



D3 Cruise Terminal

Community Consultation

June 2025



Contents

Introduction	2
Background to Belfast Harbour	3
The Approved Development (Commenced)	4
The Proposed Revisions to the Approval	5
Planning Considerations	6 - 7
Next Steps	8

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Please take time to review the information and return any comments via the feedback form available on our consultation page

[Click Here](#)
D3 Consultation Website

or further information is available by contacting
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1. Introduction

Belfast Harbour was granted planning permission in July 2019 (ref. LA04/2016/0421/F) for the construction of a new multi-purpose facility within the Port. This will be used for berthing ships; principally cruise ships together with other cargo ships and is known as the D3 Cruise Terminal, with the location identified below. It will also expand the port's capacity for offshore wind turbine assembly and installation.

Works to deliver the new cruise terminal, in line with the approved planning permission were commenced in June 2024 and are ongoing on site.

Following the appointment of GRAHAM Construction and the further development of detailed design proposals, Belfast Harbour Commissioners have now identified a number of minor revisions that they wish to make to the approved development. These revisions relate only to terrestrial (land-based) works and require a new separate planning application. The planning application will be submitted to Belfast City Council for consideration in due course.

Whilst this application is under consideration, the marine works and site development will continue as previously approved, to ensure delivery of the new facility by summer 2027.

This Community Consultation process seeks to inform the local community about the proposed amendments. It also seeks to gather any views and opinions to inform the final proposed revisions to the approved development; the environmental considerations; and to assist in preparation of the associated planning application.

Site Location ▼



Google Earth 2025

2. Background to Belfast Harbour

Belfast Harbour is Belfast's port authority and operates the principal maritime gateway on the island of Ireland. The harbour estate covers an area of 2,000 acres representing 20% of the Belfast City area. It is Northern Ireland's logistics and distribution hub and home to major businesses including Microsoft, Harland & Wolff, Capita, CitiGroup, Belfast City Airport and Spirit AeroSystems.

Belfast Harbour, serves the Northern Ireland economy and increasingly that of the Republic of Ireland. Around 70% of Northern Ireland's and 20% of the entire island's seaborne trade is handled at the Harbour each year.

Key Project Benefits

- The D3 cruise terminal is the largest single investment project ever undertaken by Belfast Harbour.
- The £90m new dual purpose deepwater quay will accommodate some of the world's largest cruise vessels whilst expanding the port's capacity for offshore wind turbine assembly and installation.
- Investment will future proof Belfast's position as the leading city on the island of Ireland for cruise tourism.
- It will enable further growth in cruise tourism to the regional economy estimated between £20-25m per year.
- This landmark investment is a key deliverable of Belfast Harbour's Advance Regional Prosperity 2025-2029 strategy which outlines plans to invest £208m in significant port improvements and £105m in the ongoing regeneration and development of Harbour Estate and waterfront.
- Construction works are ongoing onsite and completion is expected by summer 2027.



3. The Approved Development (Commenced)

Work is currently underway at the site to build new facilities where cruise ships can dock in Belfast, helping to support the growing tourism industry. During the off-season for the cruise industry, generally from October through to March, the planning approval allows the use of the berthing facilities for lay-by, and general cargo handling.

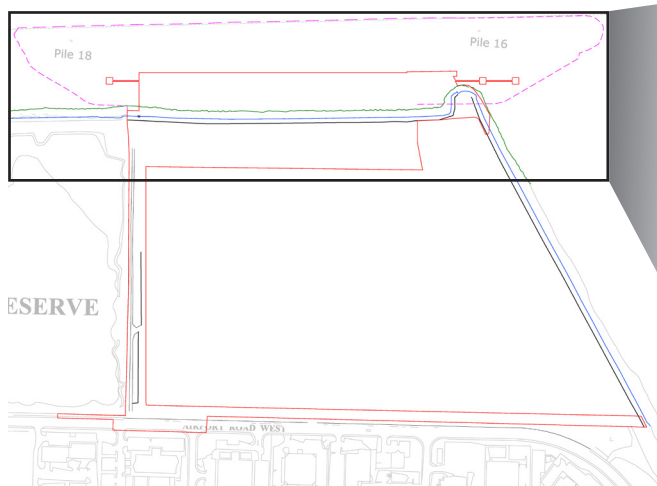
As noted above, planning permission (ref. LA04/2016/0421/F) was granted by the Department for Infrastructure (DfI) in July 2019 for:

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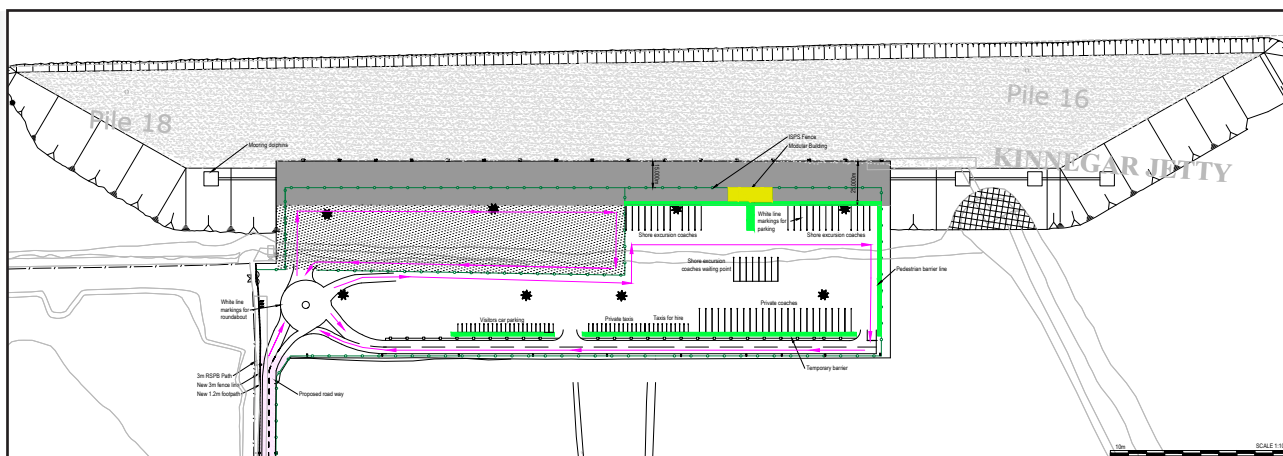
Construction of a new multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, break bulk and dry bulk during cruise ship off season. Development comprises the construction of 340m long solid quay with mooring dolphins, dredging of the berthing pocket and infilling behind the new quay wall using imported clean fill materials, construction of a 25m wide piled relieving slab along the quay length, with heavy duty paving surfacing on the quay/slab hinterland, access road, security gates, access barrier and kiosk at Airport Road West, modular terminal building, shore side facilities, lighting, fencing, screen bund and landscaping.

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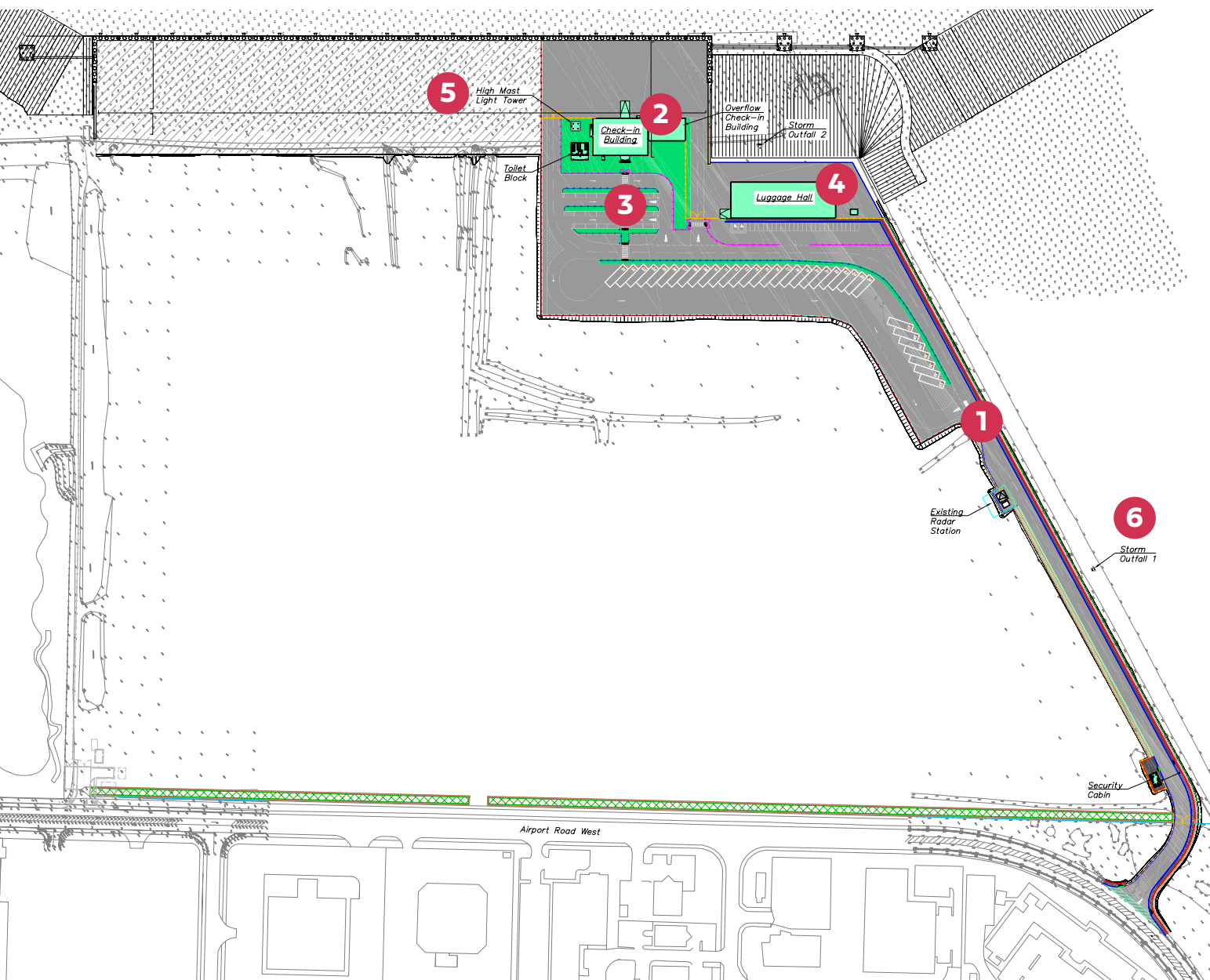
Approved Planning Boundary ▼



