

PLANNING COMMITTEE – 18 AUGUST 2026

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2026/A0026
PLANNING REF:	LA04/2025/1144/F		
APPLICANT:	Mr Paul Campbell		
LOCATION:	53 Springfield Road, Belfast, BT12 7AD		
PROPOSAL:	Change of use from 4-bed dwelling to 5-bed/5-person HMO. Appeal against Condition 2. The use hereby permitted shall not become operational unless details of foul drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.		
PROCEDURE:			
ITEM NO	2	PAC REF	2026/A0032
PLANNING REF:	LA04/2026/0771/DC		
APPLICANT:	Mr James Bradley		
LOCATION:	45 Malone Park, Belfast, BT9 6NL		
PROPOSAL:	Discharge of Condition – No demolition work shall commence until a demolition materials recovery plan (DMRP) has been submitted to and approved by the Council		
PROCEDURE:			
ITEM NO	3	PAC REF	2026/N0001
PLANNING REF:	LA04/2026/0871/F		
APPLICANT:	Phoenix Wine and Spirit Stores Ltd		
LOCATION:	Land to the north of 10-18 Queen Street, Land to the rear and north of 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		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2026/A0038
PLANNING REF:	LA04/2025/1460/F		
APPLICANT:	Cornerstone Telecommunications Infrastructure Ltd		
LOCATION:	Grassed verge between Knock Road and Roddens Park, approximately 20m west of 54 Roddens Park, Clarawood, BT5 6QD		
PROPOSAL:	The proposal comprises of the installation of a 20m monopole, supporting 6 No antennas, 1 No transmission dish, 2 No equipment cabinets, 1 No electric meter equipment cabinet and ancillary development thereto including 3 No Ericsson Radio Systems (ERS's), 1 No GPS module and 1m high retaining wall combined with handrail around the back perimeter of the site		
PROCEDURE:			
ITEM NO	5	PAC REF	2026/E0038
PLANNING REF:	LA04/2025/0501/CA		
APPLICANT:	Mr James Sharkey		
LOCATION:	Land at 28 Rathgar Street, Malone Lower, Belfast, BT9 7GD		
PROPOSAL:	Alleged unauthorised material, change of use of 28 Rathgar Street, Malone Lower, Belfast, BT9 7GD from a dwelling house to short term let accommodation without the benefit of planning permission		
PROCEDURE:			
ITEM NO	6	PAC REF	2026/A0059
PLANNING REF:	LA04/2026/0585/F		
APPLICANT:	Mr Matthew Simms		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Removal of Condition 2 of planning reference LA04/2024/0981/F and appeal reference 2025/A0043 (retention of bedroom)		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	7	PAC REF	2026/E0043
PLANNING REF:	LA04/2026/0128/CA		
APPLICANT:	Mrs Anabell Gillespie		
LOCATION:	Land at 2 Stormount Crescent, Ballymacarrett, Belfast, BT5 4NT		
PROPOSAL:	Alleged unauthorised change of use of 2 Stormount Crescent, Belfast, BT5 4NT from a dwelling house to short-term let accommodation		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0114
PLANNING REF:	LA04/2023/2893/O		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mrs Roisin Driscoll		
LOCATION:	11 Glenmachan Drive, Belfast, BT4 2RE		
PROPOSAL:	Erection of a dwelling to the rear garden of 11 Glenmachan Drive, including an amended existing access from the Glenmachan Road (additional information)		

ITEM NO	2	PAC REF:	2025/L0021
PLANNING REF:	LA04/2025/1760/CLEUD		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Roland Stephen Black		
LOCATION:	91 Maryville Street, Belfast, BT7 1AE		
PROPOSAL:	Existing use as short term let (First floor apartment)		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO 3 PAC REF: 2026/E0007
PLANNING REF: LA04/2025/0760/CA
RESULT OF APPEAL: WITHDRAWN
APPLICANT: Mr Matthew Simms
LOCATION: Land at 5 College Place North, Belfast, BT1 6BE
PROPOSAL: Alleged unauthorised change of use from a dwelling to short term let accommodation, without the benefit of planning permission

ITEM NO 4 PAC REF: 2025/A0127
PLANNING REF: LA04/2025/0040/F
RESULT OF APPEAL: DISMISSED
APPLICANT: Mr Richard Gorman
LOCATION: 58 and 58A Belmont Church Road, BT4 3FG
PROPOSAL: Retrospective outbuilding and boundary fences and demolition of existing outbuildings

ITEM NO 5 PAC REF: 2026/A0006
PLANNING REF: LA04/2024/1654/F
RESULT OF APPEAL: ALLOWED
APPLICANT: Mr Gerard Mackle
LOCATION: 432 Falls Road, Belfast, BT12 6EN
PROPOSAL: Change of use from a 7 bedroom dwelling house to a 7 bed/9 person HMO

ITEM NO 6 PAC REF: 2025/E0072
PLANNING REF: LA04/2022/0410/CA
RESULT OF APPEAL: ENFORCEMENT NOTICE UPHELD
APPLICANT: Mr Peter Tobin
LOCATION: 20 Brown Street, Belfast, BT13 2GN
PROPOSAL: Change of use to short stay holiday let accommodation