

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

12th March, 2025

**PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall and remotely, via Microsoft Teams, on Tuesday, 18th March, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

**AGENDA:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. **Notification of Provision of Loading Bay**
  - (a) Provision at Nelson Street (Pages 1 - 4)
3. **Notification of Abandonment/Extinguishment**
  - (a) Notification of Extinguishment - Grassed area at River Terrace Belfast (Pages 5 - 10)
4. **Planning Appeals Notified (Pages 11 - 12)**
5. **Planning Decisions Issued (Pages 13 - 32)**
6. **Live Applications for Major Development (Pages 33 - 36)**

7. **Committee Decisions that have yet to issue (Pages 37 - 44)**
8. **Miscellaneous Reports**
  - (a) Advance Notice of Listed Buildings: 119 University Street, 121 University Street and 21 Wellington Park
  - (b) Proposed Final Planning Application Validation Checklist
9. **Planning Applications previously considered**
  - (a) LA04/2017/1991/F - Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works. - Land adjacent to Concourse Buildings, Queens Road
  - (b) LA04/2021/0547/F - Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works. - Lands at 124-126 Lisburn Road
  - (c) LA04/2022/1924/F - Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop. - 160-164 Kingsway, Dunmurry
  - (d) LA04/2024/0626/F - Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works - 1 Havelock House Havelock Place
10. **New Planning Applications**
  - (a) LA04/2024/0126/F & LA04/2024/0138/LBC - Conversion of existing buildings into Hotel, comprising of 102 no. bedrooms with public bars and restaurants. Development includes ground floor extension, staff and service elevator, interior and exterior alterations and all associated works. Proposed ground floor extension, staff and service elevator, interior and exterior alterations and all associated works to facilitate conversion of the existing building into a hotel. - 15-16 Donegall Square South and 2-14 Bedford Street; and No. 7 James Street South
  - (b) LA04/2022/1046/F - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue
  - (c) LA04/2024/1281/F - The development plans for the site include the construction of a new 3G football pitch on existing grass football pitches and associated site works. - 60 Carnanmore Park  
(Pages 45 - 54)
  - (d) LA04/2024/1869/F - Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation - The Edge, 48-52 York Street

- (e) LA04/2025/0140/LBC - Installation of new stained-glass window within City Hall - Belfast City Hall, 2 Donegall Square

11. **Restricted Items**

- (a) Outstanding Accounts Report
- (b) Quarter 3 Finance Report (Pages 55 - 62)

This page is intentionally left blank



Department for

**Infrastructure**

An Roinn

**Bonneagair**

Deapartment fur

**Infrastructure**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

**Network Traffic, Street Lighting and  
Transportation  
Eastern Division**

Mr John Walsh  
Chief Executive  
Belfast City Council  
24-26 Adelaide Street  
BELFAST  
BT2 8GB

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Annexe 7  
Castle Buildings  
Stormont Estate  
Belfast  
BT4 3SQ  
Tel:0300 200 7899  
Textphone:028 9054 0022  
Email: [Traffic.Eastern@infrastructure-ni.gov.uk](mailto:Traffic.Eastern@infrastructure-ni.gov.uk)  
Website: [www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Being Dealt with By: Jim McGarry  
Direct Line: (028) 90256189

4 March 2025

Dear Mr Walsh

## **NELSON STREET, BELFAST – PROPOSED LOADING BAY.**

In August 2022 planning permission was granted to erect new student accommodation at Nelson Street Belfast. This included the approval of a layby on Nelson Street to facilitate the servicing of the student accommodation. (loading bay).

Without appropriate legislation which enables parking enforcement, the student accommodation cannot comply with condition 13 of their planning notice, LA04/2024/0651/F

As such, we propose to carry out the legislative process for this loading bay. It will operate 7 days per week, 24 hours per day. Please see the attached plan for details.

I would be grateful if you could confirm that the Council has considered this matter and is content with the proposal.

Yours sincerely

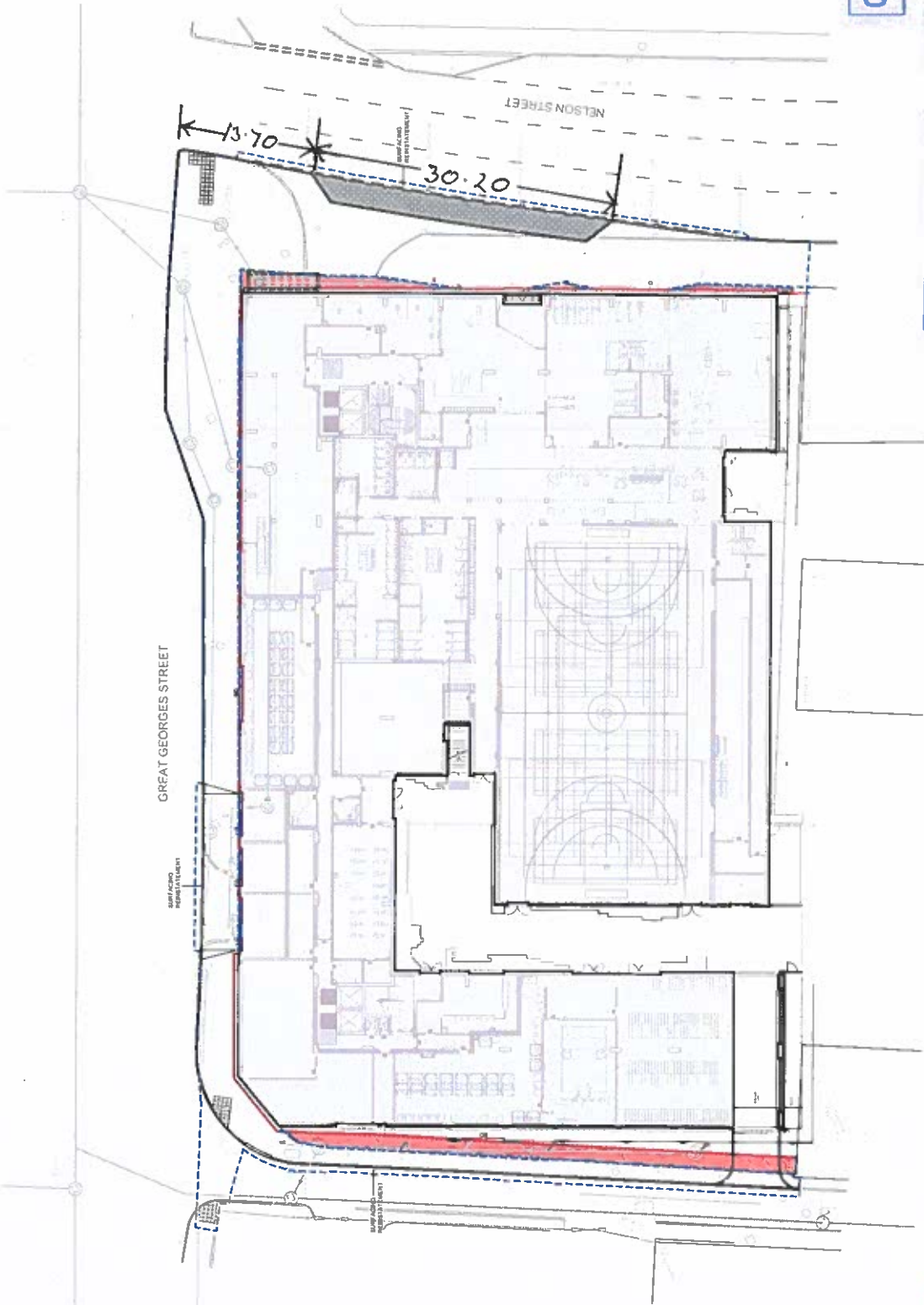
*Jim McGarry*

**Jim McGarry  
Traffic Management 1**

This page is intentionally left blank

These drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of the architect. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect is not responsible for any errors or omissions in these drawings.

- 1. All dimensions are in meters unless otherwise stated.
- 2. The drawings are to be read in conjunction with the specification and the contract documents.
- 3. The architect is not responsible for any errors or omissions in these drawings.



**INFORMATION**

These drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of the architect. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect is not responsible for any errors or omissions in these drawings.



