

Planning Applications Discussed at Committee Between 01 Apr 2019 and 11 Aug 2026

Decision Description	Totals												
	23												
Application Withdrawn													
Consent Granted	3												
Consent Refused													
Permission Granted	12												
Permission Refused	1												
Total	39												
Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Social Housing Development comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17-Feb-23	15	197	29/06/2023	33	162	31/05/2026	Unknown	Awaiting Section 76 Agreement - land ownership issue resolved but now issue with status of the applicant
LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10-May-24	23-Aug-24	15	118	17/06/2025	57	60	Unknown	Unknown	Further information received from applicant following request from DAERA NIEA and NIEA reconsulted

LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137- 143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	63	17/06/2025	3	60	31/07/2026	30/09/2026	Awaiting conclusion of S77 agreement (amendment to S76 agreement). Further information submitted following request from DfI Roads and DfI Roads reconsulted
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10-Feb-25	15	93	12/08/2025	41	52	31/08/2026	30/09/2026	Late objections received. Additional information received from applicant regarding land stability issue. New objection from Shared Environmental Services being considered. To be reported back to Committee
LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09-Apr-25	23-Jul-25	15	70	17/02/2026	44	25	TBC	TBC	Application considered at February 2026 Committee following site visit
LA04/2025/1003/F	81-107 York Street, Belfast, BT15 1AT	Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time (July and August).	LOC	16-Jun-25	29-Sep-25	15	60	10/03/2026	38	22			Permission Granted
LA04/2025/1002/F	24 Rutherglen Street, Belfast, BT13 3LS	Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people	LOC	17-Jul-25	30-Oct-25	15	56	10/03/2026	33	22	N/A	To be reconsidered	Deferred for Site Visit. Consulting NIW

LA04/2025/0574/F	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	MAJ	17-Apr-25	13-Nov-25	30	69	10/03/2026	46	22	30/06/2026	30/09/2026	Applicant to address issues raised by DfI Roads
LA04/2025/0594/F	163 Ballygomartin Road, Belfast, BT13 3NA	Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis)	LOC	30-Apr-25	13-Aug-25	15	67	10/03/2026	44	22	N/A	To be reconsidered	Deferred for Site Visit. Consulting NIW
LA04/2025/0463/F	Decco Ltd 1-5 Redcar Street, Belfast, BT6 9BP	Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works	LOC	26-Mar-25	09-Jul-25	15	72	10/03/2026	49	22	Unknown	Unknown	Delegated authority sought to resolve final response from NIW. Discussions ongoing
LA04/2021/2839/F	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	LOC	13-Dec-21	28-Mar-22	15	243	21/04/2026	227	16			Permission Granted
LA04/2025/1350/F	29 GLENCAIRN STREET EDENDERRY BELFAST BT13 3LT	Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis)	LOC	24-Jul-25	06-Nov-25	15	55	21/04/2026	38	16	30/06/2026	31/08/2026	Drafting refusal reasons
LA04/2025/2096/F	Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.	Variation of Condition 5 of Planning Permission LA04/2019/2387/F relating to Noise Impact Assessment.	MAJ	04-Dec-25	02-Jul-26	30	36	21/04/2026	19	16			Permission Granted
LA04/2022/0071/LBC	29-32 College Gardens Belfast BT9 6BT	Proposed change of use from offices to 17no. 1 bedroom and 2no. 2 bedroom apartments with alterations to rear facade and dormers.	LOC	14-Dec-21	29-Mar-22	15	243	21/04/2026	227	16			Consent Granted

LA04/2026/0393/F	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.	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	MAJ	06-Mar-26	02-Oct-26	30	23	19/05/2026	10	12			Permission Granted
LA04/2025/2090/F	38 Hillhead Avenue, Belfast, BT11 9GD	Creation of hardstanding and widening of vehicular access to front of dwelling. (Retrospective)	LOC	04-Dec-25	19-Mar-26	15	36	19/05/2026	23	12			Permission Granted
LA04/2025/1661/F	River bank approximately 150m north east of Shaws Bridge Car Park, Belfast, BT9 5YN	Installation of a new floating pontoon to replace the existing wooden jetty.	LOC	27-Oct-25	09-Feb-26	15	41	19/05/2026	29	12			Permission Granted
LA04/2024/1646/F	46-50 Gilnahirk Road, Belfast, BT5 7DG	Demolition of existing dwelling (no. 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol filling station including extension of retail floor space, extension and realignment of carpark to provide 9 no. additional car parking spaces and pedestrian access, cycle parking, construction of retaining wall and associated landscaping	LOC	01-Oct-24	14-Jan-25	15	97	19/05/2026	85	12			Permission Refused

LA04/2025/1991/F	Makro, 97 Kingsway, Belfast, BT17 9NS	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.	MAJ	03-Dec-25	01-Jul-26	30	36	16/06/2026	26	9	N/A	30/09/2026	Awaiting consultation responses from DfI Roads and SES
LA04/2025/2013/F	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	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	MAJ	18-Nov-25	16-Jun-26	30	38	16/06/2026	30	8	N/A	30/09/2026	Further information required by DAERA NIEA. Awaiting consultation responses from SES and BCC Economic Development Unit

LA04/2025/2015/LBC	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	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	LOC	18-Nov-25	03-Mar-26	15	38	16/06/2026	30	alber	N/A	30/09/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2025/2013 /F
LA04/2025/2215/F	Halifax Building, 24 Cromac Place, Building, BT7 2JB	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.	MAJ	19-Dec-25	17-Jul-26	30	34	16/06/2026	25				Permission Granted

