

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

**Week Ending 14th February 2025**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2023/0666/F	<b>Date Valid</b>	15.08.2023
<b>Description of Proposal</b>	Change of use Little Crickets Day Care Nursery (Class D1b) to Residential Dwelling (Class C1a)	<b>Location</b>	Little Crickets Day Care 2 Furze Road, Glenavy, Crumlin,
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
<p>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.</p> <p>The proposal is contrary to Policy COU4 of the Lisburn and Castlereagh City Council Plan Strategy, in that the building proposed for conversion is not a non-listed vernacular building or a suitable locally important building.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 2			
<b>Application Reference</b>	LA05/2024/0036/F	<b>Date Valid</b>	10.01.2024
<b>Description of Proposal</b>	Detached double garage and storage	<b>Location</b>	98a Upper Mealough Road, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	1	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Certificate A - Declaration of ownership.	Amended site location plan submitted. Host property No.98 is now included within the red line of the application site. Property No.98 was included within the neighbour notification process.		
Validity of Application.	Host property No.98 is now included within the red line of the application site. Property No.98 was included within the neighbour notification process. Proposal to be conditioned as ancillary to No.98 Upper Mealough Road.		
Business or Domestic Use.	The proposal will be suitably conditioned to ensure the garage is used solely for domestic purposes ancillary to the existing dwelling at No.98 Upper Mealough Road.		
Vehicular Accesses.	Amended site location plan submitted with 2 accesses now included within the red line.		
Site boundary.	Amended site location plan submitted. Host property No.98 is now included within the red line of the application		
Visibility Splays.	There is no proposed change to the existing access arrangements to the site. DFI Roads have been consulted and offer no objections to the proposal. The red line no longer extends beyond the parameters of the land owned and controlled by the applicant.		
Contrary to operational policies COU15 and COU16 of the Plan Strategy.	This is a residential extension assessed against Policy HOU7 of the Plan Strategy. The scheme has been reduced in size. Policy requirements of (a), (b), (c) and (d) are now considered to have been met.		
Contrary to Policy TRA2 Criteria (a) of the Lisburn and	DFI Roads were consulted on the application and offer no objections to the proposal.		



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Castlereagh City Council Plan Strategy - access to public roads:	
Movement and Parking.	DFI Roads were consulted on the application and offer no objections to the proposal.

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2023/0754/F	<b>Date Valid</b>	21.09.2023
<b>Description of Proposal</b>	New access (renewal) proposal for existing dwelling at 2d Old Road, Upper Ballinderry, Lisburn	<b>Location</b>	2d Old Road, Ballinderry Upper, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
P2 (land ownership) Challenge.	It is acknowledged that Certificate C has been completed on the application form and a P2A Form has been submitted confirming that notice has been served on DfI Roads with regards to third party lands. DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of stipulated conditions/informatives as per their consultation response with any approval. The agent was asked for comment in relation to the objection and the landownership challenge. In their response, the agent confirms that visibility splays are located over DfI road-controlled verges. It is acknowledged that land ownership is a legal matter. Planning permission goes with the land and not the applicant. Planning permission does not confer title. In light of this, there are no concerns with regards to this matter.		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2020/0811/F	<b>Date Valid</b>	12.10.2020
<b>Description of Proposal</b>	Retrospective application for a store, retention of in-situ storage yard and offices for existing building business	<b>Location</b>	59 Moss Road, Carryduff
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Laura McCausland
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Road safety.	<p>The third party considers development to prejudice road safety of all road users on the Moss Road and surrounding connection roads. They state that development creates traffic congestion and believes that due to the various types of vehicles visiting the site and number of generated trips by the development has resulted in a negative impact of the Moss Road's surface.</p> <p>Resurfacing of the Moss Road or condition of the road lies out with the remit of planning and is not a material consideration in the assessment of this development.</p> <p>This is a long-established business use at this location. DFI Roads have been consulted and offer no objection to the development. Therefore, development is deemed to be in accordance with Policy TRA2 of the Plan Strategy in that development is considered not to prejudice road safety or significantly inconvenience the flow of traffic. It also complies with Policy ED9 General Criteria for Economic Development criteria (h-k) regarding movement patterns and impact of development on existing road network.</p>		
Noise and Disturbance.	The third party raises concern relating to impact of noise on the site's surrounding environment.		

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	<p>The development does not seek to introduce any new uses at this location or change existing business operations or opening hours associated with the long-established use at this location.</p> <p>LCCC Environmental Health have been consulted and have considered objector's comments offering no concern in relation to impact of noise on the surrounding environment or receptors. Therefore, development is considered to comply with Policy ED9 General Criteria for Economic Development criteria (a) that development is compatible with surrounding land uses as this use benefits from being long established and required expansion will not harm amenities of nearby residents satisfying criteria (b) or create noise nuisance also meeting criteria (f).</p>
Air Quality.	<p>The third party raises pollution concerns relating to impact of industrial sites/uses in the countryside.</p> <p>LCCC Environmental Health have considered objector's comments and offer no objection or concern in relation to pollution and are content with the development. The Council is content with the nature and scale of development at this location. Development meets Policies ED3 Expansion of an Established Economic Development Use in the Countryside and all criteria of ED9 General Criteria for Economic Development.</p>
Inaccurate Map.	<p>The third party considers the map to be inaccurate.</p> <p>Any land ownership matters would be regarded as a civil matter. The agent has confirmed that submitted plans are accurate, Question 27 cert a of the P1 form is correct and the applicant is in ownership and control of all lands associated with this application.</p>

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Item Number 5			
<b>Application Reference</b>	LA05/2023/0576/O	<b>Date Valid</b>	11.07.2023
<b>Description of Proposal</b>	Proposed farm dwelling	<b>Location</b>	51 Glenside Road, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The site is too close to the house.	The closest residential dwelling to the application site is that at No. 51 Glenside Road which, from the detail submitted with the application, is in ownership of the applicant. It is contended that a dwelling could be accommodated within the application site which would not have a detrimental impact in respect of overlooking, overshadowing or overhanging to an unreasonable degree of any neighbouring property. This would be assessed in full if the application is approved and a Reserved Matters application is forthcoming. LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, they provide an informative to any prospective owner that the proposed dwelling would be within 500 metres of a commercial operation which may give rise to noise and odour, however they do not object to the development proposal. Taking all of the above into account, there are no concerns in respect of the proximity of the application site to the nearest residential property.		