

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

Week Ending 27th February 2026

Item Number 1			
Application Reference	LA05/2023/0439/O	Date Valid	26.05.2023
Description of Proposal	Site for a dwelling and garage with associated site works	Location	50m southwest of 271 Ballynahinch Road, Hillsborough
Group Recommendation	Refusal	Case Officer	Joseph Billham
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 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. • The proposal is contrary to Policy COU16 criteria (d) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal would mar the distinction between the settlement limit of Annahilt and the surrounding countryside and result in urban sprawl. • The proposal is contrary to Policy COU16 criteria (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal if permitted would result in an adverse impact on the rural character of the area. • The proposal is contrary to Policy COU16 criteria (f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated the proposal if permitted would not adversely impact on residential amenity by way of odour and nuisance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2024/0662/F	Date Valid	16.09.2024
Description of Proposal	Erection of 4no. dwellings (boundary change to site no.388, change of house type to site nos.389 and 390 previously approved under LA05/2018/0512/F, and 1no. additional dwelling), garages and all associated site works	Location	Lands 50m south of nos. 3-7 (odd nos.) Greengraves Gate and nos. 2-4 (even nos.) Greengraves Meadow, Belfast
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Hedge line.	<p>Concern is raised about the hedge line between the application site and Greengraves Meadow. It is asked that that this boundary be retained. The view is also expressed that the impact of the removal of the hedgerow has been the steadily increasing numbers of people now using Greengraves Meadow (a previously quiet cul-de-sac) as shortcut to-from Billy Neill Park and the Coopers Mill shops.</p> <p>The existing hedge line between the application site and Greengraves Meadow is being retained, and an additional hedgerow is proposed to the inside of the site along the boundary to supplement the existing planting as detailed in the layout plan. Where the public walk is not a material consideration that is given determining weight.</p>		
Impact on the environment/natural heritage.	<p>The view is expressed that no biodiversity checklist has been completed and that this begs the question whether there is an intent to remove all or part of the hedgerow with the resulting impact. And that failure to remove much of the existing hedgerow and trees would result in very narrow property footprints leading him to believe that this is the developers intent. Concern is raised about the impact of the proposal on</p>		

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	<p>natural heritage and if the existing hedgerow is to be removed. Concern is also expressed about nesting birds to make sure they are protected.</p> <p>The submitted plans demonstrate that the existing hedgerow is to be retained along the boundary with supplementary planting in the form of a new hedgerow to its inside. The site has already been cleared for development with the foundations for one of the dwellings in place that matches that of the original approval on the site. The existing hedgerow along the site boundary is being retained. The proposal should not have a negative impact on natural heritage and complies with policies NH1, 2 and 5. Informatives can be placed on any decision with regards to the developer's responsibilities with regards to the Wildlife NI Order and protection of nesting birds.</p>
<p>Objections.</p>	<p>The objector asks when their objections will be heard and if the residents of Greengraves Gate/Meadow will be permitted to attend the meeting.</p> <p>The concerns in the objections are dealt with through the processing of the planning application and a recommendation presented on the delegated list in accordance with council procedure.</p>
<p>Levels/soil deposits.</p>	<p>The view is expressed that throughout the wider development of the Millmount area soil arising from the excavation and construction across the site has been deposited on the land Northeast of Coopers Mill Park/Northwest of Greengraves Road. And that soil raising and ongoing construction has already had a significant adverse visual impact on the area. The objector states that he finds it hard to accept that the Millmount developer's actions are not in breach of building regulations/planning consideration/planning approval. The view is also expressed that he also finds it hard to accept that planning/building control does not need to take the relative heights and impact on existing dwellings into consideration – begging the question why we can't all build 4-storey houses wherever we like.</p> <p>The moving of soil from excavation works is a normal part of the construction process of any development. There are no planning restrictions in place with regards to ground height at the time of planning approval relative to altered ground height at the time of building. Building control is a separate process from planning. There are no 4 storey buildings as part of this application.</p>
<p>Impact of the development on the Greengraves development.</p>	<p>The view is expressed that the properties to be built will run along the Greengraves Gate development boundary, on a ridge line and thereby enhancing the impact. Concern is expressed that the lower ground height on Greengraves Gate/Greengraves Meadow and the proposed development is expected to result in the equivalent of 3-4 storey properties towering over the Greengraves Gate Development. The view is expressed that this would result in an eyesore and significant adverse visual impact as well as loss of direct sunlight.</p>