**FLETCHER JOSEPH ASSOCIATES ARCHITECTS**  
 1. Miller Place • 10000 10th St  
 2. 10000 10th St  
 3. 10000 10th St

**STUDIOS 10001**

12/06/24 1:00 PM

12/06/24 1:00 PM

12/06/24 1:00 PM

12/06/24 1:00 PM

12/06/24 1:00 PM

**COPY FOR EPIC**

**LAUNCH 08/17**

Private Streets Inspection Drawing

12/06/24 1:00 PM

12/06/24 1:00 PM

12/06/24 1:00 PM

12/06/24 1:00 PM

**ROAD COLLIES TO BE LOCATED AS INDICATED ON THE DRAWING OR AS DIRECTED BY THE PRIVATE STREETS INSPECTOR**

**PEDESTRIAN CROSSING POINTS TO BE LOCATED AS INDICATED ON THE DRAWING OR AS DIRECTED BY THE PRIVATE STREETS INSPECTOR**

This page is intentionally left blank





<b>Subject:</b>	Notifications from statutory bodies
<b>Date:</b>	18 <sup>th</sup> March 2025
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning & Building Control
<b>Contact Officer:</b>	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	To bring to the attention of the Planning Committee a notification received from the Northern Ireland Housing Executive (NIHE) (see <b>Appendix 1</b> ) relating to the proposed extinguishment of a Public Right of Way (PRoW) at River Terrace, Belfast.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the notification correspondence received.
<b>3.0</b>	<b>Main Report</b>
3.1	The Council has received the following notification from NIHE:
3.2	<b>Proposed extinguishment of PRoW at River Terrace, Belfast</b> Received on 6 <sup>th</sup> February 2025 this notification concerns the extinguishment of a PRoW over a small grassed area at River Terrace, Belfast (see <b>Appendix 1</b> ). The notice describes the site as a grassed rectangular area directly opposite Nos. 20-24 River Terrace with an approximate measurement of 15m by 5m. There is a small 2.5 by 2m cutout (also grass) on the southern boundary reflecting the non-NIHE ownership of land at this specific location. According to Land Registry records this cutout is not a registered holding. The footpath to the eastern boundary is to be retained.
3.3	NIHE has advised that the Lower Ormeau Residents’ Action Group (LORAG) has requested to buy the land in order to improve it for the local community. The group proposes to plant flowerbeds and widen the pavement. As the land is adopted, NIHE is requesting the proposed extinguishment so that the sale of the land to the group can proceed.
3.4	There is no relevant planning history on the site.
3.5	In considering this notification other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to these consultations and it is recommended that the Committee notes this report.

<p>3.6</p> <p>3.7</p>	<p><u>Financial &amp; Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality implications or Good Relations implications / Rural needs assessment</u> None.</p>
<p><b>4.0</b></p>	<p><b>Appendices – Documents Attached</b></p>
	<p><b>Appendix 1:</b> Proposed extinguishment of PRow at River Terrace, Belfast</p>

**FORM OF NOTICE OF MAKING OF ORDER**  
**THE HOUSING (NORTHERN IRELAND) ORDER 1981**  
**EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY**

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 18<sup>th</sup> of November 2024 made an Order (“an extinguishment order”), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 18th of November 2024 referred to therein may be inspected at the South Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 31<sup>st</sup> of December 2024.

**SCHEDULE**

Grassed area at River Terrace Belfast - Extinguishment of Public Rights of Way order No1 2024

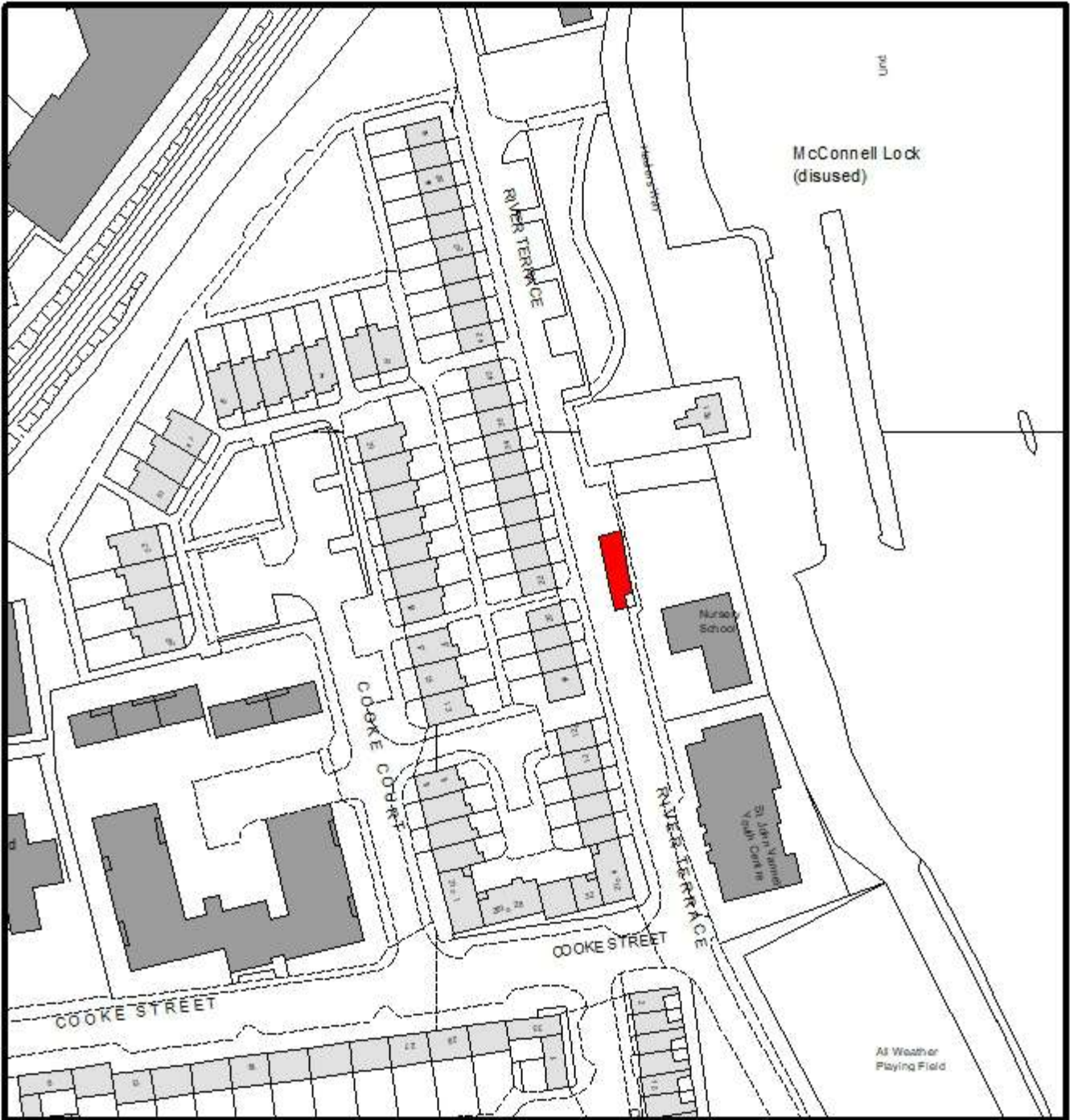
The site is described as the area covers a grassed rectangular area directly opposite 20-24 River Terrace, with an approximate measurement of 15m long by 5 m wide; there is a small 2.5m by 2m cutout (also grass) on the northern boundary reflecting the non-NIHE ownership of land at this specific location. The footpath to the eastern boundary is to be retained and is not part of the proposed sale.

DATED THIS –3<sup>rd</sup> of December 2024

---

**Grainia Long**

**Chief Executive**  
Northern Ireland Housing Executive  
2 Adelaide Street  
Belfast BT2 8PB



**BELFAST, RIVER TERRACE**  
**Extinguishment of Public Right-of-Way**  
**Order No. 1, 2024**  
**Map Dated 18th November 2024**

**NORTHERN IRELAND HOUSING EXECUTIVE,  
THE HOUSING CENTRE,  
2 ADELAIDE STREET, BELFAST, BT2 8PB**

OSNI Reference: I.G. 147-1NE2/4/SNW1/3

Scale: 1:1,250

Your Reference:

Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © copyright and database rights NIMA ES&LA209.3



This page is intentionally left blank

# Agenda Item 4

## PLANNING COMMITTEE – 18 MARCH 2025

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO 1 PAC REF 2024/A0118

PLANNING REF: LA04/2023/2297/F

APPLICANT: Cornerstone UK

LOCATION: On footpath adjacent to Wandsworth Drive, c27m east of No 186 Belmont Road, Belfast, BT4 2<sup>ND</sup>

PROPOSAL: 17.5m Telecommunications column with 6 No antennae, 3 No RRUs, 2 No radio dishes and 1 No equipment cabinet and associated ancillary works

PROCEDURE:

### APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2022/A0218

PLANNING REF: LA04/2022/1284/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Mandeville Developments NI Ltd

LOCATION: Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east), Belfast

PROPOSAL: Erection of PBMSA development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail and associated bin stores and plant and public realm improvements to surrounding footpaths

ITEM NO 2 PAC REF: 2023/A0090

PLANNING REF: LA04/2023/3933/A

RESULT OF APPEAL: DISMISSED

APPLICANT: Clear Channel NI

LOCATION: Vacant lands adj to 3 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0AA

PROPOSAL: Replacement of 2 existing standard 48 sheet advertisement hoardings with one digital screen

## APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	3	PAC REF:	2024/A0068
PLANNING REF:	LA04/2024/1076/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Conor Rooney		
LOCATION:	8A Balmoral Park, Upper Lisburn Road, Belfast, BT10 0QD		
PROPOSAL:	Refurbishment of existing building with single storey extension to front forming a new dwelling (partially retrospective)		



Decisions issued in February 2025 - No. 172

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/0221/F	D	West Belfast Sports & Social Club 370 Falls Road Belfast BT12 6DG	Proposed Retrospective Planning Application to retain a raised terrace for use for outside consumption of food (Amended Description)	Permission Granted
LA04/2021/1794/F	D	Lands adjacent to Blackie River Community Group 43 Beechmount Pass Belfast BT12 7NU	Proposed new Creche/Classroom building.	Permission Refused
LA04/2021/2756/F	D	61 Alexandra Park Avenue Belfast BT15 4ES.	Alteration & refurbishment, with change of use, of existing commercial premises to 6 No. 1-bed apartments with 2 No. integral garages.	Permission Granted
LA04/2022/0370/DCA	D	3 Harberton Drive Belfast BT9 6PE.	Demolition of 2no. minor areas of masonry walls to allow for extension, conversion of ground floor store to ensuite and associated internal refurbishment works	Consent Granted
LA04/2022/1880/F	D	463 Ormeau Road Belfast BT7 3GR	Retrospective change of use from retail unit to hot food carry out and erection of extractor flue	Permission Granted
LA04/2022/0357/F	D	3 Harberton Drive Belfast BT9 6PE	First floor dressing room extension, conversion of ground floor store to ensuite and associated internal refurbishment works.	Permission Granted

LA04/2022/1384/F	C	Lands at 12 Inverary Avenue Sydenham Belfast BT4 1RN	Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks.	Permission Granted
LA04/2022/1894/F	D	Apartment 6-01 The Obel 62 Donegall Quay Belfast BT1 3NG.	Retrospective change of use from residential to short term holiday let.	Permission Refused
LA04/2023/2443/A	D	45 - 47 UNIVERSITY ROAD MALONE LOWER BELFAST ANTRIM BT7 1ND	2 No. Jumbrellas with advertising on the fabric top. 2 no. painted signs on front elevation with external lighting fixture. (Amended Description) (Retrospective)	Consent Refused
LA04/2023/2402/PAD	D	2-12 PARKGATE AVENUE BALLYHACKAMORE BELFAST DOWN BT4 1JA	Proposed three storey development of 8 apartments and 340 square metres or retail accommodation on the ground floor.	PAD Concluded
LA04/2023/2744/F	D	107-113 RAVENHILL ROAD BALLYMACARRET BELFAST DOWN BT6 8DR	Change of use from existing retail / commercial use to provide 14no. apartments and all associated site works.	Application Withdrawn
LA04/2023/2729/F	D	29 Stockmans Park, Belfast, BT11 9AX	Proposed New Driveway Access at Rear Garden Area of Existing Property (Amended site location plan showing visibility splays)	Permission Granted
LA04/2023/2800/F	D	45 - 47 university road University Road, Belfast, BT7 1ND	2 Large umbrellas (Jumbrellas) fixed to a concrete base (Amended Site Description.) (Retrospective)	Permission Refused

LA04/2023/3066/F	D	151-167 ANTRIM ROAD TOWN PARKS BELFAST ANTRIM BT15 2GW	Alterations to previous planning approval (Ref: Z/2013/1402/F) for demolition of existing public house, betting office and snooker hall, construction of betting office, public house and 26no. apartments	Permission Granted
LA04/2023/3129/LBC	D	45-47 University road University Road, Belfast, BT7 1ND	2no. advertisement panels and lighting fixings attached to the front façade and proposed 2no. large Umbrellas (Jumbrellas) and 2 associated advertisements. (Amended Site Description & Retrospective)	Consent Refused
LA04/2023/3286/A	D	34 Clifton Street, Belfast, BT13 1AA	Retention of Digital Back Lit Sign	Consent Granted
LA04/2023/3809/F	D	209 Connsbrook Avenue, Belfast, BT4 1JZ	2 storey side/rear extension.	Application Withdrawn
LA04/2023/3982/CLE UD		Apartment 42 The Bass Buildings, 38 Alfred Street, Belfast, BT2 8EP	Existing use: The property has been used for more than 5 years for short term holiday let accommodation.	Permitted Development
LA04/2023/4128/O	D	Site adjacent to 14 Edenvale Crescent, Belfast, BT4 2BH	New End Terrace House	Permission Granted
LA04/2023/4135/F	D	4 Melrose Avenue, Belfast, BT5 5JD	Change of use from residential dwelling (C1) to 4 bed House in Multiple Occupancy (Sui Generis) with removal of existing rear single storey extension with new ground floor window to rear elevation to accommodate new kitchen area with associated works. (Amended Proposal Description)	Permission Granted
LA04/2023/4203/F	D	42 Circular Road, Belfast, BT4 2GA	Demolition of existing house and erection of replacement dwelling. Associated site works.	Permission Granted

LA04/2023/4232/F	D	44-46 Cregagh Road, Castlereagh, Belfast, BT6 9EQ	Retention of covered yard as storage area t and associated works. to rear of commercial units	Permission Granted
LA04/2023/4234/F	D	44 Cregagh Road, Castlereagh, Belfast, BT6 9EQ	Change of Use to Retail Outlet (retrospective)	Permission Granted
LA04/2023/4395/F	D	29 St Aubyn Street, Belfast, BT15 3QF	Change of use from existing residential dwelling to house of multiple occupancy (HMO)	Permission Granted
LA04/2023/4506/F	D	Pembroke Loop Road, 4 Springbank Road, Springbank Industrial Estate, Belfast, BT17 0QL	Erection of new manufacturing warehouse and associated site works.	Permission Granted
LA04/2023/4609/DC		11-17 Donegall Street, Belfast, BT1 2FF	Discharge of Condition 11 of Planning Approval LA04/2016/2620/F. Revised Glazing sample	Condition Not Discharged
LA04/2024/0036/F	D	Flat 1a, 438 Antrim Road, Belfast, BT15 5GB	Retention of change of use from residential apartment to short term let accommodation	Permission Refused
LA04/2024/0082/F		Apartment 48 The Bass Buildings, 38 Alfred Street, Belfast, BT2 8EP	Retrospective change of use from residential apartment to short term let accommodation	Application Withdrawn
LA04/2024/0146/F	D	25 Edenvale Crescent, Belfast, BT4 2BH	Two storey side and rear extension and conversion of dwelling to 2 Self Contained Apartments with associated landscaping and new vehicular accesses for provision of 2 car parking spaces.	Permission Granted
LA04/2024/0205/F	D	19 Gartree Place, Belfast, BT11 8LR	Rear extension to dwelling and level access patio area.	Application Withdrawn

LA04/2024/0351/F	D	3 Derryvolgie Avenue, Belfast, BT9 6FL	Amalgamation of two apartments to create one dwelling, erection of a two-storey rear extension, erection of a single-storey side and rear extension, installation of 2 no. front dormers, and associated landscaping works. (Amended Description)	Permission Granted
LA04/2024/0451/NMC		52 Mountainview Gardens, Belfast, BT14 7GW	Non-material change to Planning Approval LA04/2023/4057/F. Change the external finish on the proposed extension from red brick to white render	Non Material Change Refused
LA04/2024/0481/DCA	D	3 Derryvolgie Avenue, Belfast, BT9 6FL	Demolition of two storey rear extension, external rear stairs and skylight to main roof.	Consent Granted
LA04/2024/0524/F	D	5 Keadyville Avenue, Belfast, BT15 3QE	Change of use from 4 bedroom residential dwelling (C1) to 5 bedroom HMO (Sui Generis) + single storey rear extension.	Permission Granted
LA04/2024/0619/F	D	100 University Street, Belfast, BT7 1HE	Proposed change of use from office space to 11 bedroom guest accommodation (Use Class C2). (Change of Applicant and Agent)	Permission Granted
LA04/2024/0735/F	D	Ground Floor, 61-67 Donegall Street, Belfast, BT1 2QH	Change of use of ground floor (B1) offices to (Sui Generis) restaurant use. External bin storage area to rear car park. 3 no. air conditioning units and an extraction flue to terminate 1.0m above eaves. (Amended Plans & Description).	Permission Granted
LA04/2024/0711/F	D	286 Woodstock Road, Belfast, BT6 9DN	Change of use from single dwelling house to 2no. apartments. (1-bedroom apartment at ground floor and 2-bedroom apartment on first & second floor).	Permission Granted

