential and nursing care facilities (Class C3 (a) and (b)). Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works - Netherleigh House, 1 Massey Avenue

The Principal Planning Officer provided the Committee with an overview of the application and referred to the following key issues for consideration:

- Principle of development at the location;
- Design and placemaking;
- Impact on the architectural and historic qualities of the Listed Building;
- Impact on amenity;
- Trees and landscaping ;
- Environmental protection;
- Access, movement and transport;
- Natural heritage;
- Flood risk and drainage;
- Waste-water infrastructure;
- Health impacts;
- Climate change;
- Pre-Application Community Consultation;
- Waste management; and
- Employability and skills.

He reported that, since publication of the report, the NIEA Regulation Unit had been reconsulted and had responded stating that, as chloroform had been detected in the groundwater, assurances were required that it would create unacceptable risk to groundwater and other environmental receptors and had no objection to the development, provided that conditions and informatives were placed on any decision notice.

He stated that the proposal was of acceptable design and layout, amenity provision and posed no adverse amenity impacts. He added that the Urban Design Officer's concerns had been addressed within the report and that Historic Environment Division had no objections, final responses from NIEA, SES and the Council's Economic Unit were outstanding.

He stated that, having regard to the Development Plan and other material considerations, it was recommended that the planning permission be granted.

The Chairperson welcomed Mr. T. Stokes and Ms. D. McMillan, TSA Planning, and Mr. G. Yates, the applicant, to the meeting.

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Mr. Stokes explained that the proposal would be operated by Healthcare Ireland which primarily focused on care around learning disabilities, mental health, dementia, residential and general nursing services.

He stated that the proposal sought to deliver significant social benefits through high-quality nursing care and accommodation alongside assisted living apartments to address a recognised shortfall in the provision of care that Healthcare Ireland specialised in.

He outlined the proposed redesign of the existing linear office block and explained that the development would make efficient use of previously developed land, would create employment opportunities and deliver high-quality landscaped amenity areas that would promote wellbeing.

He summarised by stating that the proposal would deliver significant community, social and economic benefits, whilst securing a positive future for an important site within the city.

A Member asked how the need for nursing care facilities was assessed. Mr. Stokes responded by stating that in the 2021 census, an aging population indicated a need for specialised residential dementia services would be required, he added that the Local Development Plan Team had stated that there was a need for an additional 120 bed spaces in residential care homes during the plan period.

Mr. Yates explained that similar schemes within Northern Ireland had received requests from the relative health trusts to bed block all beds at the facility which demonstrated the need for those types of facilities due to a lack of beds.

The Principal Planning Officer stated that a recent evidence base through the Local Development Plan which had identified the need for beds and the consultation response from the Local Development Plan Team had demonstrated that there had been a fall in the number of beds available due to the closure of similar facilities.

The Committee granted planning permission and Listed Building Consent, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and to deal with and any other issues that might arise, including resolving final responses from DAERA NIEA: NED, SES and BCC Economic Development Unit, provided that they were not substantive.

**LA04/2026/0021/F & LA04/2026/0022/LBC -
Conversion of former convent to 28no. apartments
(1, 2 & 3 bed) involving internal and external
refurbishment/retention and re-configuration.
Provision of ground floor extension with partial
demolition and provision of new stairwell and lift.
Provision of dormers, rooflights and extension to
first, second floor and attic levels regarding new
stairwell and lift. External layout reconfigurations
to include construction of new access from
Ormeau Road, amended parking layout, provision
of cycle parking, bin stores, landscaping,
substation and associated works. - Former Good**

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**Shepherd Centre at lands at Nos. 511 and 511a
Ormeau Road**

The Planning Manager provided the Committee with an overview of the application and referred the Members to the following key issues for consideration:

- Principle of housing in the location;
- Housing density;
- Affordable housing;
- Housing mix;
- Adaptable and accessible accommodation;
- Design and placemaking;
- Impact on heritage assets;
- Climate change;
- Residential quality and impact on amenity;
- Open space;
- Access and transport;
- Health impacts;
- Environmental protection;
- Flood risk and drainage;
- Waste-water infrastructure; and
- Natural heritage.

