

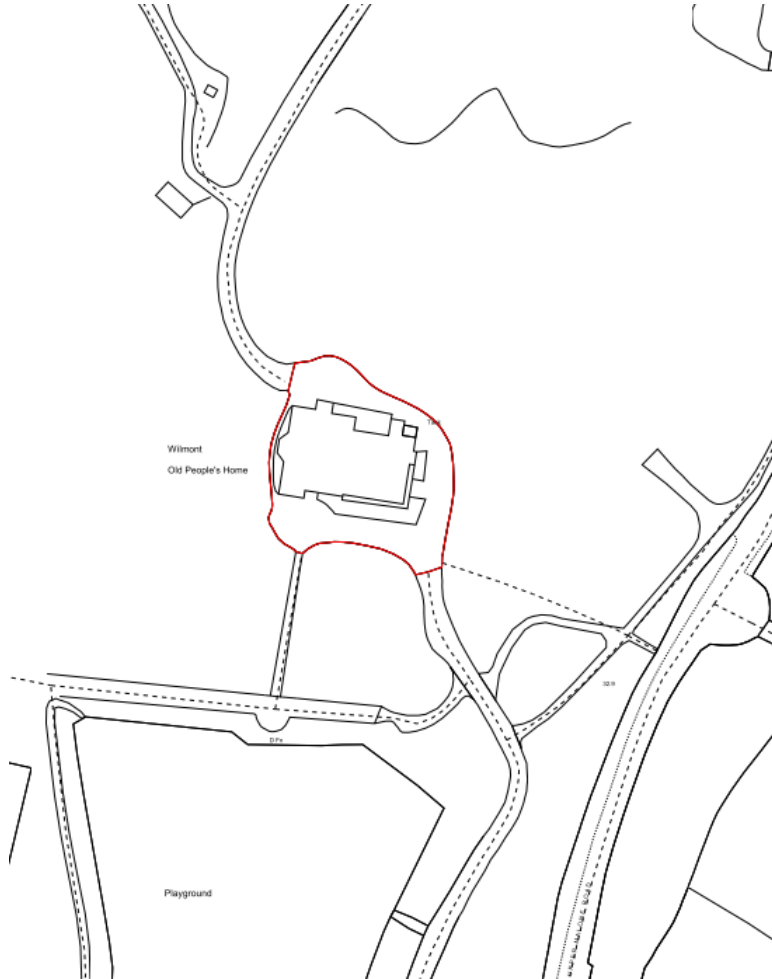
Committee Application

Development Management Report	
Committee Date: 15 th September 2026	
Application ID: LA04/2026/1207/LBC	
Proposal: Enabling works for safe access and asbestos removal to allow condition survey to occur.	Location: Wilmont House, Sir Thomas and Lady Dixon Park, 243 Upper Malone Rd, Dunmurry, Belfast, BT17 9LA
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	Grant Listed Building Consent
Applicant Name and Address: Neil Gowdy Belfast City Council Property and Projects Department 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Neil Gowdy Belfast City Council Property and Projects Department 9-21 Adelaide Street Belfast BT2 8DJ
Date Valid:	29 th July 2026
Target Date:	11 th November 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)
Summary of Issues: The application seeks Listed Building Consent to accommodate enabling work for safe access to the building to allow for removal of asbestos and to allow for a condition survey to be undertaken. The site is located outside of the Settlement Development Limits for Belfast and falls within Area of Outstanding Natural Beauty Lagan Valley (AONB 1), Lagan Valley Regional Park Area (COU 9) and Lagan Valley Regional Park Node; Lady Dixon Park (CA 08). Wilmont House is a Grade B+ Listed Building, is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. Its initial use was as a residential country home and has been used as a residential care home in the recent past but is currently derelict and unused. The key issues relevant to consideration of the application are: - Impact on the setting of Listed Buildings - Other considerations Department for Communities; Historic Environment Division was consulted on the proposal and offer no objection to the proposed works and are content with the proposal.	
Recommendation	

