

07 September 2012

**FAO. Mr. Ken Anderson**  
 Belfast City Council  
 Core Improvement Team  
 Cecil Ward Building  
 4-10 Linenhall Street  
 BELFAST  
 BT2 8BP



Dear Ken

**Re Gatelodge at 670 Ravenhill Road, Cherryvale Playing Fields, Belfast**

Further to our recent discussions we confirm that the above-mentioned property was purchased by myself, Conor McGirr in August 2006. As stated, the building was obtained as a residential property in accordance with Condition 7 of the original lease dated 18 March 1998, CA 4642/DT between Belfast City Council and Michael & Jayne McMahon.

Once acquired, I attempted to let the property, however by Christmas of 2006, possibly due to the isolated nature of the property, and also to an element of anti social activity within the area, I realised that this would be difficult to achieve.

At this time also our Practice, McGirr Architects Limited, were outgrowing our current rented premises at Lower Windsor Avenue, Belfast and I therefore made the decision to move our practice temporarily to the vacant property at 670 Ravenhill Road, Belfast.

Subsequently we moved into these premises in February 2007. As stated, this was viewed as a temporary stop gap as we were also currently designing an office development in central Belfast for one of our Clients with the understanding that the Practice would be moving to this new office facility when completed.

Unfortunately, the current recession, especially in relation to the construction industry has prevented this from happening. As we felt this situation would not change dramatically in the foreseeable future we decided to lodge a "change of use" application for the property at 670 Ravenhill Road, Belfast in an effort to amend the existing use of the premises from residential to office. We lodged an application for change of use with Belfast Divisional Planning Office. This application (Ref Z/2011/0074/F) was submitted in January 2011 and is currently close to being resolved.

We would appreciate if the Council would delete/amend the Condition 7 in the current lease as confirmed above therefore allowing this property at 670 Ravenhill Road, Belfast to operate either as an office or a residential property in the future. Furthermore we believe that over the past five years or so our continual presence at the above address, especially during the autumn/winter months when the Cherryvale Playing Fields are closed early, has assisted in limiting the anti social activity in this section of the park.

Your assistance is much appreciated in this matter. Should you have any further queries, please do not hesitate to contact me directly.

Yours sincerely

Conor McGirr  
**McGIRR ARCHITECTS LIMITED**

