

## PLANNING COMMITTEE – 9 DECEMBER 2025

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0087
PLANNING REF:	LA04/2024/1113/F		
APPLICANT:	Mr Jordan Fraser		
LOCATION:	75m NW of 29 Middle Braniel Road, Belfast		
PROPOSAL:	Change of use of barn and outbuildings to Class C1 dwellinghouse with extension, septic tank and soakaway, vehicular access and associated works		
PROCEDURE:			
ITEM NO	2	PAC REF	2025/A0090
PLANNING REF:	LA04/2022/1046/F		
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 3 storey building and 5 No 2 storey terraced dwellings) with associated landscaping and car parking (amended description)		
PROCEDURE:			
ITEM NO	3	PAC REF	2025/A0100
PLANNING REF:	LA04/2023/2971/F		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park, Belfast, BT9 6NL		
PROPOSAL:	Demolition of existing dwelling and erection of a new detached dwelling and associated site works		
PROCEDURE:			

## **APPEALS NOTIFIED (CONTINUED)**

ITEM NO	4	PAC REF	2025/A0101
PLANNING REF:	LA04/2023/2972/DCA		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park, Belfast, BT9 6NL		
PROPOSAL:	Demolition of existing dwelling to facilitate erection of a new detached dwelling		
PROCEDURE:			

## **APPEAL DECISIONS NOTIFIED**

ITEM NO	1	PAC REF:	2025/A0043
PLANNING REF:	LA04/2024/0981/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Matthew Simms		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Retrospective change of use from a residential dwelling (Class C1) to short-term let accommodation (sui generis). Appeal against condition 2: The short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 02a is occupied by a person as their primary, permanent residence. For the avoidance of doubt the bedroom/s shall not be occupied as a second home or short term let accommodation. The owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with		

## **COSTS DECISION**

ITEM NO	1	PAC REF:	2025/E0002
PLANNING REF:	LA04/2023/0980/CA (EN01)		
RESULT OF APPEAL:	APPELLANT DENIED		
APPLICANT:	Malachy Loughrey		
LOCATION:	7 Inver Avenue, Belfast, BT15 5DG		
PROPOSAL:	Unauthorised change of use to short term let		