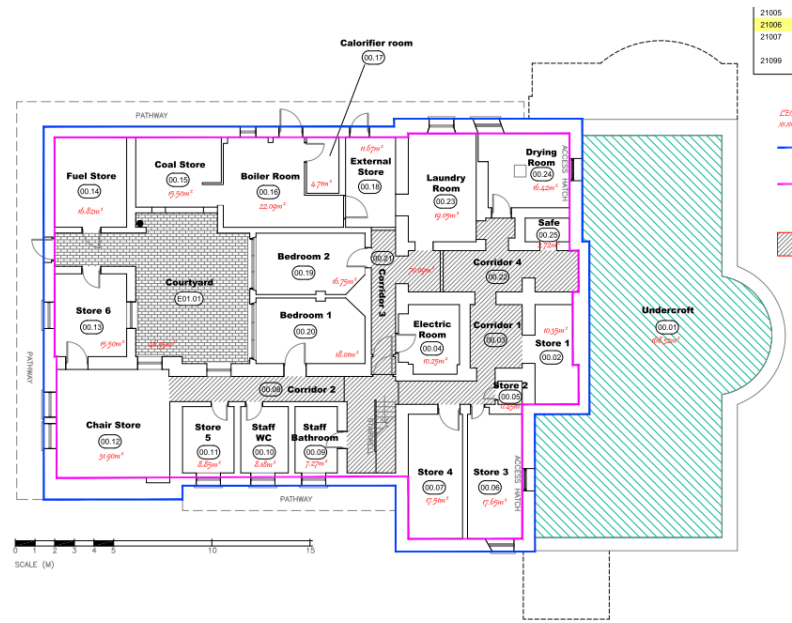
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.

Site Visit Report

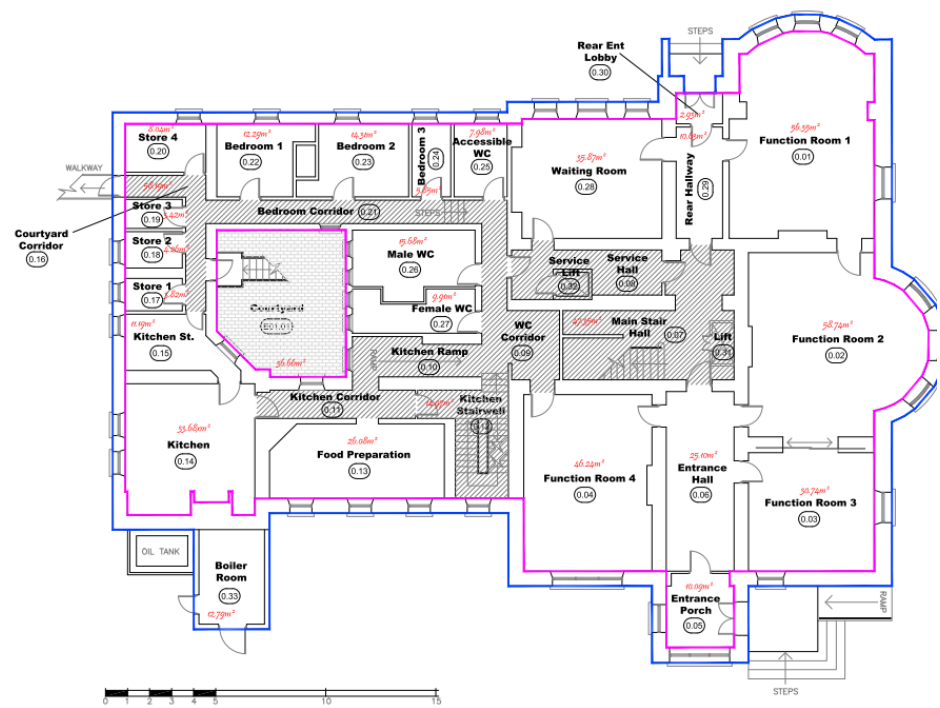
Site Location Plan:



