

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

Week Ending 20th June 2025

Item Number 1			
Application Reference	LA05/2024/0532/RM	Date Valid	10.06.2024
Description of Proposal	Proposed dwelling and detached domestic garage	Location	Approx 50m West of 3A Temple Road, Upper Ballinderry, Lisburn
Group Recommendation	Approval	Case Officer	Jade Gillespie
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		
Concern that the proposed development will result in excessive noise pollution and nuisance.	<p>Concern is expressed in relation to construction noise and general disruption during the construction phase of the development. This is not uncommon for a development site and these will be present until the development is completed. These impacts are considered to be normal in relation to the development of land.</p> <p>That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. This would be a civil/legal issue between the relevant parties.</p>		
The proposal will have a detrimental impact on the environment.	The Council's Environmental Health department have reviewed the proposal and are content that the new dwelling will have an acceptable impact on environmental health.		
The design of the new dwelling fails to be sympathetic in concept and materials.	<p>It has been established that the design of the new dwelling is sympathetic in both its scaling and materials. The proposal will be a storey and a half in scale, a midway scale between the existing single storey and two storey neighbours. Due to the proposed siting and appropriate scaling of the new dwelling, it is not considered to appear as a dominating development within the context of the surrounding area. In addition to this, the new dwelling will benefit from a double layer of screening from the hedging along the boundary of the larger field where the application resides and also from the proposed new hedging and trees to be planted inside the boundaries of the application site. The materials of the proposed dwelling, while perhaps more modern in appearance in some respect, are not considered to result in the new dwelling appearing as an incongruous form of development.</p>		

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

Week Ending 20th June 2025

Item Number 2			
Application Reference	LA05/2024/0626/F	Date Valid	27.08.2024
Description of Proposal	Installation and operation of a 700kWp solar PV development including photovoltaic panels, mounting frames and GRP enclosure with associated ancillary development including security fencing, internal access tracks, internal cabling, and associated landscaping and site works.	Location	Temple Quarry 26 Ballycarngannon Road, Lisburn
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
This application will follow lack of implementation of planning requirements, similar to past applications.	There is no site history associated with the site as submitted. Any applications or permissions to neighbouring sites are standalone decisions. Should approval be granted, relevant and appropriate conditions will be attached to any decision notice. Failure to comply with conditions may result in enforcement action.		
The house No 36, immediately beside the proposed solar panels, is owned by the quarry.	Officers advise that the neighbour notification process has been completed as per the legislative requirements.		

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

Week Ending 20th June 2025

<p>Visual impact of the proposal. Glare and fencing impacting the rural character.</p>	<p>The overall visual impact of the development has been assessed and considered not to be detrimental to the overall rural character.</p>
<p>Impact to wildlife and habitats.</p>	<p>Officers advise that points raised have been considered and with responses received no significant impacts on wildlife or habitats has been identified.</p>
<p>Impact of security lighting from quarry.</p>	<p>Matters falling outside the current proposal and site location are not assessed as part of the current application.</p>
<p>Missing information on noise impact. Concerns regarding the methodology of the Noise Impact Assessment.</p>	<p>Environmental Health have reviewed the submitted Noise Impact Assessment (NIA) published to the Consultee Hub on 07 January 2025 and the Supporting Information published to the Consultee Hub on 14 January 2025 and 06 March 2025.</p> <p>Environmental Health note that there is no external plant/equipment associated with the GRP unit and that there is one internal extraction fan. The use of the internal extraction fan is associated with the invertors, which are operational when electricity is being generated and therefore unlikely to operate during nighttime hours. Environmental Health have no objection to the above proposed development subject to conditions.</p> <p>If any objector is of the opinion that reports submitted or any data is flawed, they can engage and submit an independent study. To date, no alternative information has been submitted.</p>
<p>The proposal can be accommodated elsewhere.</p>	<p>Officers advise that the application has been assessed based on the information as submitted, this includes the site location.</p>

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

Week Ending 20th June 2025

Item Number 3			
Application Reference	LA05/2023/0251/F	Date Valid	23.03.2023
Description of Proposal	New Agricultural Shed.	Location	390 Ballynahinch Road, Ballymurphy, Hillsborough
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU12 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the agricultural business is currently active and established for a minimum of 6 years. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 20th June 2025

Item Number 4			
Application Reference	LA05/2023/0935/F	Date Valid	24.11.2023
Description of Proposal	Proposed swimming pool complex for children with learning difficulties and disabilities- 10mx15m pool with associated changing areas, toilets, office/reception and general storage areas	Location	49 Halfpenny Gate Road, Moira, Craigavon
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Policy OS2 Intensive Sports Facilities of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that satisfactory arrangements are provided for site access and car parking. • The proposal is contrary to Policy TRA2 Access to Public Roads of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the proposal will not prejudice road safety or significant inconvenience the flow of vehicles. • The proposal is contrary to Policy TRA7 Car Parking and Servicing Arrangements in New Developments of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that there is adequate provision for car parking and appropriate servicing arrangements so as not to prejudice road safety or inconvenience the flow of traffic. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
19	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Need/compatibility.	<p>The view is expressed that locally there is absolutely no appetite for such a development. The opinion is expressed that a more central location for such a business like Moira or Lisburn would prove more beneficial as a business opportunity. The view is also expressed that this is an incompatible area for development. The view is expressed that this application be considered in line with the systems objective of operating in line with the interest of local needs.</p> <p>The proposal is sited within a Settlement Development Limit. Planning policy OS2 makes provision for swimming pools within settlements</p>		

