

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

**Week Ending 15th November 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0107/F	<b>Date Valid</b>	01.02.2023
<b>Description of Proposal</b>	Dwelling and garage	<b>Location</b>	Site between 35 and 37 Glebe Road, Annahilt, Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The proposal is contrary to Criteria (b) and (c) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster of development does not appear as a visual entity in the local landscape and the cluster is not associated with a focal point.</li> <li>▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Glebe Road. Furthermore, there is not a small gap sufficient to accommodate two dwellings whilst respecting the existing pattern of development and being appropriate to the existing plot size and width and the buildings forming the substantial and continuously built up frontage are not visually linked.</li> <li>▪ The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area and it would have an adverse impact on the rural character of the area.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/1144/F	<b>Date Valid</b>	09.12.2022
<b>Description of Proposal</b>	Proposed site for a single storey traditional cottage style dwelling and attached garage. Site back from the road approx. 25m	<b>Location</b>	40m Approx southwest of 37 Chapel Road, Ballymacrocket, Crumlin
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The proposal is contrary to Criteria (c), (d) and (e) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster is not associated with a focal point, the identified site does not provide a suitable degree of enclosure and is not bound on at least two sides with other development in the cluster and development of the site would not be absorbed into the existing cluster through rounding off and consolidation, and it would visually intrude into the open countryside through the creation of ribbon development.</li> <li>▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that there is not a small gap, sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built up frontage and the proposed development would add to a ribbon of development along Chapel Road.</li> <li>▪ The proposal is contrary to Criterion (d) and Criterion (e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and it would rely primarily on the use of new landscaping for integration.</li> <li>▪ The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area and it would have an adverse impact on the rural character of the area.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>



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<b>Consideration of Objections</b>	
<b>Issue</b>	<b>Consideration of Issue</b>

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2024/0133/F	<b>Date Valid</b>	19.02.2024
<b>Description of Proposal</b>	Proposed Extension of Existing Club Facilities to Provide Multi - Use Flexible Training and Sports Facility,	<b>Location</b>	St Josephs GAC, Chapel Lane, Glenavy
<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>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Drainage	<p>Third party raises concern relating to existing drainage at this location and overflow of an existing shuck. They also claim that previous drainage works have not been carried out within the wider site as agreed and request that the planning unit to contact with DFI Rivers regarding this application.</p> <p>Assessment relates to this proposal only Council cannot comment regarding previous agreements made between DFI Rivers, third party and the applicant. However, due to the objector's comments highlighting the potential impact of flooding at this location consultation with DFI Rivers was raised.</p> <p>DFI Rivers were consulted and have considered the objectors comments and offer no objection to the proposal. Within their response on 24<sup>th</sup> July 2024, they indicate that the proposal complies fully with Policy FLD1 of the Plan Strategy the development does not lie within the 1 in 100 year fluvial flood plain including the most up to date allowance for climate change.</p> <p>They also confirm that there are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site thus Policy FLD2 – Protection of Flood Defence and Drainage Infrastructure has been met.</p>		

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	<p>Policy FLD3 of the Plan Strategy has been met in that on review of Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains.</p> <p>Flood Maps (NI) DFI Rivers confirm that the site does not lie within an area of predicted pluvial flooding.</p> <p>Due to the scale of development a Drainage Assessment is not required but DFI Rivers advise that the developer should still be advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere.</p> <p>Policies FLD4 – Artificial Modification of Watercourses and FLD5 – Development in Proximity to Reservoirs are not engaged.</p>
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# List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 15th November 2024**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2022/0276/F	<b>Date Valid</b>	11.03.2022
<b>Description of Proposal</b>	Proposed dwelling and store under Planning Policy COU10 (alternative dwelling and garage to that approved under LA05/2020/0145/F)	<b>Location</b>	Land adjacent to 20 Lisleen Road South Moneyreagh Comber
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Laura McCausland
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>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</li> <li>The proposal is contrary to Criteria (a) of Policy COU 10 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not been demonstrated that the farm business is currently active and established for at least 6 years</li> </ul>			
<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>		