

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 02nd May 2025

Item Number 1			
Application Reference	LA05/2024/0543/F	Date Valid	19.07.2024
Description of Proposal	Proposed stable yard with stable block and general-purpose building (Retrospective)	Location	Lands 35m east of 8 Lowtown Road, Glenavy & 45m northwest of 16 Hillhead Road, Glenavy
Group Recommendation	Approval	Case Officer	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The details submitted in Application Form P1 are incorrect, lands forming part of proposals lying outside the applicant's ownership or control.	The applicant has confirmed that the correct certificate of land ownership has been completed. Land ownership concerns remain a civil matter.		
The NI Biodiversity Checklist is incorrect.	<p>The proposals would require the removal of field hedgerows and several mature trees along the Southwestern boundary in order to provide an access arrangement and associated visibility splays compliant with DFI Roads recommendations. Further consideration is required regarding the potential impacts on wildlife, in particular to Bats, with the tress displaying potential for roosting spots. The potential impact on wildlife and visual amenity require further consideration.</p> <p>During the lifetime of the application a biodiversity checklist and Ecological Statement has been submitted as supporting information. The ecological statement has been completed by a qualified ecologist. The ecological statement concludes the following; No impacts upon roosting bats are thought to have occurred as a direct result of the development of the retrospective application site. No trees were removed as part of the site access widening.</p>		

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	<p>No field evidence was identified to suggest the presence of badger or their sites of refuge within the site or the associated 25m buffer outwith. No well-defined mammal trails, foraging snuffle holes, dung pits or latrines were identified.</p> <p>No other habitats or site features are present with potential to support any other protected/priority species with the exception of the existing species-poor hedgerows/treeline that may support breeding birds. No further survey work is required.</p> <p>NIEA Natural Environment Division were consulted as part of the application process and provided no objections. No further concerns have been identified, the application assessment is in line with current policies.</p>
<p>Inaccurate drawings do not include lands required for visibility splays.</p>	<p>Amended drawings have been provided during the processing of the application to include fully dimensioned engineering drawings showing access details. DFI Roads have been consulted and provided no objections.</p> <p>The applicant has confirmed that the correct certificate of land ownership has been completed.</p> <p>Concerns regarding land ownership queries remain a civil matter.</p>

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Item Number 2			
Application Reference	LA05/2022/0111/F	Date Valid	31.01.2022
Description of Proposal	Retention of static caravan and hard standing	Location	22B Lough Road Ballinderry Upper Lisburn
Group Recommendation	Approval	Case Officer	Michael Creighton
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Dangerous Access.	DFI roads have been consulted and have no objections with the inclusion of conditions.		
Lack of biodiversity.	NIEA Natural heritage have been consulted and have no objections with the inclusion of compensatory planting.		
No septic tank or soakaways.	Applicant has stated that there are soakaways and a septic tank. NIEA WMU have to objections.		
Might become permanent residence.	Any permission will include a temporary time condition to ensure the caravan is removed.		