Approved Layout ▼



4. The Proposed Revisions to the Approval



For comparison, the proposed revisions which we are currently seeking further approval for include:

- 1** An existing access track along the north east boundary of the D3 site is to be upgraded to form the main access road to cruise facilities (previously along RSPB boundary and cruise building) together with the installation of associated street lighting and a new parking area;
- 2** Cruise building moved circa 50m northeast;
- 3** Relocation of the main parking/drop-off/pick-up area - moved further north;
- 4** Inclusion of a baggage-handling building – this will be a basic warehouse structure (c. 1,000sqm);
- 5** Reduction in number of tower lights to one which will be located next to the cruise building; and
- 6** A new drainage outlet pipe will be built approximately halfway along the upgraded access road to discharge water collected from the road.

5. Planning Considerations

Whilst the Department for Infrastructure (DfI) processed the application previously as ‘regionally significant’, they have confirmed through early engagement that these proposed amendments to the terrestrial elements of the approved development can be delegated to Belfast City Council for consideration.



Although the proposed revisions are relatively minor in nature, the application would be deemed as a ‘major planning application’ and Belfast Harbour Commissioners are undertaking this community engagement in line with their statutory obligations.

Environmental Considerations

The Environmental Statement submitted in support of the approved application will be reviewed and any relevant information will be updated in line with current legislative and policy requirements where it is appropriate. This will ensure a robust, front loaded planning application.

The review will consider the following topics, as previously assessed for the approved scheme:

- Landscape and Visual Impact
- Marine Ecology
- Air Quality & Climate
- Noise & Vibration
- Terrestrial Ecology & Ornithology
- Flood Risk & Water Quality
- Contaminated Land
- Artificial Lighting
- Traffic & Transport
- Archaeology & Cultural Heritage
- Climate Change
- Human Health
- Major Accidents or Disasters

It is anticipated that the majority of assessments are likely to confirm the same conclusions as the Environmental Impact Assessment (EIA) which accompanied the implemented approval, however, should any additional mitigation measures be required, this will be outlined and agreed through pre-application discussions with Belfast City Council and other relevant statutory consultees.

Works have commenced in line with the existing planning approval and the overall project timeline is projected as follows:

Stage	Timescale
Planning Approval Originally Granted	July 2019
Contract Awarded to Graham Construction	April 2025
Commencement of Works	June 2024
Marine construction commencement	April 2025
Submission of Proposal of Application Notice (PAN)	29th May 2025
Pre-Application Discussions (PAD) with Belfast City Council Planning and Consultees	Ongoing
Preparation of Planning Application & Supplementary Environmental Information	Ongoing
Submission of Planning Application	Q3 2025
Anticipated Approval of Revised Planning Application	Anticipated Q1/Q2 2026
Works Completed	Anticipated Summer 2027

JUNE
24th

Community Consultation
Information Events begin

6. Next Steps

This Community Consultation process seeks to establish the views and opinions of the community and will assist in the preparation of the associated planning application. Our aim is to continue construction with minimum inconvenience to local residents, businesses and the community as a whole and to work with all those who may be affected.

Care for the environment remains a prime concern – we will continue to work closely with the local public, community representatives (including the existing environmental steering group), environmental specialists and statutory bodies, where applicable, throughout the process.

Public events have been organised to offer all members of the local community and other interested parties an opportunity to engage directly with our staff and members of the appointed consultancy team.

JUNE 24th Tuesday 24th June 2025, 3-7pm
Belfast Harbour Office, 2 Corporation Street, Belfast, BT1 3AL

JUNE 26th Thursday 26th June 2025, 3-7pm
Holywood Library, Sullivan Building, 86-88 High Street, Holywood, BT18 9AE

If you have any questions, please either speak to one of our representatives at the events as they are there to assist you in understanding the project.

We would welcome your views and comments on the proposed project and invite you to submit your comments to our project team on the feedback forms provided.

More information is available by contacting
Kieron.mcauley@rps.tetrattech.com

or accessing our website at:
<https://www.belfast-harbour.co.uk/port/amendments-d3-planning-consent/>



It is important to note that any comments you make to us during this consultation process do not affect your statutory rights to make further representations to Belfast City Council whenever the planning application has been submitted.