LA04/2024/0731/A	D	Grace Family Centre 77-95 Alliance Avenue, Belfast, BT14 7PJ	One shop sign	Consent Granted
LA04/2024/0808/F	D	Lands at Diageo Bonding Centre 3 Marshalls Road Castlereagh Belfast BT5 6SL	Extension measuring 130sqm to facilitate loading for side loader trucks; compactor building measuring 105sqm; parts store measuring 84sqm	Permission Granted
LA04/2024/0815/F	D	36-38 Donegall Place Town Parks Belfast BT1 5BB	Change of use from retail unit (class A1) to bank (class A2); alterations to shopfront and proposed ATM	Permission Granted
LA04/2024/0816/LBC	D	36-38 Donegall Place, Belfast, BT1 5BB	Internal alterations, shopfront alterations and new ATM	Consent Granted
LA04/2024/0894/F	D	15 Malone Place, Belfast, BT12 5FD	Change of use from residential dwelling to short term let (Retrospective)	Permission Granted
LA04/2024/0901/LBC	D	9A Ascot Gardens, Belfast, BT5 6LX	Replacement of damaged existing roof structure and associated replacement of existing windows.	Application Withdrawn
LA04/2024/0920/DC	D	1-7 Grays Lane and 776,776,776a,778,778a,780,780aSh ore Road, Belfast, BT15 4HW	Discharge of condition 13 LA04/2020/0027/F	Condition Discharged
LA04/2024/0966/F	C	28 Dunvegan Street, Belfast, BT6 8GE	Retrospective: Change of use from 3- bedroom residential dwelling (C1) to short-term let (Sui Generis). Amended Plans & Description.	Permission Refused

LA04/2024/0982/F	D	4 Mount Pleasant, Belfast, BT9 5DS	Removal of asbestos slates to rear return and replacement with solar tiles. Provision of electric car charger to front garden perimeter stub wall, and minor alterations to the building including internal reconfiguration of the bathroom.	Permission Granted
LA04/2024/0983/LBC	D	4 Mount Pleasant, Belfast, BT9 5DS	Removal of asbestos slates to rear return and replacement with solar tiles. Provision of electric car charger to front garden perimeter stub wall, and minor alterations to the building including internal reconfiguration of the bathroom.	Consent Granted
LA04/2024/1073/F		1-3 Lombard Street (2 High Street), Belfast, BT1 1RB (amended address)	Change of use of the second, third, fourth, fifth and sixth floors from office use to 26no. short term let apartments with associated building works.	Permission Granted
LA04/2024/1106/F	D	38 Fitzroy Avenue, Belfast, BT7 1HW	Change of use from 2-bed flat on Ground floor / 3-bed flat HMO (House in Multiple Occupation) on 1st/2nd floor to 1-bed flat on Ground floor / 4-bed HMO on 1st/2nd floor.	Permission Granted
LA04/2024/1130/F	D	94 Duncairn Gardens, Belfast, BT15 2GJ	Change of use from 2no. residential apartments (C1) to 6-bedroom HMO (Sui Generis). Second floor rear extension. Front bay window extension. Dormer window at front and rear. External bike storage. External alterations and site works.	Permission Granted

LA04/2024/1233/DCA	D	1-3 Lombard Street (2 High Street), Belfast, BT1 1RB	Removal of internal walls and doors on 2nd - 6th floors. Creation of smoke shaft as indicated on drawings. Creation of new opening in external wall at 6th floor for new external door and screen	Consent Granted
LA04/2024/1264/CLO PUD	D	6-8 Greenwood Avenue, Belfast, BT4 3JJ	Physiotherapy clinic to a veterinary practice	Permitted Development
LA04/2024/1312/A	D	Located on footpath in front of Whitehall Tobacco Works, 1 Linfield Road, Sandy Row, Belfast, BT12 5AH	1x 2m high Totem	Consent Granted
LA04/2024/1339/DC	D	Lands north east of 43 Stockmans Way and south west of 49 Stockmans Way, Belfast, BT9 7ET	Discharge of condition 11 LA04/2021/0629/F - Construction Environmental Management Plan (CEMP).	Condition Not Discharged
LA04/2024/1392/LBC	D	Crumlin Road Gaol - A Wing 53-55 Crumlin Road, Belfast, BT14 6ST	Proposed advertisements to be displayed at entrance and on front elevation of listed building	Consent Granted
LA04/2024/1395/F	D	28 Bristol Avenue, Belfast, BT15 4AJ	Demolition of existing garage and partial demolition to ground floor walls of existing rear return to accommodate a new single-storey extension to the side of the property.	Permission Granted
LA04/2024/1396/CLE UD	D	Flat 2, 12 Camden Street, Belfast, BT9 6AU	Existing Use : House in Multiple Occupation (HMO)	Permitted Development
LA04/2024/1413/A	D	Crumlin Road Gaol - A Wing 53-55 Crumlin Road, Belfast, BT14 6ST	2 shop signs	Consent Granted
LA04/2024/1401/PRE LIM	D	308-312 Shankill Road Belfast	Development site	PAD Concluded
LA04/2024/1440/F	D	138-140 Ravenhill Road, Belfast, BT6 8ED	Change of Use of first floor from Offices to Short-Term Let with use of flat roof to rear as an open terrace.	Permission Granted



LA04/2024/1432/F	D	16 Glen Crescent, Belfast, BT11 8FB	New dwelling and associated site works	Permission Granted
LA04/2024/1494/DC	D	30-34 Bradbury Place, Belfast, BT7 1RS	Discharge of condition 8 LA04/2017/2753/F - Noise Verification Report	Condition Discharged
LA04/2024/1519/F	D	30 Dorchester Park, Belfast, BT9 6RJ	Proposed erection of replacement dwelling and attached garage with demolition of existing dwelling and detached garage	Permission Granted
LA04/2024/1555/DC	D	The Foundry 10-16 Hill Street, Belfast, BT1 2LA	Discharge of Condition 5 LA04/2023/2685/F - Noise Verification Report	Condition Discharged
LA04/2024/1557/F	D	28-32 Eglantine Avenue, Belfast	Demolition of detached garage to rear of No's 30-32 Eglantine Avenue; demolition of single storey rear return and change of use of No.28 Eglantine Avenue from residential (2No flats) to 9-bed guest house, including erection of new single storey rear return and provision of additional off-street parking	Permission Granted
LA04/2024/1559/DCA	D	28-32 Eglantine Avenue, Belfast	Demolition of detached garage to rear of No's 30-32 Eglantine Avenue; demolition of single storey rear return and change of use of No.28 Eglantine Avenue from residential (2No flats) to 9-bed guest house, including erection of new single storey flat roof rear return and provision of additional off-street parking	Consent Granted
LA04/2024/1578/F	D	4 Waterloo Park, Belfast, BT15 5HU.	Rear dormer and x2 rooflights to front.	Permission Granted
LA04/2024/1569/A	D	75 Glenmachan Street, Belfast, BT12 6JB	1 Digital Advertising Sign	Application Withdrawn

LA04/2024/1580/F	D	13 Ormiston Square, Belfast, BT4 2RU	Part retrospective erection of timber garden storage shed in side garden, including new boundary fence and alterations to ground levels.	Permission Granted
LA04/2024/1585/LBC	D	Parliament Buildings, Northern Ireland Assembly - government building.	Specialist cleaning of external stonework.	Consent Granted
LA04/2024/1581/CLO PUD	D	63 Martinez Avenue, Belfast, BT5 5LY	Removal of timber frame garage and erection of replacement garage	Application Required
LA04/2024/1632/F	D	79 Ravenhill Park, Belfast, BT6 0DG	Demolition of existing rear return, first floor dormer, and garage to facilitate 2 storey and single storey rear extension, fenestration changes and associated site works.(Amended Plans & Amended Proposal Description)	Permission Granted
LA04/2024/1633/A	D	366 Lisburn Road, Malone Lower, Belfast, BT9 6GL	1 Digital Sign	Consent Refused
LA04/2024/1627/F	D	57 Donegall Road, Belfast, BT12 5JL	Change of use from residential to short let accommodation (Retrospective)	Permission Granted
LA04/2024/1647/F	D	606a Ballysillan Road, Belfast, BT14 6RP	Retrospective erection of Timber Fence to rear of the garden.	Permission Granted
LA04/2024/1660/F	D	40 Woodcot Avenue, Belfast, BT5 5JA	Change of use from 2 bed dwelling to 3 bed HMO	Permission Granted
LA04/2024/1664/F	D	22 Wolseley Street, Belfast, BT7 1LG	Change of use from 3no. HMO Flats (total 14no. bedrooms) to Guesthouse (Use Class C2) including external and internal alterations.	Permission Granted
LA04/2024/1671/F	D	159-161 Donegall Pass, Belfast, BT7 1DT	Change of use of existing vacant church building formerly used as a restaurant to mini supermarket / convenience store (Use Class A1).	Permission Granted

