

PLANNING COMMITTEE – 15 SEPTEMBER 2026

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2026/A0058
PLANNING REF:	LA04/2026/0082/F		
APPLICANT:	Mrs Shuhan Yang		
LOCATION:	215a Templemore Avenue, Belfast, BT5 4FS		
PROPOSAL:	Change of use from 1-bedroom residential apartment (C1) to short-term let for a maximum of 90 days per calendar year		
PROCEDURE:			

ITEM NO	2	PAC REF	2026/A0076
PLANNING REF:	LA04/2024/1646/F		
APPLICANT:	Mr Alan Pollock		
LOCATION:	46-50 Gilnahirk Road, Belfast, BT5 7DG		
PROPOSAL:	Demolition of existing dwelling (No 50 Gilnahirk Road) to facilitate proposed extension and alterations to existing petrol station including extension of retail floorspace, extension and realignment of car park to provide 9 No additional car parking spaces and pedestrian access, cycle parking, construction of retaining wall and associated landscaping		
PROCEDURE:			

ITEM NO	3	PAC REF	2026/E0062
PLANNING REF:	LA04/2026/0138/CA		
APPLICANT:	Mrs Maria McAllister		
LOCATION:	Land at 7 Pakenham Mews, Malone Lower, Belfast, BT7 1XA		
PROPOSAL:	Alleged unauthorised change of use of 7 Pakenham Mews, Malone Lower, Belfast, BT7 1XA from a dwelling house to short-term let accommodation, without the benefit of planning permission		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2026/E0063
PLANNING REF:	LA04/2026/0134/CA		
APPLICANT:	Mrs Maria McAllister		
LOCATION:	Land at 3 Pakenham Mews, Malone Lower, Belfast, BT7 1XA		
PROPOSAL:	Alleged unauthorised change of use of 3 Pakenham Mews, Malone Lower, Belfast, BT7 1XA from dwelling house to short-term let accommodation		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0090
PLANNING REF:	LA04/2022/1046/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Cregagh Developments Ltd		
LOCATION:	18 Annadale Avenue, Belfast, BT7 3JH		
PROPOSAL:	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)		

ITEM NO	2	PAC REF:	2025/A0126
PLANNING REF:	LA04/2025/0122/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Philip Young		
LOCATION:	Lands between 14 and 16 Lancedean Road, Belfast, BT6 9QP		
PROPOSAL:	Demolition of 4 No garages and erection of 2 No semi detached dwellings, part 2 storey part 3 storey		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	3	PAC REF:	2026/N0001
PLANNING REF:	LA04/2026/0871/F		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Phoenix Wine & Spirit Stores Ltd		
LOCATION:	Land to the north of 10-18 Queen Street, Land to the rear and north of 11a Fountain Street and Land to the south of 33-63 Castle Street, Belfast		
PROPOSAL:	Temporary erection (for 3 years) of 2 No padel courts and shipping containers to form an outdoor food/beverage and retail market with associated covered canopies, seating, alterations to existing on site parking (public) and toilets along with associated development		
ITEM NO	4	PAC REF:	2025/A0081
PLANNING REF:	LA04/2024/1466/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Hanrose Ltd		
LOCATION:	41 Rosetta Road, Belfast, BT6 0LR		
PROPOSAL:	Ground floor extension and alterations to provide 1 No retail unit. Two storey rear extension. Rear dormer. Change of use of first and second floor level and part of ground floor level to 6 bed/6 person HMO		
ITEM NO	5	PAC REF:	2026/A0032
PLANNING REF:	LA04/2026/0771/DC		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park BT9 6NL		
PROPOSAL:	Discharge of condition. No demolition works shall commence until a Demolition Materials Recovery Plan (DMRP) has been submitted to and approved in writing by the Council. The DMRP shall include: 1. A full audit of all materials arising from the demolition, identifying materials capable or reuse, recycling, or recovery. 2. A schedule of salvage, detailing, quantities, or materials to be salvaged and the methods for their careful removal. 3. A reuse and destination plans, specifying how each category or salvaged material will be used within the development or, where reuse on site is not practicable, the proposed destination and method of recycling or recovery.		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO 6 PAC REF: 2025/E0080

PLANNING REF: LA04/2021/0008/CA

RESULT OF APPEAL: ENFORCEMENT NOTICE QUASHED

APPLICANT: Mr Jonathan Caldwell

LOCATION: Land at 18b Newforge Lane, Belfast, BT9 5NW

PROPOSAL: Alleged erection of an unauthorised shed without the benefit of planning permission or permitted development rights as detailed in The Planning (General Permitted Development) Order (Northern Ireland) 2015

COSTS CLAIM DECISION

ITEM NO 6 PAC REF: 2025/E0080

PLANNING REF: LA04/2021/0008/CA

RESULT OF APPEAL: COSTS CLAIM DENIED

APPLICANT: Mr Jonathan Caldwell

LOCATION: Land at 18b Newforge Lane, Belfast, BT9 5NW

PROPOSAL: Alleged erection of an unauthorised shed without the benefit of planning permission or permitted development rights as detailed in The Planning (General Permitted Development) Order (Northern Ireland) 2015