He stated that DfI Roads, HED, NI Water, Environmental Health and the Council's Tree Officer had been consulted and offered no objection to the proposal, and that six third-party objections had been received which raised concerns with regard to impact on trees, wildlife, traffic generation, overlooking, water infrastructure and archaeology.

He reported that, since publication of the case officer's report and additional third-party objection had been received which raised concerns about archaeology, in that the lands within the site boundary had previously been used as a mother and baby home, Magdalene Laundry, children's home and adolescent centre and there was concern that there could be undocumented burial remains.

He explained that DAERA NIEA NED had been consulted in respect of the removal of Tree 37, which had the potential for bat roosts, however, Tree 37 had been removed as part of the extant permission, subject to a soft telling condition and therefore it was recommended that the outstanding consultation to NIEA NED be withdrawn.

He stated that it was recommended that the applications be approved, subject to conditions.

The Chairperson welcomed Mr. C. Shanks, Mr. R. Ditty (CBRE) and Mr. S. Maguire (Alskea) to the meeting.

Mr. Shanks explained that the applicant, Alskea, had a track record of delivering high quality housing developments and in recent years had delivered new build housing in addition to the conversion of listed buildings to residential use.

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He explained how Alskea had acquired the site and that the applicant was eager to make an immediate start on the site to ensure the continuity of its workforce.

He stated that residential re-use will renew the building, bring an injection of vitality to the Ormeau Road area and, critically, safeguard the long-term future and historic fabric of the heritage asset.

He concluded by stating that approving the applications would delivery much needed residential units and the vital regeneration of a derelict and underutilised site within south Belfast.

The Committee granted planning permission and Listed Building Consent, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions, resolve the provision of dedicated disabled parking spaces and further consultation with DfC HED with regard to archaeology, and to deal with any other matters that might arise, provided that they were not substantive.

LA04/2026/0340/F - Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only. - The Edge, 1 Frederick Street, Belfast, BT1 2LW (formally 48-52 York Street)

The Committee considered the case officer's report and agreed to grant planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions, resolve the relevant Section 77 planning agreement, and deal with any other issues that might arise, provided that they were not substantive.

LA04/2026/0716/F - Proposed change of use of 342 no. Student rooms to short term let accommodation outside of term time (July & August). - Alma Place, 16 Library Street

The Committee considered the case officer's report and agreed to grant planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise, provided that they were not substantive.

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LA04/2026/0306/F - Section 54 of the Planning Act (NI) 2011 for non-compliance with planning conditions 15 and 16 of planning permission LA04/2021/0516/F (relating to junction improvements and provision of disabled parking spaces) - 140 Donegall Street

The Principal Planning Officer summarised the application to remove Conditions 15 and 16 of planning permission LA04/2021/0516/F.

She stated that it was recommended that the S54 application and conditions 15 and 16 of planning approval LA04/2021/0516/F be removed and that a modification be made to the S76 Planning Agreement (approved under application LA04/2025/0516/F) to secure an additional 'Bike Station Contribution' of £47,000 to facilitate a new Beryl Bike dock Station at Carrick Hill.

The Committee approved the application to remove Conditions 15 and 16 of planning approval LA04/2021/0516/F and that the Section 76 planning agreement be modified to provide that an additional bike station contribution of £47,000 be secured to facilitate a new Beryl Bike doc station at Carrick Hill.

The Committee delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and the Section 76 planning agreement and deal with any other matters that might arise, provided that they were not substantive.

(Having declared an interest in the following item, the Chairperson
(Councillor Murphy) left the meeting, Deputy Chairperson
(Councillor Brennan) in the chair.)