LA04/2024/1681/CLO PUD	D	6 Red Hall Lane, Belfast, BT4 2FA	Single storey bay window	Application Required
LA04/2024/1739/F	D	32 Edgcumbe Gardens, Belfast, BT4 2EH	Flat roofed rear and side extension with associated fenestration changes on North elevation. Creation of garage to front of dwelling. Creation of rear patio area.	Permission Granted
LA04/2024/1710/DC	D	49-51 Malone Road Belfast	Discharge of condition 3 LA04/2023/3400/F - Submission of materials specifications and images	Condition Discharged
LA04/2024/1720/F	D	150-156 Duncairn Gardens, Belfast, BT15 2GN	Kitchen extension to rear of church and new boundary wall to front.	Permission Granted
LA04/2024/1771/CLE UD	D	Flat 2, 29 Eglantine Avenue, Belfast, BT9 6DW	Change of use to House in Multiple Occupation (HMO).	Permitted Development
LA04/2024/1778/F	D	85 Garnock Hill, Belfast, BT10 0AW	Proposed single storey extension to rear of dwelling.	Permission Granted
LA04/2024/1839/F	D	9 Casaeldona Crescent, Belfast, BT6 9RE	Conversion of integral garage into playroom and construction of new single storey lean-to garage on gable	Permission Granted
LA04/2024/1823/NMC	D	64 Andersonstown Road, Andersonstown, Belfast, BT11 9AN	Proposed relocation of bicycle store within the site and associated update to drawing reference stipulated in Condition 4 attached to the planning permission LA04/2020/2077/F	Non Material Change Refused
LA04/2024/1834/F	D	3 Posnett Court, Belfast, BT7 1FQ	Single storey extension to the side of the property with level access to front	Permission Granted
LA04/2024/1849/F	D	3 Ravensdene Park Gardens, Belfast, BT6 0DD	2 storey extension to rear with single storey extension, replacement of existing extension roof and additional window to gable wall	Permission Granted

LA04/2024/1844/F	D	14 Malone Park Lane, Belfast, BT9 6NQ	Retrospective application for development not built in accordance with planning permission LA04/2022/1937/F. Retention of carport to rear, hardstanding front and rear, landscaping and external alterations, relocation of access with new access gate and dropped kerb and demolition of side chimney.	Permission Granted
LA04/2024/1845/F	D	1 Rathmore Street, Belfast, BT6 8BW	Single storey extension to rear with internal alterations.	Permission Granted
LA04/2024/1855/F	D	55 Adelaide Park, Belfast, BT9 6FZ	Single storey rear extension including internal alterations to existing garage. Amendment to previous approval (LA04/2024/0546/F)	Permission Granted
LA04/2024/1850/F	D	27 Kingsland Park, Belfast, BT5 7FB	Single storey rear extension with fenestration changes to rear and side elevations. Creation of a veranda to the rear	Permission Granted
LA04/2024/1854/A	D	168 Cavehill Road, Belfast, BT15 5EX	2 Shop sign, 1 Projecting sign, 1 Digital, 3 Other - LED Light Pocket Property Displays	Consent Granted
LA04/2024/1864/F	D	553 Donegall Road, Belfast, BT12 6DX	Rear single storey extension and rear dormer with addition of front elevation roof skylight	Permission Granted
LA04/2024/1860/F	D	87 Donegall Park Avenue, Belfast, BT15 4FQ	Proposed single storey extension and first floor extension to rear of property with fenestration changes to rear.	Permission Granted
LA04/2024/1863/DC	D	6 Bloomfield Avenue, Apt 1-16, Belfast, BT5 5AD	Discharge of Condition 9- Verification Report. LA04/2022/0651/F	Condition Discharged

LA04/2024/1871/LBC	D	159-161 Donegall Pass, Belfast, BT7 1DT	Proposed internal alterations to facilitate change of use of existing vacant church building formerly used as a restaurant to mini supermarket / convenience store	Consent Granted
LA04/2024/1870/F	D	185 Templemore Avenue, Belfast, BT5 4FR	Change of use from 4 bed dwelling (C1) to 5 bed HMO (Sui Generis)	Permission Granted
LA04/2024/1874/F	D	16 Grasmere Gardens, Belfast, BT15 5EG	Removal of the existing lean to utility and former coal store to rear and replacement with a two storey and single storey extension. (AMENDED PLANS)	Permission Granted
LA04/2024/1875/F	D	8 Marylebone Park, Belfast, BT9 5HF.	Single storey rear and side extension. Existing refurbishment and associated landscaping.	Permission Granted
LA04/2024/1889/NMC	D	53 Knock Presbyterian Church Kings Road, Belfast, BT5 6JH	alter the overall length of the existing Church Offices roof. The west side hip-end would be deconstructed and moved east by 3.1m. The entire roof will be re-slatted to ensure continuity of material, a natural slate will be used to match the existing.  LA04/2021/1590/F	Application Withdrawn
LA04/2024/1892/A	D	1 Corn Market, Belfast, BT1 4DA	1 illuminated fascia shop sign	Consent Granted
LA04/2024/1894/F	D	235 Belmont Road, Belfast, BT4 2AH	Single storey extension to rear of dwelling with extension to 2.4m rear boundary wall	Permission Granted
LA04/2024/1902/F	D	43 Lismoyne Park, Belfast, BT15 5HE	Demolition of existing garage and construction of a two storey side / rear extension. Alterations to front garden to form parking area.	Permission Granted

LA04/2024/1895/F	D	65 Rosepark, Belfast, BT5 7RH	Single storey rear extension with fenestration changes to rear and side elevations. Widening of driveway entrance.	Permission Granted
LA04/2024/1911/F	D	Deanby Centre (Former Our Lady's Girls' Primary School) 32 Deanby Gardens, Belfast, BT14 6NN	Creation of an external lift to service 2 floors of building	Permission Granted
LA04/2024/1912/F	D	70 Sunnyside Park, Dunmurry, Belfast, BT17 0PZ	Single storey extension to the rear of property, car hard-standing and level access to rear. New access to be provided via rear boundary from Areema Drive	Permission Granted
LA04/2024/1916/F	D	60 Fitzroy Avenue, Belfast, BT7 1HX	Change of use to short term holiday letting accommodation (retrospective)	Permission Refused
LA04/2024/1925/F	D	191 Ballyhill Road, Belfast, BT14 8SF	Creation of garage, raised patio area and veranda. Rear and side extension replacing existing carport	Permission Granted
LA04/2024/1919/CLE UD	D	27 Ulsterville Gardens, Belfast, BT9 7BA	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2024/1945/F	D	9 Dunlambert Drive Belfast BT15 3NE	Demolition of existing outbuilding to provide single storey rear/side extension	Permission Granted
LA04/2024/1932/F	D	80 Marlborough Park North, Belfast, BT9 6HJ	Partial demolition to gable wall for single storey side extension	Permission Granted
LA04/2024/1934/F	D	Odyssey Pavilion, Pavilion Queens Quay, Belfast, BT3 9QQ	Removal of existing silver coloured composite cladding panelling and replacement of same areas with new cladding to match existing in size and appearance.	Permission Granted

LA04/2024/1936/F	D	Odyssey Pavilion, Pavilion Queens Quay, Belfast, BT3 9QQ	Removal of existing silver coloured composite cladding panelling and replacement of same areas with new cladding to match existing in size and appearance.	Permission Granted
LA04/2024/1938/F	D	31 Rochester Street, Belfast, BT6 8EU	Change of use from dwelling to 3 bedroom HMO	Permission Granted
LA04/2024/1958/DC	D	Lands adjacent to 78 Cloona Park, Belfast	Discharge Condition No. 8 of Planning Approval LA04/2022/1203/F - Archaeological Programme of Works	Condition Discharged
LA04/2024/1959/A	D	2 Castlereagh Road, Belfast, BT5 5FP	Proposed 1.6m x 3.2m (Portrait) LED Digital Advertising Screen fixed to gable wall.	Application Withdrawn
LA04/2024/1966/F	D	65 Shandon Park, Belfast, BT5 6NX	(AMENDED DESCRIPTION) Retrospective application for a rear single-storey extension.	Permission Granted
LA04/2024/1971/DCA	D	80 Marlborough Park North, Belfast, BT9 6HJ	Partial demolition of gable wall to facilitate proposed single storey side extension	Consent Granted
LA04/2024/1997/A	D	Unit 37 Upper Ground Floor, Victoria Square, Belfast, BT1 4JW	2 No. internally illuminated 'Krispy Kreme' signs and 1 No. vinyl graphic	Consent Granted
LA04/2024/2007/F	D	12 Loughview Heights, Old Park, Belfast, BT14 8QR	Creation of a single storey sun room to the rear elevation of property. Creation of raised rear patio area.	Permission Granted
LA04/2024/2035/F	D	16 Deramore Park South, Belfast, BT9 5JY	Proposed garden room, sauna and tree playhouse in garden.	Permission Granted
LA04/2024/2031/F	D	1B Ballarat Street, Belfast, BT6 8FW	Demolition of existing building and construction 6 residential apartments	
LA04/2024/2036/F	D	5 Hillside Gardens, Belfast, BT9 5EP	Roof space conversion with a rear dormer. Front porch, ground floor side and rear extension with addition of patio and demolition of existing single storey garage.	Permission Granted

