

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

Week Ending 28th March 2025

Item Number 1			
Application Reference	LA05/2021/0971/F	Date Valid	07.09.2021
Description of Proposal	Change of use from former coffee shop/sandwich bar (sui generis) to 2-bed apartment (use Class C1), no external changes	Location	47A Comber Road, Dundonald
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to policy HOU4 criterion (b) of Lisburn and Castlereagh City Council Plan Strategy 2023 in that the applicant has failed to demonstrate adequate provision of private open space. The proposal is contrary to policy HOU4 criterion (i) of Lisburn and Castlereagh City Council Plan Strategy 2023 in that it has not been demonstrated that there will be no unacceptable adverse effect on prospective residents by way of odour, noise or general disturbance. The proposal is contrary to policy HOU4 criterion (k) of Lisburn and Castlereagh City Council Plan Strategy 2023 in that the applicant has failed to demonstrate appropriate provision for householder waste storage. The proposal is contrary to policy WM2 of Lisburn and Castlereagh City Council Plan Strategy 2023, in that the applicant has failed to demonstrate that there is an alternative and viable non mains solution for the treatment and disposal of wastewater and that this solution if approved would not create or add to a pollution problem. 			
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	LA05/2021/1253/F	Date Valid	17.11.2021
Description of Proposal	Retention of existing cattle shed and machinery and straw storage shed (Replacement of existing farm buildings) including laneway linking both groups of farm buildings and ancillary works	Location	Lands to rear of no 28 Moss Road Drumbo Lisburn
Group Recommendation	Refusal	Case Officer	Michael Creighton
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 an acceptable form of development in the countryside The proposal is contrary to policy COU12 criteria b) and f) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the shed is necessary for the efficient use of the agricultural holding and that the shed will result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution. The proposal is contrary to policy COU16 criteria f) and g) of the Lisburn and Castlereagh City Council Plan Strategy in that the building would adversely impact on residential amenity of the dwellings to the south of the site and all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality. The proposal is contrary to policy WM2 criteria f) and g) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A

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Consideration of Objections	
Issue	Consideration of Issue
Use of the sheds to house animals in close proximity to the dwellings. Noise, smell and vermin issues.	The proposed development would be located circa 20m away from the closest neighbouring residential dwelling. LCCC Environmental Health were consulted as part of the processing of the application and they subsequently responded with concerns. Taking this into consideration, there are concerns with regards to the proximity of the development proposal and the impact on residential amenity in terms of noise, odour and insects.

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Item Number 3			
Application Reference	LA05/2023/0138/O	Date Valid	09.02.2023
Description of Proposal	Site for dwelling	Location	160a Glengrasha Nursery, Glen Road, Comber
Group Recommendation	Refusal	Case Officer	Cara Breen
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 it is not a type of development which in principle is considered to be acceptable in the countryside. The proposal is contrary to Criteria (b) and Criteria (c) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy, in that a dwelling/development opportunity outwith settlement limits has been sold off from the farm holding within 10 years of the date of the application and the new building would not visually link or be sited to cluster with an established group of buildings on the farm. The proposal is contrary to Criteria (b) of Policy COU15 of the Lisburn and Castlereagh City Council, in that the new building is not sited to cluster with an established group of buildings. The proposal is contrary to Criteria (b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not sited to cluster with an established group of buildings. 			
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	LA05/2023/0400/F	Date Valid	11.05.2023
Description of Proposal	Extension to residential dwelling to side and rear elevations	Location	1 Park Drive, Dundonald, Belfast
Group Recommendation	Approval	Case Officer	Joseph Billham
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 view is expressed the proposal would cause overcrowding with vehicles, parking concerns and impact on disability access.	DFI Roads have been consulted on the impact of parking and road safety and offered no objections.		