

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

Week Ending 6th June 2025

Item Number 1			
Application Reference	LA05/2023/0820/F	Date Valid	17.10.2023
Description of Proposal	Proposed temporary mobile accommodation under planning policy COU 9	Location	48 Garlandstown Road Ballynacoy Antrim
Group Recommendation	Refusal	Case Officer	Helen McGuinness
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 criteria a) of Policy COU9 of the Lisburn and Castlereagh City Council Plan Strategy in that, it has not been demonstrated that the provision of temporary accommodation is reliant on a pending or approved permission. • The proposal is contrary to criteria b) of Policy COU9 of the Lisburn and Castlereagh City Council Plan Strategy in that, it has not been demonstrated that there are compelling and site-specific reasons related to personal or domestic circumstances, as stipulated under Operational Policy COU6. • The proposal is contrary to Policy COU6 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development is necessary to meet the needs of the applicant, that there are compelling and site specific reasons related to the applicant's personal and domestic circumstances, that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case. • The proposal is contrary to Criteria a), c), d) and e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development is not a prominent feature in the landscape, will blend in with the landform and integrate sympathetically with its surroundings. • The proposal is contrary to Criteria b) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development is sited to cluster with an established group of buildings. • The proposal is contrary to Criteria f) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development design is appropriate for the site and its locality. 			

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- The proposal is contrary to Criteria a) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development is not unduly prominent in the landscape.
- The proposal is contrary to Criteria b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development is sited to cluster with an established group of buildings.
- The proposal is contrary to Criteria c) and of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development would respect the traditional pattern of settlement exhibited in that area.
- The proposal is contrary to Criteria e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development would have an adverse impact on the rural character of the area.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Applicant does not need a mobile as they have a home.	Officers note the applicant has specified a separate address on the application form.
Multiple areas of concern in relation to the use and need for the mobile home.	Points raised relevant to the assessment of the application have been addressed in the main assessment section of this report.
Is this area not a green belt area.	Officers advise that the application site is not located within any designated areas of protection.
This mobile is already on site.	During the site inspection it was noted that the mobile home unit was in situ, as such this application relates to the retention of the development.
This mobile is unsightly and does not blend into the countryside.	Consideration has been given to the integration of the proposed development and impact on the rural character on the Countryside under Policies COU15 and COU16.

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Item Number 2			
Application Reference	LA05/2023/0568/O	Date Valid	11.07.2023
Description of Proposal	Site for dwelling	Location	Beside and SE of 155A Magheraknock Road, Ballynahinch
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 Development in the Countryside of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside. The proposal is contrary to Policy COU2 New Dwellings in Existing Clusters of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development is not located at an existing cluster of development and cannot be absorbed into the existing cluster through rounding off and consolidation. The proposal is contrary to Policy COU8 Infill/Ribbon Development of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would add to an existing ribbon of development along the Magheraknock Road. The proposal is contrary to Policy COU16 Rural Character and other criteria of the Lisburn and Castlereagh City Council Plan Strategy, in that access to the public road cannot be achieved without prejudicing road safety or significantly inconveniencing the flow of traffic. The proposal is contrary to Policy TRA2 Access to Public Roads of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would prejudice road safety or significantly inconvenience the flow of vehicles and also conflicts with Policy TRA3 Access to Protected Routes. The proposal is considered to be contrary to policy TRA3 Access to Protected Routes of the Plan Strategy as it is not demonstrated that the proposal cannot reasonably achieve a new access from Back Road. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Breach of policy COU2.	The view is expressed the site is on a farm in breach of COU2 (a) and that there is a gap in the development at this cluster and therefore the		

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	<p>farm cluster is not continuous with the existing cluster further along Magheraknock Road. It is therefore in breach of COU2 (a)-(e). And that it would visually intrude into the countryside in breach of policy COU2.</p> <p>DAERA have been consulted and advise that the application site is not part of a farm holding. It is considered that the existing cluster of development does not extend to the application site and that the proposed development is contrary to policy COU2.</p>
Impact on Rural Character.	<p>The view is expressed that this proposal if approved would impact rural character.</p> <p>The proposal has been assessed against policy COU16 Rural Character and other criteria. It is considered that access to the public road cannot be achieved without prejudicing road safety or significantly inconveniencing the flow of traffic and is therefore contrary to policy COU16.</p>
Breach of policy COU8.	<p>The view is expressed that the proposal would extend a ribbon of development and visually intrude into the countryside in breach of policy COU8.</p> <p>It is considered that the proposal would add to an existing ribbon of development along the Magheraknock Road and is contrary to policy COU8.</p>

