



October 29th, 2025

Chairman : Alderman J Tinsley

Vice Chairman : Councillor G Thompson

Aldermen : O Gawith and M Gregg

Councillors : D Bassett, S Burns, P Catney, D J Craig, J Lavery BEM, A Martin and N Trimble

Notice of Meeting

A meeting of the Planning Committee will be held on **Monday, 3rd November 2025 at 10:00 am**, in the **Council Chamber and Remote Locations** for the transaction of business on the undernoted Agenda.

David Burns
Chief Executive

Agenda

1.0 Apologies

2.0 Declaration of Interests

(i) Conflict of Interest on any matter before the meeting (Members to confirm the specific item)

(ii) Pecuniary and non-pecuniary interest (Member to complete the Disclosure of Interest form)

📎 *Disclosure of Interests form Sept 24.pdf*

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3.0 Minutes of the Planning Committee Meeting held on 6 October, 2025

For Approval

📎 *PC 06.10.2025 - Draft Minutes for Adoption.pdf*

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4.0 Report from the Head of Planning and Capital Development

4.1 Schedule of Applications to be Determined:

For Decision

📎 *Item 1 - Schedule of Applications_.pdf*

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- (i) LA05/2023/0069/O – Dwelling, garage and associated site works adjacent to and west of 16 Magees Road, Aghalee

📎 *Appendix 1.1 LA05 2023 0069 Chapel Road (004).pdf*

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- (ii) LA05/2022/0831/F – Proposed retention of recently constructed agricultural building on land adjacent to 112 Back Road, Drumbo

📎 *Appendix 1.2a November 25 Addendum LA05_2022_0831_F Land Adjacent to 112 Back Road.pdf*

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📎 *Appendix 1.2b DM Officer Report Addendum February 25 - LA05 2022 0831.F - Back Road- Addendum - FINAL.pdf*

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📎 *Appendix 1.2c Report of Site Meeting January 25 LA05-2022-0831-F.pdf*

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📎 *Appendix 1.2d DM Officer report - Addendum January 25 Back Road Final.pdf*

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📎 *Appendix 1.2e DM Officer Report LA05.2022.0831.F Back Road - Final.pdf*

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- (iii) LA05/2024/0799/F – Farm building for livestock and farm machinery located 90 metres southwest of 135 Pond Park Road, Lisburn

4.2 Statutory Performance Indicators - September 2025

For Noting

Item 2 - Statutory Performance Indicators - September 2025.pdf Page 84

Appendix 2 September statutory performance indicators.pdf Page 86

4.3 Quarter 1 Statistical Bulletin – April to June 2025

For Noting

Item 3 - Quarter 1 Statistical Bulletin - April to June 2025 (002).pdf Page 87

4.4 Appeal Decision – LA05/2022/1135/F

For Noting

Item 4 - Appeal Decision -LA05 2022 1135F.pdf Page 90

Appendix 4 Appeal Decision LA05.2022.1135.F.pdf Page 93

4.5 Consultation from DfI on Sustainable Drainage Systems (SuDS) in New Housing Developments

For Noting

Item 5 - SUDS Consultation 2025.pdf Page 103

4.6 Notification by Telecommunication Operator(s) of Intention to Utilise Permitted Development Rights

For Noting

Item 6 - Notifications from an Operator in respect of intention (002).pdf Page 107

Appendix 6 - List of Notifications - November 2025.pdf Page 109

5.0 Any Other Business

LISBURN & CASTLEREAGH CITY COUNCIL

MEMBERS DISCLOSURE OF INTERESTS

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1. Pecuniary Interests

The Northern Ireland Local Government Code of Conduct for Councillors under Section 6 requires you to declare at the relevant meeting any pecuniary interest that you may have in any matter coming before any meeting of your Council.

Pecuniary (or financial) interests are those where the decision to be taken could financially benefit or financially disadvantage either you or a member of your close family. A member of your close family is defined as at least your spouse, live-in partner, parent, child, brother, sister and the spouses of any of these. Members may wish to be more prudent by extending that list to include grandparents, uncles, aunts, nephews, nieces or even close friends.

This information will be recorded in a Statutory Register. On such matters **you must not speak or vote**. Subject to the provisions of Sections 6.5 to 6.11 of the Code, if such a matter is to be discussed by your Council, **you must withdraw from the meeting whilst that matter is being discussed**.

2. Private or Personal Non-Pecuniary Interests

In addition you must also declare any significant private or personal non-pecuniary interest in a matter arising at a Council meeting (please see also Sections 5.2 and 5.6 and 5.8 of the Code).

Significant private or personal non-pecuniary (membership) interests are those which do not financially benefit or financially disadvantage you or a member of your close family directly, but nonetheless, so significant that could be considered as being likely to influence your decision.

Subject to the provisions of Sections 6.5 to 6.11 of the Code, you must declare this interest as soon as it becomes apparent and **you must withdraw from any Council meeting (including committee or sub-committee meetings) when this matter is being discussed**.

In respect of each of these, please complete the form below as necessary.

Pecuniary Interests

Meeting (Council or Committee - please specify and name):

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

Nature of Pecuniary Interest:

Private or Personal Non-Pecuniary Interests

Meeting (Council or Committee - please specify and name):

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

Nature of Private or Personal Non-Pecuniary Interest:

Name:

Address:

Signed:

Date:

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*If you have any queries please contact David Burns, Chief Executive,
Lisburn & Castlereagh City Council*

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LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 6 October, 2025 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)
Councillor G Thompson (Vice-Chair)
Aldermen O Gawith and M Gregg
Councillors S Burns, D J Craig, J Lavery BEM, A Martin and N Trimble

PRESENT IN REMOTE LOCATION:

Councillors D Bassett and P Catney

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (PS)
Senior Planning Officers (MB, PMcF and GM)
Member Services Officers (CR, EW and FA)

Cleaver Fulton Rankin

Mr B Martyn, Legal Advisor
Ms O Kelly (remote attendance)
Mr S Masterson (remote attendance)
Ms C McPeake (remote attendance)
Mr P Lockhart (remote attendance)

Commencement of Meeting

At the commencement of the meeting, the Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. Apologies

There were no apologies.

2. Declarations of Interest

Councillor A Martin declared a non-pecuniary interest in planning application LA05/2024/0850/F as he was a Director on Lagan Valley Regional Park Limited Board. He would withdraw from the Council Chamber during consideration of this application.

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2. Declarations of Interest (Contd)

The Chair, Alderman J Tinsley, stated that, by virtue of being Members of Council, all other Members of the Planning Committee would have an interest in this planning application. However, the dispensation under paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

3. Minutes of Meeting of Planning Committee held on 8 September, 2025

It was agreed that the minutes of the meeting of Committee held on 8 September, 2025 be confirmed and signed.

Councillor D J Craig arrived at the meeting (10.03 am).

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there had been 1 major and 5 local applications on the schedule for consideration at the meeting; however, application LA05/2023/0069/O had been withdrawn from the schedule.

4.1.1 Applications to be Determined

The Legal Advisor, Mr B Martyn, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

- (i) LA05/2024/0401/F – Proposed battery energy storage system (BESS) 600MW, landscaping and ancillary development on lands approximately 230 metres east of 2 Moneybroom Road, Lisburn

Councillor N Trimble arrived at the meeting during consideration of this application (10.09 am).

The Senior Planning Officer (MB) presented the above application as outlined within the circulated report.

The Committee received Mr L Ross to speak in support of the application and a number of Members' queries were addressed.

A number of Members' queries were responded to by Planning Officers.

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- (i) LA05/2024/0401/F – Proposed battery energy storage system (BESS) 600MW, landscaping and ancillary development on lands approximately 230 metres east of 2 Moneybroom Road, Lisburn (Contd)

Debate

During debate:

- the Chair, Alderman J Tinsley, welcomed this development, which would bring significant investment to the Council area and would benefit residents widely. He commended Officers for their work on this application;
- Councillor D J Craig echoed the Chair's comments. Energy storage was a critical part of the overall infrastructure of electricity in Northern Ireland and Councillor Craig welcomed this development; and
- Alderman M Gregg stated that he saw the value in adding this additional resilience to the energy generation network. He was in support of the recommendation of the Planning Officer to approve planning permission.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application. Not having been present for the entirety of this item, Councillor N Trimble did not participate in the vote.

- (ii) LA05/2024/0850/F – Erection of a new community hall, car park and associated site works on lands 45 metres north of 142-196 Ashmount Gardens Lisburn

Having declared an interest in this matter, Councillor A Martin left the Council Chamber whilst it was being considered (10.36 am).

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application. However, Ms C Millar was attending remotely on behalf of the applicant and was available to answer questions. There were no questions put to Ms Millar.

A number of Members' queries were addressed by Planning Officers.

During discussion, it was agreed that, should this application be approved, the applicant would be asked to take account of Members' request that an outside water tap be provided.

Debate

During debate:

- the Chair, Alderman J Tinsley, welcomed this facility which would benefit the local community whilst still leaving a large green area of open space; and

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(ii) LA05/2024/0850/F – Erection of a new community hall, car park and associated site works on lands 45 metres north of 142-196 Ashmount Gardens Lisburn (Contd)

- Alderman M Gregg echoed the Chair's comments. However, he stated his disappointment that there was no renewable energy integrated into this building, but was heartened that it may be considered in the future. He also encouraged the need for an outside water tap.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application.

Councillor A Martin returned to the meeting at this point (10.50 am).

At this point in the meeting, the Head of Planning & Capital Development advised that additional information had been received in respect of the next application on the schedule. Officers had had an opportunity to consider this information and would be in a position to offer advice on the matters raised at the end of the Officer's presentation. This information had been circulated to Members and to the third party who would be speaking in objection to the application. It was agreed that there would be a short recess to afford time for the information to be considered.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (10.52 am).

Resumption of Meeting

The meeting was resumed at 11.07 am.

(iii) LA05/2023/0494/F – Conversion of and single storey extension to disused mill to a dwelling with associated site works on lands approximately 33 metres southwest of 18 Gransha Close, Comber

Prior to this application being presented by the Planning Officer, it was proposed by Councillor J Lavery and seconded by Alderman O Gawith that the application be deferred for a site visit in order that Members could see and understand what was being proposed. On a vote being taken, this proposal was declared 'carried', the voting being 9 in favour and 2 against.

The Chair, Alderman J Tinsley, acknowledged that there were registered speakers present in the public gallery. He thanked them for their attendance and indicated that the application would be brought back to the next meeting of the Committee.

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- (iv) LA05/2023/0251/F – New agricultural shed at 390 Ballynahinch Road, Hillsborough

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

A number of Members' queries were addressed by Planning Officers.

Debate:

There were no comments made at the debate stage.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to refuse this application.

- (v) LA05/2024/0714/F – Proposed erection of 30 dwellings including 14 Detached, 12 semi-detached and 4 apartments (change of house type and reduction of 3 units to site 214-217, 224-239, 248-254 & 292-297 previously approved under S/2014/0623/RM), open space provision, landscaping, NIE substation and all other associated site works at lands approximately 80 metres west of 1-15 (odds) Ayrshire Road, and approximately 120 metres north of 2-4 Woodbrook Manor, Lisburn

The Senior Planning Officer (PMcF) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

A number of Members' queries were addressed by Planning Officers.

Debate:

During debate:

- the Chair, Alderman J Tinsley, welcomed this development, which because of re-arranging due to NIE's concerns, had brought about an additional 6 affordable housing units;
- Alderman O Gawith welcomed the developer providing a high standard of development. He was glad that the affordable housing units would also meet those standards. As to any concern regarding how many units could be occupied before the affordable units were, given that the developer had reduced the number of units by 3 and that it was a new requirement, Alderman Gawith was not troubled as much as he had been on previous occasions. He welcomed the development overall; and

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- (v) LA05/2024/0714/F – Proposed erection of 30 dwellings including 14 Detached, 12 semi-detached and 4 apartments (change of house type and reduction of 3 units to site 214-217, 224-239, 248-254 & 292-297 previously approved under S/2014/0623/RM), open space provision, landscaping, NIE substation and all other associated site works at lands approximately 80 metres west of 1-15 (odds) Ayrshire Road, and approximately 120 metres north of 2-4 Woodbrook Manor, Lisburn (Contd)

- Alderman M Gregg concurred with Alderman Gawith. He also welcomed the fact that the application met with policy RE2. To avoid future questions around thresholds of HOU10 and affordable housing, he suggested that the wording in paragraph 115 of the report be taken into consideration for future reports and be amended to include the word 'private'. He welcomed the inclusion of a statement in the report specifying which units were affordable housing.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application.

Councillor P Catney left the meeting at this point (11.44 am).

4.2 Statutory Performance Indicators – August 2025

It was agreed that information relating to Statutory Performance Indicators for August be noted.

4.3 Appeal Decision – LA05/2023/0134/A

Members noted the report and decision of the Planning Appeals Commission in respect of the above appeal.

4.4 Notification by Telecommunication Operator(s) of Intention to Utilise Permitted Development Rights

Members noted from the report, information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at a number of locations in the Council area.

4.5 Update to the Protocol for the Operation of the Planning Committee

It was proposed by Councillor A Martin, seconded by Alderman M Gregg and agreed that approval be given to the change in the Protocol for the Operation of the Planning Committee in respect of Pre-Determination Hearings with the deletion of paragraph 34.

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4.5 Update to the Protocol for the Operation of the Planning Committee
(Contd)

The Director of Regeneration and Growth advised that, as the Protocol for the Operation of the Planning Committee was an appendix to the Council's Standing Orders, this amendment would also require to be approved through the Corporate Services Committee.

5. Any Other Business

5.1 RTPI Planning Event – Building Better Communities
27 October, 2025 – Cookstown

The Head of Planning & Capital Development reminded Members that he had previously circulated details of the above event. It was agreed that any Members wishing to attend notify the Member Services Officer, it being noted that the only cost involved would be mileage.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Alderman J Tinsley, thanked those present for their attendance.

There being no further business, the meeting was terminated at 11.51 am.

Chair/Mayor

Committee:	Planning Committee
Date:	03 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Decision
Subject:	Schedule of Planning Applications to be Determined
1.0	<u>Background</u> - The following applications have been made to the Council as the Local Planning Authority for determination. - In arriving at a decision (for each application) the Committee should have regard to the guiding principle in the SPPS (paragraph 3.8) that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. - Members are also reminded about Part 9 of the Northern Ireland Local Government Code of Conduct and the advice contained therein in respect of the development management process with particular reference to conflicts of interest, lobbying and expressing views for or against proposals in advance of the meeting. <u>Key Issues</u> - The applications are presented in accordance with the current scheme of delegation. There are three local applications. All three have been Called In (one of which was previously deferred). - LA05/2023/0069/O – Dwelling, garage and associated site works adjacent to and west of 16 Magees Road, Aghalee. Recommendation – Refusal - LA05/2022/0831/F – Proposed retention of recently constructed agricultural building on land adjacent to 112 Back Road, Drumbo Recommendation – Refusal - LA05/2024/0799/F – Farm building for livestock and farm machinery located 90 metres southwest of 135 Pond Park Road, Lisburn Recommendation – Refusal - The above referenced applications will be decided having regard to paragraphs 42 to 53 of the Protocol of the Operation of the Planning Committee.
2.0	<u>Recommendation</u> For each application the Members are asked to make a decision having considered the detail of the Planning Officer's report, listen to any third-party representations, ask

	questions of the officers, take legal advice (if required) and engage in a debate of the issues.	
3.0	<u>Finance and Resource Implications</u> Decisions may be subject to: (a) Planning Appeal (where the recommendation is to refuse) (b) Judicial Review Applicants have the right to appeal against a decision to refuse planning permission. Where the Council has been deemed to have acted unreasonably the applicant may apply for an award of costs against the Council. This must be made at the time of the appeal. The Protocol for the Operation of the Planning Committee provides options for how appeals should be resourced. In all decisions there is the right for applicants and third parties to seek leave for Judicial Review. The Council will review on an on-going basis the financial and resource implications of processing applications.	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.	

Appendices:	Appendix 1.1 LA05/2023/0069/O Appendix 1.2a LA05/2022/0831/F Addendum Report Appendix 1.2b LA05/2022/0831/F Planning Report 3/2/25 Appendix 1.2c LA05/2022/0831/F Site Visit Report 21/1/25 Appendix 1.2d LA05/2022/0831/F Planning Report 6/1/25 Appendix 1.2e LA05/2022/0831/F Planning Report 2/12/24 Appendix 1.3 LA05/2024/0799/F

Lisburn & Castlereagh City Council

Planning Committee Report	
Date of Committee	03 November 2025
Committee Interest	Local Application (Called-In)
Application Reference	LA05/2023/0069/O
Date of Application	20 January 2023
District Electoral Area	Kilultagh
Proposal Description	Dwelling, garage and associated site works
Location	Site fronting onto Chapel Road, Aghalee and adjacent to and west of 16 Magees Road, Aghalee
Representations	Six
Case Officer	Peter McFadden
Recommendation	Refusal

Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee in that it has been Called In.
2. The application is presented to the Planning Committee with a recommendation to refuse. It was previously withdrawn from the schedule as the agent changed and no one was available to attend the committee on 06 October 2025 to speak on behalf of the applicant.
3. It is recommended that planning permission is refused as the proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.
4. The proposal is also contrary to COU10 of the Lisburn and Castlereagh City Council Development Plan Strategy as it has not been demonstrated that the farm business has been established for at least 6 years, the new building is not visually linked or sited to cluster with an established group of buildings on the farm and exceptionally, the alternative site proposed is not acceptable, as it has not been demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group.

5. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, and it will result in an adverse impact on the rural character of the area.

Description of Site and Surroundings

6. The application site is located on land to the west of No.16 Magees Road, Aghalee. The site is accessed via an existing agricultural gate to the south-west of the site.
7. The site is generally flat and there are four buildings along the western boundary. There is a dwelling to the east, No.16 and agricultural fields to the west and north of the site.
8. There is a mature boundary along the west of the site made of trees and hedgerow and the domestic boundary of No.16 along the eastern side of the site.
9. There are three domestic dwellings on the opposite side of the road to the south. All three dwellings are two-storey.
10. The surrounding area is open countryside, and the land is mainly in agricultural use.

Proposed Development

11. Outline permission is sought for a dwelling and garage.

Relevant Planning History

12. The Planning history associated with the application site is set out in the table below:

Reference Number	Description	Location	Decision
S/2011/0241/F	Replacement Dwelling and garage	16 Magees Road Ballinderry Upper Lisburn	Permission Granted
LA05/2016/1077/F	Replacement Dwelling and garage in substitution of previous approval S/2011/0241/F	16 Magees Road Ballinderry Upper Lisburn	Permission Granted
LA05/2018/0496/F	Proposed change of house type to dwelling and garage approved under LA05/2016/1077/F	16 Magees Road Ballinderry Upper Lisburn	Permission Granted
LA05/2023/0883/F	Proposed change of house type to dwelling approved under LA05/2021/0020/RM	Adj to 16 Magees Road, Ballinderry Upper, Lisburn, BT28 2JE	Permission Granted
LA05/2024/0593/CLEUD	Commencement of works to Planning application LA05/2021/0020/RM for approved 2 storey dwelling	Approx. 50m N/E of 16 Magees Road, Ballinderry Upper, Lisburn, BT28 2JE	Permission Granted
LA05/2021/0020/RM	Proposed dwelling and garage	Approx 50m North East of 16 Magees Road Upper Ballinderry Lisburn	Permission Granted
LA05/2018/0453/O	Proposed farm dwelling under PPS21	Approx 50m north east of 16 Magees Road Upper Ballinderry Lisburn	Permission Granted
LA05/2016/0283/O	Proposed farm dwelling	150 metres north of junction of Magee's Road and Chapel Road Aghalee	Permission Refused

13. The planning history shows that permission has been granted for a replacement dwelling to the east of the site at 16 Magees Road (highlighted in yellow). The remaining history is for a farm dwelling to the north site (highlighted in blue).