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	<p>The principle of the development of housing along this section of land has already been accepted that included two storey dwellings through the previous approval. The proposed design of the dwellings is considered to be acceptable and in keeping with planning policy and would be visually acceptable at this location. It is not considered that the proposal would cause any unacceptable loss of sunlight due to its design and separation distances with neighbouring properties.</p>
<p>Character and appearance of the area.</p>	<p>The view is expressed that the countryside character of the area along with the natural ridge line cannot be easily mitigated by planting a hedge or some trees. And that the character and appearance of the area would be negatively affected by the proposal.</p> <p>The application site is located within the Settlement Development Limit and does not have countryside character. This proposal is a small portion of a larger housing development that already had a previous approval for housing which this current proposal seeks to amend. It is considered that the proposal would not have a negative impact on the character and appearance of the area and complies with the Lisburn and Castlereagh Plan Strategy.</p>
<p>Loss of privacy.</p>	<p>The view is expressed that whilst it is acknowledged that the location of new properties has necessitated obscured glass in some upper floor windows facing the Greengraves Gate development, the use of obscure glazing may need to be extended to all windows on all properties where windows face the Greengraves Gate development.</p> <p>No additional windows are required to be obscured as part of this proposal. The design along with the separation distances ensure that there would be no unacceptable overlooking into any neighbouring private amenity space.</p>
<p>Impact of construction traffic.</p>	<p>The view is expressed that throughout construction under LA05/2018/0512/F the developers have shown insufficient regard for road safety and the health and safety of local residents and persons transmitting the area. Construction traffic regularly deposits mud on the local roads to the point where the tarmac cannot be seen below the mud and the slipper surface causes a hazard to drivers as well as pedestrians. In addition, evidence of reckless driving has been seen as construction traffic leaves controlled/fenced area to join the public roads. Further, construction works parking is not restricted to a controlled car park result in vans and cars blocking footpaths and roads forcing drivers onto the wrong side of the road and pedestrians on the roadway. Despite highlighting concerns to site works, site managers and Infrastructure Roads, limited improvement has been seen. While the impact of the construction of the 4 houses in question may be considered limited, the site construction's impact and potential for death and serious injury should not be discounted.</p> <p>It is acknowledged that there are ongoing construction works in the Millmount area. Construction works are of a temporary nature and</p>

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	<p>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 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>
Quality of life.	<p>The view is expressed that it would be immensely frustrating to see the countryside being ruined by developer greed and the quality of lie of established local residents being allowed to suffer, without planning standing up for what is right, proper and safe.</p> <p>The proposal is not located within the designed countryside and is located within an area of already approved housing development within the Millmount area. The proposal has been assessed against the relevant planning policies and is considered to be compliant with the Lisburn and Castlereagh Plan Strategy.</p>
Requests made in the representations.	<p>The objector has made the following requests: for a review of the ongoing construction in the area to ensure compliance with planning and all relevant construction regulations, whether approving or rejecting the current proposal, action taken to reduce the construction ground height for properties yet to be completed, for a decision to be taken to assess and protect the existing hedgerow and trees and for measures to be put in place to mitigate the adverse contractor impact on road safety and health and safety in the area such as the cleaning of wheels and underside of vehicles before the joining the public roads, parking restricted and safer driving practices through appropriate control of construction traffic transiting the public roads. It is also asked that there is an investigation of a potential breach of the property boundary (land grab).</p> <p>The concerns raised by the objector about development at Millmount has been referred to the enforcement team for investigation. The current proposal is assessed against the relevant planning policies and is considered to be acceptable. Issues raised outside the remit of planning is not an issue for the planning unit.</p>
Enforcement investigation.	<p>The view is expressed that with planning enforcement having undertaken to investigate ground level/ridge height concerns across the Millmount Estates it is requested that consideration of this planning proposal is delayed until the conclusion of the investigation.</p> <p>An enforcement investigation is a separate process, and the processing of this proposal will not be held pending its outcome.</p>
Impact of the proposal in relation to build height.	<p>It is requested that the planning committee conduct a site visit to consider the impact of the proposed built-in relation to the housing heights and visual impact.</p> <p>The proposed dwelling heights have been assessed and is considered to be acceptable. There is a mixture of different types of dwellings within</p>