Basement Floor Plan



Ground Floor Plan



	First Floor Plan STLDP Wilmont House - First Floor Layout (Scale 1:150 @ A3)
1.0	Characteristics of the Site and Area
1.1	The site is located outside of the Settlement Development Limits for Belfast and falls within Area of Outstanding Natural Beauty Lagan Valley (AONB 1), Lagan Valley Regional Park Area (COU 9) and Lagan Valley Regional Park Node; Lady Dixon Park (CA 08). The wider area is countryside parkland on the outskirts of Belfast known as Sir Thomas & Lady Dixon Park.
1.2	Wilmont House is a Grade B+ Listed Building, Historic Buildings Reference (HB26/16/005 A). It is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. Its initial use was as a residential country home and has been used as a residential care home in the recent past but is currently derelict and unused. It has group value with its gate lodge (HB26/16/005 B), former stable block (HB26/16/005 C) and walled garden (HB26/16/005 D).
2.0	PLANNING HISTORY
2.1	There is no relevant planning history.
3.0	PLANNING POLICY
3.1	Development Plan – Belfast Local Development Plan, Plan Strategy 2035 <i>Operational Policies</i> Policy BH1 – Listed buildings

3.2	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)
3.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (Edition 2, 2025) (SPPS)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Consultations</u> Department for Communities; Historic Environment Division (HED) was consulted on the proposal. HED have confirmed they are content with the proposal and offer no objection.
4.2	<u>Representations</u> The application has been advertised on the 7th August 2026 in line with the Planning (General Development Procedure) Order (Northern Ireland) 2015. No representations were received.
5.0	PLANNING ASSESSMENT
5.1	<u>Main Issues</u> The main issues relevant to consideration of the application are set out below: • Impact on the setting of Listed Buildings • Other issues <u>Development Plan Context</u>
5.2	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.
5.3	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.
5.4	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.

	<u>Operational Policies</u>
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.2.
	<u>Proposals Maps</u>
5.6	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.
5.7	It is considered that the proposal is in compliance with paragraphs 6.12-6.13 of the SPPS in that the proposed development will not cause demonstrable harm to the Listed Building.
	Impact on the setting of Listed Buildings
5.8	The application seeks consent for enabling works to remove asbestos from the listed building. Due to its derelict condition and concerns around structural integrity, access to the property is severely restricted since a previous asbestos management survey was carried out in 2015. At that time, it was noted that access to the building was considerably restricted at that time due to its condition and since then the condition of the building has further deteriorated. It has not been deemed safe to access the building adequately to carry out another asbestos survey and it is the intention of the council to engage a competent licensed asbestos removal contractor to remove all asbestos and contaminated materials within all internal ledges and surfaces of the building.
5.9	As part of this application an asbestos removal specification has been submitted along with a scope for enabling works. These documents set out a strategy for the safe removal of the asbestos, putting in place all necessary health and safety measures in order for the removal works to be undertaken. There are no interior or exterior development/construction proposals as part of this application. Listed building consent is required to authorise the removal of asbestos from the property to allow for a survey to be undertaken thereafter which will allow for any potential redevelopment works to be undertaken. Policy BH1 of the Plan strategy sets out the policy context for considering proposals to alter Listed Buildings: Criterion (f) states that consent will be granted where 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;
5.10	It is considered that the proposal meets the above policy criteria and the historic and architectural integrity of the Listed Building would be safeguarded through this asbestos removal to allow for future redevelopment.

5.11	As noted above, HED were consulted and offered no objection. Other Considerations The setting of the building within the AONB would not be affected as the works relate to enabling works to allow for the safe removal of asbestos from the inside of the Listed Building. There are no significant construction works proposed that require further consideration.
6.0	Neighbour Notification Checked N/A
6.1	Summary of Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted. 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.
	DRAFT CONDITIONS 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. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.