Proposal

14. This is an outline application for a farm dwelling and garage.
15. A site location plan has been submitted; no siting, massing or design details have been submitted as the application relates to an outline application.
16. The following documents are submitted in support of the application.
 - Biodiversity checklist
 - An Ecology report

Consultations

17. The following consultations were carried out:

Consultee	Response
LCCC Environmental Health	No Objection
DfI Roads	No Objection
NI Water	No Objection
DAERA	No Objection
DFI Rivers	No Objection
NIEA - NED	No Objection

Representations

18. Following the statutory advertisement and neighbour notification (publicity) process, a total of six objections to the proposal have been received. These representations can be summarised as follows:
 - Land ownership
 - Concerns regarding traffic safety and the access
 - Concerns regarding the property facing at No.23a Magees Road in terms of overshadowing

- Objection raised regarding a history of approval for several planning applications highlighted in the planning history section.
- Objection raised to the processing of several planning applications within the planning history section

Local Development Plan

19. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on Planning applications, regard must be had to the requirements of the local development plan and that determination of applications must be in accordance with the plan unless material considerations indicate otherwise

Plan Strategy 2032

20. It is stated at Part 1 of the Plan Strategy that:

‘Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.’

21. In accordance with the transitional arrangements, the existing Local Development Plan is the Plan Strategy and the Lisburn Area Plan 2001. Draft BMAP remain material considerations.
22. This site is in the open countryside in LAP and draft BMAP. No other designation applies.
23. Strategic Policy 09 of the Plan Strategy Housing in the Countryside states :

The Plan will support development proposals that:

a) provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment

b) resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements

c) protect the established rural settlement pattern and allow for vibrant sustainable communities.

Development in the Countryside

Development in the Countryside

23. Policy COU1 – Development in the Countryside states:

‘There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.’

24. This is an application for a farm dwelling and in accordance with the requirements of Policy COU1, the application falls to be assessed against policies COU10, COU15 and COU16.

Policy COU10 Dwellings on Farms

25. *Planning permission will be granted for a dwelling house on a farm where all of the following criteria are met:*

a) the farm business must be currently active and it must be demonstrated, with sufficient evidence, such as independent, professionally verifiable business accounts, that it has been established for at least 6 years

b) no dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application

c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane.

26. *Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided it is demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:*

demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s).

The grant of planning approval for a dwelling on an active and established farm will only be permitted once every 10 years.

Justification and Amplification

27. *New dwellings on farms will not be acceptable unless the existing farming business is both active and established. The applicant will therefore be required to provide the farm's business ID supplied by the Department for Agriculture, Environment and Rural Affairs (DAERA) along with other evidence to prove active farming over the required period, such as audited accounts compiled by an accountant. DAERA will confirm the business ID number. Other relevant consultees will be consulted as necessary on applications for dwellings on farms.*
28. *For the purposes of this policy, agricultural activity' refers to the production, rearing or growing of agricultural products including harvesting, milking, breeding animals and keeping animals for farming purposes, or maintaining the land in good agricultural and environmental condition.*
29. *Under this policy permission will not be granted for a dwelling where a rural business is artificially divided solely for the purpose of obtaining planning permission or has recently sold off a development opportunity from the farm (replacement dwelling or other building capable of conversion/reuse). For the purposes of this policy, 'sold off' will mean any development opportunity disposed of from the farm holding to any other person including a family member.*
30. *Whereby exception an alternative site is proposed the applicant will be required to submit appropriate and demonstrable evidence from a competent and independent authority such as the Health and Safety Executive or Environmental Health Department of the Council to justify the siting. Additionally, evidence relating to the future expansion of the farm business (including valid planning permissions, building control approvals or contractual obligations to supply farm produce) may be required.*

Integration and Design of Buildings in the Countryside

31. Policy COU15 - Integration and Design of Buildings in the Countryside states;

'In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.'

32. A new building will not be permitted if any of the following apply:

- a) *it is a prominent feature in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- d) *the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) *it relies primarily on the use of new landscaping for integration*
- f) *the design of the building is inappropriate for the site and its locality*
- g) *ancillary works do not integrate with their surroundings.'*

Rural Character and other Criteria

33. Policy COU16 – Rural Character and other Criteria states:

'In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.'

A new development proposal will be unacceptable where:

- a) *it is unduly prominent in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it does not respect the traditional pattern of settlement exhibited in that area*
- d) *it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) *it has an adverse impact on the rural character of the area*
- f) *it would adversely impact on residential amenity*
- g) *all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality*
- h) *the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*
- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.'*

Waste Management

Treatment of Wastewater

34. A private package treatment plant is proposed to serve the development. Policy WM2 - Treatment of Wastewater states:

'Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for

new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.

*Development, relying on non-mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge **treated** effluent to a watercourse and that this will not create or add to a pollution problem **or create or add to flood risk.***

Access and Transport

Access to Public Roads

35. A new access is proposed to the public road. Policy TRA2 – Access to Public Roads states:

‘Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.’

Natural Heritage

Species Protected by Law

36. A bio-diversity checklist and PEA is submitted with the planning application. Policy NH2- Species Protected by Law states:

‘European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:

- a) *there are no alternative solutions; and*
- b) *it is required for imperative reasons of overriding public interest; and*
- c) *there is no detriment to the maintenance of the population of the species at a favourable conservation status; and*

d) compensatory measures are agreed and fully secured.

National Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.

Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.'

Habitats, Species or Features of Natural Heritage Importance

37. Policy NH5 – Habitats, Species or Features of Natural Heritage Importance states:

'Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

a)priority habitats

b)priority species

c)active peatland

d)ancient and long-established woodland

e)features of earth science conservation importance

f)features of the landscape which are of major importance for wild flora and fauna

g)rare or threatened native species

h)wetlands (includes river corridors)

i)other natural heritage features worthy of protection including trees and woodland.

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

In such cases, appropriate mitigation and/or compensatory measures will be required.'

Regional Policy and Guidance

38. The SPPS was published in September 2015. It is the most recent planning policy and it is stated at paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

39. Paragraph 3.8 of the SPPS states:

that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance

40. This proposal is for a farm dwelling. Bullet point three of paragraph 6.73 of the SPPS states that:

provision should be made for a dwelling house on an active and established farm business to accommodate those engaged in the farm business or other rural dwellers. The farm business must be currently active and have been established for a minimum of 6 years; no dwellings or development opportunities shall have been sold off or transferred from the farm holding within 10 years of the date of the application; and, the proposed dwelling must be visually linked or sited to cluster with an established group of buildings on the farm holding. Dwellings on farms must also comply with LDP policies regarding integration and rural character. A dwelling on a farm under this policy will only be acceptable once every 10 years.

41. It is further stated at paragraph 6.78 of the SPPS that:

supplementary planning guidance contained within Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside must be taken into account in assessing all development proposals in the countryside.

Retained Regional Guidance

42. Whilst not policy, the following guidance documents remain material considerations:

Building on Tradition

43. Paragraph 2.7.0 of Building on Tradition states that:

In addition to villages and towns, evidence of less formalised settlement patterns are spread across our countryside. These patterns including farm type and size are reflective of different agricultural activities as well as the influence of the linen industry which supported the development of small holdings.

44. Paragraph 2.7.1 of Building on Tradition states that:

The form of the farmstead is dictated by the scale and the type of farming practiced, local climate and topography, as well as building materials available locally. The most common form in the last century reflected improvements in farming with buildings serving different functions becoming more segregated and arranged around a farmyard.

45. It also notes with regards to visual integration that the following points be considered:

- *Work with the contours (not against them)*
- *Look for sheltered locations beside woodland*
- *Make use of natural hollows*
- *void full frontal locations where bad weather can damage buildings*
- *Avoid north facing sloping sites (difficult to achieve good passive solar gains)*
- *Look for sites with at least two boundaries in situ and preferably three Look for sites that face south (easy to achieve good passive solar gains).*

46. It also includes design principles that have been considered as part of the assessment:

- *Get the size and scale right relative to what is existing.*
- *Understand and reflect the character and layout of the group in terms of the relationship between buildings and landscape.*
- *Avoid the use of typical suburban features such as dormer and bay windows, porticos and pediments on the building and concrete kerbs, tarmac, blockwork walls, pre-cast concrete fencing and ornate gates and lampposts around the site.*
- *Retain existing hedgerows, boundaries and mature vegetation.*
- *Acknowledge building lines and informal setbacks.*
- *Maximise rural landscape treatments such as gravelled lanes and driveways, grass verges and local native species for new planting.*

47. With regards to waste-water treatment, Building on Tradition [page 131] states that:

If Consent for Discharge has been granted under the Water (Northern Ireland) Order 1999 for the proposed development site, a copy of this should be submitted to accompany the planning application. This is required to discharge any trade or sewage effluent or any other potentially polluting matter from commercial, industrial or domestic premises to waterways or underground strata. In other cases, applications involving the use of non-mains sewerage, including outline applications, will be required to provide sufficient information about how it is intended to treat effluent from the development so that this matter can be properly assessed. This will normally include information about ground conditions, including the soil and groundwater characteristics, together with details of adjoining developments existing or approved. Where the proposal involves an on-site sewage treatment plant, such as a septic tank or a package treatment plant, the

application will also need to be accompanied by drawings that accurately show the proposed location of the installation and soakaway, and of drainage ditches and watercourses in the immediate vicinity. The site for the proposed apparatus should be located on land within the application site or otherwise within the applicant's control and therefore subject to any planning conditions relating to the development of the site.

Assessment

The principle of development for a farm dwelling

48. COU 10 requires that the farm business to be active and established for at least six years. Evidence is therefore required to confirm that the farm business is active and that the land and buildings which will be considered to meet the criteria of this policy, namely the field on which the site is located and the buildings to which the proposed dwelling will be visually linked or sited to cluster with, be established within that farm business for at least 6 years.
49. DAERA have confirmed that the business has been in existence for more than 6 years and the applicant has claimed payments through the Basic Payment Scheme or Agri Environment scheme in each of the last 6 years. This part of the policy is capable of being met and the applicant is entitled to a dwelling on the holding subject to all the other requirements of the policy being met.
50. The agent was asked to confirm that the buildings adjacent to the site and field on which the site is located have been within the ownership of the farm business for at least 6 years. The agent supplied information which suggested that the field and buildings were bought in 2023. When asked to confirm when the buildings and field were included within the farm business the agent failed to provide this information.
51. The applicant's solicitor however provided a letter quoting planning appeal decision 2014/A0269. This appeal states:

Criterion (c) of Policy CTY 10 requires that the new building is visually linked or sited to cluster with an established group of buildings on the farm. Immediately adjacent to the appeal site is a dwelling, garage and storage shed. It is the appellant's residence and has been the address associated with the farm business for many years. As the policy only requires linkage with established buildings on a farm not the main farm complex the appeal proposal meets the requirements of the policy. Criterion (c) is met.

52. A more recent planning appeal was highlighted to the agent (2021/A0133) in which it is stated –

I consider that a farm holding comprises the extent/quantum of the land owned. As such, I consider it indisputable that the farm holding detailed previously is intrinsically linked to the appellant's farm business. Whilst the farm business ID

number itself has not changed; the composition of the holding has because the appeal site was added to it in 2019. For this reason, I consider the appellant's farm business has been amended from that date. Whilst I concur with the appellant that a business can expand and contract, in the particular circumstances of this case, as the appeal site was only brought into the farm business in 2019, it could not possibly be part of an active and established farm business for at least 6 years as required by policy.

The appellant referred me to appeals 2014/A0269 and 2018/A0210. Each case must be assessed on its own merits and in its own evidence base. In planning appeal 2014/A0269, determining weight was given to a background paper. The appellant did not provide a copy of this paper in his evidence. I also note that other factors that applied in that case are not replicated in this appeal. In respect of planning appeal 2018/A0210, it was concluded that the farm business was not currently active, and that appeal was actually dismissed. I consider that both appeals are distinguishable from the particular circumstances of the current appeal.

53. The policy context has changed in the intervening period but the general thrust of the findings of the 2021 planning appeal are applicable in this case. The appeal referred to by the solicitor is distinguishable from this application and of limited weight for the reasons set out above.
54. This farm business has, however, been amended, as farm businesses will naturally through time. The field on which the site is located has been added to the farm business and has not been within the established farm business for at least 6 years. A proposed dwelling, under this policy and for this farm business does not meet criteria a) because the applicant seeks to build within a field which has not been established within the farm business for at least 6 years.
55. A search of the planning portal against the applicants submitted Farm Map confirms that there are no records of any development opportunities having been sold off from the holding in the intervening period. Criteria (b) of Policy COU10 is met.
56. The main dwelling associated with the farm business is located across the road to the south-west of the site, at 23 Chapel Road. This is approximately 30 m southwest from where the proposed dwelling is shown to be sited.
57. There are four farm buildings to the west of where the dwelling is proposed to be located. Whilst these agricultural buildings are associated with the farm, however, as stated the ownership of the field on which the site is located, and the buildings have not been within the farm business for at least 6 years and not eligible for consideration for the reasons outlined above.
58. There are buildings on the farm at 23 Chapel Road which is the principal farm dwelling at which a dwelling could be sited. The proposed siting for the new dwelling would therefore not be visually linked or sited to cluster with an

established group of buildings on the farm. The proposal therefore fails to meet criteria c).

Integration and Design of Buildings in the Countryside

59. This is an outline application and as such no design details have been provided. These details would be provided at Reserved Matters stage and would be assessed against the policy provisions set out in in Plan Strategy and the Guidance contained within Building on Tradition.
60. Outline permission is sought for a farm dwelling sited to be set back from the road and to the east of existing agricultural buildings. While the buildings have been discussed and assessed within this report under COU10, under this policy the site would allow a dwelling not to be prominent in the landscape. When viewed from both long and short approach views, the proposed development will not read as a prominent feature in the landscape as the new development is sited immediately adjacent to the buildings. The proposal meets criteria a).
61. Therefore, under this policy, which does not stipulate a specific established amount of time, the new dwelling is sited to cluster with an established group of buildings. The proposal meets criteria b).
62. This is an outline application, and details of the dwelling have not been submitted. A modest sized dwelling, when viewed from all public vantage points could blend into the landform and integrate well with existing landscaping and buildings that could provide an acceptable backdrop due to the proposed siting thus criteria (c) can be met.
63. Existing natural boundaries to the west of the site and 16 Magees Road to the east at this location are considered to provide a suitable degree of enclosure. For reasons set out above the proposed development does not primarily rely on the use of new landscaping for integration however, additional planting maybe conditioned to be provided at reserved matters stage to afford additional enclosure to the north boundary that will improve the biodiversity value of the site and further aid integration of the dwelling thus criteria (d) and (e) can be met.
64. Design details would be provided at reserved matters stage. As assessed, the proposed dwelling does not meet the criteria of COU10, however, it is considered that a new dwelling of appropriate scale and design would integrate appropriately within this site and wider locality.

Rural Character and other criteria

65. The proposed new dwelling would not be considered as unduly prominent in the landscape for the reasons outlined in paragraphs 52. Criteria (a) is met.
66. As previously mentioned, the proposed new dwelling will cluster with the agricultural buildings adjacent to the site. Criteria (b) is met.

67. As assessed, the proposed does not meet the criteria for COU10 and so a dwelling is not acceptable in principle. It is however considered that a new dwelling would respect the existing pattern of development exhibited in the area, in that the proposed scheme adopts a pattern of dispersed rural dwellings and farm buildings. Criteria (c) has been met.
68. It is considered that the proposal would comply with criteria (d), the site is not adjacent to a settlement to mar the distinction between a settlement and the surrounding countryside as it does not result in urban sprawl when viewed with the existing buildings.
69. This proposal will have an adverse impact on the rural character of the area by virtue of the introduction of a new single dwelling in the countryside, which is unacceptable in principle and is not capable of integrating with existing buildings on the farm. Criteria (e) is not met.
70. In respect of criteria (f) a dwelling is capable of being sited and designed to ensure that the proposal will not have an adverse impact on residential amenity. A dwelling within this site will be a suitable distance from the closest dwelling, namely 16 Magees Road. This criterion cannot be accurately assessed within an outline application.
71. In respect of criteria (g) and (h) all of the proposed services are provided underground or from existing overheads lines along the road frontage or adjacent to the site. No adverse environmental impact is identified in terms of connecting this development to services and the ancillary works will not harm the character of the area as they are already a feature of the landscape at this location.
72. In respect of criteria (i) for the reasons set out at paragraphs 68-70 access to the public road can be achieved without prejudice to road safety or significantly inconvenience the flow of traffic. Criteria (i) is met.
73. For the reasons outlined in the preceding paragraphs it is considered that not all of the criteria of policy COU16 are or can be met in particular criteria e) for the reasons previously provided under COU10.

Access and Transport

74. Detail submitted with the application indicates that it is proposed to amend the existing access to the site.
75. DfI Roads have been consulted and offer no objections subject to conditions in relation to the provision of access arrangements at reserved matters stage, car parking and the alteration of street furniture if required.
76. Based upon a review of the information provided and the advice from the statutory consultee on highway safety (DfI Roads), it is accepted that any new access to the public road can be accommodated without prejudice to road safety or significant

inconvenience to the flow of traffic. The requirements of policy TRA2 of the Plan Strategy are met in full.

Waste Management

77. Detail submitted with the application indicates that source of water supply will be from mains. Surface water will be disposed of via soakaway and foul sewage is to be disposed via Septic tank.
78. On the basis of what has been included in the application form NI Water were consulted and have raised no objection to the proposal and has indicated that there is available capacity at the Wastewater Treatment Works.
79. LCCC Environmental Health were consulted and offered no objection however note a condition that if a septic tank is required this would be required to be shown on the site plan submitted at reserved matters.
80. Advice from Water Management Unit refers to standing advice and explains that the onus is on the applicant to ensure that all other regulatory consents are in place.
81. Based on what the applicant has outlined in their application form and the views of relevant consultees it is not considered the proposal would be contrary to Policy WM2 Treatment of Wastewater.

Natural Heritage

82. Following a site inspection the existing boundaries surrounding the site were noted. The supporting statement states that existing boundary vegetation is to be retained where possible and if conditioned, this will ensure the proposal will not result in any undue harm to interests of natural heritage importance. It is also noted that the development proposals are not located within any designated sites.
83. Additional screen planting can also be provided on any undefined boundaries. No issues of concern shall arise that are inconsistent with policy tests set out in the Plan Strategy.

Consideration of Representations

As noted above, six letters of representation have been received by the Council's Planning unit in relation to the application following the statutory advertisement and neighbour notification (publicity) process.

84. The issue raised are listed below:

- Land ownership.

This has been investigated and discussed within the planning report assessment.

- Concerns regarding traffic safety and the access.

DFI Roads were consulted and offered no objection to the proposed development.

- Concerns regarding the property facing no.23a and overshadowing.

This application is for outline permission and no details of the proposed dwelling design or location within the block plan have been submitted, other than an indicative block plan drawing. The details of a dwelling and its location within the site would be assessed at reserved matters stage. It is my planning judgment that the proposal does not meet policy and is to be refused.

- Objection raised with regard to several planning applications within the planning history section.
- Objection raised to the processing of several planning applications within the planning history section

Objections have been raised with regard to several applications previously processed by the Council. An objection to this application is not the process in which to investigate those concerns. I have considered the objections and the points raised and none of the information relates to the accurate processing of this application.