LA04/2024/1195/F - Proposed residential development comprising 20 no dwelling units including 8 no semi-detached dwellings, 1 no detached dwelling, 2 no 3-bed apartments and 9 no 2-bed apartments with associated car parking, landscaping and associated works. Lands south of 7-14 Wolfhill Manor, east of No 42 Mill Avenue and west and north west of No 11 Mill Avenue, Ligoniel

The Principal Planning Officer outlined the application for the Committee and highlighted the following key issues:

- Principle of housing in the location;
- Housing density;
- Affordable housing;
- Housing mix;
- Adaptable and accessible accommodation;
- Design and placemaking;
- Impact on amenity;
- Impact on built heritage;
- Flood risk and drainage;

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- Waste-water infrastructure;
- Climate change;
- Access and transport;
- Health impacts;
- Environmental protection;
- Natural heritage;
- Trees and landscaping;
- Waste management; and
- Section 76 planning agreement.

She reported that, since publication of the report, Waste Management had provided a response which advised that the plan required revision to align with the guidance and layouts provided, to demonstrate the at the proposed bins could be accommodated.

She stated that there had been no objections received from consultees and that a response was outstanding from Shared Environmental Services (SES). She added that 88 objections had been received and that the issues raised had been addressed within the case officer's report.

She stated that it was recommended that the application be approved, subject to conditions and a Section 76 planning agreement.

The Deputy Chairperson welcomed Ms. G. Jobbling (JPE Planning) to the meeting, speaking on behalf of the applicant.

Ms. Jobbling stated that the principle of development had been firmly established through extant permission, however, the proposal would bring forward a more modern development. She added that the proposal would deliver housing that was urgently needed and had been developed directly with a housing association in order to respond to the identified need.

She concluded by stating that the scheme had evolved throughout the planning process and concerns from local residents had been listened to and the applicant had sought to provide reassurances where possible, she added that it was a sustainable brownfield site within the settlement limit that would regenerate a vacant site and generate homes.

In response to a question from a Member with regard to the design being in keeping with the area, being a three-storey apartment block, the Principal Planning Officer stated that, in terms of the design and the layout, the external materials would include red brick and that the form of the development is considered in keeping with the area and added that the extant approval included an apartment block.

Proposal

Moved by Councillor Doran,
Seconded by Alderman McCullough,

“That consideration of the application be deferred in order that the Committee could undertake a site visit.”

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On a vote, six Members voted for the proposal and eleven against and it was declared lost.

The Deputy Chairperson put the officers' recommendation to the Committee and the Committee agreed to grant planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to resolve a final response from the BCC Waste Management team, finalise the wording of the conditions and Section 76 planning agreement, and to deal with any other matters that might arise, provided that they were not substantive.

LA04/2025/1839/F & LA04/2025/1841/DCA - Change of use from fast food unit, restaurant, retail and office to hotel with associated restaurant/bar areas, lobby/reception area and other areas ancillary to hotel use at ground floor level, 76no. bedrooms on 1st to 4th floor level and ancillary rooftop store. Includes demolition of all internal walls and partitions at ground floor level and demolition of sections of building at the rear, replacement of windows, reconfiguration and replacement of shopfronts, creation of new openings for windows and removal of rooflights. - Lindsay House, 8 - 14 Callender Street

The Senior Planning Officer summarised the application for change of use and explained the following key issues for consideration:

- The principle of a hotel at the location;
- Scale, massing and design;
- Impact on built heritage;
- Traffic and road safety;
- Human health/environmental considerations;
- Flooding and drainage;
- Economic considerations; and
- Environment and community.

He stated that, having regard to the Development Plan and other material considerations, it was recommended that planning permission be granted.

The Committee granted planning permission and Conservation Area Consent, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues arising from the outstanding information requested by NIW and SES by way of condition, if necessary.

The Chairperson (Councillor Murphy) returned to the meeting.)

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LA04/2026/0066/F - Erection of 2.4m high perimeter fencing around 1 No. existing soccer pitch and internal 1.2m high spectator rail. Additional tree planting (Amended proposal) - Existing soccer pitches at Wedderburn Park Playing Fields (approx. 20m east of Orpen Ave. and 10m west of Wedderburn Gardens)

The Senior Planning Officer outlined the application and explained that it was an amended scheme from the initial proposal for a 2.4m high fence around two existing soccer pitches, 6m high ballstop fencing behind each goal unit and fencing, to include pedestrian and vehicular access gates.