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

Week Ending 20th June 2025

	<p>where a number of criteria is met. The proposal has been assessed against policy OS2 and does not comply with policy OS2.</p>
Devaluation of local properties.	<p>Concern is raised that the proposal would cause devaluation of local properties.</p> <p>Devaluation of local properties is not a material consideration that is given determining weight.</p>
Flooding/pollution/infrastructure.	<p>Concern is raised about flooding and pollution, and the view is expressed that there is a lack of mains sewerage on the road. Concerns are raised about where will waste water go and what damage will it do to the environment. The view is expressed that the area is already subject to flooding at the river beyond the houses at 53 and 53a Halfpenny Gate Road. Concern is also raised about the use of discharging to a private treatment plant and also about the impact of the development on the mains water system in the area. The view is expressed that in line with Section 16 of the local development plan; they believe that the proposed development has not taken into account the measures necessary for a development in proximity to a large watercourse.</p> <p>It is acknowledged that there is a watercourse 78m away from the application site to the northeast. The Rivers Agency flood maps detail that the proposal is not located within a flood plain. A treatment plant is proposed to deal with the wastewater. NI Water have raised no objections to the proposal and recommend approval. And Water Management Unit have raised no objections, advising that they are content subject to condition.</p>
Traffic and parking.	<p>Concerns are raised about road capacity, its location at the crossroads, about additional traffic being hazardous and that there is not adequate car parking within the proposed plan.</p> <p>The view is expressed that the traffic is already heavy in this area with an already large volume of traffic. That Brookfield Special School located at 65 Halfpenny Gate Road, and the local haulage company on the Derrynahone Road already creates additional traffic. Also, the impact of additional traffic on pedestrians is raised with a lot of local residents walking their pets on the road. The view is expressed that this is an agricultural community with large tractors and farm machinery up and down the road also at all times of the day.</p> <p>The question is asked if there is any provision for overflow car parking and the view is expressed that it only takes one errant car parking on either side of the Derrynahone Road to restrict vehicle movements. Concern is raised about the level of car parking provision and that if clients park on the road it may cause possible accidents. Concern is also raised about if the proposed access complies with the requirements of DCAN 15.</p>

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

Week Ending 20th June 2025

	<p>DfI Roads have been consulted on the proposal and find the proposal unacceptable.</p> <p>On the basis of the information submitted and taking on board the advice from DfI Roads, it is considered that the proposal is considered that the proposal is contrary to policy OS2 in that it has not been demonstrated that satisfactory arrangements are provided for site access and car parking, contrary to policy TRA 2 in that it has not been demonstrated that the proposal will not prejudice road safety or significant inconvenience the flow of vehicles, and also contrary to policy TRA7 in that it has not been demonstrated that there is adequate provision for car parking and appropriate servicing arrangements so as not to prejudice road safety or inconvenience the flow of traffic.</p>
Impact on access to neighbouring land.	<p>The adjacent neighbour expresses the view that the proposal would potentially interfere with access to their property.</p> <p>DfI Roads have been consulted and find the proposed access unacceptable. Any land ownership issues with regards to access is not a planning matter and is a civil matter between the two parties.</p>
Noise Pollution.	<p>The view is expressed that this proposal will ultimately result in a position of statutory nuisance, and that it would ruin the enjoyment of nearby residential dwellings. Concern is expressed about the impact of the noise from the proposed heat pump units and the increase traffic disturbance. The view is expressed that the proposal would lead to an unacceptable impact on people living nearby. The view is expressed that if this building were to be constructed, there would undoubtedly be requirements for filtration and heating on an ongoing basis, which would cause undue noise pollution.</p> <p>Environmental Health have been consulted on the proposal and have raised no objections. In their response they note that there are residential premises in close proximity and noise from the air source heat pump may cause an adverse impact to occupants. They have provided the condition to be attached to any planning permission granted stating that the air source heat pump shall be so located, operated and maintained in order to achieve a sound level not exceeding 42 dB LAeq (5 min) at 1 metre from the window of a habitable room in the façade of the closest residential property to ensure that the occupants of nearby residential premises are not adversely affected by noise.</p>
Air pollution.	<p>The view is expressed that as a swimming pool facility, there will be an unavoidable smell of chlorine in the air, which will impact negatively on local neighbours.</p> <p>Environmental Health have been consulted on the proposal and have raised no objections or concerns with regards to air pollution.</p>