Conclusions

85. For the reasons outlined above, it is considered that the proposal does not comply with policies COU1, COU10 and COU16 for the reasons set out in this report

Recommendations

86. It is recommended that planning permission is refused.

Refusal Reasons(s)

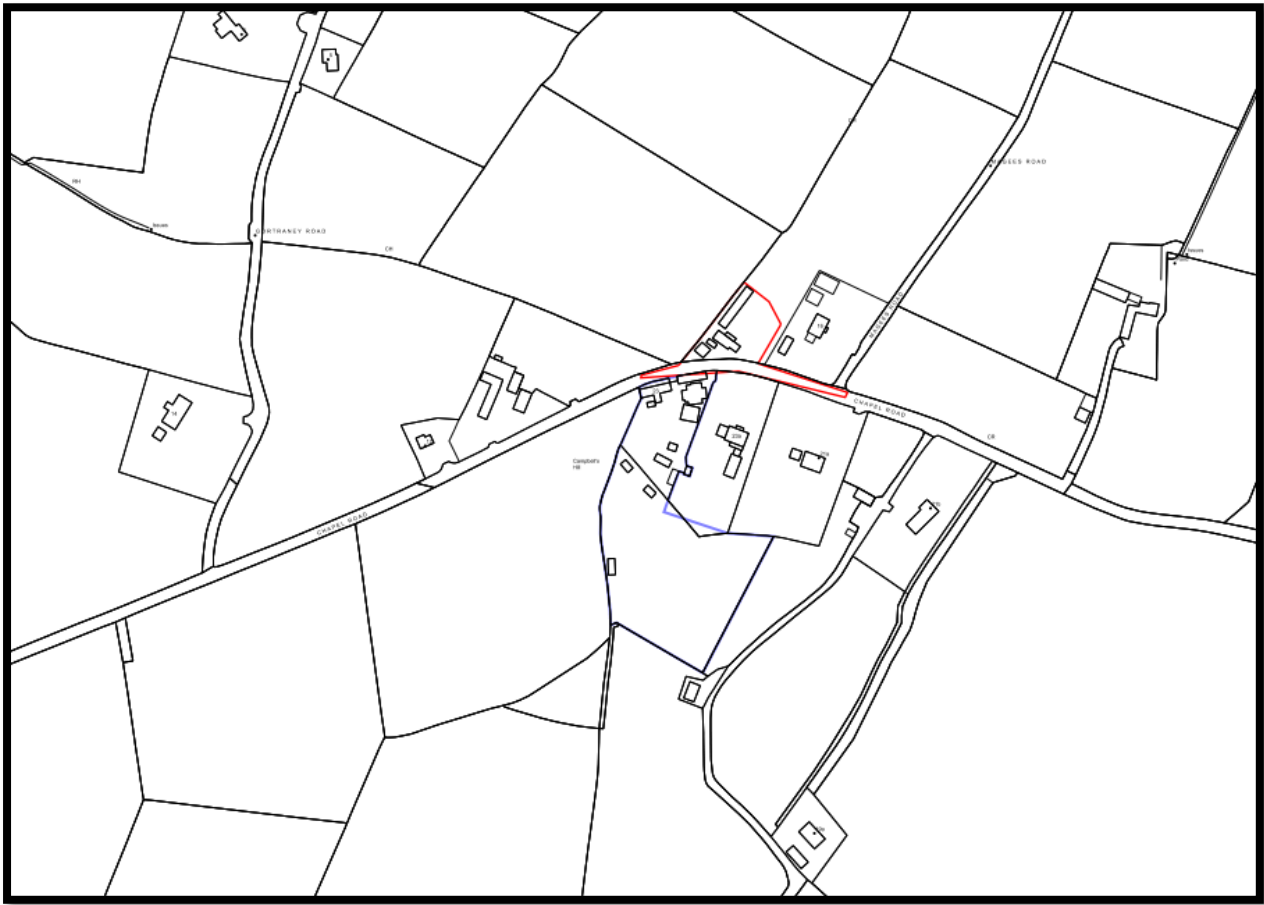
87. The following reasons for refusal are recommended:

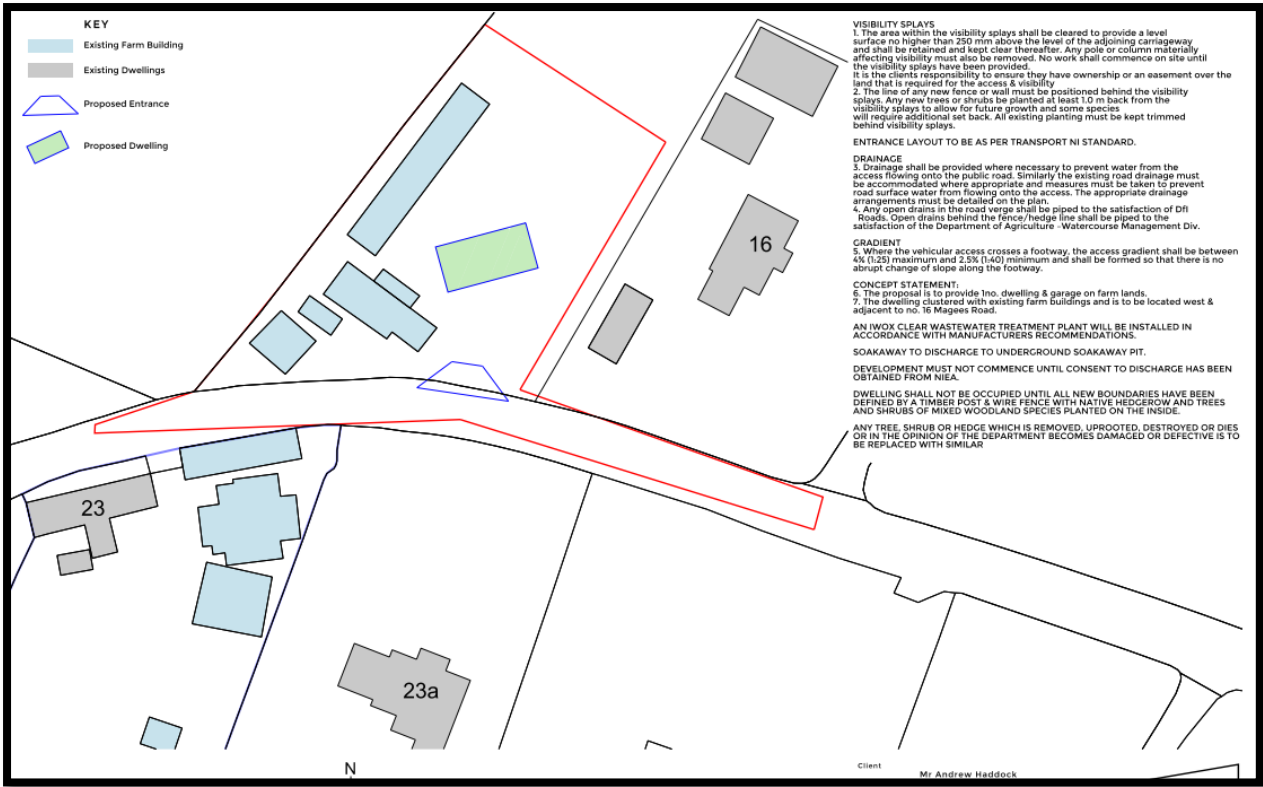
- The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside.
- The proposal is contrary to policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that site is not located within the farm business that has been established for at least 6 years, the new building is not visually linked or

sited to cluster with an established group of buildings on the farm and exceptionally, the alternative site proposed is not acceptable, as it has not been demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s).

- The proposal is contrary to policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, and it will result in an adverse impact on the rural character of the area.

Site Location Plan & Block Plan – LA05/2023/0069/O





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Lisburn & Castlereagh City Council

Planning Committee Addendum Report	
Date of Meeting	03 November 2025
Committee Interest	Local Application (Called In) – Addendum
Application Reference	LA05/2022/0831/F
Proposal Description	Proposed retention of recently constructed agricultural building
Location	Land adjacent to 112 Back Road Drumbo
Representations	0
Case Officer	Joseph Billham
Recommendation	Refusal

Background

1. This application was included on the Schedule of Applications for consideration by the Committee at a meeting on 2 December 2024. The recommendation was to refuse planning permission.
2. Following the presentation by officers, Members agreed to defer consideration of the application to allow for further information to be submitted which the applicant stated he was not aware had been previously requested from the agent.
3. This application was then presented to the Committee at a meeting on 6 January 2025 following receipt of additional farming information. The recommendation was still to refuse planning permission.
4. Following the presentation by officers, Members agreed to defer consideration of the application for a second time to allow a site visit to take place.
5. This application was again presented to the Committee at a meeting on 3 February 2025 following the site inspection on 21 January 2025. The recommendation was again to refuse planning permission.
6. Following the presentation by officers, Members agreed to defer consideration of the application for a third time to allow additional information to be submitted.

Planning Policy Context

NH3 Sites of Nature Conservation Importance - National

7. The request for additional information related primarily to the impact of the retained agricultural development on the environment.
8. Policy NH3 states that:

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of:

- a) an Area of Special Scientific Interest*
- b) a National Nature Reserve*
- c) a Nature Reserve*
- d) a Marine Conservation Zone.³¹*

A development proposal which could adversely affect a site of national importance may only be permitted where the benefits of the proposed development clearly outweigh the value of the site.

In such cases, appropriate mitigation and/or compensatory measures will be required

Further Consideration

9. Additional information received by the Council 18 May 2025 included:
 - Nutrient Action Programme Application
 - Soil Sampling Analysis Report and Field Spreading Maps
 - Tenancy Agreement
 - Amended Application Form (Description to include underground slurry tank)
10. Advice on the content of the submitted reports were sought from Shared Environmental Services, the Environmental Health Department of the Council and NIEA Water Management Unit and Natural Environment Division.
11. The Natural Environment Division requested additional information due to the proposal being within 7.5km of a designated site.

12. Additional information was received by the Council 13 June 2025 that included:

- An updated Tenancy Agreement
- An Air Quality Impact Assessment
- A Nutrient Management Plan
- A letter to NIEA quantifying the amount of cattle slurry produced

13. On receipt of the additional information a further round of consultation was carried out with the above referenced consultees.

14. The Environmental Health Department advised based on a separation distance of 87 metres to the closest neighbouring residential dwelling it had no objection.

15. Natural Heritage Division (NED) replied on 25 September 25 stating that the site was within 7.5km of the Belvoir ASSI and that::

In accordance with part IV of the Environment (Northern Ireland) Order 2002 (as amended), the public body must assess how these works, either alone or in combination could adversely affect a site of National Importance. A development proposal may only be permitted where the associated public benefits clearly outweigh the value of the site, where the planning authority determines this is the case, they must notify NIEA and impose conditions sufficient to minimise the damage and restore the site.

16. They confirmed the advice provided is based on the potential impact of proposals both alone and in combination with other relevant projects within the Designated Site Network and that for each of the designated sites the Process Contributions (PCs) which include modelled ammonia concentration and nitrogen deposition meet the necessary thresholds which there is no conceivable impact.

17. NED further advised there were no air quality concerns with the proposal, and they are content that all the slurry from the proposed facility will be disposed of via land spreading, and an agreement for this is in place.

18. It was noted within the NED response that the consultee could not locate the previous referred to Biodiversity Checklist but advised the proposed development represented a low risk to the qualifying features of the designated site.

19. Water Management Unit also within the same NIEA consultation response offer no objection.

20. SES also raised no objections having considered the NED response. They stated:

Having considered the nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site.

Policy NH3 - Sites of Nature Conservation Importance - National

21. In accordance with Policy NH3 as advised above the proposal is within 7.5km of the Belvoir ASSI (Area of Special Scientific Interest). It is concluded that based on a review of the supporting information and having considered the advice contained in the NED consultation response the proposal is not likely to have an adverse effect on the integrity and the value of the site to the habitat network and the Belvoir ASSI.
22. The second part of the policy criteria states:

'the development proposal which could adversely affect a site of national importance may only be permitted where the benefits of the proposed development clearly outweigh the value of the site.'
23. NED considered the retention of this buildings and its potential impact on the designated site network is low risk to the qualifying features of the designated site and shall have no conceivable impact on the process contributions. There is no reason to disagree with the advice of the statutory consultee.
24. If Members are not minded to accept the advice of officers a condition is necessary to ensure that any deviation from the approved slurry disposal arrangement under this proposal will not have an adverse impact on any designated site.
25. It is considered for the reasons detailed in the preceding paragraphs that the proposal complies with Policy NH3.
26. Based on this information it is further considered that the proposal would not have a significant adverse impact on the environment. The refusal reason associated with COU16 criteria (g) is withdrawn.

Conclusion and Recommendation

27. This addendum report should be read in conjunction with the previous reports and the balance of the officers advice in respect of this development remains unchanged. Only the reason for refusal related to COU16 criteria (g) is withdrawn.
28. The following refusals reasons still apply:

- The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.
- The proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the agricultural holding is currently active and established for a minimum of 6 years.
- The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the development is necessary for the efficient use of the agricultural holding.
- The proposal is contrary to Policy COU12 criteria (c) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the character and scale of the development is not appropriate to its location.
- The proposal is contrary to Policy COU12 criteria (d) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the proposal visually integrates into the local landscape.
- The proposal is contrary to Policy COU15 criteria (a) and (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is a prominent feature in the landscape and is not sited to cluster with established group of buildings.
- The proposal is contrary to Policy COU15 criteria (c) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to blend with the landform and would rely on the use of new landscaping for integration.
- The proposal is contrary to Policy COU15 criteria (f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the design of the building is inappropriate for the site and its locality
- The proposal is contrary to Policy COU16 criteria (a), (b) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is unduly prominent in the landscape and is not sited to cluster with a group of buildings and if permitted would result in an adverse impact on the rural character of the area.

Lisburn & Castlereagh City Council

Planning Committee	
Date of Committee Meeting	03 February 2025
Committee Interest	Local Application (Called In) – Addendum
Application Reference	LA05/2022/0831/F
Proposal Description	Proposed retention of recently constructed agricultural building
Location	Land adjacent to 112 Back Road Drumbo
Representations	None
Case Officer	Joseph Billham
Recommendation	Refusal

Background

1. This application was initially included on the Schedule of Applications for consideration by the Committee at a meeting on 2 December 2024. The recommendation was to refuse planning permission.
2. Following the presentation by officers, Members agreed to defer consideration of the application to allow for further information to be submitted which the applicant stated he was not aware had been requested.
3. The application was represented by officers on the Schedule of Applications for consideration by the Committee at a meeting on 6 January 2025. The recommendation was unaltered to refuse planning permission.
4. Following a presentation by officers and after representations were heard from the applicant and his advisers, Members agreed to defer consideration of the application to allow for a site visit to take place.
5. A site visit took place on 21 January 2025. A separate note of this site visit is provided as part of the papers.

Further Consideration

6. Members were reminded that the purpose of the site visit was to allow the Members to observe the development as built (being retrospective) in the context of the adjacent building and the surrounding lands and to consider the integration of the building into the countryside. It was also to allow them to ask

questions about what the officers had taken account in the assessment application.

7. Members walked along Back Road and observed the agricultural building from both directions. It was advised that what should be considered is if the agricultural building clustered with buildings on the farm and if it visually integrated into the open countryside and rural character.
8. One of the issues identified was prominence. Members were requested to apply their own judgement as to whether the building (shed) as built sufficiently grouped with existing buildings.
9. It was confirmed that seasonal changes in vegetation could be considered however any proposed additional landscaping does not normally make the building as constructed acceptable.
10. Clarification was sought on the established nature of the farming activity. It was confirmed the business ID was created in 2020 and the requirement for 6 years registered activity had not been met. It was pointed out the applicant had made a different argument, and Members need to weigh that against the officer's report. Initially this shed was for isolation and over the intervening period was now used to overwinter livestock and store fed.

Conclusion and Recommendation

11. The purpose of the site visit was to afford Members an opportunity to visit the site and observe the development (shed) in its context.
12. No new issues were raised that required further clarification. The advice previously offered that planning permission should be refused is not changed.
13. The information contained in this addendum should be read in conjunction with the main DM Officer's report and previous addendum presented to the Committee on 06 January 2025.

LISBURN & CASTLEREAGH CITY COUNCIL**Report of a Planning Committee Site Visit held at 2.10 pm on Tuesday, 21 January, 2025 at Land Adjacent to 112 Back Road, Drumbo****PRESENT:**

Councillor S Burns (Vice-Chair)

Aldermen O Gawith and J Tinsley

Councillors D J Craig, U Mackin and A Martin

IN ATTENDANCE:

Head of Planning & Capital Development (CH)

Member Services Officer (CR)

Apologies for non-attendance were submitted by the Chair, Alderman M Gregg, and Councillors P Catney, G Thompson and N Trimble.

The site visit was held in order to consider the following application:

LA05/2022/0831/F – Proposed retention of recently constructed agricultural building on land adjacent to 112 Back Road, Drumbo

This application had been presented for determination at the meeting of the Planning Committee held on 6 January 2025. The Committee had agreed to defer consideration to allow for a site visit to take place.

A Member asked why the building was already in situ. Members were reminded that this was a retrospective application that had first been submitted in August 2022 because of an enforcement case.

Members viewed the site location plan, and the Head of Planning & Capital Development reminded Members that the reason for the site visit was to look at the integration of buildings into the landscape.

Members walked along Back Road and viewed the agricultural building from both directions.

The Head of Planning & Capital Development advised Members that they should consider if the agricultural building clustered with buildings on the farm and if it visually integrated into the open countryside and rural character. Officers had identified key issues in this application in terms of prominence of the building. Members needed to apply their own judgement as to whether the building sufficiently grouped with existing buildings.

A query was raised by a Member about the farming activity. The Head of Planning & Capital Development advised that Officers had considered that the farm was not established, as the first time the business ID had been created was in 2020; therefore, the

requirement for 6 years of registered activity had not been met. The applicant had made a different argument, and Members needed to weigh that against what Officers had reported. The applicant had advised initially that the building had been necessary for the purposes of isolation; however, that had changed in the intervening period – he now overwintered his animals and fed them inside.

In response to a Member's query, the Head of Planning & Capital Development confirmed that Members could take into consideration seasonal changes in vegetation. In a further query a Member asked if they could request additional landscaping.

The Head of Planning & Capital Development advised that they could request additional landscaping but referred them to the part of the policy that the promise of additional landscaping did not normally make an unacceptable building acceptable.

There being no further business, the site visit was terminated at 2.33 pm.

Lisburn & Castlereagh City Council

Planning Committee	
Date of Committee Meeting	06 January 2025
Committee Interest	Local Application (Called In) – Addendum
Application Reference	LA05/2022/0831/F
Proposal Description	Proposed retention of recently constructed agricultural building
Location	Land adjacent to 112 Back Road, Drumbo
Representations	None
Case Officer	Joseph Billham
Recommendation	Refusal

Background

1. This application was included on the Schedule of Applications for consideration by the Committee at a meeting on 2 December 2024. The recommendation was to refuse planning permission.
2. Following the presentation by officers, Members agreed to defer consideration of the application to allow for further information to be submitted which the applicant stated he was not aware had been requested.

Further Consideration

3. Additional information was submitted to the Council on 4 December 2024. The information included:
 - An invoice for a replacement nut bag dated November 31 November 2016
 - A receipt for the purchase of cattle dated 17 December 2018
 - A receipt Triple Plus milk from Britmilk dated October 2019.
 - A copy of an application to NIEA titled “Notification for New or Substantially Reconstructed Organic Nutrient Storage Systems.
 - An amended drawing indicating that the shed will be accessed via the existing access which currently serves the dwelling. The drawing also notes that the current access will be permanently closed.

