

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

Week Ending 24th October 2025

Item Number 1			
Application Reference	LA05/2024/0357/F	Date Valid	08.05.2024
Description of Proposal	Alteration to visibility splay at 31 Clontonacally Road	Location	31 Clontonacally Road, Carryduff, BT8 8AH
Group Recommendation	Approval	Case Officer	Helen Mc Guinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
9	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The application type is incorrect for the works proposed. Determination of this application on the basis of the current information would be irrational.	A full application was submitted to the council for the alteration of visibility splays to 31 Clontonacally Road on 23/04/24. This application was accepted and validated on 08/04/24.		
No rationale or explanation submitted for the proposed alteration in the visibility provision.	The agent has provided additional information stating the requirement for the proposed works will be an improvement and ensure road safety. DFI Roads were consulted as part of the application process and concluded no objections, subject to conditions.		
No speed survey or other information has been submitted for the support of the proposed splay reduction.	No surveys were requested during the lifetime of the application by the council or DFI Roads.		
The applicant does not have the entitlement to submit the supporting	Concerns of this nature fall outside the remit of planning and is therefore not a consideration in the assessment of this application.		

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information as this was prepared by another agency in relation to a different matter.	
The applicant does not own or control the land noted in their submission on drawing 01 and marked in red.	The agent has confirmed in writing that the applicant owns and controls all the necessary lands outlined in the application form.
The agent has proposed that the Department accepts a reduction in road safety standards for all users.	During the lifetime of the application, DFI Road comments have been received and full responses are available to view via the Planning Register. Officers advised that DFI Roads have not stated that the department accepts a reduction in road safety for all uses, and accepts the proposed development subject to conditions.
No. 31 remains vacant and has been since December 1998, the application demonstrated the intention of the applicant to intensify the paired access.	The application site benefits from a Certificate of Lawfulness for the Conversion and reuse (with minor extension) of existing building to a single dwelling (granted 01/04/22).
History of previous access.	Comments relating to a previous access do not form part of the application as submitted. Officers advise that any potential or suspected breach of planning conditions should be submitted to the Planning Enforcement Team to undertake an investigation.
Concerns regarding drawings and Dfi Roads responses.	<p>Additional comments were received from DFI Roads on 17th October 2025 stating the following:</p> <p><i>Regarding the Clear Fully Dimensioned Engineering Drawing, instead of hand drawn sketches, this was deemed to be excessive, as previous hand drawn sketches have been approved in the past.</i></p> <p><i>With regards to the visibility splay drawn on the plan, the red line is drawn to the carriageway edge indicating what is achievable without third party hedges being removed (51.0 metres is available), the agent then extends this line to the requested 80.0 metres, which is located in the middle of the carriageway. This was deemed acceptable by the case officer because the traffic approaching from this direction will be on the opposite side of the road and will be clearly visible to a driver</i></p>

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	<p><i>exiting the site. This relaxation in the guidance regarding where splays are drawn to, has been accepted previously on quiet country roads where, in the judgement of the Department, danger to road users is not likely to be caused.</i></p> <p><i>As for the scaling of the plans, this happens when drawings are scanned onto the system and printed off, but the distances were checked on site by the case officer.</i></p> <p><i>Therefore, DfI – Roads are still content to approve the scheme based on the submitted plans. If the agent/applicant are unable to achieve what is shown on the plans, then this will be an issue for Planning Enforcement..</i></p> <p>The council are therefore satisfied that the application works comply with relevant policy.</p>
<p>The revised drawings are not in compliance with DCAN 15.</p>	<p>Officers reiterate that the application as submitted complies with relevant policy and statutory consultees have raised no concerns.</p> <p>Furthermore, the purpose of this Advice Notes is to give general guidance to intending developers, their professional advisors and agents on the standards for vehicular access. Any legal views expressed in this Note have no statutory force and should not be relied upon as an authoritative interpretation of the law.</p>

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Item Number 2			
Application Reference	LA05/2024/0320/O	Date Valid	22.04.2024
Description of Proposal	Dwelling and garage on the farm	Location	50m north of 21 Edenturchar Road, Glenavy, Crumlin
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
<p>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.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh Plan Strategy 2032 in that, if approved, a new building on this site would create a ribbon of development along Edenturchar Road.</p> <p>The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh Plan Strategy 2032 in that a new building if approved would be a prominent feature in the landscape.</p> <p>The proposal is contrary to Criterion c) and Criterion e) of Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it does not respect the traditional pattern of settlement exhibited in that area and would have an adverse impact on the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		