

PLANNING COMMITTEE – 20 JUNE 2023

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2022/E0058

PLANNING REF: LA04/2022/1839/F

APPLICANT: Mr Donal O’Kane

LOCATION: Land at 4 Malone Park Central, Belfast, BT9 6NP

PROPOSAL: Alleged erection of a fence, without the benefit of planning permission, between 4 and 4b Malone Park Central

PROCEDURE:

ITEM NO 2 PAC REF: 2023/A0001

PLANNING REF: LA04/2022/0715/O

APPLICANT: Mr Joseph Higgins

LOCATION: 30m SE of 45 Old Colin Glen Road, Lagmore, Dunmurry, BT17 0NS

PROPOSAL: Erection of 2 No detached 2 storey houses

PROCEDURE:

ITEM NO 3 PAC REF: 2023/A0002

PLANNING REF: LA04/2022/0956/F

APPLICANT: Smart Parking Ltd

LOCATION: Site at junction of Academy Street, Exchange Street and Hector Street, Belfast

PROPOSAL: Retention of temporary car park

PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO 4 PAC REF: 2022/A0218

PLANNING REF: LA04/2022/1284/F

APPLICANT: Mandeville Developments Ltd

LOCATION: Lands bounded by Library Street (to south) Stephen Street (to west) Little Donegall Street (to north) and Union Street (to east), Belfast, BT1 2JE

PROPOSAL: Erection of PBMSA development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities including café and retail, associated bin store and plant and public realm improvements to surrounding footpaths

PROCEDURE:

ITEM NO 5 PAC REF: 2023/E0003

PLANNING REF: LA04/2021/0201/CA

APPLICANT: Mr Glenn Leech

LOCATION: Land at 7 Laganview Court, Belfast, BT5 4AR

PROPOSAL: Alleged change of use from a residential property to short stay holiday let accommodation without the grant of planning permission

PROCEDURE:

ITEM NO 6 PAC REF: 2023/E0005

PLANNING REF: LA04/2021/0202/CA

APPLICANT: Mr Glenn Leech

LOCATION: Land at 23 Laganview Court, Belfast, BT5 4AR

PROPOSAL: Alleged change of use from a residential property to short stay holiday let accommodation without the grant of planning permission

PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO 7 PAC REF:

PLANNING REF: LA04/2021/2571/F

APPLICANT: Cornerstone c/o Agent

LOCATION: On the public footpath, approximately 10m west to the entrance of Arches Care Home at 144 Upper Newtownards Road, Belfast, BT4 3EQ

PROPOSAL: Installation of a 17.5m pole with 6 No antenna, 2 No ground based cabinets, 1 No electrical meter cabinet and ancillary equipment

PROCEDURE:

ITEM NO 8 PAC REF: 2022/A0206

PLANNING REF: LA04/2022/1139/A

APPLICANT: JC Decaux

LOCATION: Gable end wall of 326 Ormeau Road, Belfast

PROPOSAL: LED Digital Display (amended site description)

PROCEDURE:

ITEM NO 9 PAC REF: 2023/A0015

PLANNING REF: LA04/2022/1821/F

APPLICANT: Ms Toni Rooney

LOCATION: 31 Castle Gardens, Belfast, BT15 4GB

PROPOSAL: Appeal against condition 2 of LA04/2022/1821/F. The wall on the northern boundary of the balcony and frosted privacy screen at the rear shown on drawing 04A shall be erected within 3 months from the date of this permission.

PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO 10 PAC REF: 2023/A0014

PLANNING REF: LA04/2022/0464/F

APPLICANT: Cornerstone Telecommunications Infrastructure Ltd

LOCATION: On the public footpath directly adjacent to and approximately 7m from 101 Bloomfield Road, Belfast, BT5 5LS

PROPOSAL: The installation of a 17.5m Apollo Street works column, 6 No antenna (3 No enclosed within a shroud), 2 No equipment cabinets, 1 No meter cabinet and ancillary development

PROCEDURE:

APPEAL DECISIONS NOTIFIED

12 JUNE 2023

ITEM NO 1 PAC REF: 2021/A0056

PLANNING REF: LA04/2016/0559/F

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Mr Patrick Kearney – Kilmona Property Ltd

LOCATION: Site at the junction of Stewart Street/East Bridge Street and West of Central Station, East Bridge Street, Belfast

PROPOSAL: Proposed construction of 4 No separate blocks of office development (block A 10 No storey, block B 14 No storeys, blocks C & D3 No storeys). Proposal also includes 4 No retail units, plant and car parking at lower ground floor level with external plaza and associated landscaping.