4. At paragraphs 60-62 of the main officer report it is outlined in detail the reasons why the Council considered that it had not been demonstrated that the agricultural holding had been active and established for a minimum of 6 years. It was noted in the report that that no information had been submitted to demonstrate farming between 2016-2019.
5. The abovementioned receipts have been submitted for the years 2016-2019. Taking the limited information that these receipts provide into account it is considered that this is still not sufficient evidence to demonstrate that the agricultural holding has been active and established for a minimum of 6 years. Criteria (a) of COU 12 has not been met.
6. The information also reinforces the advice contained at paragraphs 55 to 58 of the main report that the building is not necessary for the efficient operation of the holding and is excessive in size for its function.
7. An amended drawing has been submitted indicating that the shed will now be accessed via the existing access which currently serves the dwelling. The drawing also notes that the current access will be permanently closed.
8. DfI Roads have been consulted with the amended drawing and whilst they have not responded to date, as an existing access is being utilised officers would have no objection to this proposed change in principle. Refusal reasons associated with the access including Policy TRA2 criteria (a) and COU16 criteria (i) are withdrawn.
9. A copy of an application to NIEA Water Management Unit (WMU) for the "Notification for New or Substantially Reconstructed Organic Nutrient Storage Systems has been submitted to the Council. However no corresponding information has been provided by the agent indicating that this application is processed and approved. NIEA have been consulted with this additional information, however, to date they have not responded.
10. In the absence of any substantive evidence to demonstrate that the development is not causing impact on the surface water environment a pre-cautionary approach is followed and the proposed reason for refusal is not withdrawn. The existing advice at paragraphs 81 to 84 of the main report still stands.

Conclusion and Recommendation

11. The advice previously offered that planning permission should be refused is not changed. As indicated above the reason for refusal related to the access is withdrawn.
12. The information contained in this addendum should be read in conjunction with the main DM officer's report previously presented to Committee on 02 December 2024.

Lisburn & Castlereagh City Council

Planning Committee	
Date of Meeting	02 December 2024
Committee Interest	Local Application (Called In)
Application Reference	LA05/2022/0831/F
Date of Application	18 August 2022
District Electoral Area	Downshire East
Proposal Description	Proposed retention of recently constructed agricultural building
Location	Land adjacent to 112 Back Road Drumbo
Representations	0
Case Officer	Joseph Billham
Recommendation	Refusal

Summary of Recommendation

1. This application is categorised as a local planning application. The application is presented to the Committee in accordance with the Protocol for the Operation of the Planning Committee in that it has been called in.
2. The application is presented to the Planning Committee with a recommendation to refuse in that the contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.
3. In addition, proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the agricultural holding is currently active and established for a minimum of 6 years.
4. The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the development is necessary for the efficient use of the agricultural holding.

5. The proposal is contrary to Policy COU12 criteria (c) and (d) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the character and scale of the development is not appropriate to its location, and it has not been demonstrated that the proposal visually integrates into the local landscape.
6. The proposal is contrary to Policy COU15 criteria (a) and (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is a prominent feature in the landscape and is not sited to cluster with established group of buildings.
7. The proposal is contrary to Policy COU15 criteria (c) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to blend with the landform and would rely on the use of new landscaping for integration.
8. The proposal is contrary to Policy COU15 criteria (f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the design of the building is inappropriate for the site and its locality
9. The proposal is contrary to Policy COU16 criteria (a), (b) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is unduly prominent in the landscape and is not sited to cluster with a group of buildings and if permitted would result in an adverse impact on the rural character of the area.
10. The proposal is contrary to Policy COU16 criteria (g) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal can provide the necessary services that would not have a significant adverse impact on the environment.
11. The proposal is contrary to Policy COU16 criteria (i) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.
12. The proposal is contrary to Policy TRA2 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how the proposal will not prejudice road safety or significantly inconvenience the flow of vehicles

Description of Site and Surroundings

13. This site is located at the south side of Back Road and to the east of an occupied dwelling at 112 Baack Road.
14. The site measures 0.18 hectares in size and is rectangle in shape. It is accessed from Back Road via a laneway. This leads to an existing agricultural building and hard standing which is set back from the Back Road by approximately 30 metres.

15. The building is single storey with a rectangular footprint and has an open sided structure with a pitched roof. Within the building there is an internal sectional wall. Onside is for housing cattle and the other for storing hay.
16. The finishes on the building include dark blue metal cladding on the roof and part of the exterior walls. The remainder of the exterior walls are of block construction finished in grey render. The open sided structure is supported by steel stanchions.
17. The access laneway has mature hedging on the east side that runs parallel with the lane. The southern and eastern boundaries are defined by post wire fencing and earth mound. The northern boundary consists of hedging.
18. The topography of the site an undulating level but generally falling way from the roadside towards the rear boundary of the site.

Surroundings

19. The site is located in the open countryside and the area is predominantly rural in character. The site is bounded by open agricultural fields to the north, south and east. To the west of the site lies 112 Back Road which is a detached single storey dwelling.

Proposed Development

20. The is full planning permission for the retention of a recently constructed agricultural building.

Relevant Planning History

	Description	Location	Decision
LA05/2017/0351/F	Proposed replacement dwelling and garage	112 Back Road Drumbo Lisburn	Permission granted

Consultations

21. The following consultations were carried out:

Consultee	Response
DFI Roads	Objections to proposal
NI Water	No objection
Environmental Health	No objection
NIEA	Objections to proposal
DAERA	Business has not been in existence for more than 6 years.

Representations

22. No letters of representation received during the processing of the planning application.

Planning Policy Context

Local Development Plan Context

23. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications, regard must be had to the requirements of the local development plan and that determination must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

24. It is stated at Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any

old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

25. In accordance with the transitional arrangements the existing Local Development Plan is the adopted Plan Strategy and the extant development plan which is the Lisburn Area Plan (LAP).

26. The site is located in the countryside in LAP and at page 49 it states:

that the Departments regional development control policies for the countryside which will apply in the Plan area are currently set out in the various Planning Policy Statements published to date.

27. Draft BMAP remains a material consideration in draft BMAP (2004) and the subsequent revision to the draft in 2014 this site is also identified was being located in the open countryside.

28. This application is for new agricultural building in the open countryside. The strategic policy sustainable development and good design and positive place [Strategic Policy 01 and 05] states:

29. Strategic Policy 01 Sustainable Development states:

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

30. Strategic Policy 05 Good Design and Positive Place Making states:

The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making

should acknowledge the need for quality, place specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.

31. The following operational policies in Part 2 of the Plan Strategy also apply.
32. The proposal is for non-residential development in the open countryside. Policy COU 1 – Development in the Countryside states:

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.

33. As explained, this is an application for a farm shed and in accordance with the requirements of Policy COU1, the application falls to be assessed against policies COU12, COU15 and COU16 of the Plan Strategy.
34. COU12 Agricultural and Forestry Development
35. *Planning permission will be granted for development on an agricultural or forestry holding where it is demonstrated that:*

a) the agricultural or forestry business is currently active and established (for a minimum of 6 years)

b) it is necessary for the efficient use of the agricultural holding or forestry enterprise

c) in terms of character and scale it is appropriate to its location

d) it visually integrates into the local landscape and additional landscaping is provided as necessary

e) it will not have an adverse impact on the natural or historic environment

f) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.

In cases where development is proposed applicants will also need to provide sufficient information to confirm all of the following:

- *there are no suitable existing buildings on the holding or enterprise that can be used*
- *the design and materials to be used are sympathetic to the locality and adjacent buildings*
- *the proposal is sited beside existing farm or forestry buildings.*

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- *it is essential for the efficient functioning of the business; or*
- *there are demonstrable health and safety reasons.*

Planning permission will only be granted for agricultural and forestry buildings/works subject to the criteria stated, as well as the criteria for an active and established business set out under Policy COU10.

Prior to consideration of any proposed new building, the applicant will be required to satisfactorily demonstrate that renovation, alteration or redevelopment opportunities do not exist elsewhere on the agricultural or forestry holding. Any new buildings should blend unobtrusively into the landscape.

Sufficient information to demonstrate why a location away from the existing agricultural or forestry buildings is essential for the efficient functioning of that agricultural or forestry holding will be required. If justified, the building will be required to visually integrate into the landscape and be of appropriate design and materials. A prominent, skyline or top of slope ridge location will be unacceptable.

All permissions granted under this policy will be subject to a condition limiting the use of the building to either agricultural or forestry use as appropriate.

Integration and Design of Buildings in the Countryside

36. Policy COU15 - Integration and Design of Buildings in the Countryside states:

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- a) *it is a prominent feature in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*

- d) *the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) *it relies primarily on the use of new landscaping for integration*
- f) *the design of the building is inappropriate for the site and its locality*
- g) *ancillary works do not integrate with their surroundings.*

Rural Character and other Criteria

37. Policy COU16 – Rural Character and other Criteria states:

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) *it is unduly prominent in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it does not respect the traditional pattern of settlement exhibited in that area*
- d) *it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) *it has an adverse impact on the rural character of the area*
- f) *it would adversely impact on residential amenity*
- g) *all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality*
- h) *the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*
- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

Access and Transport

38. The proposal involves the alteration of an existing access to the public road. Policy TRA2 – Access to Public Roads states:

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

Regional Policy and Guidance

39. The SPPS was published in September 2015. It is the most recent planning policy and it is stated at paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

40. Paragraph 3.8 of the SPPS states:

that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance

41. The SPPS remains a material consideration of significant weight irrespective of what stage the Local Development Plan making process is at. The policies in the Plan Strategy have been drafted to be consistent with the SPPS.

Assessment

Agricultural and Forestry Development

42. The proposal is seeking retrospective planning permission for an agricultural building at land adjacent to 112 Back Road, Drumbo.
43. A P1C form has been submitted alongside the application. The form states that Mr Neil Reid at No 112 Back Road is the farmer. The P1C form states the farm business was established in 2015. The farm business id (665138) was allocated on 05/02/20. It is claimed that single farm payments are not applied for.
44. Within Question 2 of the P1C Form its stated that Mr Neil Reid has a herd number 393059. It is claimed that animals were kept at 112 Back Road during years 2014 – 2016. This was in the name of Mr Reid’s father. His herd number was 390207.
45. Question 3 of the P1C form explains a payslip of cattle sent to W.D Meats in 2022 and invoice of heifer nuts delivered in 2014 to feed calves kept at 112

Back Road during 2014 – 2016. Question 6 advises that no other sites are available at 122 Back Road.

46. No DAERA farm maps have been provided as part of this application, but this is not unusual on farms where single farm payment is not received
47. DAERA have been consulted on the application and confirmed that the business id 665138 for Mr Reid has not been in existence for more than 6 years and that the business ID was first allocated on 04 December 2020.
48. DAERA confirmed in their response that no single farm payment claims have been made in the last 6 years. DAERA answered 'No' to the question is the application site is on land which payments are currently being claimed by the farm business.
49. Supporting information with the application submitted by the agent included:
 - A supporting letter from agent
 - A supporting letter from applicant
 - Aerial imagery at 112 Back Road Drumbo for 2013 and 2014
50. More details regarding farming activity over recent years have been submitted that include:

2013

- April rates bill

2014

- F.S Herron Invoice – Heifer replacement nut bags

2015

- Home/Life Insurance X 2

2020

- June Rates bill
- DARD Letter – Business ID Allocated

2021

- DARD Letter – Move Restricted Herd
- DARD Letter – Options for OTS Cattle
- DARD Notice – Notice prohibiting movement of certain cattle

2022

- NIFCC Certificate – Beef Producer
 - Receipt and cheque for cattle purchase
51. Criteria a) of Policy COU12 states that development on an agricultural holding will be granted where it is demonstrated that the holding is currently active and established for a minimum of 6 years. Under COU10 criteria a) provides more information on the level of detail required to demonstrate the farm business is active and established. This includes independent, professionally verifiable business accounts, that it has been established for at least 6 years.
 52. The agent has provided information on the P1C Form states that Mr Reids own business ID665138 was allocated on 05 February 2020. Mr Reid advised within his statement that it had been decided within the family that Mr Reid needed to farm at a separate location with a separate herd number. No details have been provided of Mr Reid's fathers farm holding. In addition, within policy it refers to a farm/business in the singular therefore only Mr Reid business id 665138 can be taken into account here.
 53. The information provided above is not deemed sufficient to demonstrate that the farm business has been active and established for the required period of six years. No information has been submitted to demonstrate active use on the farm holding between 2016 – 2019. The information within the years provided are not deemed sufficient to establish that there is an active business.
 54. Therefore, taking the above into consideration criteria a) has not been met as it has not been demonstrated that the agricultural holding has been active and established for a minimum of 6 years.
 55. The applicant and agent has provided detail within the supporting statement and documents that the agricultural building was built for housing isolated cattle. The documents provided includes a letter from DAERA confirming that eight diseased cattle were isolating at this location.
 56. On DAERAs website within the document 'Biodiversity Code for Northern Ireland Farms' it is stated that:

New or returning livestock should be placed in isolation for 21 days. This includes animals returning home from shows. The quarantine facility should be a house, which does not share airspace, water supply or drainage with any other animal accommodation, and is a minimum of 3 metres away from other livestock areas. A field or paddock may also satisfy these criteria. If in doubt your own Veterinary Surgeon can advise on suitability.
 57. The shed measures 13 metres by 9 metres and has a ridge height of 5.2 metres. The size of the building is considered excessive in size for the requirement of housing the number of isolated cattle. As advised above a field or paddock may be suitable or in this context a smaller shed may have been erected to accommodate the isolated cattle.

58. The shed is not a building necessary for the efficient use of the agricultural holding. Criteria b) is not met.
59. The building has a pitched roof with a ridge height of 5.2 metre. The material finishes of the building as previously indicated is dark blue cladding, grey render walls and steel support stanchions. The size and scale of the building appears prominent at this location.
60. The building is excessive in size for its function, for the holding and within the surrounding area. The character and scale of the proposal is not appropriate to its location and criteria c) is not met for the following reason.
61. The building is not visible when travelling west to east as it is screened by the existing dwelling at 112 Back Road. Views of the shed are also broken up by mature trees and hedging adjacent to the access point of 112 Back Road.
62. Although it is set down slightly from the level of the road it remains open from a critical view travelling east to west along Back Road and also in long distance views from Front Road. The building is considered to appear prominent when travelling along Front Road towards the site. The building is considered not to visually integrate into the local landscape. Criteria d) is not met.
63. The proposal is not considered to have an adverse impact on the natural or historic environment. There are no features of natural or historic within the vicinity of the site. Criteria e) is met.
64. In terms of criteria f) the proposal shall not have a detrimental impact on amenity of residents nearby nor any issues arise from noise, smell and pollution. EHO have been consulted and offered no objections.
65. The balance of the criteria associated with Policy COU12 details that the applicant shall provide information to demonstrate there are no suitable buildings on the holding that can be used.
66. The agent has advised that during construction of a replacement dwelling (LA05/2017/0351/F) the existing farm buildings were demolished. Even if the buildings were part of the farm holding these are no longer present on site as confirmed during site inspection. No weight is attached to the fact that there were buildings here in the past.
67. The design and materials as considered above are sympathetic to the rural character of the place and reflect the design of the nearby buildings.

Integration and Design of Buildings in the Countryside

68. Turning then to policy COU 15 in terms of criteria (a), it is considered that the proposal is a prominent feature in the landscape when viewed from the junction with Front Road and travelling east to west along Back Road.
69. In terms of criteria (b) the building is not considered to cluster an established group of buildings. The building sited beside a single farm dwelling at 112 Back Road west of the site. Criteria b) is not met.
70. With regard to criteria c) the building is considered open to critical viewpoints along both Front Road and Back Road when travelling east to west. The building does not blend with the landform and does not have a sufficient backdrop or landscaping to integrate and is considered prominent at this location. The northern boundary comprises of hedgerow and the southern boundary comprises of post wire fence. that would not be suitable to integrate here. New landscaping would be needed to integrate fully here and criteria e) is not met.
71. In terms of criteria (f), the building is rural in nature with corrugated sheeting on the exterior walls and roof. The design of the building is single storey with a standard pitched roof and ridge height of 5.2 metres. It is considered the design of the building is rural in nature however it is appropriate for the site and its locality.
72. In terms of criteria (g), any ancillary works such as the access and land around the development should integrate into the surroundings.
73. The application proposes to use an existing access and runs along part of a hedgerow on site. This access was however due to be closed off as part of the approval LA05/2017/0351/F to limit the number of access points onto the public road.
74. DfI Roads has been consulted and indicated the existing access is potential in breach of planning permission and a number of additional drawings are required. The existing access runs along existing hedgerow and is considered to integrate with the surroundings.

Rural Character

75. In terms of policy COU16, in terms of criteria (a), it is considered that the proposal would be unduly prominent in the landscape.
76. Criteria (b) has been explained in paragraph 72 above the proposal is not considered to cluster with an established group of buildings. The proposal is beside a single building at 112 Back Road and does not cluster here.

77. In terms of criteria (c), the proposal would respect the traditional pattern of settlement exhibited within the area.
78. In terms of criteria (d), the proposal does not mar distinction between a settlement and surrounding countryside.
79. For the reasons outlined earlier in the report it is considered the proposal would result in an adverse impact on the rural character of the area. Criteria (e) is not met.
80. Residential amenity shall not be adversely impacted on by the proposal. EHO have been consulted and offered no objections. Criteria (f) is met.
81. In relation to criteria g) relating to necessary services it has not been demonstrated that the proposal would not have an adverse impact on the environment by way of surface water environment. NIEA Water Management Unit (WMU) have been consulted and replied stating:

Water Management Unit has considered the impacts of the proposal on the water environment and on the basis of the information provided are unable to determine if the development has the potential to adversely affect the surface water environment.

82. WMU were seeking clarification on how manure is to be handled, and details of any tanks shown on the plans. WMU also requested information on the use of the yard.
83. The agent was emailed with the consultation responses on 21/03/2024. The email stated that that agent should provide the information that had been requested from the consultees within 14 days. To date nothing has been received.
84. Based on the information made available to the Council, it has not been demonstrated how the proposal can provide the necessary services, and that the proposal would not have a significant adverse impact on the environment.
85. In terms of criteria i) DfI roads have been consulted on the application and had noted the existing access used as part of this application was due to be permanently closed and the verge reinstated as part of a previous approval. DfI Roads requested additional information relating to ownership, visibility splays and speed surveys.
86. Again, and as stated above, the agent was emailed on 21/03/24 requesting the above information however to date this has not been provided.
87. Therefore, based on the information made available to the Council, it has not been demonstrated how the proposal and access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.

88. As advised above the proposal is considered to be contrary to criteria a), b), e), g) and I) of Policy COU16.

Access, Movement and Parking

89. The site plan provided details the site entrance and laneway on the south side of Back Road. The proposal is seeking to use the existing access.
90. As previously indicated above the agent has not submitted the details requested by DFI Roads including additional information relating to ownership, visibility splays and speed surveys.
91. Advice from DfI Roads states that they find the proposal unacceptable as submitted. They express concern in relation to the proposed development and the use of the access which was due to be permanently closed up as a condition of a previous approval. As advised above the agent was emailed on 21/03/2024 and asked to submit additional information which was not received.
92. Therefore, based on the information made available to the Council, it has not been demonstrated that the proposal will not prejudice road safety or significantly inconvenience the flow of vehicles. The proposal is considered to be contrary to criteria a) of Policy TRA 2.

Conclusions

93. In conclusion the application is recommended to refuse in that the proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.
94. In addition, proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the agricultural holding is currently active and established for a minimum of 6 years.
95. The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the development is necessary for the efficient use of the agricultural holding.
96. The proposal is contrary to Policy COU12 criteria (c) and (d) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the character and scale of the development is not appropriate to its location, and it has not been demonstrated that the proposal visually integrates into the local landscape.

97. The proposal is contrary to Policy COU15 criteria (a) and (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is a prominent feature in the landscape and is not sited to cluster with established group of buildings.
98. The proposal is contrary to Policy COU15 criteria (c) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to blend with the landform and would rely on the use of new landscaping for integration.
99. The proposal is contrary to Policy COU16 criteria (a), (b) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is unduly prominent in the landscape and is not sited to cluster with a group of buildings and if permitted would result in an adverse impact on the rural character of the area.
100. The proposal is contrary to Policy COU16 criteria (g) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal can provide the necessary services that would not have a significant adverse impact on the environment.
101. The proposal is contrary to Policy COU16 criteria (i) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.
102. The proposal is contrary to Policy TRA2 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how the proposal will not prejudice road safety or significantly inconvenience the flow of vehicles.

