

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

Week Ending 10 March 2023

| Item Number 1 | | | |
|--|---|----------------------------|--|
| Application Reference | LA05/2022/0529/O | Date Valid | 26.05.2022 |
| Description of Proposal | Proposed infill dwelling in a small gap in a substantially built up road frontage | Location | Between 69b and 71 Lisburn Road, Glenavy |
| 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 |
| 1 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Overshadowing/ Privacy/Visual Impact | <p>The view is expressed that the proposal will overshadow property number 69b and threaten their privacy, not look appropriate and be squeezed into the small gap.</p> <p>The application is for outline permission and therefore detailed drawings have not been submitted with the proposal. That said, an indicative layout/concept plan of the site has been provided by the agent that indicates that a scheme could be designed that would not have a negative impact on the residential amenity of existing adjacent residents by way of overshadowing or overlooking. Detailed design of all elements of the proposal would be considered at reserved matters stage.</p> | | |
| Sewage | <p>Concern has been raised with regards to the sewerage disposal plans and drainage being able to cope with an additional property.</p> <p>Water Management Unit, NI Water and Environmental Health have been consulted on the proposal and have raised no objections or concerns with regards to sewerage.</p> | | |
| Road Safety | <p>The view is expressed that the Lisburn Road is a busy main road and that an additional property would add to the current risk associated with increased speed. They believe that it would be detrimental to have another entry/exit point on this already busy road.</p> <p>DfI Roads have been consulted on the proposal and have raised no objections. The proposal complies with PPS 3 Access, Movement and Parking.</p> | | |

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| Environmental Impact Assessment | <p>The objector asks if an environmental impact assessment has been carried out.</p> <p>The proposal has been assessed against The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. The proposal does not meet the threshold for an Environmental Impact Assessment.</p> |
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| Item Number 2 | | | |
|--|--|----------------------------|---------------------------------|
| Application Reference | LA05/2021/0353/RM | Date Valid | 31.03.2021 |
| Description of Proposal | Erection of 7 no. Residential Dwellings | Location | Lands at 1 Trummery Lane, Moira |
| Group Recommendation | Approval | Case Officer | Grainne Rice |
| 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 | | |
| Clearing works have commenced. Disruption to trees on the site, damage to boundaries. Associated dirt, noise, vehicles accessing site have blocked roads, site vehicles parked on kerbs. | The agent/applicant have been advised that any works carried out are at the developers own risk and the application is currently under consideration and not yet determined. A landscaping scheme has been submitted to ensure the continuity of amenity afforded by existing trees and proposed boundary treatments in conformity with the extant outline approval LA05/2017/1326/O and will be appropriately conditioned An informative would also be added reminding the developer of their obligations under the Code of Practice for noise and vibration control on construction and open sites | | |
| Insufficient details on drawings. | In assessing this application and taking into account the objectors comments it is considered there is sufficient information provided to make an informed assessment in determining the application as required under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015. | | |
| Proposal would result in lack of privacy for neighbouring properties and exposure to the road. | This application is for the approval of reserved matters and is considered to be within the ambit of the outline planning permission LA05/2017/1326/O and in accordance with the conditions and concept plan attached to it. Furthermore retention of existing trees and screen planting on the western and southern boundaries of the site would safeguard the amenities of neighbouring occupiers. | | |
| Proposal to establish a new pedestrian pavement along Trummery Lane would narrow road conditions and potentially lead to | DfI Roads have been consulted and have no objection subject to standard conditions. Private Streets drawings have been endorsed and carriageways, footways, verges, strips etc are to be provided as indicated on the drawings. A 2m wide footway which would connect to an existing footway across Trummery Lane frontage to the satisfaction of DfI Roads. It is considered that a safe access can be achieved in the interest of road safety and convenience of road | | |

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| cars parking on pavement. | users at this location and that the proposal complies with PPS 3 Access, Movement and Parking. |
| Proposal would result in light pollution. | There are no proposed additional street lights detailed on private streets drawings therefore this proposal would not increase significantly increase levels of lighting. |
| What are the conditions for dealing with pooling water. | Rivers Agency, NI Water and Dfi Roads have been consulted and have no objections subject to necessary conditions, informatives and consents. A drainage assessment was submitted with the application and Dfi Rivers whilst not being responsible for preparation of the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions. The responsibility for justifying the drainage assessment and implementation of the proposed flood risk measures rests with the developer and his/her professional advisors. Road gullies to be located as indicated on private streets drawings. Appropriate conditions and informatives would be applied to any potential decision notice in order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere. |

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| Item Number 3 | | | |
|--|---|----------------------------|---|
| Application Reference | LA05/2022/0958/O | Date Valid | 17.10.2022 |
| Description of Proposal | Site for one infill dwelling and garage | Location | Site adjacent to 7 Yewtree Hill Road, Maghaberry, BT67 OJQ. |
| Group Recommendation | Refusal | Case Officer | Joanna Magee |
| Reasons for Recommendation | | | |
| <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the application site is not located within a small gap within an otherwise substantial and continuously built up frontage which meets other planning and environmental requirements and if permitted would add to a ribbon of development along Yewtree Hill Road.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal would if permitted result in a suburban style build-up of development when viewed with existing buildings, would not respect the traditional pattern of settlement exhibited in the area and would add to a ribbon of development along Yewtree Hill Road.</p> | | | |
| 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 4 | | | |
|---|---|----------------------------|--------------------------|
| Application Reference | LA05/2022/0199/F | Date Valid | 15.02.2022 |
| Description of Proposal | Demolition of existing vacant dwelling house. Construction of new social housing development of 09 no apartments including 6 no. 3P/2B Cat 1 elderly apartments and 3 no. 2P/1B Cat 1 Elderly Apartments. Development includes amenity spaces, associated site works and car parking | Location | 5 Manor Drive, Lisburn |
| Group Recommendation | Approval | Case Officer | Sinead McCloskey |
| 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 | | |
| Manor Drive attracts very minimal traffic. The proposal will only provide one parking space per residence. It is rare that any family residence will only have one vehicle. There are no parking areas within walking distance -where will residents park their cars? | DFI Roads have been consulted with this application and have requested a parking layout to have a minimum rate of 1:1 in line with their parking standards. The scheme has been revised to provide 9 apartments with 9 parking spaces (including one disabled parking space). As such DFI have no objection to the parking provision associated with this proposal. | | |

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| <p>Social housing is in such high demand, any vacant apartment won't stay vacant for very long and could be used as a stop gap for social housing rather than the proposed elderly.</p> | <p>The application is described as social housing to provide Category 1 Elderly Apartments and the applicant is a social housing provider. The Social Housing provider is in control of who they place in as tenants and this cannot be controlled by way of planning condition.</p> |
| <p>The field opposite my house is home to wildlife. Cars or vans may park in front of my property blocking the view of the field and the woodlands. What precautions are put in place to protect wildlife?</p> | <p>Whilst the right to view is a material consideration, it cannot be given determining weight in the assessment of this application. The Planning Authority have no control over where people will park on a public highway. The proposed application site does not encroach onto the adjacent field as mentioned. A Preliminary Ecological Appraisal and a Bat Emergence/re-entry survey has been submitted with the application and sent to Natural Environment Division for consideration. They raised no natural heritage concerns in relation to the proposal.</p> |
| <p>The narrow road would not be capable of accommodating the size or quantity of construction vehicles that such a build would require – leading to long term inconvenience to residents.</p> | <p>The Planning Authority has no control over the construction phase of the development. Any unacceptable noise or environmental effects resulting from construction works can be reported to the Environment Health Department of the Council for further investigation.</p> |