LA04/2024/2029/DC	D	52-58 Dorchester House Great Victoria Street, Belfast, BT2 7BB	Discharge of condition 7 LA04/2023/3821/F - Ventilation Strategy	Condition Discharged
LA04/2024/2120/F	D	1-3 McClintock Street, Belfast, BT2 7GL	Retrospective Change of Use from retail to student accommodation 'break out' and foyer/reception areas	Permission Granted
LA04/2024/2057/NMC	D	Lands adjacent to and north and east of 87 Hopewell Crescent and south of Hopewell Avenue.	Retrospective change from render to brick between two ground floor windows.	Non Material Change Granted
LA04/2024/2056/NMC	D	Lands adjacent to and north and east of 87 Hopewell Crescent and south of Hopewell Avenue.	Lowered eaves and ridge. Removal of two windows. Lowered floor level for one apartment entrance.	Non Material Change Granted
LA04/2024/2055/F	D	193 Ravenhill Road, Belfast, BT6 0BQ	Single-storey rear extension	Permission Granted
LA04/2024/2071/A	D	130 Holywood Road, Belfast, BT4 1NY	1 No. sign	Consent Granted
LA04/2024/2074/F	D	120 Orchardville Crescent, Belfast, BT10 0JT	Two storey rear and side extension	Permission Granted
LA04/2024/2092/CLE UD	D	6-8 Greenwood Avenue, Belfast, BT4 3JJ	Application to determine the lawful use as a physiotherapists (with associated works including reception, studio, treatment rooms and offices).	Permitted Development
LA04/2024/2080/LBC	D	22 Joy Street, Belfast, BT2 8LE	Gas installation to the rear of the property	Consent Granted
LA04/2024/2086/DC	D	30, 32 & 34 Corrib Avenue, Belfast, BT11 9JB (OFF THE SHAWS ROAD)	Discharge condition 3 of planning approval LA04/2020/1126/F	Condition Not Discharged
LA04/2024/2084/CLE UD	D	4 Strandview Street, Belfast, BT9 5FF	Change of use to House in Multiple Occupation (HMO)	Permitted Development



LA04/2024/2108/A	D	Lidl 100-116 Stewartstown Road, Belfast, BT11 9JQ	3 Internally lit Shop logo sign, 1 Internally lit Totem Pole, 1 Internally lit Freestanding Sign, 3 LED Illuminated Poster Boards	Consent Granted
LA04/2024/2119/F	D	5 Wellington Place, Belfast, BT1 6GA	Proposed Change of Use from financial services (Class A2) to sit in coffee shop (sui generis).	Permission Granted
LA04/2024/2122/DC	D	Translink Short Strand Bus Depot, Mountpottinger Road, Belfast, BT5 4BH	Discharge of Condition No.3 - Submission of a detailed remediation strategy (GT24-1026v03 Short Strand Bus Depot Belfast - Remediation Strategy)- LA04/2023/4184/F	Condition Discharged
LA04/2024/2121/DC	D	Spirit AeroSystems, Airport Road West, Belfast, BT3 9ED	Discharge Condition 2 of LA04/2019/2850/F- Gas Protection Mitigation Report and Verification Strategy	Condition Discharged
LA04/2024/2129/LBC	D	Parliament Buildings, Ballymiscaw, Stormont, Belfast, BT4 3XX	Removal of mechanical & electrical equipment and solar array; removal of fixed stainless steel rail and damaged Portland Stone parapets. Rebedding of existing Portland Stone hoppers. Replacement of roof and stone parapets. Lead capping for parapets, new free standing protection rail and reinstatement of mechanical & electrical equipment and solar array.	Consent Granted
LA04/2024/2135/A	D	Linenhall Exchange, 26 Linenhall Street, Belfast, BT2 8GB	2 internally lumminated projecting signs and 7 window decals (9 signs total)	Consent Granted
LA04/2024/2139/CLE UD	D	Flat 2, 1 Wolseley Street, Belfast, BT7 1LG	Change of use to HMO (House in multiple occupancy).	Permitted Development

LA04/2024/2157/DC	D	730-760 SHORE ROAD, BELFAST, BT15 4HL ST MARY'S PARISH, GREENCASTLE	Discharge of condition 21 Z/2013/0095/F BOUNDARY DETAILS SITE LAYOUT AND BOUNDARY DETAILS	Condition Discharged
LA04/2025/0010/F	D	9 Brians Well Grove, Dunmurry, Belfast, BT17 0YQ	Rear dormer	Permission Granted
LA04/2025/0024/F	D	97 Ardenlee Avenue, Belfast, BT6 0AD	Demolition of existing single storey utility/ wc extension to the rear. Addition of single storey and two storey extension to the rear. Addition of dormer to the attic to the rear. Internal reconfiguration.	Permission Granted
LA04/2024/2159/F	D	56 Palmerston Road, Sydenham, Belfast, BT4 1QB	Alterations and single storey rear extension	Permission Granted
LA04/2025/0028/F	D	3 North Road, Belfast, BT5 5NE	Single storey rear extension and internal alterations	Permission Granted
LA04/2025/0033/DC	D	23 University Street, Belfast, BT7 1FY	Discharge Condition 5 of LA04/2019/1751/F- Service management Plan for Flat 2, 23 University Street, Belfast, BT7 1FY.	Condition Discharged
LA04/2025/0037/DC	D	Former police station at 21 Queen Street, Belfast, BT1 6EA	Discharge Condition 6 of LA04/2020/0568/F- Archeological Program of works	Condition Discharged
LA04/2025/0053/DC	D	St Matthew's R C Church Bryson Street, Belfast, BT5 4ES	Discharge Condition 3 of LA04/2024/1618/LBC- Details of external railings	Condition Discharged
LA04/2025/0071/F	D	5 Glengoland Avenue, Belfast, BT17 0HY	Demolition of existing garage and new single storey rear and side extension	Permission Granted
LA04/2025/0065/A	D	38-52 & 53 Lisburn Road, Malone Lower, Belfast, BT9 6AA	2 No. Hoarding signs	Consent Granted

LA04/2025/0099/LBC	D	18-19 Clarence Chambers, Ground Floor Donegall Square East, Belfast, BT1 5HE	Minor internal reconfiguration works at ground floor level (to facilitate existing premises Margot).	Consent Granted
LA04/2025/0105/WPT	D	13 Firmount, Antrim Road, Belfast	Works to trees in conservation area	Works to TPO Granted
LA04/2025/0106/WPT	D	4 Mount Carmel, Belfast, BT15 4DQ	Works to trees in a conservation area	Works to TPO Granted
LA04/2025/0130/DC	D	14 Dublin Road, Belfast	Discharge Condition 13 of LA04/2023/4366/F - Ground Investigation Factual and Interpretative Report (Piling Risk Assessment - Appendix 4)	Condition Discharged
LA04/2025/0115/WPT	D	8,Alexandra Gardens, Apt G, BT15 3LJ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0131/DC	D	Pavilion Block 7 Former Belvoir Park Hospital, Hospital Rd, Belfast, BT8	Discharge of condition 8 LA04/2024/1043/F-Historic Fabric Interventions, alteration or removal inc Photographic report	Condition Discharged
LA04/2025/0134/WPT	D	30 Bladon Park, Belfast, BT9 5LG	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0135/WPT	D	35 Kensington Road, Belfast, BT5 6NJ	Works to TPO protected trees	Works to TPO Granted
LA04/2025/0143/NMC	D	46 Ladas Drive, Belfast, BT6 9FT	Non Material change to planning approval LA04/2024/1107/F - Change of external finish from render to facing brick to match existing and the addition of a window to the rear elevation	Non Material Change Granted
LA04/2025/0150/WPT	D	1 Malone Court, Belfast, BT9 6PA	As per attached Tree survey and Report	Works to Trees in CA Agreed
LA04/2025/0147/WPT	D	21 Chichester Gardens, Belfast, BT15 5FS	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0148/WPT	D	10 Maple Hill, The Manor, Belfast, BT10 0PZ	Proposed TPO Fell Tree	Works to TPO Granted

LA04/2025/0158/A	D	28 Belmont Road, Belfast, BT4 2AN	2 shop signs	Consent Granted
LA04/2025/0155/WPT	D	707A Antrim Road, Belfast, BT15 4EH	Works to trees protected	Works to Trees in CA Agreed
LA04/2025/0166/CLE UD	D	Flat 2, 1 Stranmillis Park, Belfast, BT9 5AU	House in multiple occupation (HMO)	Permitted Development
LA04/2025/0180/WPT	D	58 Osborne Park, Belfast, BT9 6JP	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0195/PRE LIM		All Saints Church University Street, Belfast, BT7 1FZ	Proposed partial demolition and redevelopment of All Saints Church to provide 49 no. apartments with associated parking on lands adjoining Canterbury Street, Westminster Street and University Street, Belfast	PAD Concluded
LA04/2025/0246/CLO PUD	D	Lands at 87-109 Joy Street, Belfast, BT2 8ED	Surface level public car park	Permitted Development
LA04/2025/0255/WPT	D	36 Maryville Park, Belfast, BT9 6LP	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0269/CLE UD	D	64 South Parade, Belfast, BT7 2GQ	Change of use to House in Multiple Occupation (Existing HMO)	Permitted Development
LA04/2025/0294/WPT	D	100 Balmoral Avenue, Belfast, BT9 6NZ.	I need to fell an 8 mt high fir tree that has started to lean dangerously towards my house after recent storms	Works to TPO Granted
				<b><u>Total Decisions</u></b>