Recommendations

103. It is recommended that planning permission is refused.

Refusal Reasons

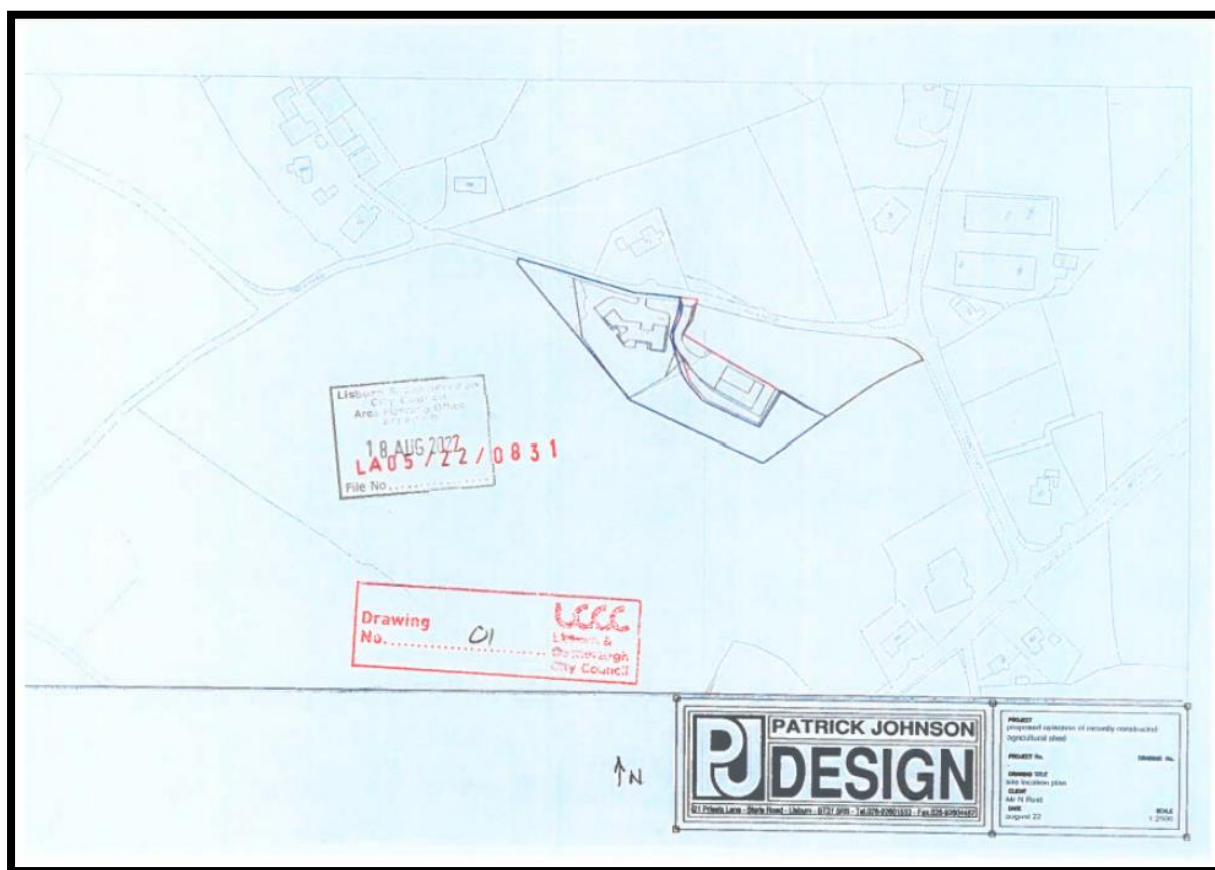
104. The following refusal reasons are recommended:

- The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.

- The proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the agricultural holding is currently active and established for a minimum of 6 years.
- The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the development is necessary for the efficient use of the agricultural holding.
- The proposal is contrary to Policy COU12 criteria (c) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the character and scale of the development is not appropriate to its location.
- The proposal is contrary to Policy COU12 criteria (d) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the proposal visually integrates into the local landscape.
- The proposal is contrary to Policy COU15 criteria (a) and (b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is a prominent feature in the landscape and is not sited to cluster with established group of buildings.
- The proposal is contrary to Policy COU15 criteria (c) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to blend with the landform and would rely on the use of new landscaping for integration.
- The proposal is contrary to Policy COU15 criteria (f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the design of the building is inappropriate for the site and its locality
- The proposal is contrary to Policy COU16 criteria (a), (b) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is unduly prominent in the landscape and is not sited to cluster with a group of buildings and if permitted would result in an adverse impact on the rural character of the area.
- The proposal is contrary to Policy COU16 criteria (g) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal can provide the necessary services that would not have a significant adverse impact on the environment.
- The proposal is contrary to Policy COU16 criteria (i) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.

- The proposal is contrary to Policy TRA2 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated how the proposal will not prejudice road safety or significantly inconvenience the flow of vehicles.

Site Location Plan – LA05/2022/0831/F.





Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	3 November 2025
Committee Interest	Local Application (Called In)
Application Reference	LA05/2024/0799/F
Date of Application	6 November 2024
District Electoral Area	Killultagh
Proposal Description	Farm building for livestock and farm machinery
Location	90 metres south west of 135 Pond Park Road, Lisburn
Representations	0
Case Officer	Emma Forde
Recommendation	REFUSAL

Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee in that it has been called in. The application is presented to the Planning Committee with a recommendation of refusal as the proposal is contrary to Policy COU1, COU12, COU15, and COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 for the reasons below:
- The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside.

The proposal is contrary to criteria a), b), and d) of policy COU12 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the agricultural business is currently active and established (for a minimum of 6 years), that the proposed building is necessary for the efficient use of the agricultural holding or forestry enterprise, and that the proposal visually integrates into the local landscape and additional landscaping is provided as necessary.

- The proposal is contrary to criteria a), b), c), d), e) of policy COU15 in that it would be a prominent feature in the landscape, it would not be sited to cluster with an established group of buildings, it would fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, and the proposal would rely primarily on the use of new landscaping for integration.
- The proposal is contrary to criteria a), b), and f) of policy COU16 in that it would be unduly prominent in the landscape, would not be sited to cluster with an established group of buildings, and it would adversely impact on residential amenity.

Description of Site and Surroundings

2. The application site is located 90 metres south-west of 135 Pond Park Road and comprises part of an agricultural field with various storage containers, an outbuilding, vehicles, machinery, and some heaps of stone/rubble and waste material including scrap metal.
3. The boundary of the site, along Pond Park Road, comprises a low stone wall topped with hedge and metal wire fencing. The main entrance to the site along this boundary is to the southeast and comprised of black palisade security fencing and gates. There are no other boundaries as the site is part of a larger field.
4. The existing building at the western corner is identified by the applicant as an existing livestock house. While this may resemble a small building for housing livestock no animals were observed and is inaccessible for this purpose as the building is surrounded by disused machinery, rubble, scrap metal, and significant vegetation.
5. The building is approximately 8 metres by 7 metres, with a height of approximately 3 metres. The building is finished in blockwork and metal cladding on a flat roof.

Surroundings

6. The application site is seen to be located within a rural landscape. Its character is defined by rolling agricultural lands with several dwellings in the immediate area accessing onto Pond Park Road.

Proposed Development

7. The application seeks permission for the erection of a farm building for livestock and farm machinery.
8. The proposed building would measure approximately 11 metres in width and 14.2 metres in length. It would comprise a pitched roof with a height of approximately 5 metres. The proposed building would be finished in block rendered walls, with green cladding roof and upper walls.

Relevant Planning History

9. There is no recent, relevant planning history.

Consultations

10. The following consultations were carried out.

Consultee	Response
Environmental Health	No objection
DAERA	Comment - proposed site located on land not claimed by any business.
DfI Roads	No objection.

Representations

11. No representations have been received in respect to the application.

Local Development Plan

Local Development Plan Context

12. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications, regard must be had to the requirements of the local development plan and that determination must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

13. It is stated at page 16 of Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

14. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Lisburn Area Plan 2001(LAP). Draft BMAP remains a material consideration.
15. The site is located within the open countryside in the Lisburn Area Plan (2001) and out with any defined settlement development limit. The site remains the open countryside in the last publication of draft BMAP and is also located in an Area of High Scenic Value.
16. This is a proposal for non-residential/agricultural development in the open countryside. The following strategic policies in Part 1 of the Plan Strategy apply.
17. The strategic policy for Sustainable Development is set out in Part 1 of the Plan Strategy. Strategic Policy 01 – Sustainable Development states that:

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

18. The strategic policy for improving health and wellbeing is set out in Part 1 of the Plan Strategy. Strategic Policy 02 - Improving Health and Wellbeing states that:

The Plan will support development proposals that contribute positively to the provision of quality open space; age-friendly environments; quality design; enhanced connectivity (physical and digital); integration between land use and transport; and green and blue infrastructure. Noise and air quality should also be taken into account when designing schemes, recognising their impact on health and well-being.

19. The site is in close proximity to a scheduled rath - ANT064:082 at Pond Park Road, Lisburn. Strategic Policy 18 Protecting and Enhancing the Historic Environment and Archaeological Remains states:

The Plan will support development proposals that:

- a) protect and enhance the Conservation Areas, Areas of Townscape Character and Areas of Village Character*
- b) protect, conserve and, where possible, enhance and restore our built heritage assets including our historic parks, gardens and demesnes, listed buildings, archaeological remains and areas of archaeological potential*
- c) promote the highest quality of design for any new development affecting our historic environment.*

20. The site is located in an Area of High Scenic Value. The strategic policy for this designation is set out in Part 1 of the Plan Strategy. Strategic Policy 19- Protecting and Enhancing Natural Heritage states:

The Plan will support development proposals that:

- a) protect, conserve and, where possible, enhance and restore our natural heritage*
- b) maintain and, where possible, enhance landscape quality and the distinctiveness and attractiveness of the area*
- c) promote the highest quality of design for any new development affecting our natural heritage assets*
- d) safeguard the Lagan Valley Regional Park allowing appropriate opportunities for enhanced access at identified locations thereby protecting their integrity and value.*

Development in the Countryside

21. This is a proposal for a new agricultural building. Policy COU12 – Agriculture and Forestry Development states:

“Planning permission will be granted for development on an agricultural or forestry holding where it is demonstrated that:

- a) the agricultural or forestry business is currently active and established (for a minimum of 6 years)*

- b) it is necessary for the efficient use of the agricultural holding or forestry enterprise*
- c) in terms of character and scale it is appropriate to its location*
- d) it visually integrates into the local landscape and additional landscaping is provided as necessary*
- e) it will not have an adverse impact on the natural or historic environment*
- f) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.*

In cases where development is proposed applicants will also need to provide sufficient information to confirm all of the following:

- there are no suitable existing buildings on the holding or enterprise that can be used*
- the design and materials to be used are sympathetic to the locality and adjacent buildings*
- the proposal is sited beside existing farm or forestry buildings.*

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- it is essential for the efficient functioning of the business; or*
- there are demonstrable health and safety reasons.”*

Integration and Design of Buildings in the Countryside

22. Policy COU15 - Integration and Design of Buildings in the Countryside states:

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- (a) it is a prominent feature in the landscape*
- (b) it is not sited to cluster with an established group of buildings*
- (c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- (d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- (e) it relies primarily on the use of new landscaping for integration*
- (f) the design of the building is inappropriate for the site and its locality*
- (g) ancillary works do not integrate with their surroundings.*

Rural Character and Other Criteria

23. Policy COU16 – Rural Character and other Criteria states:

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- (a) it is unduly prominent in the landscape*
- (b) it is not sited to cluster with an established group of buildings*
- (c) it does not respect the traditional pattern of settlement exhibited in that area*
- (d) it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- (e) it has an adverse impact on the rural character of the area*
- (f) it would adversely impact on residential amenity*
- (g) all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality*
- (h) the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*
- (i) access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

Access and Transport

Access to Public Roads

24. The proposed development potentially intensifies the use of an existing access onto the Pond Park Road. Policy TRA2 – Access to Public Roads states:

‘Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of existing access, onto a public road where:

- a) it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.’

Historic Environment and Archaeology

Policy HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings

25. The site is in close proximity to a scheduled rath - ANT064:082 at Pond Park Road, Lisburn. Policy HE1 relates to the Preservation of Archaeological Remains of Regional Importance and their Settings. Its states that:

'The Council will operate a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. These comprise monuments.

in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAs). Development which would adversely affect such sites of regional importance, or the integrity of their settings must only be permitted in exceptional circumstances. This approach applies to such sites which, whilst not scheduled presently, would otherwise merit statutory protection'.

26. Furthermore, the justification and amplification of the policy states that:

In assessing proposals for development in the vicinity of monuments in state care the Council will pay particular attention to the impact of the proposal on:

- *the critical views of, and from the site or monument including the protection of its setting*
- *the access and public approaches to the site or monument*
- *the experience, understanding and enjoyment of the site or monument by visitors.*

Regional Policy and Guidance

Regional Policy

27. The SPPS was published in September 2015. It is the most recent regional planning policy and it is stated at paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

28. Paragraph 3.8 of the SPPS states:

that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

29. This proposal is for an agricultural shed on an existing farm holding. Bullet point 11 of paragraph 6.73 of the SPPS states that:

Agriculture and forestry development: provision should be made for development on an active and established (for a minimum 6 years) agricultural holding or forestry enterprise where the proposal is necessary for the efficient operation of the holding or enterprise. New buildings must be sited beside existing farm or forestry buildings on the holding or enterprise. An alternative site away from existing buildings will only being acceptable in exceptional circumstances.

30. It is further stated at paragraph 6.78 of the SPPS that:

'Supplementary planning guidance contained within Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside must be taken into account in assessing all development proposals in the countryside'.

Assessment

COU12 – Agricultural and Forestry Development

31. Criteria a) requires the applicant to demonstrate that the agricultural business is currently active and established (for a minimum of 6 years).
32. A P1C Form had not been submitted with the application. It is noted that the site layout plan (drawing No.2) labels the open field section of the site as 'farm land' however, DAERA have stated that this land is not claimed by any business.
33. It is further advised that a farm business has not claimed payments through the Basic Payment Scheme or Agri Environment scheme for this land in the last 6 years.
34. A supporting statement has been submitted with the application, it states that the applicant acquired the land, which was in poor condition, in 2012.
35. Since purchasing the land, it is explained that the applicant has carried out ongoing maintenance and improvement works to restore the site and maintain it in good agricultural and environmental condition.
36. The supporting statement also includes evidence comprised of a letter from the applicant's solicitor which states that they are an agricultural contractor, and invoices for fencing, gates, works to walls, rubble for the access lane way, and for the repair of the existing farm shed on the site.

37. The invoices provided are dated between April 2013 and July 2016. The letter from the applicant's solicitor is dated February 2024.
38. Given the dates of the invoices provided, these are not for a period of six or more consecutive years. Furthermore, while the solicitor's letter has stated that the applicant has been a client since September 2018 this is as an agricultural contractor not as a farmer. The work cannot be described on this basis as farming and is contrary to criterion a) of policy COU12. In addition to the site not being an active and established agricultural holding, no evidence has been provided as to why the proposal would be necessary for the efficient use of the agricultural holding. As such criterion b) is not met.
39. The building would have the appearance of a typical agricultural building in terms of its scale and finishes. The site is within the countryside, with a quarry to the north, and industrial buildings of a similar character to the northeast of the site. As such, the character of the proposed building would be appropriate in this location. It is therefore considered the proposal would comply with criterion c).
40. The proposal does not include additional landscaping and is not located along the boundaries of the site. The proposed shed occupies a central position within the site located approximately 35 metres from the front boundary of the site, and over 15 metres from the closest point of the southwest boundary. The siting of the building would exacerbate the prominence of the building within the landscape. Given the scale of the building and its central location within the site and lack of vegetation the building is not considered to visual integrate into the local landscape. As such, criterion d) is not met
41. In terms of criteria e), there is a rath located to the northeast of the site. Historic Environment Division were consulted on the application and following a review of the application, they have stated that they have no objections to the proposal.
42. Existing landscape boundaries are being retained and there are no conditions noted on the site that present any concerns with its impact on natural heritage. It is considered that the proposal would not have an adverse impact on the natural or historic environment. Notwithstanding the view expressed above, based on the evidence provided, the farm is not active and established. However, criterion e) is considered to be met.
43. The nearest residential property is located over 40 metres from the proposed building. Environmental Health were consulted and recommended that there should be a distance of at least 75m between the proposed farm building and any proposed/existing residential properties in order to reduce the likelihood of loss of amenity with regard to noise, dust and pests.
44. Environmental Health further commented that they received comments from the agent regarding restricting the use of the proposed farm building to storage of

machinery only and therefore offered no objections if the building was conditioned to restrict the use to storage of machinery only. However, the description of the proposal was not amended and still proposes to contain livestock and therefore may have the potential to result in a detrimental impact on the amenity of nearby residential dwellings and is contrary to criterion f).

45. As the site is not part of an agricultural holding, it is not considered that there are any other suitable existing buildings on the holding or enterprise that can be used.
46. The design and materials of the proposal are typical of an agricultural building. As the site is within the countryside, and as there are buildings in the surrounding area finished in similar materials, the design and materials are considered to be sympathetic to the locality and adjacent buildings
47. Given the above, and as the existing building on the site is not used for livestock (as noted during the site visit), the proposal is not considered to be sited beside existing farm or forestry buildings.
48. For the reasons set out above, the proposal is not considered to comply with Policy COU1.

COU15 - Integration and Design of Buildings in the Countryside

49. In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design. Additionally, they must be in accordance with and must not cause a detrimental change to or further erode the rural character of an area.
50. As stated above, the proposal is not located along the boundaries of the site, and is proposed in a central location within the field, on the other side of the vehicular path that runs through the site. The building is located approximately 35 metres from the front boundary of the site, and over 15 metres from the closest point of the southwest boundary.
51. The siting of the proposed building would increase its visual prominence within the landscape. As a result, the development would appear as a visually intrusive feature in its rural setting. The existing building on the site is located approximately 23 metres away, and it is therefore not considered that the proposal would cluster with an established group of buildings. Consequently, the proposal fails to comply with criteria (a) and (b) of Policy COU15.
52. As previously stated, existing vegetation would provide partial screening of the proposal when approaching the site from the south. However, the building would be positioned within the central section of the site rather than along a boundary. The hedge along the front boundary is of insufficient height and density to offer meaningful screening of the shed. Taking these factors into

account, it is considered that, on balance, the proposal fails to comply with criterion (c) of Policy COU15, which seeks to ensure that new development is effectively assimilated into the landscape through appropriate siting and screening.

53. No new landscaping is proposed as part of the development. While there are established natural boundaries on the site, their height and density, when considered alongside the scale of the proposal, are not sufficient to provide an appropriate level of enclosure or integration within the surrounding landscape. As such, the proposal is not considered to comply with criteria (d) and (e) of Policy COU15.
54. As above, the proposed design of the building is considered appropriate for the site and its locality given the countryside location and the presence of buildings finished with similar materials within the locality. As such, the proposal complies with criteria f) of COU15.
55. The existing access is to be upgraded however it is considered that these will integrate with the surroundings. Criteria g) is complied with.
56. Given the above, the proposal is not considered to comply with Policy COU15.