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Item Number 3			
Application Reference	LA05/2022/0279/F	Date Valid	14.03.2022
Description of Proposal	Residential development consisting of the replacement of a bungalow with two dwellings	Location	8 Quarry Lane Dundonald
Group Recommendation	Approval	Case Officer	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
8	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Want to view legal agreement applicant has with owners of visibility splays.	This is outside the remit of Planning. The Agent was asked to ensure that notice has been served on all third parties involved and the relevant P2A Forms are available to view via the online NI Planning Portal.		
Concern regarding insufficient capacity in services network to serve development.	All relevant consultees have been consulted as part of the processing of the application. In their final consultation responses, which can be viewed online via the NI Planning Portal, they offer no objection to the development proposal, subject to the inclusion of stipulated conditions/informatives with any approval. In light of this, there are no concerns with regards to capacity issues.		
Create increase in traffic – require more street lighting for safety.	DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of stipulated conditions/informatives.		
Impact on wildlife from site clearance	The application site had largely been cleared prior to site inspection. It is noted that an updated NI Biodiversity Checklist and an updated Preliminary Ecological Appraisal were submitted in December 2024. DAERA Natural Environment Division were consulted upon receipt of these items and subsequently responded with no concerns, subject to the inclusion of standard wildlife/conservation informatives drawing the		

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	applicant's/developer's attention to applicable legislation. In light of this, there are no concerns in relation to natural heritage.
Damage to boundary hedgerow during site clearance.	This is a civil (legal) matter between the relevant parties which is outside the remit of Planning.
Land/outbuildings cleared that does not relate to this application.	The application site, nor neighbouring land does not fall within a Conservation Area or Listed Building Curtilage. Planning permission is not required for clearance of land in such instances.
Plans do not include No. 1A Quarry Lane and No. 4, 5 and 6 Quarry Cottages are derelict.	The plans have been amended to now include No. 1A Quarry Lane and are considered to be satisfactory. A site inspection also took place and it was observed that No. 4, 5 and 6 Quarry Cottages are currently derelict.
Site maps appear to show overlap with boundary of No. 12 Quarry Lane.	The plans have since been amended. Land ownership is a legal matter which is outside the remit of Planning and Planning permission does not confer title.
Site at a lower level to No. 12 Quarry Lane. Fences need to be at appropriate level/height.	The Proposed Site Plan depicts a 1-metre-high retaining wall along the southern common boundary with No. 12 Quarry Lane with the existing hedgerow to be retained. The retention of hedgerow would be conditioned as part of any approval. This boundary treatment is considered to be satisfactory.
Hours of build are extensive.	The hours of construction work as quoted in the informative provided by LCCC Environmental Health in their consultation response are statutorily acceptable.
Access concerns regarding lane from plant and machinery.	Laneway access by plant and machinery would be for a temporary period during the construction phase of the proposed development. If any vehicles/plant are blocking access this is a matter between the individual and the developer/construction company and is outside the remit of Planning.
Potential subsidence to neighbouring property from groundworks as	The developer will be required to adhere to the relevant codes of practice and standards. Should subsidence occur, this is a civil (legal) matter between the relevant parties, and is outside the remit of Planning.

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site was former quarry.	
Creation of dust during construction.	A degree of dust is to be expected during the construction phase. LCCC Environmental Health were consulted as part of the processing of the application and subsequently responded with no concerns. Should concern arise with regard to dust during construction following any approval Environmental Health should be contacted.
Noise levels during construction.	A degree of noise is to be expected during the construction phase. LCCC Environmental Health were consulted as part of the processing of the application and subsequently responded with no concerns. Hours of construction will be applied as an informative to any approval. Should concern arise with regards to excessive noise during construction following any approval Environmental Health should be contacted.
Potential accidents along laneway from construction traffic.	Construction would be for a temporary period only. Drivers will be required to adhere to relevant health and safety practices. DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of stipulated conditions and informatives with any approval.
No confirmation that developer will contribute financially to tarmacking of lane.	This is outside the remit of Planning.
Wish to see detailed proposal.	Detailed plans and associated documents have been provided as part of the application process. These can be viewed online via the NI Planning Portal. The level of detail provided is considered to be acceptable and sufficient to make a determination on the application.
Potential flooding.	DfI Rivers were consulted as part of the processing of the application. In their final consultation response, they offer no objection to the proposed scheme and provide a series of informatives to be included with any approval.
Blocking of laneway from Old Dundonald Road by proposal footpath.	The proposed scheme includes an extension of the existing public footway across the private laneway to facilitate priority to pedestrians. Dropped kerbs would be installed which would accommodate vehicles crossing the footpath when entering and exiting Quarry Lane from Old Dundonald Road. The laneway would not be blocked. DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of stipulated conditions and informatives.