

CIS FOCUS

BELFAST HOTELS IN THE PIPELINE



↑ **7.1%** in 2023

In the calendar year 1st January 2023 – 31st December 2023, CIS saw an increase in volume of 7.1% in new applications submitted and approved applications issued in the hotel sector throughout Northern Ireland.

In Belfast alone there is already the potential for 1,384 new hotel bedrooms in the city should all of the recent planning proposals be fulfilled.

1,384 New Beds

£1Bn Investment

Tourism and Regeneration is one of the four key pillars of the ambitious 10 year £1 billion Belfast Region City Deal programme of investment. Seven key projects, including the £100 million landmark Belfast Stories visitor experience, which is due to open in 2028, are all aimed at encouraging visitors to stay longer and explore more across the entire region.

The hotel sector makes a significant contribution to the local NI economy, boosting tourism, jobs and local business. Tourism is now recognized as one of Belfast's key success stories.

'One Week in November' The Belfast City Council Planning Committee issued approval for 5 hotel projects in the city back in November 2023 alone:

Project Name	Stage	Details
Centre House, Chichester Street, Belfast – 163 - bedroom hotel	Plans Granted	Click here to view project details
War Memorial Building, Waring Street, Belfast – 120-bedroom hotel	Contract Awarded	Click here to view project details
Donegall Street/Donagall Street Place, Belfast – 20-bedroom hotel	Plans Granted	Click here to view project details

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Hill Street, Belfast – 20-bedroom hotel	Plans Granted	Click here to view project details
Titanic Quarter, off Queens Road, Belfast – 135-bedroom hotel & 93 aparthotel beds	Contract Awarded	Click here to view project details

Other Belfast hotel projects in the pipeline include:

Project Name	Stage	Details
Bedford House, Bedford Street, Belfast – 146-bedroom hotel	Pre-Planning	Click here to view project details
Scottish Mutual Building, Donegall Square South/Bedford Street, Belfast – 102-bedroom hotel	Plans Submitted	Click here to view project details
Waring Street, Belfast - 164-bedroom Moxy hotel	Plans Granted	Click here to view project details
Beaufort House, Wellington Place, Belfast – 113-bedroom hotel	Plans Granted	Click here to view project details
Dorchester House, Great Victoria Street, Belfast – 130-bedroom aparthotel	Plans Submitted	Click here to view project details
21 Queen Street, Belfast – 74-bedroom hotel	Plans Submitted	Click here to view project details
29-33 Bedford Street, Belfast – 132-bedroom aparthotel	Plans Granted	Click here to view project details
Glenmona Site, Upper Springfield Road, Belfast – 65-bedroom hotel	Plans Granted	Click here to view project details

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Highlighted Projects



Planning permission has been granted to Kilmona Property for a 163-bedroom hotel at Centre House, 69-87 Chichester Street, Belfast.

A 6-storey development retaining retail and restaurant facilities at ground floor level. The design has been carried out by Coogan & Company Architects.



Aloft Hotel/Residence Inn by Marriott. Farrans Construction Limited are on site with enabling works to be followed by the main construction works on this 135-bedroom hotel at Titanic Quarter. Design has been carried out by RMI with Project management by Johnston Houston.

This will be a 5-storey building and will include 93 x aparthotel beds.



Moxy by Marriott Hotel Development. Planning approval is in place for this 164-bedroom hotel.

This is a 7-storey building involving extension works.

The building is the former home of the Nambarrie Tea factory.

Overall investment in the site is estimated at £25 million.



The Dean Hotel, Belfast.

A pre planning application by Todd Architects & TSA Planning Ltd was deemed acceptable during 2023 by the Belfast Planning Department. Full plans have yet to be submitted although c.100 bedrooms (and as many as 146) are envisaged.



A 74-bedroom hotel is on the cards for a site at 21 Queen Street, Belfast – a former police station.

This is a building designed by RPP Architects & Dickson FitzGerald Architects.

During November 2023, CIS observed Belfast City Council planners approve no less than 5 hotel developments for Belfast city centre in one week alone. The approvals will help meet rising visitor demand in the city and to further contribute to Belfast's economic growth. Belfast will see new hotels under various brands including Aloft Hotel/Residence Inn by Marriott, Staybridge Suites by IHG, Moxy by Marriott.

According to the Northern Ireland Hotel Federation, there are already 39 hotels in Belfast with a total of 5,040 rooms. Indeed, a new tourism strategy for Northern Ireland, drawn up by the Department for the Economy, aims to grow the value of the tourism industry by up to 75% over the next 10 years. A major part of the new strategy is to convince visitors to stay longer hence the need for more hotel beds.

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