COU16 – Rural Character and Other Criteria

57. As stated above the siting of the proposed building would increase its visual prominence within the landscape and the proposal does not cluster with an established group of buildings on the site. The proposal fails to comply with criteria (a) and (b) of Policy COU15,
58. Due to the site's surroundings and the site being located in the countryside, and as it seeks permission for an agricultural building, this is considered to respect the traditional pattern of settlement exhibited in that area, and would not mar the distinction between a settlement and the countryside (criteria c) and d) of policy COU16).
59. As discussed above, the style and finishes of the building are agricultural in character and as such, are not considered to have an adverse impact on the rural character of the area. Therefore, the proposal complies with criteria e) of policy COU16.
60. The nearest residential property is located over 40 metres from the proposed building. Environmental Health were consulted on the application and had concerns that there should be at least 75m between the proposed farm building and any proposed/existing residential properties in order to reduce the likelihood of loss of amenity with regard to noise, dust and pests. However, Environmental Health was content with the proposal on the basis of comments received from the agent regarding restricting the use of the proposed farm

building to storage of machinery only. The description of the proposal was not amended and still proposes to contain livestock and therefore may have the potential to result in a detrimental impact on the amenity of nearby residential dwellings and is contrary to criterion f).

61. As a result of the nature of the proposal, services, such as sewerage are not required, and so criteria g) is not relevant in this instance.
62. The proposed alterations to the existing access are limited to improving visibility splays and are minimal in nature. It is not considered that these ancillary works would have any adverse impact on the rural character of the area. Accordingly, the proposal is considered to comply with criterion (h) of Policy COU16.
63. In regard to access and road safety, the proposal would use the existing gated access to the southeast of the site for access. The amendments to the proposal included improvements to the existing access. DfI Roads reviewed the revised plans and have concluded in their final comments, dated the 16th of September 2025, that they have no objections subject to conditions. The proposal complies with criteria i) of COU 16
64. In consideration of the above, the proposal is not considered to comply with Policy COU16.
65. As the proposal is contrary to Policies COU15 and COU16 for the reasons detailed with regards to its visual prominence within the landscape, it is considered that as the site is within an Area of High Scenic Value it is contrary to Strategic Policy 19 as the development would not maintain or enhance the landscape quality and the distinctiveness and attractiveness of the area.

Access and Transport

Policy TRA2 – Access to Public Road

66. As per the submitted application form, the proposed development would avail of an existing access to a public road.
67. As originally submitted the application did not include any alterations to the existing access however, after the application was put on the delegated list amended plans were sent in to address one of the reasons for refusal regarding access and road safety.
68. DfI Roads have stated that the proposal would have generated additional traffic to and from the site, therefore the existing sub-standard access needed to be upgraded, specifically the visibility splays.

69. The amendments to the proposal included improvements to the existing access. DfI Roads reviewed the revised plans and have concluded in their final comments, dated the 16th of September 2025, that they have no objections subject to conditions.
70. As such, the proposal is considered to comply with policy TRA2 of the Local Development Plan 2032.

Historic Environment and Archaeology

71. The site is in close proximity to a scheduled rath - ANT064:082 at Pond Park Road, Lisburn. Historic Environment Division were consulted on the application and stated that they have no objections to the proposal. The proposal would therefore not adversely affect the importance or the integrity of the setting of the rath in compliance with Policy HE1.

Consideration of Representations

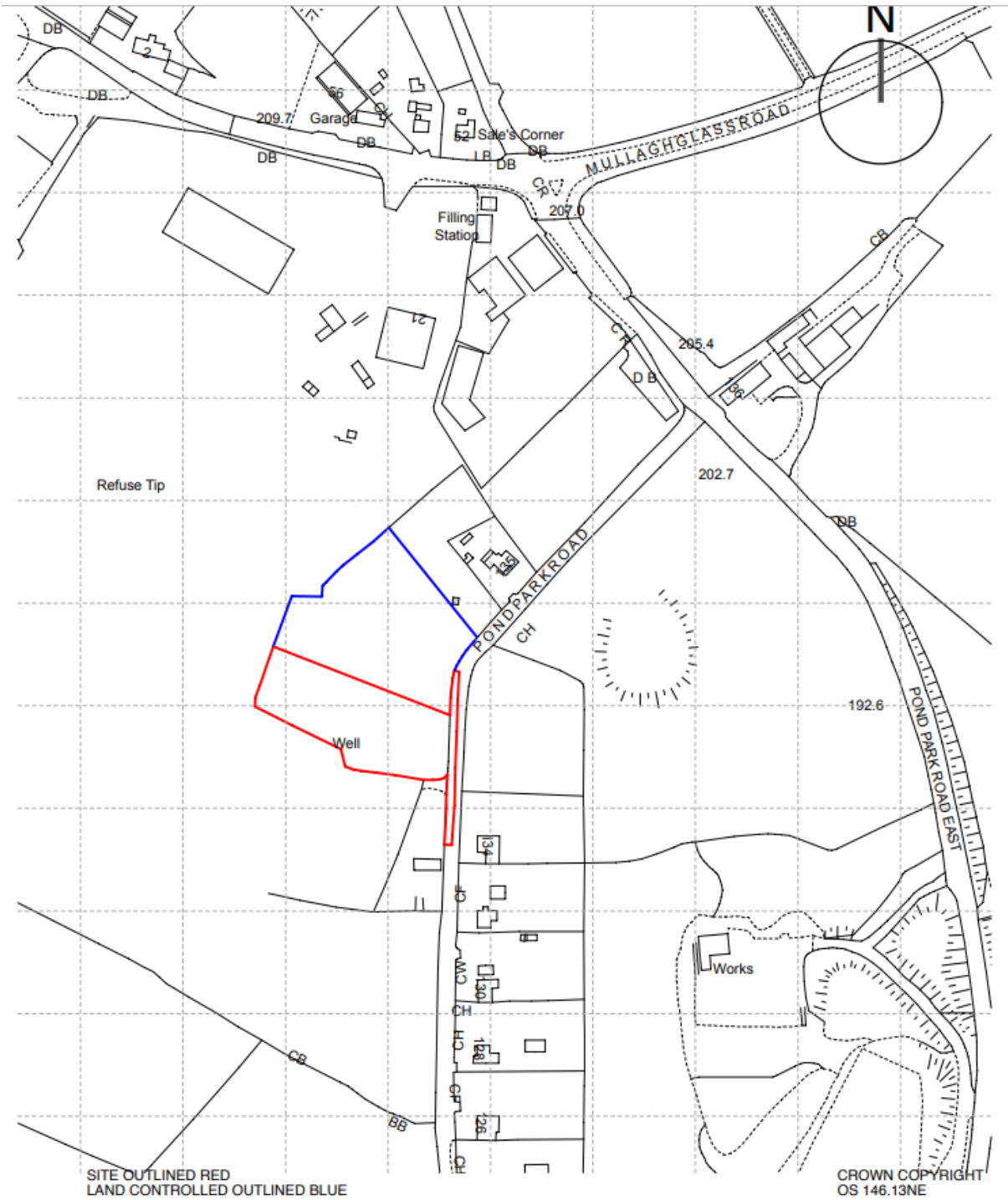
72. No representations have been received in respect to the proposed development.

Conclusions

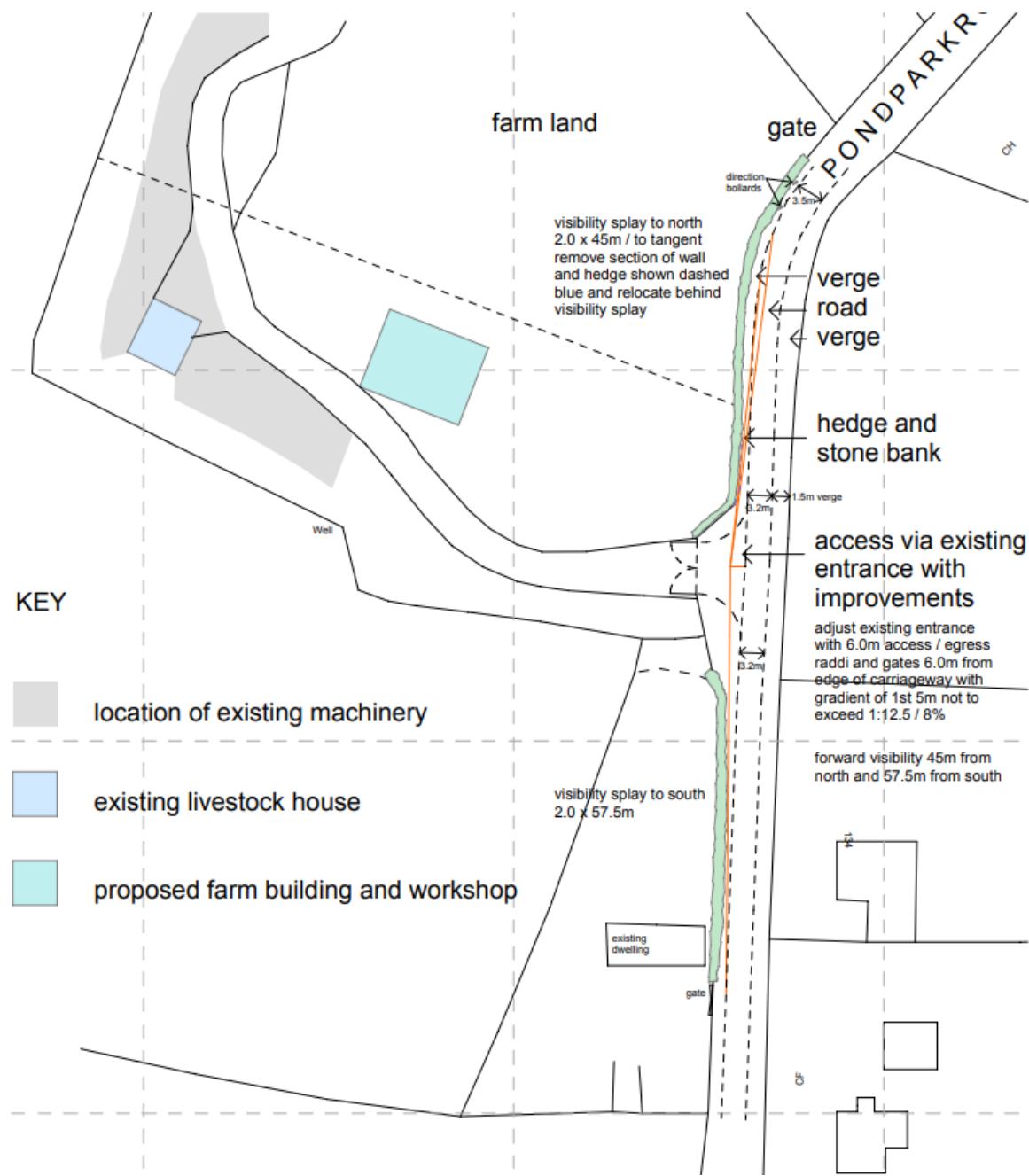
73. It is recommended that planning permission is refused for the below reasons:
 - The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside.
 - The proposal is contrary to criteria a), b), and d) of policy COU12 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the agricultural business is currently active and established (for a minimum of 6 years), that the proposed building is necessary for the efficient use of the agricultural holding or forestry enterprise, that the building, in terms of character and scale, is appropriated to its location, and that the proposal visually integrates into the local landscape and additional landscaping is provided as necessary.

- The proposal is contrary to criteria a), b), c), d), e) of policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it would be a prominent feature in the landscape, it would not be sited to cluster with an established group of buildings, it would fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, and the proposal would rely primarily on the use of new landscaping for integration.
- The proposal is contrary to policy COU16 criteria a), b), and f) of policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it would be unduly prominent in the landscape, would not be sited to cluster with an established group of buildings, and it would adversely impact on residential amenity.

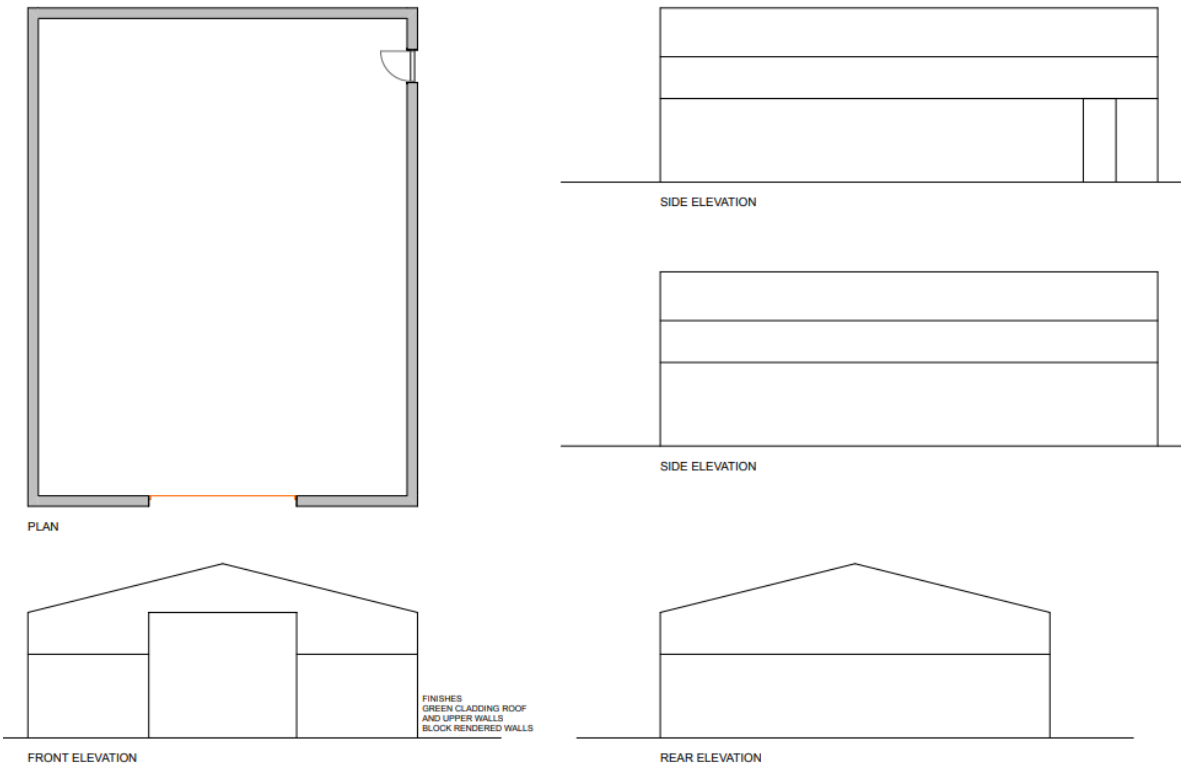
Appendices 1 – Location Plan



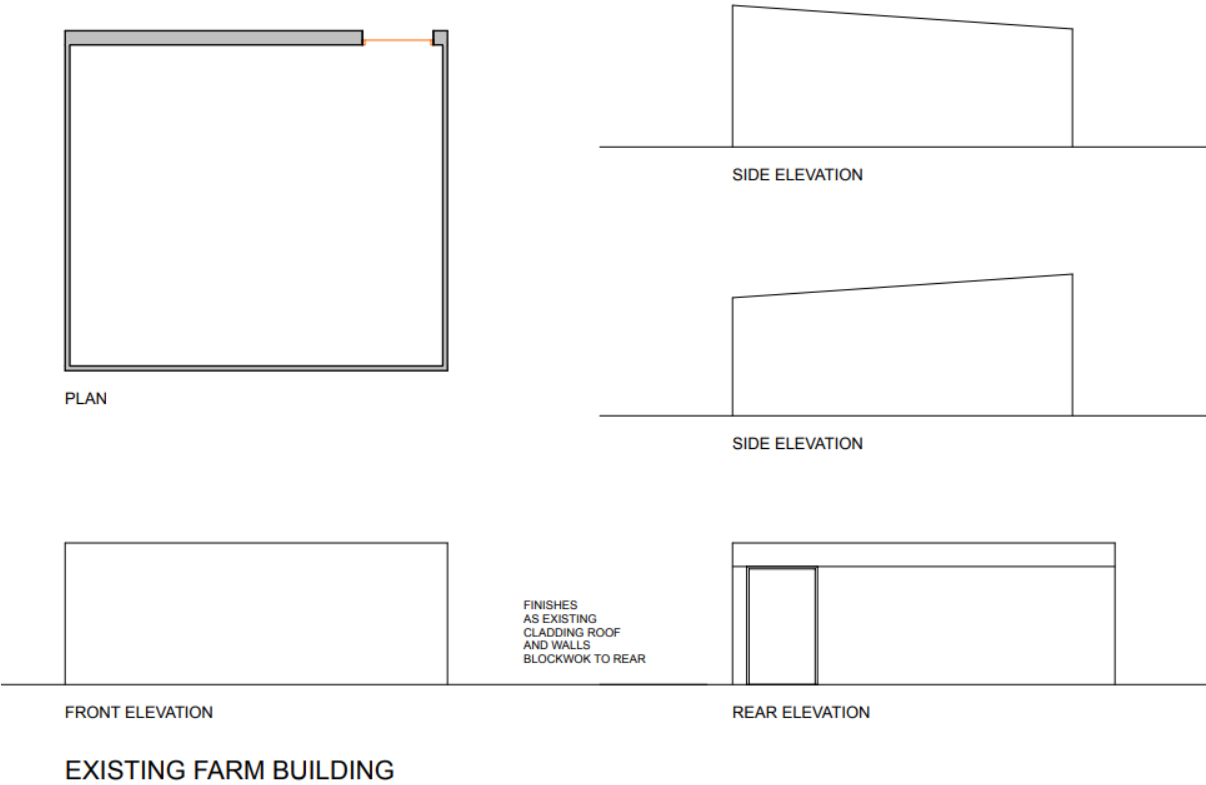
Appendices 2 – Proposed Site Plan



Appendices 3 – Proposed Plans



Appendices 4 – Existing Shed on the site



Committee:	Planning Committee
Date:	03 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 2 – Statutory Performance Indicators – September 2025

1.0 **Background**

1. The Planning Act (Northern Ireland) 2011 sets out the legislative framework for development management in NI and provides that, from 1 April 2015, Councils now largely have responsibility for this planning function.
2. The Department continues to have responsibility for the provision and publication of official statistics relating to the overall development management function, including enforcement. The quarterly and annual reports provide the Northern Ireland headline results split by District Council. This data provides Councils with information on their own performance in order to meet their own reporting obligations under the Local Government Act (Northern Ireland) 2014.

Key Issues

1. The Department for Infrastructure has provided the Council with monthly monitoring information against the three statutory indicators. A sheet is attached (**see Appendix**) summarising the position for each indicator for the month of September 2025.
2. This data is unvalidated management information. The data has been provided for internal monitoring purposes only. They are not validated official statistics and should not be publicly quoted as such.
3. Members will note that the performance against the statutory target for local applications for September 2025 was 25.6 weeks. This is the third month that the processing times for local applications was below 30 weeks which is encouraging and evidence that the focus on reducing the number of older planning applications is continuing to be reflected in the average number of weeks taken to process applications.
4. There was no opportunity to perform against the statutory target for major applications for September 2025 albeit more major applications are processed this year than received. Our performance in year to date is 44.9 weeks.
5. Enforcement is reported separately on a quarterly basis but for completeness Members are advised that the Council remains on target to achieve the statutory target of processing 70% of cases within 39 weeks. In September 62.5% of cases were decided in 39 weeks.

2.0	<u>Recommendation</u>	
	It is recommended that the Committee notes the information in relation to the September 2025 Statutory Performance Indicators.	
3.0	<u>Finance and Resource Implications</u>	
	There are no finance or resource implications.	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report outlining progress against statutory targets and EQIA is not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report outlining progress against statutory targets and RNIA is not required. .	