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	<p>the wider area and the proposed 4 dwellings would not appear out of place among the existing development. The planning committee would only carry out a site visit if the application is called in for determination by the planning committee and if they consider it appropriate to carry out a site visit.</p>
Obstruction of view.	<p>Concern is expressed that the proposal would cause an obstruction of view.</p> <p>In an urban area there will be views of the surrounding development. A view is not a material planning consideration that is given determining weight.</p>
Commencement of works without planning permission.	<p>The view is expressed that construction has commenced without full planning permission in place. And the builder has begun laying foundations in place despite the application status not yet authorising building works. Also, concern is expressed about failure to properly consider environmental and legal safeguards.</p> <p>Site clearance does not require planning permission and the existing foundations in place are considered to be in keeping with the previous approval of which this proposal partially overlaps with. The onus is on the developer to ensure they comply with any environmental and legal considerations when developing the site.</p>
Impact on neighbouring amenity.	<p>Concern is expressed about adverse impact on neighbouring amenity through obstruction of views, loss of privacy and daylight/overshadowing.</p> <p>Taking on board the fallback position of the previous approval on the site and the current proposal with regards to its design and separation distances it is considered that the proposal would not have an unacceptable adverse impact on neighbouring properties.</p>
Confirmation of full planning permission.	<p>The view is expressed that they would like the council to confirm whether full planning permission was granted and whether all conditions have been met before the developer started work.</p> <p>Full planning permission was granted on the site previously and the matter has been passed to enforcement for investigation as seen above.</p>
Neighbour notification.	<p>The view is expressed that there is a lack of proper notification and that local residents were not made aware of earlier phases of these plans and therefore were not given the opportunity to comment at the appropriate stage.</p> <p>The Council has fulfilled its statutory obligations with regards to neighbour notification.</p>
Cumulative impact and overdevelopment.	<p>The view is expressed that the change of house types and additional of a further dwelling increases density beyond what was originally</p>

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	<p>approved, placing pressure on the site and surrounding area. And that the scale and massing are inappropriate for the location.</p> <p>There is a mixture of different house types within the surrounding area, and the proposed scale and massing of the dwellings and associated garages are considered to be acceptable. The proposed density of four dwellings on the application site is not considered to be overdevelopment and complies with the Lisburn and Castlereagh City Plan Strategy.</p>
<p>Creation of a fenceline barrier.</p>	<p>The objector expresses the view that he would like the creation of a pedestrian boundary/fence line along the entire ridge line between Millmount and Greengraves Gate.</p> <p>The existing boundary hedgerow between the application site and Greengraves Gate is to be retained and supplemented with additional hedgerow planting.</p>
<p>Removal of planning permission.</p>	<p>The objector asks for the removal of planning permission for the building of the 4 houses on the proposed site in remediation/compensation for the impact of houses already built. He also asks that if approval is given to build properties on the site, action needs taken to reduce the impact of the properties.</p> <p>This application has been submitted to the Council for consideration and has been assessed accordingly. The proposal is considered to be compliant with the Lisburn and Castlereagh City Plan Strategy.</p>

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Item Number 3			
Application Reference	LA05/2025/0235/F	Date Valid	11.03.2025
Description of Proposal	Proposed detached garage beside a new dwelling that is currently under construction (with Full Planning Permission)	Location	Building site 30m north of 63A Church Road, Boardmills, 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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The proposal will obstruct a long-standing view of the Dromara and Mourne mountains.	Whilst the right to a view is a material consideration, it is not given determining weight in this instance. The proposed garage is single storey in scale and will reside to the front of the host property. The garage is also appropriately set away from the shared boundary by approximately 12.00 metres and the dwellinghouse at No.65. There is existing vegetation along the shared boundary in the form of hedging and trees which provides a degree of screening to the application site. No.65 also resides on a higher ground level than the host property. Due to the downwards sloping nature of the site, the garage will sit on a notable lower ground level than this neighbour. The proposed garage is not considered to be visually intrusive to this neighbour.		
This additional development would potentially impact on neighbouring house value.	While property value is a material consideration, it is not given determining weight in this instance.		