

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

Week Ending 4th April 2025

Item Number 1			
Application Reference	LA05/2022/0885/F	Date Valid	26.09.2022
Description of Proposal	1 No dwelling	Location	Between 7 and 15 Church Road Dundonald
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
1	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding obscuring the view from the listed building.	The proposed development has been assessed against the relevant policy HE9- Development affecting the Setting of a Listed Building. As mentioned in the assessment section of this report, considering the scale and design, it is considered that the proposed new dwelling will not result in an adverse impact on the setting of the nearby listed buildings. In addition, HED have provided feedback confirming the application complies with the relevant polices and will not result in an adverse impact to the listed buildings.		
The proposed contemporary apartment block does not maintain or enhance the overall character of the area of townscape character, nor does it respect the build form of the area.	During the lifetime of the application, the proposed scheme was reduced to propose 1no. single storey dwelling. As mentioned in the assessment above, the proposal is not considered to result in an adverse impact to the Area of Townscape character and therefore complies with Policy HE10.		
Concerns regarding overdevelopment of the site.	The proposal has been amended to reduce the scheme to 1no. dwelling. It is therefore contended that the proposal would not result in overdevelopment of the site.		
The amenity space proposed seems inadequate	The proposal has been amended to reduce the scheme to 1no. dwelling. The proposed development has been assessed under the relevant policy		

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<p>for the amenities of 2no. apartments.</p>	<p>and guidance with regard to space standards. The proposal is considered to be acceptable.</p>
<p>Concerns regarding the structural viability of the proposed apartment building and no space for maintenance without requiring access to church grounds for major works.</p>	<p>The proposal has been amended to reduce the scheme to 1no. dwelling. It is advised that any concerns regarding access and maintenance is outside of the remit of planning.</p>

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Item Number 2			
Application Reference	LA05/2023/0247/F	Date Valid	20.03.2023
Description of Proposal	Proposed change of use of agricultural buildings at 48 Stoneyford Road for secure storage of plant and machinery for commercial business. Including forming a new entrance	Location	Adjacent to 48 Stoneyford Road, Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ The proposal is contrary to Policy COU14 and criteria e) of Policy COU4 of the Lisburn and Castlereagh City Council Plan in that the buildings to be reused are not non-listed vernacular buildings or suitable locally important buildings and the nature and scale of the use is inappropriate to a countryside location. ▪ The proposal is contrary to parts d), e) and g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan in that the proposal lacks long established natural boundaries, it relies primarily on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings. ▪ The proposal is contrary to parts e) and h) of Policy COU 16 of the Lisburn and Castlereagh City Council Plan in that the proposed development would, if permitted, have an adverse impact on the rural character of the area in terms of the proposed commercial use and the associated ancillary works. 			
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 3			
Application Reference	LA05/2022/0968/F	Date Valid	19.10.2022
Description of Proposal	Retention of slurry lagoon with earth banks and fence surround	Location	22 Carr Road, Lisburn
Group Recommendation	Refusal	Case Officer	Michael Vladeanu
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Criteria (b) of Policy COU12 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the development is necessary for the efficient use of the agricultural holding. • The proposal is contrary to Criteria (c) of Policy COU12 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the development is of a scale that is appropriate to its location. • The proposal is contrary to criteria (e) of Policy COU12 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the development will have no adverse impact on the natural environment. • The proposal is contrary to criteria (e) of Policy COU16 of the Lisburn & Castlereagh City Council Plan strategy 2032, in that it has not been demonstrated that the development would have no adverse impact on the rural character of the area. • The proposal is contrary to Policy NH1 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal would have no significant effect on a European Designated Site. • The proposal is contrary to Policy NH2 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal is not likely to harm any European and Nationally Protected Species. • The proposal is contrary to Policy NH5 of the Lisburn & Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposal is not likely to result in an unacceptable adverse impact on, or damage to the habitats, species or features of natural heritage importance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A

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Consideration of Objections	
Issue	Consideration of Issue
Development without planning permission.	<p>The objection raises concern that the slurry lagoon has been erected without planning permission depriving neighbours and stakeholders their right to be consulted and raise objections during the pre-approval process</p> <p>The Council note that this is a retrospective planning application. Whilst this is a retrospective planning application neighbours and other stakeholders were consulted on the application allowing their views and comments to be considered as part of the planning process. Neighbour notification letters were issued on 27th October 2022. Due to additional information and amendments further neighbour notification letters were also issued on 31st October 2024. The application was advertised between 28th October 2022 to 11th November 2022. DFI Roads, Environmental Health, NIEA and DAERA were all consulted throughout the planning process.</p>
Environmental concerns.	<p>The objection raises concerns over the impact of odour on air quality and contamination of adjacent farmyard and waterways due to inadequate construction.</p> <p>Material weight has been attached to this comment, and it is regarded that due to insufficient information the development may have an unacceptable impact on adjacent land and waterways.</p>
Inappropriate siting and harm to the visual character and appearance of the area.	<p>The objection raises concerns over the design, appearance and siting of the slurry lagoon.</p> <p>It has been considered that the design and visual character of the development is similar to types of slurry lagoons found in rural areas and within the wider locality and the lagoon has been sited to cluster with the existing group of agricultural buildings. It would not be a prominent feature in the landscape, due to its position, vegetated boundary screening and topography of the site and surrounding land. The slurry lagoon would be read as associated agricultural infrastructure at the site and would not case harm to the character and appearance of the area.</p>
Unacceptable impact on the amenity of neighbouring properties through smell.	<p>The objection raises concern over the harm to the amenities of neighbouring properties due to odour coming from the slurry lagoon.</p> <p>A separation distance of approximately 110m has been created between the slurry lagoon and the closet receptor No. 61 Knockany Road. LCCC Environmental Health Officer were consulted and have considered all accompanying detail with the application and offer no objection to the proposal in relation to odour.</p>
Impact on waterways and	<p>The objection raises concerns around potential damage from construction traffic to an underground waterway during the construction phase.</p>

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<p>flooding during the preconstruction phase.</p>	<p>During a site inspection it was observed that there was no damage to the road surface. No evidence has been provided to demonstrate that there has been damage to the underground waterway.</p>
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