LA04/2026/0021/F	Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS	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.	LOC	22-Jan-26	07-May-26	15	29	16/06/2026	20	8	N/A	31/08/2026	DfC HED recommended conditions to deal with late archaeological issues raised by objector. Resolving exploration of dedicated accessible parking spaces
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LA04/2026/0022/LBC	Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS	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.	LOC	05-Jan-26	20-Apr-26	15	31	16/06/2026	23	8	N/A	31/08/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2026/0021 /F
LA04/2026/0066/F	Existing soccer pitches at Wedderburn Park Playing Fields (approx. 20m east of Orpen Ave. and 10m west of Wedderburn Gdns), Belfast, BT10 0BT	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)	LOC	21-Jan-26	06-May-26	15	29	16/06/2026	20	8			Permission Granted
LA04/2026/0340/F	The Edge, 1 Frederick Street, Belfast, BT1 2LW (formally 48-52 York Street, Belfast, BT15 1AS)	Proposed change of use of 144 no. PBMSA units to short term let accommodation outside of term time only.	LOC	30-Mar-26	13-Jul-26	15	19	16/06/2026	11	8	N/A	31/08/2026	Awaiting finalisation of s76 planning agreement

LA04/2026/0306/F	140 Donegall Street, Belfast, BT1 2FJ	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)	MAJ	19-Feb-26	17-Sep-26	30	25	16/06/2026	16	8			Permission Granted
LA04/2026/0505/LBC	2 Royal Avenue, Belfast, BT1 1DA	Fenestration changes to include insertion of new windows at first floor level on north facing elevation, creation of new access door and new windows at ground floor level on north elevation and internal alterations.	LOC	15-Apr-26	29-Jul-26	15	17	16/06/2026	8	8			Consent Granted
LA04/2026/0659/F	2 Royal Avenue, Belfast, BT1 1DA	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.	LOC	15-Apr-26	29-Jul-26	15	17	16/06/2026	8	8			Permission Granted
LA04/2026/0716/F	Alma Place, 16 Library Street, Belfast, BT1 2JB	Proposed change of use of 342 no. Student rooms to short term let accommodation outside of term time (July & August).	LOC	13-Apr-26	27-Jul-26	15	17	16/06/2026	9	8			Permission Granted
LA04/2026/0787/LBC	Bandstand, Ormeau Park, Ormeau Rd, Belfast, BT7 3GG	Proposed remedial works to the bandstand	LOC	15-May-26	28-Aug-26	15	13	16/06/2026	4	8			Consent Granted

LA04/2024/1195/F	Lands south of nos. 7-14 Wolfhill Manor, east of no.42 Mill Avenue and west and north west of 100 Mill Avenue, Ligoniel, Belfast, BT14 8EL.	Proposed residential development comprising 20 no. dwelling units, including 8 no. semi-detached 2 storey dwellings, 1 no. detached 2 storey dwelling, 2 no. 3-bed apartments (2 storey building) and 9 no. 2-bed apartments (3 storey building) with associated car parking, landscaping and associated works.	LOC	04-Jul-24	17-Oct-24	15	110	16/06/2026	101	8	N/A	31/08/2026	Awaiting Section 76 Agreement
LA04/2025/1651/F	20 Rosemary Street, Belfast, BT1 1QD	Retention, conversion, refurbishment and change of use of existing office building (Class A2) and 2 no. vacant retails units (Class A1) to hotel accommodation and associated facilities, including bar and restaurant (sui generis) and extension of 5th floor (30no. hotel bedrooms in total)	LOC	30-Sep-25	13-Jan-26	15	45	16/06/2026	37	8	N/A	30/09/2026	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water

LA04/2025/1839/F	Lindsay House, 8 - 14 Callender Street, Belfast, BT1 5BN	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.	LOC	31-Oct-25	13-Feb-26	15	41	16/06/2026	32	8	N/A	30/09/2026	Awaiting consultation response from NI Water. SES requires satisfactory Waste Water Impact Assessment to be submitted to NI Water
LA04/2025/1841/DCA	Lindsay House 8 - 14 Callender Street, Belfast, BT1 5BN	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.	LOC	31-Oct-25	13-Feb-26	15	41	16/06/2026	32	8	N/A	30/09/2026	Awaiting resolution of outstanding issues for associated planning application LA04/2025/1839 /F

LA04/2025/0288/F	Existing taxi passenger terminal and former retail unit located within 35a King Street, Belfast, BT1 1HU.	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)	LOC	11-Mar-25	24-Jun-25	15	74	16/06/2026	66	8			Permission Granted
LA04/2024/0570/F	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	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.	MAJ	04-Apr-24	31-Oct-24	30	123	16/06/2026	114	8	N/A	N/A	Application considered at June 2026 Committee

LA04/2024/0569/O	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, Belfast (amended address)	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, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	MAJ	04-Apr-24	31-Oct-24	30	123	16/06/2026	114	8	N/A	N/A	Application considered at June 2026 Committee
LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	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.	MAJ	21-Apr-22	17-Nov-22	30	225	16/06/2026	216	8	N/A	N/A	Awaiting resolution of cycle-foopath design issues raised by DfI Roads. Completion of s76 planning agreement