Live Major Applications not previously considered by Committee @ 11.03.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	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 94 No. dwellings and associated and ancillary works.	21-Apr-22	17-Nov-22	UNDER CONSIDERATION
2	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	UNDER CONSIDERATION
3	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	UNDER CONSIDERATION
4	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	UNDER CONSIDERATION
5	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	UNDER CONSIDERATION
6	LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	15-Mar-24	11-Oct-24	UNDER CONSIDERATION

7	LA04/2024/0285/F	Major	Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ	Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney. (Renewal of planning permission reference LA04/2018/1998/F)	20-Feb-24	17-Sep-24	UNDER CONSIDERATION
8	LA04/2024/0429/F	Major	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including the construction of a new six storey building on the existing surface level car park, part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street.	08-Mar-24	04-Oct-24	UNDER CONSIDERATION
9	LA04/2024/0569/O	Major	STORMONT HOTEL 587 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST BT4 3LP	Outline planning permission with all matters reserved for independent living and assisted living retirement apartments (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	UNDER CONSIDERATION
10	LA04/2024/0570/F	Major	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 Summerhill Park (nos. 37 & 39).	Change of use of from 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.	04-Apr-24	31-Oct-24	UNDER CONSIDERATION
11	LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	13-May-24	09-Dec-24	UNDER CONSIDERATION
12	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	UNDER CONSIDERATION

13	LA04/2024/1385/F	Major	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for Class B1(a) office and/or Class B1(c) research and development. (amended description)	09-Aug-24	07-Mar-25	UNDER CONSIDERATION
14	LA04/2024/1592/F	Major	Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.	20-Sep-24	18-Apr-25	UNDER CONSIDERATION
15	LA04/2024/1761/RM	Major	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	15-Oct-24	13-May-25	UNDER CONSIDERATION
Page 35	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	23-Jun-25	UNDER CONSIDERATION
17	LA04/2024/2044/F	Major	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	26-Nov-24	24-Jun-25	UNDER CONSIDERATION
18	LA04/2024/2077/F	Major	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works.	29-Jan-25	27-Aug-25	UNDER CONSIDERATION
19	LA04/2024/2131/F	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F.	31-Jan-25	16-May-25	UNDER CONSIDERATION

20	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	UNDER CONSIDERATION
21	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	UNDER CONSIDERATION
Page 36	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir.</p> <p>Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	UNDER CONSIDERATION



# Planning Applications Discussed at Committee Between 01 Apr 2019 and 11 Mar 2025

Decision Description	Totals
	28
Consent Granted	
Consent Refused	
Permission Granted	1
Permission Refused	
<b>Total</b>	<b>29</b>

Application No.	Location	Proposal	Category	Date Valid	Delegated Committee	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Today's Date	Reason decision not issued
LA04/2021/547/F	Lands at 124-126 Lisburn Road Belfast BT9 6AH	Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works.	LOC	30-Mar-21	C	15/02/2022	46	160	No Issue Date	Permission Granted		11/03/2025	Awaiting Section 76 Agreement
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed 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	C	29/06/2023	33	88	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2022/1924/F	160-164 Kingsway Dunmurry BT17 9RZ.	Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.	LOC	19-Oct-22	C	29/06/2023	36	88	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2023/2324/F	MOUNTAIN VIEW CENTRE NORGLLEN GARDENS BALLYMURPHY BELFAST ANTRIM BT11 8EL	Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units category 1 over 55s tenure) and change of use/alterations of existing retail unit to apartments (8 units private tenure), communal amenity, parking, site access alterations, landscaping and ancillary site works	LOC	13-Dec-22	C	17/10/2023	44	73	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement

LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	C	14/11/2023	148	69	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	C	16/01/2024	124	60	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2022/1219/F	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street	MAJ	21-Jun-22	C	16/01/2024	82	60	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2022/0097/F	22-30 Hopefield Avenue Belfast BT15 5AP	Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings)	LOC	04-Apr-22	C	13/02/2024	97	56	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement

LA04/2017/1991/F	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	MAJ	20-Sep-17	C	19/03/2024	338	51	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2020/2105/F	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	C	19/03/2024	177	51	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	MAJ	15-Apr-22	C	18/06/2024	113	38	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	C	15/10/2024	30	21	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	C	15/10/2024	28	21	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	C	12/11/2024	33	17	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement

LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	C	12/11/2024	39	17	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/0122/F	Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG	Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.	MAJ	19-Jan-24	C	10/12/2024	46	13	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/1138/F	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses. (Amended Description)	MAJ	16-Oct-24	C	10/12/2024	7	13	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/1141/DCA	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses	LOC	28-Jun-24	C	10/12/2024	23	13	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/1744/LBC	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	LOC	16-Oct-24	C	10/12/2024	7	13	No Issue Date	Decision To Be Issued		11/03/2025	Deferred for Site Visit

LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	C	10/12/2024	33	13	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	C	10/12/2024	93	13	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
LA04/2024/0714/F	Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.	MAJ	14-Feb-25	C	21/01/2025	-3	7	No Issue Date	Permission Granted		11/03/2025	Awaiting issuing
LA04/2024/0754/F	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	LOC	26-Apr-24	C	21/01/2025	38	7	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Issuing

LA04/2024/1458/F	Divis and The Black Mountain National Trust Site, Divis Road, Hannahstown, Belfast, BT17 0NG.	Alterations to the site include refurbishing and repurposing of 3no existing vernacular buildings to provide visitor facilities and replacing 1 shed, a small garage and an agricultural structure with a new amenity building. Enhancements to the existing pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Wider site improvement works are proposed including path enhancements and new routes, installation of site furniture and interpretation signage.	MAJ	20-Sep-24	C	11/02/2025	20	4	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Consultees
LA04/2024/1837/F	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor Ballymurphy Belfast Co. Antrim	Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of approved foul and surface water drainage programme, from prior to commencement to prior to occupation.	MAJ	17-Nov-24	C	11/02/2025	12	4	4	Permission Granted	11 Mar 2025	11/03/2025	
LA04/2024/1623/F	49 Woodcot Avenue, Belfast, BT5 5JB	Change of use from 4 bed dwelling (C1) to 4 bed House of Multiple Occupancy (Sui Generis)	LOC	26-Sep-24	C	11/02/2025	19	4	No Issue Date	Decision To Be Issued		11/03/2025	Deferred for Site Visit
LA04/2024/1551/F	Cathedral Gardens (Buoy Park), Donegall Street, Belfast, BT1 2GT	Public Realm Environmental Improvement scheme	LOC	26-Sep-24	C	11/02/2025	19	4	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Consultees
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue Belfast.	Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	LOC	06-Nov-20	C	11/02/2025	222	4	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement

LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.	Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout)	LOC	04-Oct-24	C	11/02/2025	18	4	No Issue Date	Decision To Be Issued		11/03/2025	Awaiting Section 76 Agreement
------------------	--	---	-----	-----------	---	------------	----	---	---------------	-----------------------	--	------------	-------------------------------

This page is intentionally left blank



## Committee Report

Summary	
<b>Application ID:</b> LA04/2024/1281/F	<b>Committee Date:</b> 18 <sup>th</sup> March 2025
<b>Proposal:</b> Construction of a new 3G football pitch on existing grass football pitch and associated site works.	<b>Location:</b> 60 Carnanmore Park, Belfast, BT11 9YL
<b>Referral Route:</b> Council application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Property & Projects Department, Belfast City Council, 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> Property & Projects Department, Belfast City Council, 9-21 Adelaide Street Belfast BT2 8DJ
<b>Date Valid:</b> 10 <sup>th</sup> June 2024	
<b>Target Date:</b> 23 <sup>rd</sup> September 2024	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer, Development Management.	
<p><b>Executive Summary:</b></p> <p>This application relates to the existing grass football pitch located at Carnanmore Park, Belfast.</p> <p>The proposal seeks permission to develop the grass pitch to a 3G playing surface.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of the proposed uses</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Natural heritage</li> </ul> <p>The site is within a highly sustainable location offering convenience to the end user of the development. The proposal will provide a playing surface for all-weather conditions that will be beneficial to the community.</p> <p>No objections have been received from statutory and non-statutory consultees.</p> <p>One objection has been received to the proposal which calls into question the standard of the PRA contamination report presented with the application and stating that a GQRA report would be required.</p>	