ITEM NO 2 PAC REF: 2022/A00131

PLANNING REF: LA04/2021/2023/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Barry Hughes

LOCATION: Apartment No 65, Floor 9, Victoria Place, 20 Wellwood Street, Belfast

PROPOSAL: Proposed change of use from residential to short term holiday let (retrospective)

APPEAL DECISIONS NOTIFIED (CONTINUED)

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| ITEM NO | 3 | PAC REF: | 2020/A0062 |
| PLANNING REF: | LA04/2019/1722/F | | |
| RESULT OF APPEAL: | DISMISSED (amended decision report also received) | | |
| APPLICANT: | Miss Nicola Bull | | |
| LOCATION: | 116 Donegall Pass, Belfast | | |
| PROPOSAL: | Construction of 11 No apartments, ancillary accommodation and one retail unit | | |
| ITEM NO | 4 | PAC REF: | 2021/A0117 |
| PLANNING REF: | LA04/2021/1086/F | | |
| RESULT OF APPEAL: | COSTS – Full Costs Awarded to Appellant | | |
| APPLICANT: | Mr Brian McKenna | | |
| LOCATION: | Land south of McKenna's Bar, 29 Garmoyle Street, Belfast | | |
| PROPOSAL: | External beer garden to include toilets and bar servery | | |
| ITEM NO | 5 | PAC REF: | 2021/A0199 |
| PLANNING REF: | LA04/2020/1980/F | | |
| RESULT OF APPEAL: | COSTS – Full Costs Awarded to Appellant | | |
| APPLICANT: | Miss Kate McKay | | |
| LOCATION: | 70 Rugby Avenue, Belfast, BT7 1RG | | |
| PROPOSAL: | Change of use of existing dwelling to ground floor flat and a maisonette on upper floors | | |
| ITEM NO | 6 | PAC REF: | 2022/A0039 |
| PLANNING REF: | LA04/2021/1682/F | | |
| RESULT OF APPEAL: | DISMISSED | | |
| APPLICANT: | C K Hutchinson Networks (UK) Ltd | | |
| LOCATION: | A small area of existing footpath (adopted) located off Ardoyne Road - site situated close to one of the entrances of the Everton Complex, 39 Ardoyne Road, BT14 7HX | | |
| PROPOSAL: | Installation of a 15m high street pole c/w wraparound cabinet with integrated antenna and 3 No additional equipment cabinets and ancillary equipment | | |

APPEAL DECISIONS NOTIFIED (CONTINUED)

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| ITEM NO | 7 | PAC REF: | 2021/A0221 |
| PLANNING REF: | LA04/2021/2198/A | | |
| RESULT OF APPEAL: | ALLOWED | | |
| APPLICANT: | JC Decaux | | |
| LOCATION: | Gable end wall of 326 Ormeau Road, Belfast | | |
| PROPOSAL: | Retrospective application to retain 48 sheet internally illuminated advertising display | | |
| ITEM NO | 8 | PAC REF: | 2021/A0057 and 2021/A0080 |
| PLANNING REF: | LA04/2020/2200/F and LA04/2020/2201/DCA | | |
| RESULT OF APPEAL: | ALLOWED | | |
| APPLICANT: | Mr Ian Layford, Dumos UL Ltd | | |
| LOCATION: | 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street, Belfast | | |
| PROPOSAL: | Demolition of Nos 27 to 37 Linenhall Street and Nos 80-10 Clarence Street and erection of 7 storey office building | | |
| ITEM NO | 9 | PAC REF: | 2021/A0202 |
| PLANNING REF: | LA04/2020/2628/F | | |
| RESULT OF APPEAL: | DISMISSED | | |
| APPLICANT: | Mr Robert Bell | | |
| LOCATION: | 14 Edenvale Crescent, Belfast, BT4 2BH | | |
| PROPOSAL: | Demolition of existing conservatory and alterations to existing dwelling at 14 Edenvale Crescent and the erection of 2 apartments, new access and all associated works adjacent to No 14 Edenvale Crescent | | |

APPEAL DECISIONS NOTIFIED (CONTINUED)

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| ITEM NO | 10 | PAC REF: | 2021/A0241 |
| PLANNING REF: | LA04/2020/1665/F | | |
| RESULT OF APPEAL: | ALLOWED | | |
| APPLICANT: | Huxley Group Ltd | | |
| LOCATION: | 8 Lands NW of apartments 1-23 Fortwilliam Grange | | |
| PROPOSAL: | 1 No 4 storey apartment building (12 apartments) with associated landscaping, pedestrian access, internal road and car parking areas located within the grounds of existing apartment complex | | |
| ITEM NO | 11 | PAC REF: | 2021/A0064 |
| PLANNING REF: | LA04/2020/1836/F | | |
| RESULT OF APPEAL: | DISMISSED | | |
| APPLICANT: | Mr Ian Hawthorne | | |
| LOCATION: | Rear of 160 Barnetts Road, Belfast | | |
| PROPOSAL: | Proposed amendment to previously approved application LA04/2016/2034/RM (one and a half storey dwelling) to include new domestic garage | | |
| ITEM NO | 12 | PAC REF: | 2021/E0036 |
| PLANNING REF: | LA04/2020/0180/CA and EN/2021/0185 | | |
| RESULT OF APPEAL: | UPHELD | | |
| APPLICANT: | Mr Ian Hawthorne | | |
| LOCATION: | Lands to the rear of 160 Barnetts Road, Belfast | | |
| PROPOSAL: | Unauthorised building | | |