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

Week Ending 20th June 2025

Chemicals.	<p>Concern is raised about the storage and potential pollution caused by spillage of high concentration chemicals required for the servicing of such a pool facility.</p> <p>The onus is on the owner to ensure that they comply with the relevant standards with regards to the use and storage of any chemicals. This is outside the remit of the Planning Unit.</p>
Operating hours.	<p>Concern is raised that the proposal would be in operation 7 days and week and thus disrupt neighbouring residents' whole week.</p> <p>Environmental Health have been consulted on the proposal and have raised no objections or concerns with regards to the opening hours.</p>
Conflict with the aim of the SPPS.	<p>The view is expressed that the proposal is in conflict with the Strategic Planning Policy Statement for Northern Ireland, quoting the aim of the SPPS with regards to the countryside and states that they believe that approving this application would be in direct conflict with the aim of the policy in regards to protecting the way of life for those who have chosen to live in a countryside environment. The view is also expressed that their rural way of life would be adversely affected with this building of an intensive sports facility and create an urban like feel to life in the beautiful rural location.</p> <p>The application site is not located within the designated countryside and is located within the Settlement Development Limit of Halfpenny Gate. The proposal does not conflict with the aim of the SPPS with regards to the countryside.</p>
PPSs and A Planning Strategy for Rural Northern Ireland.	<p>Concern is expressed that the development of this site would be against the principles set out in the current applicable Planning Policy Statements, and the provisions of A Planning Strategy for Rural Northern Ireland. Concern is expressed that the current plans show no clear and defined attempt to offer drainage solutions in line with PPS 15. Concern is also raised that to locate a business of this nature would be highly impractical and contrary to the ethos of PPS21.</p> <p>The Planning Policy Statements and A Planning Strategy for Rural Northern Ireland are outdated policies that are no longer applicable. They have been superseded by the Lisburn and Castlereagh Local Development Plan Strategy. The proposal is not located within the designated countryside; it is located within a Settlement Development Limit.</p>
Construction works.	<p>Concern is raised about the impact of construction works associated with the proposal and the view is expressed that it would endanger the current substructure of existing properties adjacent. Concern is also raised about the use of heavy machinery and the potential need for piling which would cause vibration damage to the adjacent properties.</p> <p>Construction works are of a temporary nature and would be present until a development is completed. These are considered to be normal impacts in relation to the development of land and the issues is given</p>

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

Week Ending 20th June 2025

	<p>little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. This would be a civil/legal issue between the relevant parties.</p>
<p>Difference in the proposal and the applicant's social media posts.</p>	<p>The view is expressed that it is clear from the applicant's social media posts that he runs a commercial business offering swimming lesson to people of all age groups and abilities.</p> <p>The Council assesses the application on the basis of the information submitted against the relevant planning policies and material considerations.</p>
<p>Neighbour notification.</p>	<p>The view is expressed from a neighbour that they did not receive a neighbour notification.</p> <p>The Council has fulfilled its statutory obligations with regards to neighbour notification.</p>
<p>Finance.</p>	<p>The view is expressed that this project will be expensive to construct, and after viewing the publicly available financial records of the company/individual (via Companies House) proposing this development, it is obvious that the funds are not available to construct such as building. Concern is expressed that should the project fail in the future, it would be a very difficult building to resell and an expensive building to convert or demolish.</p> <p>The capital required to construct a development is not a material planning consideration. This is a matter for the owner/developer. The potential future failing of a business/development is not part of the assessment of this planning proposal</p>
<p>Contrary to the Local Development Strategy and Plan 2032.</p>	<p>The view is expressed that the proposal is contrary to the Local Development Strategy and Plan 2032.</p> <p>The proposal has been assessed against the Plan Strategy, and it is agreed that the proposal is not policy complaint.</p>
<p>Sustainability Appraisal and Rural Needs Impact Assessment.</p>	<p>The view is expressed that they do not believe that the proposal complies, or fulfils the criteria to pass a Sustainability Appraisal, nor a Rural Needs Impact Assessment.</p> <p>The local development plan sustainability appraisal is incorporated into the local development plan strategy of which the proposal is assessed against. A rural need impact assessment is not relevant or applicable and the proposal is sited within a Settlement Development Limit.</p>

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

Week Ending 20th June 2025

Item Number 5			
Application Reference	LA05/2023/0342/F	Date Valid	13.04.2023
Description of Proposal	Replacement dwelling with detached garage, including all associated site works	Location	32 Moneybroom Road, Lisburn
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Screening and privacy afforded to No. 34 Moneybroom Road.	<p>The scheme has since been scaled back with many of the outbuildings referenced in the original comment since being removed from the scheme with only a detached garage remaining</p> <p>Furthermore, additional planting was requested to blend the scheme with its surroundings. This saw the addition of 7 matures trees to supplement the existing natural boundaries proposed to be retained.</p>		