

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

Week Ending 24th April 2026

Item Number 1			
Application Reference	LA05/2024/0370/F	Date Valid	13.05.2024
Description of Proposal	Proposed temporary erection of canvas tipi (April-November only) to be used in association with approved wedding venue.	Location	Land 20 metres south-east of 87 Ballycoan Road, Belfast
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside. The proposal is contrary to criterion g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings. The proposal is contrary to criterion f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise. The proposal is contrary to criteria h) & i) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works relating to access and parking would not have an adverse impact on rural character nor that access to the public road could be achieved without significant prejudice to road safety or significantly inconveniencing the flow of traffic. The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would provide adequate provision for car parking and appropriate servicing arrangements. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	20	N/A	N/A

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Consideration of Objections	
Issue	Consideration of Issue
Noise.	<p>A Noise Assessment was submitted with the application and Environmental Health consulted. Environmental Health advise that insufficient information has been provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity space, and that the proposal is likely to continue to have a significant adverse impact on amenity with respect to noise at nearby residential properties.</p> <p>The proposal is therefore considered to be contrary to criterion f) of Policy COU16 by way of unacceptable adverse impact to amenity of nearby residents.</p>
Traffic generation.	<p>In relation to traffic generation insufficient evidence has been provided by the applicant to assess vehicular access requirements, parking provision and road safety impacts. DfI Roads requested additional information.</p> <p>The proposal is therefore considered to be contrary to criteria h) & i) of Policy COU16 in that it has not been satisfactorily demonstrated that the proposed ancillary works relating to access, and parking would not have an adverse impact on rural character nor that access to the public road could be achieved without significant prejudice to road safety or significantly inconveniencing the flow of traffic. For the same reasons the proposal is contrary to Policies TRA2 & TRA7.</p>
Temporary description not a true reflection of that seeking permission.	<p>While permitted development permits the use of land for such a function as a wedding venue for up to 28 days a year, it is the erection of the tipi for 8 months of the year that is considered to be unacceptable in open countryside.</p>
Operations currently taking place are considered to be more intense than that seeking permission in the application.	<p>As noted, insufficient information has been provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity space. Additionally, the provision of parking and access as proposed are considered to be inadequate for the actual use of the site. The erection of the tipi for 8 months of the year in combination with the subsequent potential for events throughout the duration of this period is considered to be unacceptable in open countryside.</p>

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Item Number 2			
Application Reference	LA05/2025/0226/F	Date Valid	28.03.2025
Description of Proposal	Proposed erection of admin portable building for animal rescue.	Location	6 Grove Hill Road, Moira
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		
Land Ownership.	The portable building is in-situ and sits within the redline of the application site. The applicant has completed Certificate A to confirm ownership of the land within the red line. Any dispute of landownership is considered to be a civil matter outside of the scope of planning.		
Character and appearance.	The building mimics those already on site and hence utilises the same material palette, matching the form and height of existing structures. On balance it is not considered harmful to the rural character.		
Road safety and parking.	The existing access is to remain with DfI Roads offering no objection to the proposal and therefore access to the public road can still be achieved without prejudice to road safety or without significantly inconveniencing the flow of traffic in compliance with Policy TRA2.		