Appendices:	Appendix 2 – Statutory Performance Indicators – September 2025
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Statutory targets monthly update - September 2025 (unvalidated management information)
Lisburn and Castlereagh

Major applications (target of 30 weeks)					Local applications (target of 15 weeks)				Cases concluded (target of 39 weeks)			
	Number received	Number decided/ withdrawn ¹	Average processing time ²	% of cases processed within 30 weeks	Number received	Number decided/ withdrawn ¹	Average processing time ²	% of cases processed within 15 weeks	Number opened	Number brought to conclusion ³	"70%" conclusion time ³	% of cases concluded within 39 weeks
April	1	1	27.4	100.0%	50	81	47.6	17.3%	29	13	96.2	38.5%
May	3	2	119.2	50.0%	40	59	56.6	20.3%	20	17	86.0	52.9%
June	1	2	76.6	50.0%	59	85	42.2	24.7%	25	22	20.0	81.8%
July	0	0	-	-	49	69	25.6	23.2%	13	21	27.4	76.2%
August	0	1	62.4	0.0%	61	52	27.5	23.1%	15	12	38.2	75.0%
September	0	0	-	-	42	69	25.6	34.8%	18	24	60.2	62.5%
October												
November												
December												
January												
February												
March												
Year to date	5	6	46.2	50.0%	301	415	38.8	23.9%	120	109	50.2	66.1%

Source: NI Planning Portal

Notes:

- 1. DCs, CLUDS, TPOS, NMCS and PADS/PANs have been excluded from all applications figures
- 2. The time taken to process a decision/withdrawal is calculated from the date on which an application is deemed valid to the date on which the decision is issued or the application is withdrawn. The median is used for the average processing time as any extreme values have the potential to inflate the mean, leading to a result that may not be considered as "typical".
- 3. The time taken to conclude an enforcement case is calculated from the date on which the complaint is received to the earliest date of the following: a notice is issued; proceedings commence; a planning application is received; or a case is closed. The value at 70% is determined by sorting data from its lowest to highest values and then taking the data point at the 70th percentile of the sequence.



Committee:	Planning Committee
Date:	03 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 3 – Quarter 1 Statistical Bulletin – April to June 2025

1.0	<u>Background</u> 1. The Planning Act (Northern Ireland) 2011 sets out the legislative framework for development management in NI and provides that, from 1 April 2015, Councils now largely have responsibility for this planning function. 2. The Department continues to have responsibility for the provision and publication of official statistics relating to the overall development management function, including enforcement. The quarterly and annual reports provide the Northern Ireland headline results split by District Council. This data provides Councils with information on their own performance in order to meet their own reporting obligations under the Local Government Act (Northern Ireland) 2014. <u>Key Issues</u> 1. The DfI Northern Ireland Planning Statistics covering the first quarter of 2025/26 were published on 25 September 2025. 2. The Bulletin provides an overview of planning activity across Northern Ireland. It provides summary statistical information on Council progress across the three statutory targets for major development applications, local development applications and enforcement cases as laid out in the Local Government (Performance Indicators and Standards) Order (Northern Ireland) 2015. 3. A copy of the documents can be accessed via the link: https://www.infrastructure-ni.gov.uk/publications/northern-ireland-planning-statistics-april-june-2025 4. The bulletin notes that: ▪ the volume of planning applications received in the first quarter of 2025/26 has decreased from the previous quarter and decreased from the level recorded in the first quarter of 2024/25 ▪ the number of planning applications received in Northern Ireland (NI) by Councils and the Department in Q1 2025/26 was 2,416; a decrease of 2% on the previous quarter (2,458) and a decrease of 5% on the same period a year earlier (2,532) ▪ The number of planning decisions issued during Q1 2025/26 was 2,270; a decrease of 3.0% on Q4 2024/25 (2,342) and down by 2.0% when compared
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- with the same period a year earlier (2,319). In Lisburn and Castlereagh, the number of decisions issued increased in the same period from last year.
- The overall NI approval rate for all planning applications was 94.6% in Q1 2025/26. This was higher than the previous quarter (93.7%) and similar to the same period a year earlier (94.7%). The proportion in Lisburn and Castlereagh was lower than the Northern Ireland average.
 - There were 7,476 live applications in the planning system across NI at the end of June 2025 down from the end of March 2025 (7,514), and down from the count at the end of the June 2024 (7783).
 - A total of 27 major planning applications were received in NI during Q1 2025/26, down from the number received in the previous quarter (30) and down from the same period a year earlier (41).
 - During Q1 2025/26, 29 major planning applications were decided; down from 39 decided in the previous quarter and from the 54 decided during the first quarter of 2024/25. The approval rate for major applications decided upon in NI during Q1 2025/26 was 100.0%. In Lisburn and Castlereagh, the statutory target was met.
 - The number of local applications received in NI during Q1 2025/26 was 2,388; a decrease of 1.6% on the previous quarter (2,428) and down by 3.6% on the same the same period a year earlier (2,491).
 - The number of local applications decided in Q1 2025/26 was 2,241; down by 2.7% on Q4 2024/25 (2,303) and down by 1.1% when compared with the same period a year earlier (2,265). In Lisburn and Castlereagh, a significant number of older applications issued in this quarter meaning our performance against the local statutory target appeared poor when compared to other Councils. This remains a work in progress and we are now seeing month on month improvement in timescales.
 - The overall Northern Ireland approval rate for local applications was 94.5% in Q1 2025/26; an increase from the previous quarter 93.6% and similar to the rate for the same period a year earlier (94.6%)
 - The number of enforcement cases opened in NI during the first quarter of 2025/26 was 921; an increase of 33.9% over the quarter (688) and up by 36% when compared to the same period a year earlier (677). The number of cases closed during Q1 2025/26 was 613; down by 8.0% over the quarter (666) and down by 15.1% from the same period a year earlier (722).

Recommendation

It is recommended that the Committee notes the information in relation to the Quarter 1 Statistical Bulletin.

3.0

Finance and Resource Implications

There are no finance or resource implications.

4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report about Planning Statistics covering the first quarter of 2025/26 and EQIA is not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report about Planning Statistics covering the first quarter of 2025/26 and RNIA is not required.	

Appendices:	N/A
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Committee:	Planning Committee
Date:	03 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 4 – Appeal Decision – LA05/2022/1135/F

1.0 **Background**

1. An application for retention of change of use from single dwelling to self-catering accommodation at 72 Antrim Road, Lisnagarvey, Lisburn was refused on 12 February 2025.
2. Notification that an appeal had been lodged with the Planning Appeals Commission was received on 14 May 2025.
3. The procedure followed in this instance was by written representation with a site visit by the Commission which took place on 5 September 2025.
4. The main issues in the appeal are whether it is acceptable in principle; whether the design is appropriate in terms of sustainability, biodiversity and can meet the needs of people whose mobility is impaired; and adverse impacts on residential amenity.
5. In a decision received on 29 September 2025 the Commission confirmed that the appeal was allowed.

Key Issues

1. The Commissioner accepted in evidence an amended ground floor plan showing a ramp at the front door, a sofa bed in the living room for use as a downstairs bedroom (if required) and an en-suite bathroom as the works did not require planning permission and were in the scope of the proposed use as tourist accommodation.
2. The Commissioner did not accept the view of the third-party objector that this was new information outside the scope of the appeal. He concluded this was an issue that was before all parties to the appeal when the decision was made and the changes to the design addressed the issue of meeting the needs of people who are mobility impaired.
3. The Commissioner highlights at paragraph 15 of the decision that criterion (a) of policy TOU7 does not mandate that every portion of the development be altered for people who are mobility impaired. He emphasised the need to take a proportionate approach based on the circumstances of each case.

4. He further concluded that the appeal development retained the overall function of the property and that the relatively minor internal changes allowed the building to be used as tourist accommodation.
5. The Commissioner concluded that there was no cogent evidence that the use of the building as tourist accommodation was not high quality or sustainable development. He confirmed that a refusal of permission on the ground of criterion (b) of policy TOU7 could not be sustained.
6. The Commissioner observed from his site visit relatively high levels of background noise at the property and did not consider the impacts from noise were sufficient to sustain a refusal of permission based on criterion (h) of policy TOU7. There was no overlooking into neighbouring properties.
7. A management plan was provided by the appellant to deal with issues of nuisance. The Commissioner acknowledged that this was not a requirement of policy but that a Plan would supplement the existing supervisory arrangements and set out in clear terms how people should behave when using the accommodation. This would, in the judgement of the Commissioner, address any residential amenity concerns.
8. The Commissioner did not accept principally on his observations from a site visit and on the advice of DfI Roads that a refusal of permission could be sustained on the grounds of road safety or traffic progression.
9. The issues raised in the appeal speak to the general application of policy for tourist accommodation. The Commission highlights a one size fits all approach cannot be taken and that each proposal is carefully considered on its own merits.
10. This decision is presented to the Members for information and future reference to assist with learning for future applications.

2.0

Recommendation

It is recommended that the Committee notes the report and decision of the Commission in respect of this appeal.

3.0

Finance and Resource Implications

No cost claim was lodged by any party in this instance.

4.0

Equality/Good Relations and Rural Needs Impact Assessments

4.1

Has an equality and good relations screening been carried out?

No

4.2

Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out

This is a report updating the committee on a decision by the PAC and EQIA is not required.

4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report updating the committee on a decision by the PAC and RNIA is not required.	

Appendices:	Appendix 4 – Appeal Decision – LA05/2022/1135/F
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Appeal Decision

Planning Appeals Commission
4th Floor
92 Ann Street
Belfast
BT1 3HH
T: 028 9024 4710
E: info@pacni.gov.uk

93

Appeal Reference:	2025/A0018
Appeal by:	Mr Kenny Bird
Appeal against:	Refusal of full planning permission
Proposed Development:	Retention of change of use from single dwelling to self-catering accommodation (amended proposal)
Location:	72 Antrim Road, Lisnagarvey, Lisburn, BT28 3DN
Planning Authority:	Lisburn and Castlereagh City Council
Application Reference:	LA05/2022/1135/F
Procedure:	Written Representations with Commissioners Site Visit on 5 th September 2025
Decision by:	Commissioner Gareth McCallion, dated 29 th September 2025

Decision

1. The appeal is upheld, and full planning permission is granted subject to conditions.

Reasons

2. The main issues with the proposal are:
 - whether it is acceptable in principle;
 - whether the design is appropriate in terms of sustainability, biodiversity and can meet the needs of people whose mobility is impaired; and
 - adverse impacts on residential amenity.
3. Section 45(1) of the Planning Act (Northern Ireland) 2011 indicates that in dealing with an appeal, regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act requires that regard must be had to the LDP unless material considerations indicate otherwise.
4. The Council adopted the Lisburn and Castlereagh City Council Local Development Plan 2032, Plan Strategy (PS) on 26th September 2023. The PS sets out the strategic policy framework for the Council area. In accordance with the transitional arrangements set out in the Schedule to the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended), where the PS is adopted by the Council, a reference to the local development plan in the Act is a reference to the Departmental Development Plan (DDP) and the PS read together. In this appeal the relevant DDP is the Lisburn Area Plan 2001 (LAP). In accordance with the legislation, any conflict between a policy contained within the DDP and those of the PS must be resolved in favour of the latter. Furthermore, as the Council has

now adopted its PS, previously retained policies set out in the suite of regional Planning Policy Statements (PPSs) have now ceased to have effect within this Council area.

5. In the DDP, the appeal site is in the Lisburn Urban Area and the Antrim Road is designated as a protected route. There are no policies contained within the DDP that are pertinent to this proposal, so no conflict arises with the PS. In May 2017, the Court of Appeal declared the adoption of the 2014 BMAP unlawful. Consequently, no reliance can be placed on its provisions. However, while draft BMAP 2004 (dBMAP) is not a DDP, it could still be a material consideration in certain cases. However, there are no additional policies or designations within dBMAP which are relevant to the appeal development.
6. The appeal building is a two-storey property within a terrace of four houses, located off the Antrim Road in Lisburn City. The front garden is paved and largely enclosed by a tall hedge. At the back, the building has a two-storey rear return. Internally, the ground floor currently comprises of a living room to the front and an open planned kitchen/dining/sitting to the rear with a connecting hallway extending from the front door. The first floor includes three bedrooms, a bathroom and a landing connecting all three.
7. To the rear of the appeal building there is a laneway which provides access to the amenity and parking areas. The surrounding area is largely residential in character, comprising of a mixture of terraced, semi-detached and detached dwellings. Several of the semi-detach and detached houses have in-curtilage parking, mainly to the front of the dwellings.
8. Policy TOU1 'Tourism Development in Settlements' of the PS states that "planning permission will be granted for tourism development (including a tourism amenity or tourist accommodation) within a settlement, provided it is of a nature appropriate to the settlement, respects the site context and surrounding area in terms of scale, size, design and has regard to the specific provisions of the Local Development Plan". Policy TOU7 'General Criteria for Tourism Development' advises that any proposal for a tourism use, outlined in Policy TOU1 to TOU6 and any extension or alteration to existing tourism uses will also be required to meet all the criteria of the Policy listed as (a) through to (k). Within the context of this appeal, the Council contends that criteria (a), (b) and (h) of Policy TOU7 are not met and thus, the appeal development fails to have regard to the specific provisions of tourism development, as outlined in Policy TOU1.
9. Criterion (a) of Policy TOU7 states that "the overall design insofar as possible, will indicate walking and cycling provision, meet the needs of peoples whose mobility is impaired, respect existing public rights of way and provides adequate and convenient access to public transport". The Council advise that its concerns with criterion (a) relate to the site layout and building's design, which was planned in an era when catering for the needs of people whose mobility is impaired was not a design requirement.
10. In his evidence, the Appellant submitted an amended ground floor plan showing a proposed ramp at the front door, a sofa-bed in the living room for use as a bedroom, and an adjacent ensuite bathroom (PAC1). He asserts that minimal work

is needed for the building to serve as either a dwelling or tourist accommodation and can be adapted to assist mobility impaired persons, with no major alterations or external changes required. Furthermore, he directs that existing recycling and waste strategies are in place to minimise landfill, and the property features high-performance windows and upgraded insulation.

11. The Council advised that if the Commission accepted the proposed amended plans, it would address their concerns regarding Policy T0U7, criterion (a). However, the 3rd party representative raised concerns that, at the time the Council determined the planning application, these revised details were not available for public consideration.
12. I find that the submission of an amended ground floor plan addresses a matter which is before all parties to the appeal. It does not alter the description of the appeal development, and all parties have had an opportunity to consider and comment on the revised plan. Therefore, I find that no prejudice arises.
13. As indicated by the 3rd party representative, certain aspects of the property remain unchanged. These include the heights of kitchen cabinets, door widths, the rear doorstep, the split-level kitchen/living area, a step at the rear door, and concerns regarding the surface of the shared laneway space and driveway, all of which are asserted to be unsuitable for wheelchair users. Based on my onsite assessment, the doorways and entrance hall on the ground floor are sufficiently wide to accommodate wheelchair access. Additionally, the split-level kitchen/living area features only a minor elevation change, which could be managed with a temporary ramp if necessary and similar solutions could be employed for the backstep. I am also satisfied that the provision of a sofa bed is a practical solution to provide ground floor bedroom accommodation for visitors as needed. With respect to the condition of the outdoor surface areas, I observed no significant potholes or issues with the gradient, and the driveway is connected to the paved front area of the property via the public pavement.
14. I acknowledge that, in line with criterion (a), the overall design *insofar as possible* (my emphasis) will meet the needs of people whose mobility is impaired. I also acknowledge the 3rd party reference to an article penned by a journalist who attended the planning committee meeting when the application was being determined by the Council. This article was not appended in full, but a link was provided to an online report. However, the onus is on parties to the appeal to append copies of additional information to their evidence which they consider supports their case. It is not for the Commission to search for evidence online, or elsewhere, to augment the case, for any party, to the appeal.
15. I note that the appeal building is a long established two storey terraced building which was not originally designed to cater for those with impaired mobility and would require alteration in that regard. The appeal proposal before me seeks to retain the overall function of the building as living accommodation, albeit for tourist, self-catering, accommodation. In my mind, criterion (a) of Policy T0U7 does not mandate that every portion of the tourist development is required to be altered to meet all of the needs for people whose mobility is reduced. Rather, I find that, it requires a proportionate approach to be taken based on the circumstances of the case. Overall, I am satisfied that the amended plan provides a design which

insofar as possible, meets the needs of people whose mobility is impaired. The concerns for those with limited mobility have been adequately addressed subject to a condition requiring these changes to be approved and completed within a set timeframe. As such, criterion (a) of Policy TOUT7 is met.

16. Criterion (b) of Policy TOUT7 advises that any proposal for tourism development will require “the site layout, building design, associated infrastructure and landscaping arrangements are of high-quality promoting sustainability and biodiversity”. The justification and amplification of Policy TOUT7 does not elaborate on the biodiversity or sustainability requirements of criterion (b), rather it directs that the general criteria [are] intended to achieve satisfactory forms of sustainable tourism development, providing a high standard of design and service provision. It continues that this includes the reuse of redundant buildings for tourism purposes rather than a new build on greenfield sites, energy conservation and the use of sustainable drainage systems.
17. I have already found that the building and the proposed amended layout provide a satisfactory design to meet the needs of people with mobility impairments. I have also considered that the appeal development retains the overall function of the property, with relatively minor internal changes required to allow it to operate as tourist accommodation. Whilst I was unable to view the building’s insulation, I did observe that the window detailing, and internal commodities are all relatively modern by comparison to the building itself. I also note that there is no requirement within the policy for any structural upgrades to be submitted or verified.
18. Externally, there are no proposed changes to the existing amenity areas, with existing hedgerows at the front and the garden area to the rear both being retained as part of the proposal. As such, there is no loss of, or a direct impact on the existing biodiversity within the appeal site. Moreover, there is no increase in the footprint of the building or surface area of the property. Consequently, regarding sustainable urban drainage systems, there is no additional impact on the existing drainage system associated with the property.
19. Thus, for the reasons provided above, I have not been persuaded by the evidence from both the Council and the 3rd party representative that the appeal property by virtue of its layout and unaltered external design, lacks a high quality and sustainable form of development which promotes biodiversity. Consequently, I find that no cogent evidence has been provided to sustain their positions that criterion (b) of Policy TOUT7 is offended by the appeal proposal.
20. Criterion (h) of Policy TOUT7 advises that a proposal for tourism use will be required to demonstrate that it does not harm the amenities of nearby residents. The Council and 3rd party representative state that the appeal development does not satisfy criterion (h) due to concerns about overlooking and general disturbance. They contend that the use of the shared access and parking area at the rear of the property by visitors has led to parking and access problems for the residents. In addition, they claim that the current tourist accommodation use has had detrimental effects on residential amenity through noise, anti-social behaviour, and loss of privacy.

