

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

Week Ending 30 June 2023

Item Number 1			
Application Reference	LA05/2022/0902/F	Date Valid	20.09.2022
Description of Proposal	Change of use of ground floor and part of first floor to use as a gym	Location	4 Meeting Street, Moira, BT67 0NR (Ground floor and part of first floor)
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		
Potential for adverse environmental impact of noise pollution and overlooking of private garden and living space from the upstairs side door of the gym.	<p>Environmental Health have been consulted and have no objection to the proposed development subject to a condition that the first floor fire door located on the north western façade should be kept closed. Furthermore Environmental Health advised that use of the door should be risk assessed as part of the fire assessment for the premises. On this basis It is considered the proposal would not result in a significant adverse loss of amenity to neighbouring properties.</p> <p>It is not considered that there will be any concerns in relation to the impact on the amenity of existing residential properties. There are no windows overlooking the existing properties and as above the fire door at the top of the emergency stairs is to remain closed at all times.</p>		

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Item Number 2			
Application Reference	LA05/2019/1149/O	Date Valid	08.11.2019
Description of Proposal	Proposed erection of 2 no infill dwellings with associated garages, private amenity spaces, landscaping and associated works. Access to be by paired entrance.	Location	Land 30 metres West of 4 Drumcill Road, Lisburn, BT28 2TG
Group Recommendation	Refusal	Case Officer	Cara Breen
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 an important visual break and it is not located within a small gap and does not meet other planning and environmental requirements. If permitted, it would add to a ribbon of development along Drumcill 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 Drumcill Road.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbours requiring neighbour notification not correctly identified on the P1 Form.	Those neighbours which require notification as per statutory obligation have been verified via an internal system and as part of the site inspection process.		
Ribbon development.	As per the assessment of Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, it is not contended that the		

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	proposal complies with the exceptions test as outlined, in that the application site does not constitute a small gap sufficient only to accommodate a maximum of two houses and which meets other planning and environmental requirements. Furthermore, it is considered that the site forms an important visual break. As a result, it is considered that the proposed scheme would add to a ribbon of development along the northern side of Drumcill Road.
Impact on road safety.	DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of 3no. Stipulated conditions as per their response with any approval.
Removal of trees would have a detrimental impact on local environment and wildlife and the visual appearance of the rural landscape.	A NI Biodiversity Checklist and Extended Ecological Statement compiled by ATEC NI Environmental Consultancy was submitted during the processing of the application. The Council are content with its findings and recommendations. Standard wildlife/conservation informatives which draw the applicant's/developer's attention to relevant legislation could be applied to any approval. Taking this into account, there are no concerns with regards to any natural heritage impact. It is however contended that the copse of trees to the roadside boundary of the application site constitute an important visual break. Therefore, their removal as part of this scheme would have a detrimental impact on the appearance of the rural landscape.
Incorrect site area measurement given on P1 Form.	For the purposes of assessment, the size of the application site has been calculated accurately by the Planning unit.
Inaccuracy of Drawing No. 02.	Following a change in agent, Drawing No. 02 is now null and void. The assessment has been based on Drawing No. 01/1, bearing the Lisburn and Castlereagh City Council date stamp 3 rd April 2023.
Contrary to Policy CTY 8.	As per Refusal Reason 2, the application is considered to be contrary to Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside.
Contrary to Policy CTY 1.	As per Refusal Reason 1, the application is considered to be contrary to Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside.
Contrary to PPS 2: Natural Heritage.	A NI Biodiversity Checklist and Extended Ecological Statement prepared by ATEC NI Environmental Consultancy was submitted for consideration during the processing of the application. The Planning unit are content with its findings and recommendations. Standard wildlife/conservation informatives could be applied to any approval. Therefore, there are no concerns with regards to the proposal insofar as it relates to Planning Policy Statement 2: Natural Heritage.
Contrary to Policy CTY 14.	The proposal is considered to be contrary to Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside for the reasons outlined in Refusal Reason 3.
Development to the rear of No. 4 Drumcill Road.	The buildings at No. 4 Drumcill Road are considered to form part of/are within the curtilage of No. 4.



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Inaccuracy of property numbers on Site Location Plan.	The property numbers have been checked and verified on site.
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Item Number 3			
Application Reference	LA05/2020/0303/F	Date Valid	27.04.2020
Description of Proposal	Demolition of existing dwelling and construction of a pair of semi-detached houses and 1 row of 4 terraced houses with associated site works and landscaping	Location	32 Lurgan Road Moira and adjacent lands north west at Linen Fields Lurgan Road, Moira
Group Recommendation	Approval	Case Officer	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
22	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns in relation to proposed entrance onto Waringfield Park.	The plans have since been amended and there is now no proposed access onto Waringfield Park.		
Drawing 05/214/500 misrepresents the existing turning head and roadway.	The latest site plan bearing the Council date stamp 7 th July 2022 and referenced as drawing no. 02C have been amended to reflect the latest proposals and what is currently on the ground.		
Concern in relation to location of bin stores.	Apartments are no longer proposed as part of the revised scheme therefore the bin storage areas have been removed altogether and a service management plan is no longer required.		
Objection to proposed access for parking and location of	As above, the apartments have been removed altogether from the scheme and replaced with semi-detached dwellings which have in-curtilage parking. No access onto Waringfield Park is proposed.		

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garages to serve apartments.	
Lack of details in relation to boundary treatments, security measures and control of pedestrian access to prevent a public thoroughfare.	There is no access proposed onto Waringfield Park and the existing boundary treatments are to remain unchanged. A landscaping plan has been submitted identifying existing and proposed planting and/or fencing.
Concerns relating to bin collection arrangements and number of bins.	There is no longer proposed bin store areas and the semi-detached dwellings will be accessed through Linen Fields therefore bins will be collected via this route. DFI Roads are satisfied with the arrangements shown on the site layout.
Concern that garage openings onto Waringfield Park could lead to a thoroughfare for pedestrians.	This has been amended and there is no longer a proposed access leading onto Waringfield Park.
Concern regarding assigned parking to front of property at Linen Fields.	The development proposes a public footway and access road leading into the site as a continuation of the Linen Fields Development. DFI Roads are content with these arrangements and have not identified any concerns. The previous approval LA05/2016/0183/F which included no. 14 (site 83) does not clearly identify the area in question as parking spaces. The issue is a civil matter and one which cannot be dealt with through the remit of this application.
Lands to the rear of semi-detached properties not clearly identified on plan as being garden areas.	A landscaping plan has been submitted identifying the rear of the semi-detached properties as private garden areas. The Council are satisfied with the layout arrangements as proposed.

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Item Number 4			
Application Reference	LA05/2021/0946/O	Date Valid	26.08.2021
Description of Proposal	Site for a dwelling, garage and ancillary site works to replace all aspects of existing commercial buildings, yard and previously/last use as a Horticulture Nursery/Garden Centre. (Replacement dwelling as per CTY3 of PPS21)	Location	40m East of 20 Mullaghcarton Road Ballinderry Upper, Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the 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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the redevelopment proposal would not bring significant environmental benefits and the proposed dwelling would have a significantly greater visual impact than the existing buildings.</p> <p>The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the development would create a ribbon of development along the Mullaghcarton Road.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it would, if permitted create a sub-urban style build-up of development and create a ribbon of development, which would as a consequence result in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		