He reported that the site was located within Wedderburn Park Playing Fields which was accessible via Orpen Park and Wedderburn Gardens and that the playing fields were a Council operated site with two grassed soccer pitches, located within a larger area of opens space.

He stated that the park was surrounded by residential development and located within the Hunterhouse/Wedderburn/Rathmore Local Landscape Policy Area, situated within the development limit as designated under both versions of dBMAP (2004 and 2014).

He explained that the Council's Tree Officer had requested surveys in relation to the mature trees adjacent to the southern pitch, however, the proposal had since been amended to omit fencing around the southern pitch and the trees would therefore be unaffected.

He stated that no other consultees had offered objections to the proposal and that there had been 262 representations received in respect of the applicant, 89 objections and 173 letters of support.

He informed the Committee that, having regard to the Development Plan and other material considerations, the proposal was considered acceptable and it was recommended that planning permission be granted.

The Chairperson welcomed Ms. J. Dobbin to the meeting, speaking in objection to the application.

Ms. Dobbin stated that she was attending on behalf of Wedderburn Residents' Association and that the application area was a large area to be taken out of commission for recreation for a pitch that will only be used for half of the year.

She stated that, previously, four pitches were used in rotation to protect the grass which would no longer be possible and that the rationale used to refer users to the remaining areas within the park was inaccurate as it did not account for car parking, the children's playground or flower beds.

She explained that positive comments regarding the fencing did not reflect that the fencing was only the first stage of the proposal and that lights, dugouts, spectator areas and additional parking were necessary to meet the enhanced standards for IFA intermediate group football.

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She stated that a public park should not be reconfigured to serve the operational needs of a select few organisations at the expense of wider community benefit and did not align with the Local Development Plan to safeguard open recreation spaces and maintain the character and amenity of green areas across the city.

She stated that the community had been shut out of the discussions that formed the rationale for the proposal until relatively recently and had been a great social frustration and that residents would continue to object to the plans.

In response to questions from Members with regard to the consultation process, future use and similar schemes in the city, the Director of Planning and Building Control advised that she would request that Council officers, who were responsible for submitting Council planning applications to the Committee, attend future meetings in order to be available to answer any questions that Members might have.

The Committee granted planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise, provided that they were not substantive.

**LA04/2026/0659/F and LA04/2026/0505/LBC -
Fenestration changes to include insertion of new
windows at first floor level on north facing elevation
and creation of new access door and new windows
at ground floor level on north elevation. - 2 Royal
Avenue**

The Committee considered the Case Officer's report and agreed to grant planning permission and Listed Building Consent, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise, provided that they were not substantive.

**LA04/2026/0787/LBC - Proposed Remedial
works to bandstand roof. - Bandstand,
Ormeau Park, Ormeau Rd**

The Committee considered the Case Officer's report and agreed to grant Listed Building Consent, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise, provided that they were not substantive.

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**LA04/2025/1651/F - Retention, conversion,
refurbishment and change of use of existing office
building (Class A2) and 2 no. vacant retail units
(Class A1) to hotel accommodation and associated
facilities and café (sui generis) and extension of
5th floor (30no. hotel bedrooms in total). - 20
Rosemary Street**

The Senior Planning Officer provided an overview of the application and pointed out that there was an error in the report, in that it referred to ancillary café rather than bar and restaurant.

He stated that, having regard to the Development Plan and other material considerations, the proposal was considered acceptable and it was recommended that the application be approved.

The Committee granted planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and deal with any issues arising from the outstanding information requested by NIW and SES by way of condition if necessary.

Restricted Item

Building Control - Outstanding Accounts

The Committee agreed that the outstanding accounts be written off in accordance with Section M12 of the Council's Financial Regulations.

Chairperson