21. The 3rd party representative advises that there has been a failure on the part of the Appellant to communicate with neighbours and appropriately manage the property. Furthermore, they also direct that the appeal development is contrary to Policy TRA2 'Access to Public Roads' of the PS, as the garage, which they advise is currently used for storage and previously was used for a business (a mechanic), is not available for use by those renting the property. Consequently, they contend that parking standards fall below the requirements of guest accommodation. The Council argues that rear access and parking cause disturbance and block adjacent residents. The 3rd party agreed, noting that the development would accommodate up to 7 adult guests which would increase the use of the shared lane to the rear, which leads to congestion and hindered vehicle flow.
22. Turning first to the matter of overlooking. No new openings or alterations to the existing window fenestration of the appeal building are proposed. Aside from the proposed alternating conversion of the front living room to a bedroom, when required, the layout of the appeal building remains largely the same as its previous use as a dwelling. The 3rd party representative claims that the dining room window, patio door, upstairs hall and bathroom windows of No. 74 are all overlooked from the bathroom and hall windows of the appeal property.
23. From my observations on site, both the landing and bathroom windows on the first floor of the appeal property are opaque. Thus, views from them are obscured. I also noted that views onto the dining room and patio doors are concealed by a canopy which covers the outdoor amenity area between the rear of No. 74 Antrim Road and the appeal property. The Council recognises that some visibility between buildings is normal in urban settings. Therefore, I find that the landing and bathroom windows of the appeal property do not cause unacceptable overlooking of No. 74, and concerns about harm from overlooking are unsubstantiated.
24. Turning to Policy TRA2. It advises that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where criteria (a) and (b) of the policy are met. The 3rd party evidence engages criterion (a) which advises that the proposal will not prejudice road safety or significantly inconvenience the flow of vehicles.
25. Criterion (a) of Policy TRA2 relates to, inter alia, road safety and the prejudicial inconvenience of the flow of vehicles of a proposal onto a public road. The 3rd party concerns relate to parking which they advise routinely obstructs the shared lane to the rear of the appeal property. During my site visit, I observed that several residents used the lane to the rear of the terrace and have parking spaces accessed off it. From my internal inspection of the garage, associated with the appeal property, I observed that, apart from a small wardrobe and some building material, it was relatively empty and could accommodate a vehicle. It's alleged use as a business is not before me as part of this appeal and is a matter which should be taken up directly with the Council. I also noticed that on street parking is prevalent throughout the neighbourhood.
26. While I have viewed 3rd party photographs of the area, I find that overall, they do not demonstrate prejudice to safety or significant inconvenience to traffic flow in the public road. The Department for Infrastructure (DFI Roads) also raises no

objections to the proposal, including its amendments, on road safety grounds. Although the alleged obstruction pertains to a private thoroughfare rather than a public road, evidence shows rear parking at these properties is common and supported by signage encouraging considerate parking. Therefore, in relation to parking and traffic flow, the concerns raised by the third-party representative have not been sustained.

27. I now turn to consider noise, residential amenity and matters pertaining to general disturbance. Whilst the area is largely residential in character, I note from my site visit which took place on a Friday afternoon that there are significant background noise levels associated with traffic on the Antrim Road. I therefore do not accept that, if measured, background noise levels in the area would be low. In any event I have not been provided with any compelling evidence that the noise levels emanating from the appeal property have exceeded or are likely to exceed recommended thresholds.
28. Given the nature of terrace housing, there will be occasions when noise will be audible through party walls. I acknowledge that there was an occasion when a neighbour had to sleep downstairs because of an odour problem which may have come from the appeal property but remains unexplained. I also recognise a separate coughing incident, involving a resident in the appeal property, which wakened the neighbours in the early hours. Notwithstanding a letter from a locally elected representative, I am not persuaded that these incidents point to evidence of nor that they resulted in significant harm to residential amenity.
29. Although the Environmental Health Department (EHD) was directed to investigate noise and nuisance issues on 4th November 2024, there is no cogent evidence before me demonstrating that the residents of the appeal building violated the Clean Neighbourhoods and Environment Act (NI) 2011, nor any proof of unacceptable noise or anti-social behaviour linked to the appeal property. There is also no reason to believe EHD failed to properly investigate these complaints, or that such matters cannot be addressed under the above Act if required. Additionally, EHD has stated it has no objections to the appeal development despite concerns raised regarding residential amenity.
30. Criterion (h) of Policy T0U7 does not require the submission of a management plan. Nevertheless, the Appellant has provided one for consideration. I recognise that the provisions of the management plan could be clearer and include particulars such as contact details and more information on operating standards. However, unlike public health legislation, which is typically enforced in a reactionary manner to regulate noise and nuisance, the management plan before me proactively provides control measures such as limiting the number of visitors the property can accommodate and directs to acceptable behaviour during nighttime hours.
31. The management plan includes the provision of a security deposit, personal identification of all guests, as well as penalties for breaches to the terms and conditions of the management plan. Excessive noise is prohibited, and noise monitoring equipment has been installed within the building. The management plan also advises that a camera has been installed on the front door of the building to observe the number of guests visiting the property, although for such monitoring

to be effective, a second camera would also be required at the backdoor. However, to my mind, these control measures are over and above what would normally be in place for those wishing to rent a property for permanent residential use.

32. Consequently, I consider that a revised management plan will supplement the existing supervising arrangements. I have not been provided with any cogent evidence as to why a condition requiring the implementation of a future management plan would be difficult for the Council to enforce. Consequently, given the appeal development's retrospective nature, if a time limit is stipulated (28 days to comply), I find that a condition could be imposed that requires a management plan for the self-catering accommodation to be submitted and agreed with the Planning Authority, to include amongst other things, appropriate contact information and the strict observance of lower nighttime noise levels within the property.
33. During my site visit, I noted signage indicating that the rear access, car parking, and garden areas are monitored by CCTV. While the rear of these terraced properties is somewhat communal, there is no cogent evidence before me of trespassing or loitering. Whilst I acknowledge that a Locally Elected Representative reported an alleged incident to the Police, there is no supporting documentation verifying the outcome of any subsequent investigation. Furthermore, the 3rd party representative advises that the rear garden of the appeal development is not made accessible to visitors staying at the property. If this is the case, to my mind, this would reduce the potential for general disturbance to the rear of the property.
34. I have found that there is no persuasive evidence to substantiate the concerns regarding intensification of use of the property and the provision of adequate parking in the garage. I also have no cogent evidence before me to substantiate concerns in relation to overlooking, anti-social behaviour or trespassing. I am also not persuaded that there has been demonstrable harm to residential amenity caused by excessive noise from the property. In any event, if planning permission was to be forthcoming a condition could be attached requiring the submission of a more detailed management plan and ensuring its implementation during the buildings use as a self-catering accommodation. Therefore, for the reasons set out above, I am satisfied that the appeal development does not offend criterion (h) of Policy TOU7.
35. I acknowledge the medical evidence regarding the ill health of residents at No. 74 and the letters from their doctor and counselling practitioner advising against stressful environments like late-night parties and noise disturbances. I also acknowledge concerns from No. 76 about guests at the appeal property making unsettling remarks and using their driveway without permission. Despite these concerns, I have no clear evidence of negative effects on residential amenity. Additionally, a condition requiring a management plan for the self-catering accommodation would reasonably address residential amenity interests. While ill health is unfortunate, I am not convinced that these circumstances outweigh the policy considerations under review.

36. The 3rd party has referred to online reviews of the property in respect to matters such as décor, bedding materials, cleanliness, sleeping arrangements and outdoor facilities and the like. However, as acknowledged in their evidence these are not material planning matters but rather concerns for guests to raise directly with the property owner or Tourism NI.
37. The Council's proposed planning conditions, submitted on a without prejudice basis, included mention of short-term letting and a 90-day occupancy limitation. The appeal proposal under consideration is for self-catering accommodation and has been assessed according to the policy provisions for tourism development within the PS. The Council has not provided information regarding the source of the 90-day period within these policy provisions. Therefore, the wording in the Council's draft conditions does not align with the provisions of the PS, which are applicable to this appeal.
38. Thus, for the reasons provided above, I have found that the appeal development, has met with the specified provisions of the PS and in line with Policy TOU1 planning permission can be granted, subject to planning conditions, for tourism development. Subsequently, the Council's reasons for refusal are not sustained and planning permission is granted subject to the conditions as set out below.

Conditions

1. Within 28 days from the date of this permission, a management plan, including contact information of the owner, or the premises and/or any management company employed on their behalf, will be submitted to and agreed in writing with the Planning Authority. The self-catering accommodation shall be operated in accordance with the agreed management plan.
2. The self-catering accommodation hereby permitted may not operate unless the details of mobility access, including the conversion of the ground floor front room of the property to a bedroom with an ensuite WC and shower-room have been submitted to, approved by the Planning Authority and implemented in accordance with the agreed plans. The provision of this room as accommodation for mobility impaired person(s) shall be retained throughout the property's use as a short-term let.

The decision relates to the following plan:

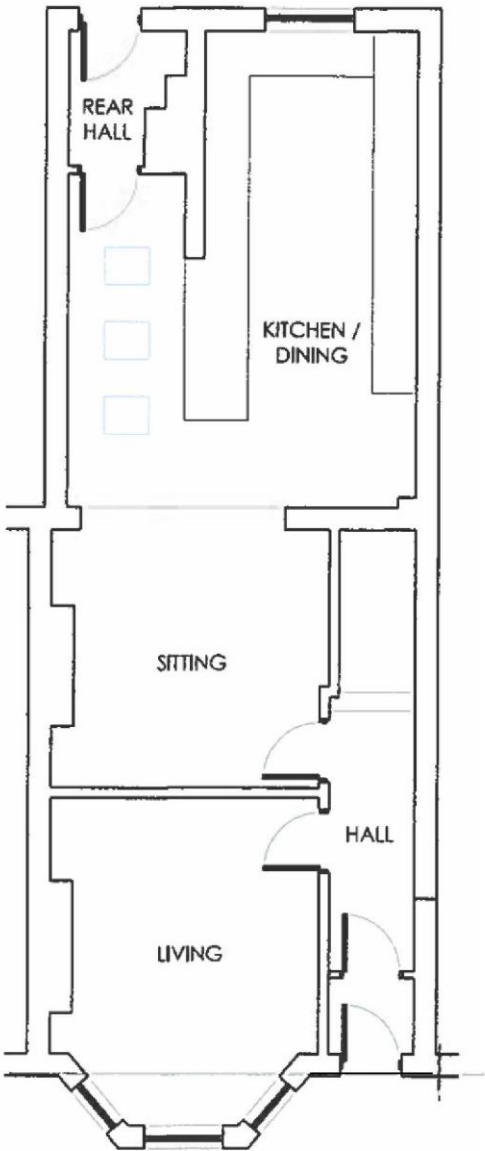
- Drawing No. 1, dated stamped 23rd November 2022; and
- Indicative Drawing PAC 1 – Existing Proposed Ground Floor Layout

COMMISSIONER GARETH McCALLION

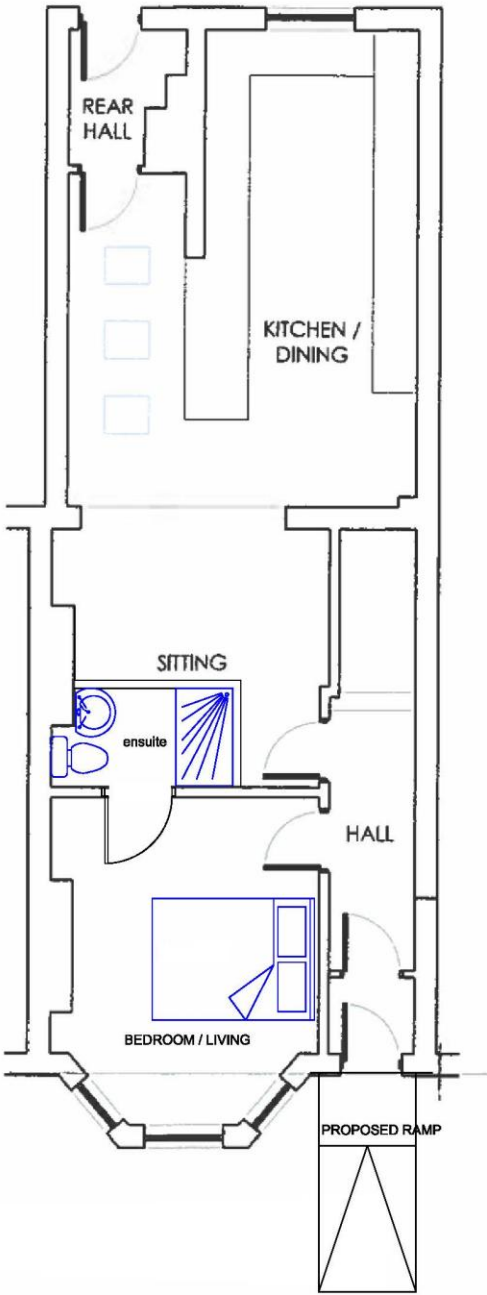
List of Documents

Planning Authority: -	Statement of Case, Lisburn and Castlereagh City Council; and Rebuttal Comments, Lisburn and Castlereagh City Council.
Appellant: -	Statement of Case, on behalf of Mr Bird; and Rebuttal Comments on behalf of Mr Bird.
3 rd Party:	Statement of Case, on behalf of Ursula McCloy, Wendy McConnell and Michael Brady; and Rebuttal Comments on behalf of Ursula McCloy, Wendy McConnell and Michael Brady.

PAC 1



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Committee:	Planning Committee
Date:	3 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 5 - Consultation from DfI on Sustainable Drainage Systems (SuDS) in New Housing Developments

1.0

Background

1. The Department for Infrastructure has launched a public consultation on Sustainable Drainage Systems (SuDS) in New Housing Developments.
2. This consultation seeks the view of the Council on the development of policy relating to the future regulation and use of SuDS in new housing developments. It also aims to explain the main considerations, as well as gathering essential information and opinions on key parts of the policy, potential implementation challenges, and opportunities to promote the wider uptake of SuDS.

Key Issues

1. The consultation has the purpose of establishing a policy position for sustainably managing drainage and wastewater systems as an integral part of the construction of new homes. This supports continued growth in the economy where there is currently pressure on ageing wastewater infrastructure. It is also important that new drainage techniques are incorporated into new developments as this can lessen the impacts of climate change and potentially reduce pollution.
2. It is acknowledged in the consultation that there is significant pressure on our drainage networks in Northern Ireland. It is stated that we rely on a vast network of drainage infrastructure including gullies, drainage pipes, sewers, rivers and culverts which is under ever growing pressures due to under investment, ageing infrastructure, urban expansion, population growth, and climate change.
3. The consultation highlights that collectively these issues are increasingly leading to flooding, pollution and network limitations. Many parts of the drainage network, particularly in our larger urban areas such as Belfast, are at or near capacity, restricting new development and increasing the risk of environmental damage. When combined sewers reach capacity, it is not just flooding that can occur. Untreated sewage is discharged from combined sewer storm overflows, into rivers and coastal waters, harming water quality and ecosystems
4. The consultation explains it is therefore necessary to integrate nature-based drainage solutions into future developments. This will protect the water quality of

our rivers and loughs; improve the future performance of our sewerage systems; and reduce the risk of flooding.

5. The consultation follows on from The Water, Sustainable Drainage and Flood Management Bill which was put to the Assembly earlier this year. The Department describe that the policy is necessary to increase wastewater investment, to futureproof investment to build a more durable and sustainable wastewater system.
6. The consultation documents can be accessed via the link below:
[Sustainable Drainage Systems \(SuDS\) in New Housing Developments](#)
7. Members should note that a significant proportion of the population living in urban areas within the Lisburn and Castlereagh City Council area rely on combined sewerage infrastructure. Significant investment is required in this infrastructure looking forward and the NI Water capital works programme will not resolve this issue in the short to medium term.
8. SuDS has the potential to unlock sustainable development opportunities while not increasing the burden on a system drainage infrastructure at or close to capacity. It is also beneficial to the environment and assists managing the increased risks of flooding associated with climate change.
9. SuDS will facilitate continued investment in the Council area and provide potential access to affordable housing opportunities in places where the network is at capacity.
10. An increased cost burden to developers at the construction phase of a project is recognised which may have to be absorbed into the cost of new housing but the benefits described above far outweigh this risk.
11. The consultation is available for comment until 19 December 2025. It is recommended that the Council welcomes the policy as it secures continued investment and growth in the Council area. Promoting sustainable development is consistent with the planning policy in the Plan Strategy of our Local Development Plan.
12. A report is being taken to the November Regeneration & Growth Committee seeking approval for the following responses to the eight questions included in the consultation as below.

- . Do you agree that nature-based SuDS should be a requirement in all new housing developments?

Draft Response: Yes

- . Do you agree that the SuDS Management Train approach should be the preferred drainage solution for new developments?

Draft Response: Yes

- . Do you agree that new regional guidance on the design and maintenance standards of nature-based SuDS is required?

Draft Response: Yes

- Which organisation should be responsible for approving the design and construction of nature-based SuDS proposals? Department (DfI) / NI Water / Councils / New Drainage Body / Developer (by self-assurance) / Other (please state) What is the reason for your choice?

Draft Response: NI Water is the regulatory body responsible for the adoption and maintenance of storm drainage under the Water and Sewerage Services Act (Northern Ireland) 2016 and has the technical expertise to approve SuDS proposals.

- How should the costs of administering any new nature-based SuDS Approval Body be met? Public Funding Only / Application Fees Only / Public Funding and Fees / Other

Draft Response: Public Funding and Fees

- Which organisation should be responsible for the future maintenance of nature-based SuDS features in new housing developments? Department (DfI) / NI Water / Councils / New Drainage Body / Private Management Companies / Other (please state) What is the reason for your choice?

Draft Response: NI Water for the same reasons set out in response to Q4.

- Who should pay for the future maintenance cost of nature-based SuDS features in new housing developments? Department (DfI) / NI Water / Councils / Developer / Residents / Other (please state) What is the reason for your choice?

Draft Response: NI Water – this is an alternative to storm sewers that are traditionally maintained by NI Water. SuDS should be an integral part of the storm sewer network.

- Do you have any further comments or suggestions on the nature-based SuDS proposals included in this consultation document, including any potential impacts you feel there may be on any of the Section 75 Groups (religious belief, political opinion, racial group, gender, disability, age, marital status, dependents and sexual orientation)

Draft Response: None

2.0

Recommendation

It is recommended that Members note the content of this report and that a report is being taken to the November Regeneration & Growth Committee to consider the draft response so that a submission can be made to this consultation before the deadline of 19 December 2025.

3.0	<u>Finance and Resource Implications</u>	
	N/A	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions or rationale why the screening was not carried out This is a report regarding providing a response to a consultation. EQIA not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions or rationale why the screening was not carried out. This is a report regarding providing a response to a consultation. RNIA not required.	

Appendices:	N/A
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Committee:	Planning Committee
Date:	03 November 2025
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 6 – Notification by telecommunication operator(s) of intention to utilise permitted development rights.

1.0	<u>Background</u> 1. The Council is notified by Cornerstone and Openreach, of their intention to utilise permitted development rights to install communications apparatus at three separate locations within the Council area. 2. The works consist of the installation of broadband and telecommunication apparatus, upgrades to existing radio base stations and alteration or replacement of a mast or antenna in accordance with Part 18 (Development by Electronic Communications Code Operators) F31 of the Planning (General Permitted Development) Order (Northern Ireland) 2015. <u>Key Issues</u> 1. The notifications advise the Council of the location of the apparatus where they intend to utilise permitted development rights. Detail is also provided in relation to the nature and scale of the works proposed. 2. Only the schedule of locations where the works are proposed has been appended to the report (see Appendix). However, the content of notifications detailed above are provided separately on Decision Time to assist Members in understanding the scope and nature of the proposed works. 3. No comment is provided on the requirement for planning permission for the equipment listed. This letter is also referred to the enforcement section of the Unit. They will write separately to the operator should it be considered that the requirements of the Regulations cannot be met at any of the locations specified.
2.0	<u>Recommendation</u> It is recommended that Members note the detail of the notifications specific to the sites identified.
3.0	<u>Finance and Resource Implications</u> There are no finance or resource implications.

4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. EQIA not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. RNIA not required.	

Appendices:	Appendix 6 – Notifications from an Operator in respect of intention to utilise permitted development rights
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**List of Notifications from Telecommunication Operators in relation to intentions to utilise Permitted Development Rights
November Planning Committee**

	Applicant/Agents	Operator	Location	Summary of details	Date received
1.	Cornerstone	WHP Telecoms Ltd	Dundonald East, 02 compound Dundonald enterprise, Carrowreagh Road, Dundonald	Removal of the existing 6 antennas and 12 RRUS to be replaced by the proposed 6 antennas and 18 RRUS existing equipment cabin to be upgraded internally and ancillary development thereto.	24/09/2025
2.	Openreach	BT	27, Glenmore Walk, Lisburn	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	25/09/2025
3.	Openreach	BT	29, Corcreeny Road, Hillsborough, BT26 6EH	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	16/10/2025
4.					
5.					
6.					