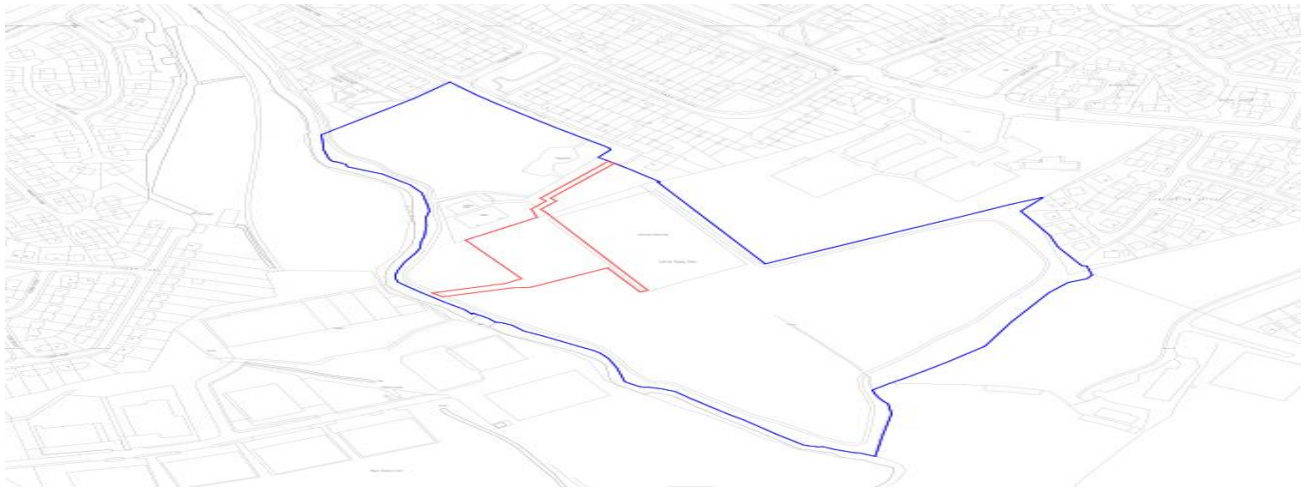
**Recommendation**

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

## DRAWINGS AND IMAGERY

### Site Location Plan:



### Site layout plan:



## 1.0 Characteristics of the Site and Area

- 1.1 The site is an existing grass football pitch, one of four pitches that are adjacent to Suffolk Community Centre. The site is adjacent to a residential area and is separated from an industrial/storage and distribution complex by the Glen River.

<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p><b>RELEVANT PLANNING HISTORY</b></p> <p>Z/2004/2945/F, Permission Granted 07 April 2005: Proposal: Provision of ramp access to Suffolk Pavilion and general refurbishment works.</p> <p>Z/2010/0978/F, Permission Granted 22 December 2010: Proposal: Erection of perimeter steel fencing 2.45m high and spectator fencing 1.2m high, including gates, repositioning of existing fences &amp; gates and track for service vehicles.</p> <p>Z/2011/1145/F Permission Granted 26 January 2012: Proposal: Single storey changing and meeting room facilities and 2no floodlighting installations 8.4m high</p>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy CI1 – Community Infrastructure Policy OS5 – Intensive sports facilities</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p><b>4.0</b></p> <p>4.1</p>	<p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – no objection.</p> <p><b>DfI Rivers</b> – no objection, the proposal is not within a flood plain.</p> <p><b>NIEA</b> – no objection, recommends conditions.</p> <p><b>Shared Environmental Services</b> – no objection</p>

<p>4.2</p> <p>4.3</p>	<p><u>Non-Statutory Consultees</u></p> <p><b>Environmental Health</b> – no objection, recommends conditions.</p> <p><b><u>Representations</u></b></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>One objection has been received from a local resident, raising the following concern.</p> <ul style="list-style-type: none"> <li>• The objection called into concern the validity of the submitted contamination stating there has been an omission of important not included.</li> </ul> <p>Environmental Health and NIEA are the relevant authority for contamination in relation to impact on human health and environmental assets, they have assessed the submitted information and were content to with the proposal subject to relevant conditions.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p>	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of the proposed uses</li> <li>• Impact on amenity</li> <li>• Open space</li> <li>• Climate change</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Natural heritage</li> </ul> <p><b>Development Plan Context</b></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</p>

	<p>(“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.6	<p><u>Operational Polices</u></p>
5.7	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</p>
5.8	<p><u>Proposals Maps</u></p>
5.9	<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, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) 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 draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><b>Belfast Urban Area Plan 2001</b> – the site is zoned as Lands reserved for Landscape, Amenity or Recreation use.</p> <p><b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is zoned as existing area of open space and urban landscape wedge</p> <p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is zoned as existing open space and Urban Landscape wedge (BT 083) Colin Glen</p>
5.10	<p><u>Principle of the proposed use</u></p>
5.11	<p>The use of the site has already been established as planning fields. The proposal seeks to alter the playing surface from grass to an all-weather surface. The proposal retains the established use of the site and provides a betterment for the community.</p>
5.12	<p><u>Impact on amenity</u></p>
5.13	<p>Policy CI 1 relating to community infrastructure expresses that the Council will seek to protect and provide development opportunities for community health and leisure among other facilities based on local need. The policy further states that planning permission will be granted for the provision of new and improved community infrastructure within the urban area. Proposals will be expected to ensure there is no unacceptable impact on residential amenity or the natural or built heritage. Proposals will also be expected to be assessable to all.</p>
5.14	<p>The site of the pitch will not be altered in terms of distance from nearby residential dwellings. It is therefore accepted that the proposal will not introduce any additional impacts on these nearby properties. The site is located within an area that accommodates all forms of transport to reach the site including walking, cycling and public transport. NIEA has also confirmed that the proposal will not impact on natural heritage.</p>
5.15	<p><u>Open space</u></p>

5.16	Policy OS5 relating to intensive sports facilities states that planning permission will be granted for the provision of new and extended intensive sports facilities where it is located within settlement limits, is accessible and there are no unacceptable impacts on the amenity of people living near-by.
5.17	The proposal complies with the policy, it is located within an accessible location within a settlement and will not impact on the amenity of near-by residents as for the reason previously stated.
5.18	<b><u>Climate change</u></b>
5.19	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed pitch is to include materials that are natural and bio degradable demonstrated by the use of corn cobs, cork or olive pits filling.
5.20	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The scheme proposes the use of surface water collection system fitted with a hydrobrake that reduces the run-off rate to the same level as greenfield run-off.
5.21	<b><u>Health impacts</u></b>
5.22	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.23	The site is highly accessible and will provide an excellent community infrastructure that will help contribute to the health and wellbeing of the community over a long-term basis.
5.24	The proposal is considered to satisfy the requirements of Policy HC1.
5.25	<b><u>Environmental protection</u></b>
5.26	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, noise and odour impacts.
5.27	<b><u>Contaminated land</u></b> The contaminated land reports provided with the application has been accepted by Environmental Health and they are content subject to condition. The proposal is considered to accord with Policy ENV1.
5.28	

5.29	<p><b><u>Natural heritage</u></b></p> <p>Policy NH1 relates to the protection of natural heritage resources. The proposal will see the discharge of run-off water into the near-by Colin River NIEA and SES were consulted on the proposal. They offered no objection to the proposal subject to the inclusion of planning conditions.</p>
6.0	<p><b>Recommendation</b></p>
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p>
6.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and any issues arising so long as they are not substantive.</p>
7.0	<p><b>DRAFT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</li> </ol> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <ol style="list-style-type: none"> <li>3. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</li> </ol> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <ol style="list-style-type: none"> <li>4. The hereby approved floodlighting scheme shall be installed in line with the submitted design scheme presented in the Wallace Whittle Environmental Building Services report titled: Suffolk 3G Pitch Floodlighting calculations report' to ensure compliance with the Institute of Lighting Professionals Guidance on the Reduction of Obtrusive Lighting at nearby houses.</li> </ol> <p>Reason: protection of residential amenity</p>



5. The approved floodlighting scheme shall not be operational between the hours of 23:00 and 07:00hrs on any day.

Reason: protection of residential amenity

6. The installed drainage system shall at all times include the proposed gullies fitted with silt trap buckets and microfilter on the outlet pipes as detailed in Typical Details uploaded to the Planning Portal 15 Nov 2024.

Reason: To ensure protection of the aquatic environment.

7. Prior to the operation of the 3G pitch hereby approved the full Maintenance and Management Plan as outlined in the document "Consultation Response to NIEA & SES October 2024" uploaded to the Planning Portal 15 Nov 2024 is to be complied with and must include a regular inspection and cleaning regime for the silt trap buckets and microfilter in the drainage system. The pitch will thereafter be operated in accordance with this document.

Reason: To ensure protection of the aquatic environment.

8. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Construction Environmental Management Plan uploaded to the Planning Portal 15 Nov 2024.

Reason: To protect ecology and safeguard the amenities of the area.

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank