



September 2nd, 2026

Chairman : Councillor D Bassett

Vice Chairman : Alderman J Tinsley

Aldermen : O Gawith, M Gregg and A Grehan

Councillors : S Burns, P Catney, D J Craig, J Lavery BEM, A Martin and N Trimble

Notice of Meeting

A meeting of the Planning Committee will be held on **Monday, 7th September 2026** at **10:00 am**, in the **Council Chamber and Remote Locations** for the transaction of business on the undernoted Agenda.

David Burns
Chief Executive

Agenda

1.0 Apologies

2.0 Declaration of Interests

(i) Conflict of Interest on any matter before the meeting (Members to confirm the specific item)

(ii) Pecuniary and non-pecuniary interest (Member to complete the Disclosure of Interest form)

Attachment: Disclosure of Interests form Sept 24.pdf

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3.0 Minutes of the Planning Committee Meeting held on 3 August 2026

For Approval

Attachment: PC 03.08.2026 - Draft Minutes for Adoption.pdf

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4.0 Report from the Head of Planning and Capital Development

4.1 Schedule of Applications to be Determined:

For Decision

Attachment: 1. Schedule of Applications.pdf

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- (i) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180metres north of 19 Ballycrune Road, Royal Hillsborough

Attachment: Appendix 1.1a Addendum LA05.2024.0639.O Ballycrune Road.pdf

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Attachment: Appendix 1.1b Addendum LA05.2024.0639.O Ballycrune Road.pdf

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Attachment: Appendix 1.1c Report of Site Visit LA05-2024-0639-O - 28.04.2026.pdf

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Attachment: Appendix 1.1d LA05.2024.0639.O Ballyrcune Road Final.pdf

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- (ii) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn

Attachment: Appendix 1.2a LA05.2026.0137.RM Addendum Crewe Road.pdf

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Attachment: Appendix 1.2b Final Report of Site Visit LA05-2026-0137-RM - 23.07.2026.pdf

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Attachment: Appendix 1.2c Site Visit Crewe Road addendum report.pdf

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- (iii) **LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road Royal Hillsborough**

Attachment: Appendix 1.3a LA05_2026_0089_F 43 Edentrillick Road.pdf

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Attachment: Appendix 1.3b LA05.2026.0089.F 43 Edentrillick Road Final.pdf

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- (iv) **LA05/2022/0634/F - Proposed residential development of 28 apartments in 4 blocks (6no. affordable units) with associated private and shared public space, 42 car parking spaces, vehicle and pedestrian access from the approved development to the west and north from Mealough Road, and all other ancillary development including culverting of Carryduff River on land south of 615 Saintfield Road, Carryduff**

Attachment: Appendix 1.4 LA05.2022.0634.F Saintfield Road - Final.pdf

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- (v) **LA05/2026/0512/F - Proposed erection of a Ball Stop Fence for a Softball diamond. Fence to be 6.0 metres high and 15.0 metres long with rigid steel mesh panels galvanised and powder coated, colour, green Ral 6005 at Barbour Memorial Playing Fields, 67 Ballynahinch Road, Lisburn**

Attachment: Appendix 1.5 LA05_2026_0512_FBarbour Memorial Playing Fields 67 Ballynahinch Road.pdf

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4.2 Statutory Performance Indicators - July 2026

For Noting

Attachment: 2. Statutory Performance Indicators - July 2026.pdf

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Attachment: Appendix 2 Statutory targets monthly update.pdf

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4.3 Appeal Decision – LA05/2024/0320/O

For Noting

Attachment: 3. Appeal decision LA05 2024 0320o.pdf

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Attachment: Appendix 3 Appeal decision LA05 2024 0320o.pdf

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4.4 Pre-application Notice (PAN) for a proposed holiday park and associated ancillary works on lands adjacent to and west of 156,158 and 160 Ballyskeagh Road and 12 to 18 The Hermitage Drumbeg

For Decision

Attachment: 4. LA05 2026 0608 PAN.pdf

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Attachment: Appendix 4a - Report in relation to LA05 2026 0608PAN.pdf

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4.5 Notification by telecommunication operator(s) of intention to utilise permitted development rights

For Noting

5.0 Any Other Business

LISBURN & CASTLEREAGH CITY COUNCIL

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MEMBERS DISCLOSURE OF INTERESTS

1. Pecuniary Interests

The Northern Ireland Local Government Code of Conduct for Councillors under Section 6 requires you to declare at the relevant meeting any pecuniary interest that you may have in any matter coming before any meeting of your Council.

Pecuniary (or financial) interests are those where the decision to be taken could financially benefit or financially disadvantage either you or a member of your close family. A member of your close family is defined as at least your spouse, live-in partner, parent, child, brother, sister and the spouses of any of these. Members may wish to be more prudent by extending that list to include grandparents, uncles, aunts, nephews, nieces or even close friends.

This information will be recorded in a Statutory Register. On such matters **you must not speak or vote**. Subject to the provisions of Sections 6.5 to 6.11 of the Code, if such a matter is to be discussed by your Council, **you must withdraw from the meeting whilst that matter is being discussed**.

2. Private or Personal Non-Pecuniary Interests

In addition you must also declare any significant private or personal non-pecuniary interest in a matter arising at a Council meeting (please see also Sections 5.2 and 5.6 and 5.8 of the Code).

Significant private or personal non-pecuniary (membership) interests are those which do not financially benefit or financially disadvantage you or a member of your close family directly, but nonetheless, so significant that could be considered as being likely to influence your decision.

Subject to the provisions of Sections 6.5 to 6.11 of the Code, you must declare this interest as soon as it becomes apparent and **you must withdraw from any Council meeting (including committee or sub-committee meetings) when this matter is being discussed**.

In respect of each of these, please complete the form below as necessary.

Pecuniary Interests

Meeting (Council or Committee - please specify and name):

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

Nature of Pecuniary Interest:

Private or Personal Non-Pecuniary Interests

Meeting (Council or Committee - please specify and name):

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

Nature of Private or Personal Non-Pecuniary Interest:

Name:

Address:

Signed:

Date:

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*If you have any queries please contact David Burns, Chief Executive,
Lisburn & Castlereagh City Council*

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LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 3 August, 2026 at 10.00 am

PRESENT IN CHAMBER:

Councillor D Bassett (Chair)

Alderman O Gawith

Councillors S Burns, P Catney, J Lavery,
A Martin and N Trimble

PRESENT IN REMOTE LOCATION:

Alderman J Tinsley (Vice-Chair)

Alderman M Gregg

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (PS)
Senior Planning Officers (MB, GM and LMCC)
Member Services Officers (FA and EW)

Mr C Fegan BL

Cleaver Fulton Rankin

Mr B Martyn
Ms C McPeake

Commencement of Meeting

At the commencement of the meeting, the Chair, Councillor D Bassett, welcomed those present to the Planning Committee. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. Apologies

It was agreed to accept an apology for non-attendance at the meeting on behalf of Alderman A Grehan and Councillor D J Craig.

2. Declarations of Interest

There were no declarations of interest made.

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3. Minutes of Meeting of Planning Committee held on 6 July, 2026

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed that the minutes of the meeting of Committee held on 6 July, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Councillor D Bassett, advised that there were 6 local applications on the schedule for consideration at the meeting.

4.1.1 Applications to be Determined

The Legal Advisor, Ms C McPeake, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

"In Committee"

The Chair, Councillor D Bassett advised that prior to continuing with the Schedule of Applications, he wished to seek advice on process and procedure from Mr C Fegan BL. It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed to go 'into committee' to receive this advice. Those members of the public and press in attendance left the meeting (10.07 am).

Members were provided with advice on process and procedure for decision making following recent legal proceedings as requested by the Chair.

Resumption of Normal Business

It was proposed by Councillor P Catney, seconded by Alderman O Gawith and agreed to come out of committee and normal business was resumed (10.42 am).

- (i) LA05/2023/0316/F – Erection of 23 dwellings (amended layout and house types previously approved under reference Y/2009/0303/RM), landscaping and all other associated site works on lands to the west of 16-22, 30 and 32 Millmount Village Crescent and lands 40 metres to the south 11-22 Millmount Village Way

The Senior Planning Officer (MB) presented the above application as outlined within the circulated report.

The committee received Mr W Orbinson KC to speak in support of the application. Mr Orbinson was joined by Mr N Salt and Mr C O'Hara and a number of Members queries were addressed.

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- (i) LA05/2023/0316/F – Erection of 23 dwellings (amended layout and house types previously approved under reference Y/2009/0303/RM), landscaping and all other associated site works on lands to the west of 16-22, 30 and 32 Millmount Village Crescent and lands 40 metres to the south 11-22 Millmount Village Way (Cont'd)

Planning Officers and Mr C Fegan BL responded to questions from Members.

At the end of the questions to Planning Officers, Alderman M Gregg stated that he felt he did not have enough information available to him to make a decision on this application. He proposed that the application be deferred until more information was obtained, stating this additional information should be:

1. What number are we at within relation to occupied dwellings on the 2018/0512,
2. From Roads, I would like a definitive response from DfI, having looked at the wider site, at the whole site, and the total number of houses on the site, to say that they are content that lights aren't needed until that 218 trigger is met, or that they feel these lights are required imminently.

This proposal was seconded by Councillor J Laverty. On a vote being taken the proposal stood, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor S Burns, Alderman O Gawith, Alderman M Gregg and Councillor J Laverty **(5)**

Against: Councillor P Catney, Councillor A Martin and Councillor N Trimble **(3)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (11.47 am).

Resumption of Meeting

The meeting was resumed at 11.56 am.

- (ii) LA05/2025/0269/F – Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 20 metres east of 8 Brooklands Drive, Dundonald

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

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- (ii) LA05/2025/0269/F – Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 20 metres east of 8 Brooklands Drive, Dundonald (Cont'd)

The committee received Mr K Groves to speak in opposition to the application. Mr Groves answered questions from Members.

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble stated that the material considerations had been well discussed and that he felt the Officers recommendation was correct. He acknowledged that a neighbour notification remained open for comment until 7 August 2026 even though the application was before them for determination on 3 August 2026 and felt lessons could be learned from this.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor A Martin and Councillor N Trimble **(6)**

Against: Councillor S Burns and Councillor J Lavery **(2)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for lunch (1.06 pm).

Resumption of Meeting

The meeting was resumed at 1.46 pm.

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- (iii) LA05/2025/0270/F - Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 50 metres south of 240 Comber Rd, Dundonald

The Vice Chair, Alderman J Tinsley joined the meeting remotely during the hearing of this application (2.03 pm).

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

There were no questions put to Planning Officers.

Debate

During the debate:

- Alderman M Gregg stated that while he was reasonably supportive of the proposal, he was unable to support the application as it could result in over 10,000m³ of wastewater being discharged into the local water course, and felt that the applicant should be proposing a much larger tank for the location.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor S Burns, Councillor P Catney, Alderman O Gawith, Councillor J Lavery, Councillor A Martin and Councillor N Trimble **(7)**

Against: Alderman M Gregg **(1)**

Abstain: None **(0)**

The Vice Chair, Alderman J Tinsley did not participate in the vote as he was not present to hear the item in full.

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- (iv) LA05/2025/0099/F- Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a water booster set, telemetry and lighting aerial above ground. Other works include a 2.4m high paladin fence, access gate and associated site and access works at Millars Lane WwPS 5 Millmount Quarry Close, Dundonald

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Alderman M Gregg stated that given he received reassurance from Officers that the road line would not be compromised he was content to support the application; and
- Councillor J Lavery agreed with the comments made by Alderman Gregg and advised that he had concerns about the protected road line.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application.

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (2.30 pm).

Resumption of Meeting

The meeting was resumed at 2.36 pm.

Prior to the presentation of the next application, LA05/2026/0137/RM, the Head of Planning and Capital Development advised Members that the agent acting on behalf of the applicant had been in contact to advise that he was unwell and unable to attend the meeting. The agent had not requested the application to be deferred, and Members were advised to refer to the agent's written submission. As a result, there was only one speaker in relation to the application.

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- (v) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn

The Principal Planning Officer (PS) presented the above application as outlined within the circulated report.

The committee received Ms S Kavanagh to speak in opposition to the application and a number of Members queries were addressed.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor N Trimble advised that he was quite torn on this application and advised that he could see the issues raised by Ms S Kavanagh. He continued that he felt what had been proposed by the applicant was pushing the boundaries of what could be considered acceptable in the environment of the surrounding area. Councillor Trimble concluded by stating that while he was not comfortable with the application in its current form and would not vote for it, he could not vote against the Officers recommendation, therefore he would abstain from the vote;
- Alderman O Gawith agreed with the comments made by Councillor Trimble and queried whether conditions regarding the hedge and external lighting could be placed on the application. The Head of Planning and Capital Development acknowledged that while in the debate stage, he could confirm that as the application was for Reserved Matters, conditions could not be added unless they related to the original application for Outline Permission;
- Councillor M Gregg advised that he could not support the application as it was before him unless a condition was added to lower the ridge height of the dwelling. Alderman Gregg referred to the property at 5a Crewe Road and stated that he felt given the failure to comply with planning permission for this property and how it had changed the landscape of the area, significant weight should not be given to the property at 5a Crewe Road when assessing the application;
- Councillor P Catney stated that when reading the room, he felt some of the Members were uncomfortable. He advised that he was minded to vote in favour of the Officers recommendation and queried the lack of negotiation between the applicant and the neighbours at 5 Crewe Road; and
- The Chair, Councillor D Bassett advised that he agreed with the majority of the comments made in relation to the property at 5a Crewe Road, and that if planning conditions for it had been adhered to then the application before them would have been for a bungalow. The Chair continued that he could see Ms S Kavanagh's point that she would be looking into the bedroom windows of the proposed property and that he would be minded to vote against the Officers recommendation.

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- (v) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn (Cont'd)

At this stage in the debate Councillor N Trimble proposed that the application be deferred to allow for further negotiation. This proposal was seconded by Alderman O Gawith. The Vice Chair, Alderman J Tinsley queried the need for a deferral and stated that not only was there a two storey dwelling at 5a Crewe Road, but there was also one across the road. The Vice Chair stated that he knew the area well and was content to support the Officers recommendation.

A vote was taken on Councillor Trimble's proposal and the proposal stood, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor J Lavery, Councillor A Martin and Councillor N Trimble **(7)**

Against: Councillor S Burns and the Vice Chair, Alderman J Tinsley **(2)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (3.43 pm).

Resumption of Meeting

The meeting was resumed at 3.49 pm.

- (vi) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough

The Vice Chair, Alderman J Tinsley left the meeting during the hearing of this item (4.08 pm).

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr T Stokes to speak in support of the application. Mr Stokes was joined by Ms S McAvoy and Mr S Watt and together they responded to questions from Members.

Members' queries were responded to by Planning Officers.

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- (vi) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

Debate

During debate:

- Councillor P Catney proposed that the application be deferred to allow for additional information to be submitted relating to a structural report. Councillor Catney spoke of confirmation from Mr T Stokes during the questions that more information could be submitted. He concluded that anything that could shed some light on the situation and give further detail on the unfortunate circumstances that had occurred would be welcomed, and that while Planning Officers were following policy, Elected Members were able to look outside of the policies where exceptional circumstances applied;
- The Chair, Councillor D Bassett advised that while he agreed with some of the points raised by Councillor Catney, there was a report from a structural engineer and 3 days later the concrete for the new foundations was poured;
- Councillor N Trimble stated that he felt he had enough information before him, however, if more information helped other Members arrive at a decision he did not have an issue with that. Councillor Trimble advised that he felt the application complied with policy COU3, that the property had been the applicant's home, and the applicant had been complying with existing planning permission until the discovery of additional asbestos in the portion of the building which was to be retained;
- Alderman O Gawith seconded Councillor Catney's proposal to defer the application and advised that additional information may not only be useful for Members but also change the recommendation of the Officers; and
- Alderman M Gregg stated that he concurred with Councillor Trimble's comments stating that the application complied with policy COU3 but was comfortable with the proposal to defer the application if other elected members required further information.

A vote was taken on Councillor P Catney's proposal to defer the application for additional information, and the proposal stood, the voting being:

In favour: Councillor S Burns, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor J Laverty, Councillor A Martin and Councillor N Trimble **(7)**

Against: The Chair, Councillor D Bassett **(1)**

Abstain: None **(0)**

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4.2 Statutory Performance Indicators – June 2026

Alderman M Gregg left the meeting during this item (5.05 pm).

It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed that information relating to Statutory Performance Indicators for June 2026 be noted.

4.3 Appeal Decision– LA05/2025/0712/CLOPUD

It was proposed by Alderman O Gawith, seconded by Councillor P Catney and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.4 Appeal Decision – LA05/2022/0799/O

It was proposed by Councillor J Lavery, seconded by Alderman O Gawith and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.5 Appeal Decision – LA05/2023/0069/O

It was proposed by Alderman O Gawith, seconded by Councillor P Catney and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.6 Notification by telecommunication operator(s) of intention to utilise permitted development rights

It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

4.7 Notification from DfC Historic Environment Division confirming the listing of a building at 20 Soldierstown Road Aghalee

It was proposed by Alderman O Gawith, seconded by Councillor N Trimble and agreed that the notification from the Historic Environment Division regarding 20 Soldierstown Road, Aghalee be noted.

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5. Any Other Business

Thanks to Officers Councillor P Catney

Councillor P Catney spoke of the length of the meeting that had taken place and the volume of business discussed within it and thanked Officers for their assistance throughout the meeting. The Chair, Councillor D Bassett echoed these comments.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Councillor D Bassett, thanked those present for their attendance. There being no further business, the meeting was terminated at 5.16 pm.

Chair/Mayor



Committee:	Planning Committee
Date:	7 September 2026
Report from:	Head of Planning and Capital Development

Item for:	Decision
Subject:	Schedule of Planning Applications to be Determined

1.0	<u>Background</u> 1. The following applications have been made to the Council as the Local Planning Authority for determination. 2. In arriving at a decision (for each application) the Committee should have regard to the guiding principle in the SPPS (paragraph 3.8) that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. 3. Members are also reminded about Part 9 of the Northern Ireland Local Government Code of Conduct and the advice contained therein in respect of the development management process with particular reference to conflicts of interest, lobbying and expressing views for or against proposals in advance of the meeting. <u>Key Issues</u> 1. Five local applications are presented in accordance with the current scheme of delegation. Three of these have been called in and were previously deferred two for a site visit, an exception applies to one which is subject to a Section 76 planning agreement, and one is mandatory. a) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180metres north of 19 Ballycrune Road, Royal Hillsborough Recommendation – Refusal b) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn Recommendation – Approval c) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road Royal Hillsborough Recommendation – Refusal d) LA05/2022/0634/F - Proposed residential development of 28 apartments in 4 blocks (6no. affordable units) with associated private and shared public space, 42 car parking spaces, vehicle and pedestrian access from the approved development to the west and north from Mealough Road, and all
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	other ancillary development including culverting of Carryduff River on land south of 615 Saintfield Road, Carryduff Recommendation – Approval e) LA05/2026/0512/F - Proposed erection of a Ball Stop Fence for a Softball diamond. Fence to be 6.0 metres high and 15.0 metres long with rigid steel mesh panels galvanised and powder coated, colour, green Ral 6005 at Barbour Memorial Playing Fields, 67 Ballynahinch Road, Lisburn Recommendation - Approval 2. The above referenced applications will be decided having regard to paragraphs 38 to 53 of the Protocol of the Operation of the Planning Committee.	
	<u>Recommendation</u> For each application the Members are asked to make a decision having considered the detail of the Planning Officer’s report, listen to any third-party representations, ask questions of the officers, take legal advice (if required) and engage in a debate of the issues.	
3.0	<u>Finance and Resource Implications</u> Decisions may be subject to: (a) Planning Appeal (where the recommendation is to refuse) (b) Judicial Review Applicants have the right to appeal against a decision to refuse planning permission. Where the Council has been deemed to have acted unreasonably the applicant may apply for an award of costs against the Council. This must be made at the time of the appeal. The Protocol for the Operation of the Planning Committee provides options for how appeals should be resourced. In all decisions there is the right for applicants and third parties to seek leave for Judicial Review. The Council will review on an on-going basis the financial and resource implications of processing applications.	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No

4.4	Summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.	
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Appendices:	Appendix 1.1a LA05/2024/0639/O second addendum Appendix 1.1b LA05/2026/0639/O first addendum Appendix 1.1c LA05/2026/0639/O site visit Appendix 1.1d LA05/2026/0639/O Appendix 1.2a LA05/2026/0137/RM second addendum Appendix 1.2b LA05/2026/0137/RM first addendum Appendix 1.2c LA05/2026/0137/RM site visit Appendix 1.2d LA05/2026/0137/RM Appendix 1.3a LA05/2026/0089/F addendum Appendix 1.3b LA05/2026/0089/F Appendix 1.4 LA05/2022/0634/F Appendix 1.5 LA05/2026/0512/F
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Lisburn & Castlereagh City Council

Committee Report – Addendum Report	
Date of Committee Meeting	07 September 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2024/0639/O
Date of Application	03 September 2024
District Electoral Area	Downshire East
Proposal Description	Replacement dwelling and retention of existing dwelling (with alterations) as farm building
Location	Approximately 180 metres north of 19 Ballycrune Road Hillsborough
Representations	0
Case Officer	Joseph Billham
Recommendation	Refusal

Summary of Recommendation

1. This application was included on the schedule of applications for consideration by the Committee on 11 May 2026.
2. Notwithstanding the issue of the principle of development remains to be considered after the application was presented and a representation was heard from the planning agent, members agreed to defer consideration of the application to allow the applicant to submit further information. The noise and odour associated with the operation of the neighbouring farm is used as justification for locating this building off-site but no information had been submitted to substantiate this.
3. New information was received from the applicant's team on 07 and 14 August 2026. This has been assessed and is not considered to be adequate to justify a new dwelling being located off-site.
4. Officers have also undertaken a review of whether the building exhibits the characteristics of a dwelling. This is because of some of the comments made at the committee meeting about what the Members observed at the site visit.

The advice that this building does not exhibit the characteristics of a dwelling remains unchanged. In fact, the original dwelling appears to have been demolished based on the Griffiths valuation.

Assessment

5. Replacement Dwellings
6. Upon further investigation of the information submitted, when examining the Griffiths Report submitted by the agent on Appendix A1 – A4 the maps illustrate two separate buildings on site.. The second building on the Griffiths report that is perpendicular to the building which is the subject of this application shows a long rectangle building that fronts the Ballycrune Road. The building is significantly larger in size and scale. and has a pedestrian walkway leading from the Ballycrune Road and a defined front garden area.
7. Taking into account the evidence submitted it can be suggested the larger of the two building may have been the house described within the Griffiths Report valuation of tenements and not the building subject of this application. The building referred to in valuation of tenements as a house has been demolished leaving the building which is the subject of this application and is assessed by officers to be an outbuilding associated with the former house.
8. Officers have previously acknowledged where the use of a building is disputed that policy COU3 still requires an assessment of whether it exhibits the essential characteristics of a dwelling.
9. On closer inspection of the building from the date in which the case officer inspected the site to when the Committee members visited on 28April 2026 a number of previous blocked up doors and windows have been opened up and vegetation removed from the roof of the building. This differs from the existing floorplan submitted by the agent showing the windows and doors blocked up and from the case officer site inspection.
10. The front elevation now shows there are two front doors side by side one accessing a smaller room 1 and another accessing the longer room 2. The ivy has been removed from the top of the roof to reveal a chimney pot only. On internal inspection there is no evidence of a fireplace or hearth within the smaller room 1 where the chimney pot is situated on the roof.
11. The agent has indicated in their opinion through the supporting statement the building is shown on the Griffiths maps and validation which is dated from 1847 – 1864. The agent has stated in the Appendix B the building is of broad vernacular style. Within the J&A of policy COU3 it states:
12. *For the purposes of this policy ‘Vernacular Buildings’ reflect the local ‘folk tradition’ and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to ‘A Sense of Loss – The Survival of*

Rural Traditional Buildings in Northern Ireland, published by the former Department of the Environment (DoE), March 1998.

13. Within the document *A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland* it lists the characteristics of rural vernacular dwellings. This is described as:

Primary Characteristics

1. *Built without the benefit of any formal plan, drawing or written specification*
2. *Linear plan – elongated, rectangular*
3. *Depth of house (front to back) generally limited by roof construction to about 6m*
4. *Walls of mass load bearing materials*
5. *Cooking (kitchen hearth and other chimney expressed along the ridge line*
6. *Door (Front) open through the long wall into the space defined as the kitchen (i.e room with the cooking hearth and solid floor)*
7. *Openings (windows and door) predominantly on front and back long walls and with a low proportion of ratio of void to mass.*
8. *Houses extended linearly or with extra storey.*

Secondary characteristics

9. *Tendency for openings to lack symmetry and regularity, particularly at rear.*
10. *Relationship between roof pitch and height of building (ladder rule for thatched building). Traditional roof form may be hipped rather than gabled in some localities.*
11. *Internal transverse walls extends to the roof and are load bearing*
12. *Longitudinal internal walls never load bearing for roof structure.*
14. It is considered while the building may possess a number of characteristics that form a vernacular building however it does not include the characteristics that exhibit a dwelling pre 1925 as depicted in the primary and secondary characteristics above. The building shows two doors side by side and a third larger opening on the front elevation that would be irregular for a dwellinghouse of that age.
15. The doors on the front elevation allow access to the smaller room 1 and the longer room 2. Internally the building does not possess a cooking

hearth/kitchen nor does room 2 considered the larger of the two rooms open into a space defined as the kitchen with a cooking hearth here. Room 2 has two access doors that include a single door and a larger opening that would be used to allow animals to shelter here.

16. The chimney on the gable wall in room 1 is located in the smaller of the two rooms. While there is no fireplace/hearth present inside the building the Council would see this as being unusual for a chimney to be located in the smaller room and does not correspond to the primary characteristics of a vernacular dwelling pre 1925 where the kitchen/hearth would normally be located in the larger room. It is the officer's experience that smaller rooms may have been used as a herdsman house or storage room to allow labourers to dry clothes in on a working farm.
17. As previously referred to in the Case Officer report dated 13th April 2026 paragraph 57 – 58 the building exhibits the characteristics of an outbuilding used as shelter for animals in the neighbouring field. Taking into account the window and door openings have blocked up and reopened the building appears to be used for the housing of animals over time.
18. Taking into account the information above it indicates that two buildings are shown on the Griffiths Report with only one house being detailed on the valuation of tenements. The building subject of this application on site is showing three access doors on the front elevation that would not be a characteristic of a vernacular dwelling.
19. The building has a chimney pot on the roof line and no fireplace/cooking hearth in either Room 1 or Room 2. The layout, openings and elevations are not considered to exhibit that of a vernacular dwelling and it is the opinion of the Council the building subject of this application is an agricultural building. On balance the building is considered a vernacular agricultural outbuilding that does not exhibit the characteristics of a dwellinghouse and therefore no replacement opportunity exists here.
20. In relation to criteria a) ii) of Policy COU3 the agent has provided a supporting statement to demonstrate the siting of the new dwelling will have landscape benefits due to the visual impact when compared to siting the dwelling next the building being replaced which fronts the Ballycrune Road. As the building to be replaced is not acceptable in principle a new dwelling in the countryside at either location would not result in landscape benefits.

The proposed off-site location

21. A Noise Assessment submitted by the agent undertaken by Arthian that concluded:

The noise model indicates that the farm activity noise levels achieve the desirable indoor ambient noise levels stated in BS8233:2014 during the daytime and night-time period.

An assessment of noise levels within external amenity spaces indicates that the desirable 50 dB LAeq,16 guideline level can be achieved in all external areas of the proposed development's boundary.

It is therefore Arthian's opinion that siting the replacement dwelling 75m or so from the existing farmyard will result in clear noise related amenity benefits over a replacement dwelling located closer to the farmyard.

22. EHO have been consulted and replied 25/08/26 stating:

Environmental Health have reviewed the Odour Assessment and Noise Impact Assessment (NIA) published to the Consultee Hub on 11 and 14 August 2026. Environmental Health advise that maximising the distance between the proposal and the existing adjacent agricultural buildings is likely to minimise the adverse impacts from noise and odour to provide an amenity benefit.

Environmental Health have previously reviewed the Planning Supporting Statement published to the Consultee Hub on 30 September 2024, which states that the site of the proposed replacement dwelling is located to allow for at least a 75m separation distance from the farm buildings outside of the control of the applicant.

Given the above, Environmental Health have no objection in principle to the above proposed development.

23. The Environmental Health response has been taken into account during consideration of the new information received but officers note that a desire to locate dwellings as far from an odour or noise source is not policy.
24. In review of the Noise Assessment it illustrates the noise model results for the proposed dwelling located 75 metres away are below the desirable level of 50dB LAeq, 16. Within Appendix B of the Noise Assessment it shows in Figure 2 and Figure 3 the noise contour levels from 1.5m above ground level and 4.5m above ground level.
25. Figures 2 and 3 of the report indicate the proposed site and the location of the building to be replaced are both under the desirable level of 50dB LAeq, 16. From the point source identified a dwelling could also be located at the existing building and not have an adverse noise impact. Therefore, it has not been demonstrated that the off-site replacement would result in amenity benefits by way of noise.
26. The agent submitted an Odour Assessment undertaken by consultant Arthian concluded that the location of the existing dwelling has a potentially significant odour risk being sited next to the farm yard and farm buildings as opposed to the off site replacement where the odour risk is not significant.
27. On review of the Odour Assessment the Council would not agree with the assessment undertaken. As indicated within paragraph 6.1 of the Odour Assessment the wind direction at the proposed development will be

predominantly from the south, south-west and west. This has been taken from the proposed development site and not the existing site and building seeking to be replaced.

28. Upon site inspection from Committee members on 28th April 2026 animals were present on the large farm building sited west of the applicants building which is considered to be the source of odour nuisance. There is no odour model taken from the existing building and the prevalent winds as detailed in the Odour Assessment are seen to be blowing towards the proposed off-site and not the existing site. It should be noted that during the case officer site inspection that no odour nuisance has been identified from the existing building.
29. Based on the information provided it has not been demonstrated that the existing site would be adversely affected by odour and it has not been shown that an alternative position would result in amenity benefits.
30. As a result the proposal is still considered to be contrary to Policy COU3 Criteria A) ii) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an alternative position nearby would result in amenity benefits.
31. It should be noted the agent has amended the proposal to 'Replacement Dwelling' on 08 May 2026. Therefore the refusal reasons in relation to COU12 included within the 11 May 2026 Addendum Committee Report are no longer applicable.

Conclusions

32. For the reasons outlined above it is considered the application does not comply with the relevant policy context and refusal is recommended.

Recommendations

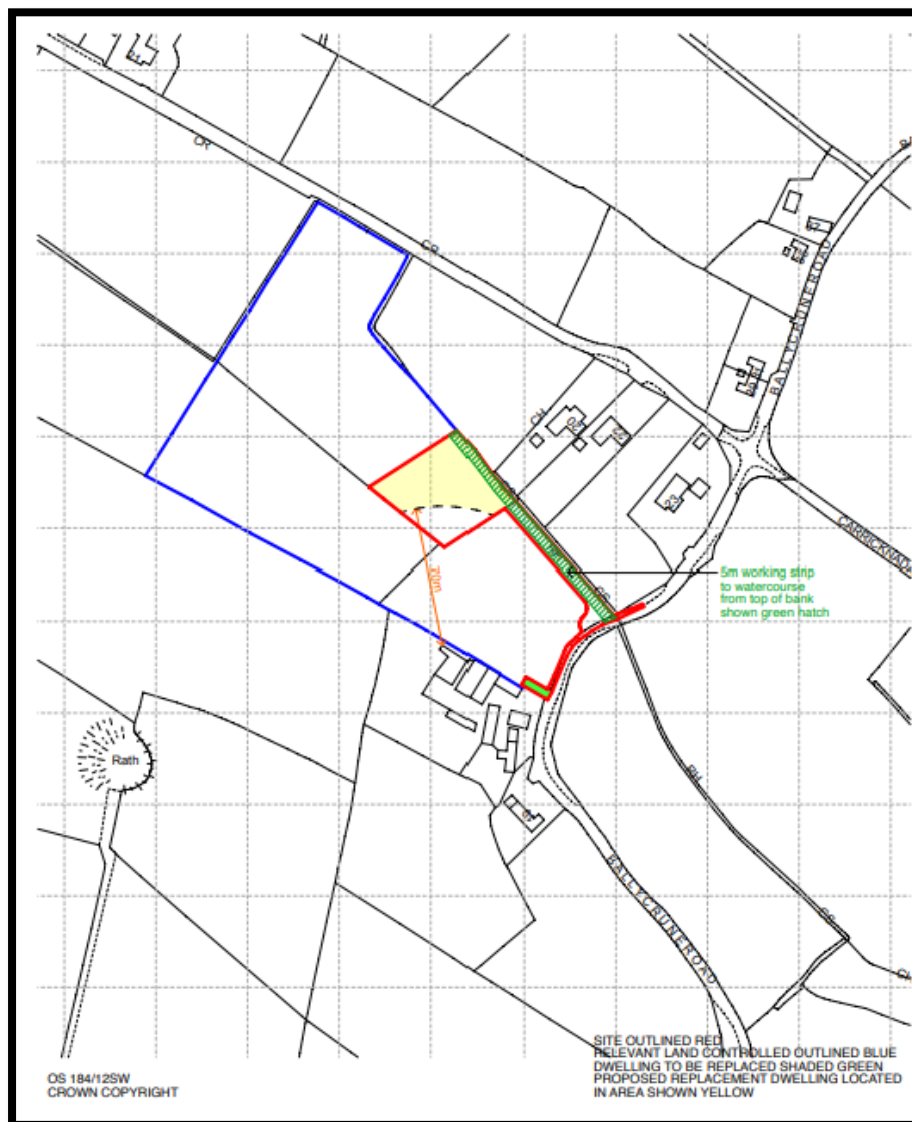
33. It is recommended that planning permission is refused.

Refusal Reasons

34. The following refusal reasons are recommended:
 1. The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.

2. The proposal is contrary to policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy in that there is no building within the site that exhibits the essential characteristics of a dwelling.
3. The proposal is contrary to Policy COU3 Criterion a) (ii) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an alternative position nearby would result in amenity benefits.

Ste Location Plan – LA05/2024/0639/O



Lisburn & Castlereagh City Council

Committee Report – Addendum Report	
Date of Committee Meeting	11 May 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2024/0639/O
Date of Application	03/09/2024
District Electoral Area	Downshire East
Proposal Description	Replacement dwelling and retention of existing dwelling (with alterations) as farm building
Location	Approx 180m north of 19 Ballycrune Road Hillsborough
Representations	0
Case Officer	Joseph Billham
Recommendation	Refusal

Summary of Recommendation

1. This application was included in the Schedule of Applications for consideration by the Committee on 13 April 2026. The officer's recommendation was to refuse planning permission.
2. After the application was presented and a representation was heard from the planning agent, Members agreed to defer consideration of the application to allow for a site visit to take place.
3. A site visit took place on Tuesday 28 April 2026. A separate note of this site visit is provided as part of the papers.

Further Consideration

4. Members were reminded that the site visit was arranged to provide them with an opportunity to observe the proposed development in its context.
5. The Head of Planning & Capital Development stated that that the purpose of the site visit was for Members to appraise themselves of the characteristics of

the existing building and whether it could be considered a dwelling, and the proposed site in the context of the surrounding buildings and landscape features.

6. The Head of Planning & Capital Development with the aid of with the assistance of site location and associated plans, outlined the nature of the proposed development to Members highlighting the site boundary, location of the proposed new dwelling and relationship to adjacent properties and agricultural buildings.
7. Members observed the existing building and noted a pedestrian gate, chimney pot, chimney breast which had been blocked up, brick work, plaster, doorways and windows (a number of which had been blocked up).
8. In response to members queries the Head of Planning & Capital Development advised that in line with the appeal decisions appended to the report the Members should only take account of the features that exist now. Characteristics such the blocked-up windows should not be considered. He also confirmed that there were historical records of a dwelling on the site, but the building appeared to be altered to an agricultural store and this was exhibited in the large opening and the absence of any features that would be normal in a domestic dwelling. Members should however carefully weigh the competing opinions and additional photographs of the inside and outside of the building would be made available for the purpose of comparison. The reason given for locating the proposed replacement dwelling off site was discussed and it was noted that this was primarily due to noise and smell from the neighbouring farm, however, at the time of the site visit the Head of Planning and capital development observed that even with animals in the buildings and machinery operating the levels of noise and odour did not appear significant and queried why the dwellings was located so far outside the curtilage of the existing building.
9. In addition, to the foregoing points on whether the building exhibited the characteristics of a dwelling the Head of Planning and Capital Development confirmed that officers would give further consideration to the retention of the existing building on site and this is considered in paragraphs 19-26 of this report. Consequently, the advice at paragraph 61 of the main report is withdrawn.

Planning Policy Context

10. The proposal is for a replacement dwelling. To assist Members and remind them of the policy context in part two of the Plan Strategy Policy COU 1 – Development in the Countryside states:

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.

11. This is an application for a farm dwelling and in accordance with the requirements of Policy COU1, the application falls to be assessed against policies COU3, COU15 and COU16 of the Plan Strategy.

Replacement Dwellings

12. Policy COU3 – Replacement Dwellings states:

Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to 'dwellings' includes buildings previously used as dwellings.

In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Non-Listed Vernacular Buildings

The retention and sympathetic refurbishment, with adaptation if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement in accordance with policies COU4 and HE13.

In all cases where the original dwelling is retained, it will not be eligible for replacement again. Equally, this policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the original dwelling is immune from enforcement action as a result of non-compliance with a condition to demolish it.

Replacement of Non-Residential Buildings

Favourable consideration will be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality. Non-residential buildings such as domestic ancillary buildings, steel framed buildings designed for agricultural purposes, buildings of a temporary construction and a building formerly used for industry or business will not be eligible for replacement under this policy.

In addition to the above, proposals for a replacement dwelling will only be permitted where all of the following criteria are met: a) the proposed replacement dwelling must be sited within the established curtilage of the existing building, unless either (i) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (ii) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits; b) the overall size of the new dwelling must not have a visual impact significantly greater than the existing building; c) the design of the replacement dwelling should be of a high quality appropriate to its rural setting.

COU12 Agricultural and Forestry Development

13. *Planning permission will be granted for development on an agricultural or forestry holding where it is demonstrated that:*

- a) the agricultural or forestry business is currently active and established (for a minimum of 6 years)*
- b) it is necessary for the efficient use of the agricultural holding or forestry enterprise*
- c) in terms of character and scale it is appropriate to its location*
- d) it visually integrates into the local landscape and additional landscaping is provided as necessary*
- e) it will not have an adverse impact on the natural or historic environment*
- f) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.*

In cases where development is proposed applicants will also need to provide sufficient information to confirm all of the following:

- there are no suitable existing buildings on the holding or enterprise that can be used*
- the design and materials to be used are sympathetic to the locality and adjacent buildings*
- the proposal is sited beside existing farm or forestry buildings.*

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- *it is essential for the efficient functioning of the business; or*
- *there are demonstrable health and safety reasons.*

Planning permission will only be granted for agricultural, and forestry buildings/works subject to the criteria stated, as well as the criteria for an active and established business set out under Policy COU10.

Prior to consideration of any proposed new building, the applicant will be required to satisfactorily demonstrate that renovation, alteration or redevelopment opportunities do not exist elsewhere on the agricultural or forestry holding. Any new buildings should blend unobtrusively into the landscape.

Sufficient information to demonstrate why a location away from the existing agricultural or forestry buildings is essential for the efficient functioning of that agricultural or forestry holding will be required. If justified, the building will be required to visually integrate into the landscape and be of appropriate design and materials. A prominent, skyline or top of slope ridge location will be unacceptable.

All permissions granted under this policy will be subject to a condition limiting the use of the building to either agricultural or forestry use as appropriate.

Assessment

14. Within the context of the planning policy tests outlined above, the following assessment is made relative to this particular application.

Replacement Dwellings

15. In relation to criteria a) ii) of Policy COU3 the agent has provided a supporting statement stating:

While there is no defined curtilage to locate the proposed replacement dwelling locating it where the existing dwelling is would result in an adverse impact on the residential amenity by way of noise and odour from the existing farmyard.

Environmental Health would require the proposed replacement to be located a minimum of 75m from the existing farmyard to avoid this adverse impact on residential amenity therefore the site of the proposed replacement dwelling is located at a sufficient distance from the existing farmyard allowing a 75m separation distance from the farm buildings.

16. EHO have been consulted and replied 04/10/24 stating:

Part 7 of The Planning (General Permitted Development) Order (Northern Ireland) 2015 sets out where permitted development rights may be used for the development of new agricultural buildings (<500m²). Such rights exist where the development is more than 75m from any non-associated dwelling. This separation distance aims to minimise the likelihood of an adverse amenity impact being caused to the residents of that dwelling. Accordingly, it may be inferred that if a new dwelling were to be sited at least 75m away from an existing agricultural building which has the potential to cause amenity impacts (of a typical size and without any specific issues which would exacerbate the impact), then the risk of adverse effects is minimised.

Environmental Health have reviewed the Planning Supporting Statement published to the Consultee Hub on 30 September 2024, which states that the site of the proposed replacement dwelling is located to allow for at least a 75m separation distance from the farm buildings outside of the control of the applicant.

Environmental Health have no objection in principle to the above proposed development.

17. Taking into consideration recent PAC Decision 2025/A0069 provides useful direction and context surrounding the 75m distance from farm buildings. Within planning 2025/A0069 paragraph 21 it states:

In my mind, the 75-metre distance stipulated in the Order, between developments allowed under Class A and any dwelling house not occupied by someone involved in agricultural operations on that unit, is a condition pertaining to permitted development. The Council confirmed at the hearing this distance is not stipulated within criterion f). Although the two appeal cases (2022/A0138 and 2021/A0047) involve different planning authorities with their own policies, I consider the Appellant's references to both, in the context of Part 7 of the Order, to be relevant. I was given no substantial evidence to show why it follows that any new development or agricultural activity within 75 metres of a dwelling (unless it is occupied by someone engaged in those operations) would create unacceptable negative effects on amenity. Thus, I find the Council's reference and reliance to the distance, as stipulated, when assessing whether new agricultural development will have an adverse impact on amenity, to be misplaced.

18. The Commissioner above has advised that any new development or agricultural activity within 75m of a dwelling would not create an unacceptable negative effect on amenity and the Councils reference and reliance on the separation distance is misplaced. Taking into consideration all the above information and the PAC Commissioners comments, it is considered the proposal has not demonstrated that an alternative position of the site would result in amenity benefits. It is considered the siting of the proposal can be located closer to the agricultural buildings south of the appellant site.

19. As a result, the proposal is considered to be contrary to policy COU3 criteria A) ii) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an alternative position nearby would result in amenity benefits.

COU12 - Agricultural and Forestry Development

20. The proposal description on the application form is '*Replacement dwelling and retention of existing dwelling (with alterations) as farm building*' and as a result Policy COU12 is applicable.
21. The proposal includes retaining the building as a farm building and the agent has provided a floorplan and elevations demonstrating how the building will be converted and used as a farm store.
22. Based on the information provided it is not clear the farm holding the site is part of. The agent has not provided farm maps or a farm business ID number to indicate the site is within an active and established farm business. Therefore, it has not been demonstrated the proposal is on an agricultural holding that is currently active and established. Criteria a) is not met.
23. As the proposal is seeking to retain the building as a farm dwelling no information has been provided to demonstrate how retaining the building is necessary for the efficient use of the agricultural holding. Therefore, the proposal does not comply with criteria b).
- 24.. In relation to criteria c) the proposal is for a single dwelling and retention of building as a farm building. The proposal is siting is set back 80m and has a backdrop of mature trees along the north east boundary. The proposal is seeking outline permission, and no design detail have been provided at this stage. It is considered the proposal in regards to character and scale is appropriate to it location.
25. In regards to criteria d) the topography of the site is relatively flat land overall and has existing mature boundary trees along the north boundary that provide a backdrop. The proposal is seen to visually integrate into the local landscape. Criteria d) is met here.
26. The proposal shall not have an adverse impact on the natural or historic environment. There are no features of natural or historic within the vicinity of the site. Criteria e) is met.
27. The building is being retained and as the proposal is for outline permission it is not possible to determine what the building is being used for and therefore criteria f) is not applicable.

Conclusions

28. For the reasons outlined above it is considered the application does not comply with the relevant policy context and refusal is recommended.

Recommendations

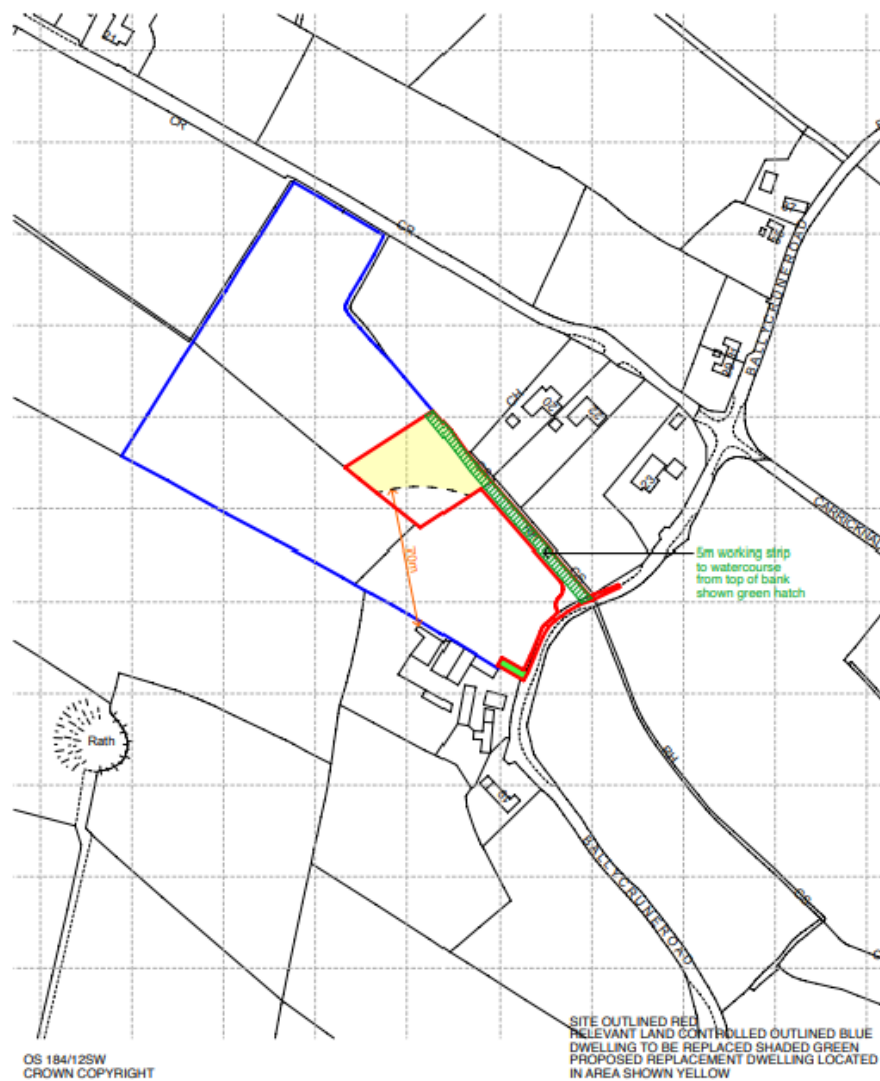
29. On review of the application in the interim and in light of recent PAC decisions the Council have included three further refusal reasons.
30. The application is presented to the Planning Committee with a recommendation to refuse in that the proposal is contrary to Policy COU3 Criteria A) ii) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
31. In addition, proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the proposal is within an agricultural holding that is currently active and established for a minimum of 6 years.
32. The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and 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.

Refusal Reasons

33. The following refusal reasons are recommended:
 1. The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.
 2. The proposal is contrary to policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy in that there is no building within the site that exhibits the essential characteristics of a dwelling.
 3. The proposal is contrary to Policy COU3 Criteria A) ii) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an alternative position nearby would result in amenity benefits.
 4. The proposal is contrary to Policy COU12 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the proposal is within an agricultural holding that is currently active and established for a minimum of 6 years.

5. The proposal is contrary to Policy COU12 criteria (b) of the Lisburn and 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.

Site Location Plan – LA05/2024/0639/O



LISBURN & CASTLEREAGH CITY COUNCIL

Report of a Planning Committee Site Visit held at 3.20 pm on Tuesday, 28 April, 2026 on lands Approx 180m north of 19 Ballycrune Road, Hillsborough

PRESENT:

Alderman J Tinsley (Chair)

Alderman O Gawith

Councillors P Catney and D J Craig

IN ATTENDANCE:

Head of Planning & Capital Development (CH)

Principal Planning Officer (PS)

Member Services Officer (FA)

The site visit was held in order to consider the following application:

LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands Approx 180m north of 19 Ballycrune Road, Hillsborough.

Apologies for non-attendance were submitted by the Vice Chair, Councillor G Thompson and Councillors J Lavery and A Martin.

This application had been presented for determination at the meeting of the Planning Committee held on 13 April 2026. The officer's recommendation had been to refuse planning permission given there was no building within the site that exhibits the essential characteristics of a dwelling and would be eligible for replacement.

The Head of Planning & Capital Development stated that the purpose of the visit was for Members to appraise themselves of the existing building to determine whether it exhibited the essential characteristics of a dwelling.

The Head of Planning & Capital Development, with the assistance of a site location plan, outlined proposed development in its context, highlighting to the Members the site boundary, location of the existing building and proposed dwelling and the relationship to adjacent properties.

Members observed the existing building and noted a pedestrian gate, chimney pot on the gable closest to the road, two door openings, window and large opening in front elevation, blocked up windows in rear elevation, internal wall with opening, blocked up chimney breast, chipped plaster on internal walls and timber lintels and door heads. The Principal Planning Officer took photographs of these features.

In response to Members' queries, the Head of Planning & Capital Development and the Principal Planning Officer advised:

- The existing building should exhibit the characteristics of a dwelling and as such the blocked-up features could not be considered as characteristics if the building has been adapted over time for a different use
- There were historical records of a dwelling at the site but the building appeared to have been adapted as an agricultural store and the Members should carefully weigh all the evidence where two opposing views are expressed
- The reason given for locating the proposed replacement dwelling off-site was principally due to noise and smell from the neighbouring farm, however, at the time of the site visit machinery was being operated and animals were housed in the neighbouring sheds. It was not obvious that there was a significant impact from noise and odour to justify the building being replaced off-site. The Head of Planning and Capital Development committed to review the case and to bring additional reports on the issue of the building being replaced off-site.

There being no further business, the site visit was terminated at 3.38 pm.

Lisburn & Castlereagh City Council

Committee Report	
Date of Committee Meeting	13 April 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2024/0639/O
Date of Application	03 September 2024
District Electoral Area	Downshire East
Proposal Description	Replacement dwelling and retention of existing dwelling (with alterations) as farm building
Location	Approx 180 metres north of 19 Ballycrune Road Hillsborough
Representations	0
Case Officer	Joseph Billham
Recommendation	Refusal

Summary of Recommendation

1. This application is categorised as a local planning application and is presented to the Committee in accordance with the Protocol for the Operation of the Planning Committee in that it has been called in.
2. it is recommended for refusal in that 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.
3. In addition, the proposal is contrary to policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy in that there is no building within the site that exhibits the essential characteristics of a dwelling and would be eligible for replacement.

Description of Site and Surroundings

Site

- 4. This 0.25 hectare site located on the northern side of the Ballycrune Road and is a square shaped plot cut out of a larger agricultural field. Within the site is a small rectangle building that fronts the road
- 5. The building is single storey with a tradition pitched roof and has a number of openings on both front and rear elevations. The openings include a single doorway, large opening, partial blocked up doorway and windows. The finishes include stone walls, red brick, block walls and corrugated iron sheeting roof. Some of the windows opening have wooden surrounds.
- 6. The topography of the land is relatively flat land overall.
- 7. The site is bounded along the Ballycrune Road with partial stone random stone rubble wall, entrance pillars and native hedgerow. The building subject of the application is bounded by an existing farmyard and buildings to the south. The siting of the site is set back from the roadside and is bounded by mature hedgerow to the north, south and east. The northwest boundary remains undefined and is part of a larger agricultural field.

Surroundings

- 8. The site is located within a rural area. North, west and south of the site comprise of open agricultural fields. East of the site lies a number of detached dwellings that include Nos. 20 and 22 Carricknadarrieff Road which are both detached rural bungalows.

Proposed Development

- 9. The proposal is for a 'replacement dwelling and retention of existing dwelling (with alterations) as farm building'.

Relevant Planning History

10. The planning history associated with the application site is set out in the table below:

Reference Number	Description	Location	Decision
LA05/2017/1137/O	Proposed Replacement Dwelling	70m north of 19 Ballycrune Road Hillsborough	Permission Refused
LA05/2019/1301/O	Erection of replacement dwelling house and garage and conversion of existing dwelling house to stable to loose box.	70m north of 19 Ballycrune Road Hillsborough	Permission Refused

Consultations

11. The following consultations were carried out:

Consultee	Response
DFI Roads	No objections
LCCC Environmental Health	No objections
NI Water	No objections
NIEA	No objections
DFI Rivers	No objections

Representations

12. There have been no letters of objection received during the processing of the planning application.

Local Development Plan

13. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications, regard must be had to the requirements of the local development plan and that determination must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

14. It is stated at Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

15. In accordance with the transitional arrangements the existing Local Development Plan is the Plan Strategy and the Lisburn Area Plan 2001 (LAP). Draft BMAP remains a material consideration.
16. The site is located in the countryside in LAP and at page 49 it states:

that the Departments regional development control policies for the countryside which will apply in the Plan area are currently set out in the various Planning Policy Statements published to date.
17. In the last revision to draft BMAP in 2014 this site is also identified was located in the open countryside.

18. New residential development is proposed in the open countryside. Strategic Policy 01 - Sustainable Development states that:

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

19. Strategic Policy 06 - Protecting and Enhancing the Environment states that:

The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.

20. This application is for new housing in the open countryside. The strategic policy for new housing in the countryside [Strategic Policy 09] states:

The Plan will support development proposals that:

- (a) *provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment*
- (b) *resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements*
- (c) *protect the established rural settlement pattern and allow for vibrant sustainable communities.*

21. The following operational policies in Part 2 of the Plan Strategy also apply.

22. The proposal is for new residential development in the open countryside. Policy COU 1 – Development in the Countryside states:

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.

23. This is an application for a replacement dwelling and in accordance with the requirements of Policy COU1, the application falls to be assessed against policies COU3, COU15 and COU16 of the Plan Strategy.

Replacement Dwellings

24. Policy COU3 – Replacement Dwellings states:

Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to ‘dwellings’ includes buildings previously used as dwellings.

In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Non-Listed Vernacular Buildings

The retention and sympathetic refurbishment, with adaptation, if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement in accordance with policies COU4 and HE13.

In all cases where the original dwelling is retained, it will not be eligible for replacement again. Equally, this policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the original dwelling is immune from enforcement action as a result of non-compliance with a condition to demolish it.

Replacement of Non-Residential Buildings

Favourable consideration will be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality. Non-residential buildings such as domestic ancillary buildings, steel framed buildings designed for agricultural purposes, buildings of a temporary construction and a building formerly used for industry or business will not be eligible for replacement under this policy.

In addition to the above, proposals for a replacement dwelling will only be permitted where all of the following criteria are met: a) the proposed replacement dwelling must be sited within the established curtilage of the existing building, unless either (i) the curtilage is so restricted that it could not

reasonably accommodate a modest sized dwelling, or (ii) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits; b) the overall size of the new dwelling must not have a visual impact significantly greater than the existing building; c) the design of the replacement dwelling should be of a high quality appropriate to its rural setting.

Integration and Design of Buildings in the Countryside

25. Policy COU15 - Integration and Design of Buildings in the Countryside states:

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- a) *it is a prominent feature in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- d) *the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) *it relies primarily on the use of new landscaping for integration*
- f) *the design of the building is inappropriate for the site and its locality*
- g) *ancillary works do not integrate with their surroundings.*

Rural Character and other Criteria

26. Policy COU16 – Rural Character and other Criteria states:

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) *it is unduly prominent in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it does not respect the traditional pattern of settlement exhibited in that area*
- d) *it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) *it has an adverse impact on the rural character of the area*
- f) *it would adversely impact on residential amenity*
- g) *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*
- h) *the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*

- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

Habitats, Species or Features of Natural Heritage Importance

- 27. While the existing building is being retained it has bat roost potential. It is stated at policy NH5 Habitats, Species or Features of Natural Heritage Importance that:

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:
a) priority habitats b) priority species c) active peatland d) ancient and long-established woodland e) features of earth science conservation importance f) features of the landscape which are of major importance for wild flora and fauna g) rare or threatened native species h) wetlands (includes river corridors) i) other natural heritage features worthy of protection.

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature. In such cases, appropriate mitigation and/or compensatory measures will be required.

Waste Management

- 28. A septic tank is proposed to deal with the effluent from the proposed dwelling. Policy WM 2 - Treatment of Wastewater states:

Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.

Development relying on non mains sewage treatment will only be permitted where it is 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.

Access and Transport

- 29. The proposal involves the construction of a new access to the public road. Policy TRA2 – Access to Public Roads states:

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of*

- vehicles; and,
b) it does not conflict with Policy TRA3 Access to Protected Routes.

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

30. The justification and amplification states:

For development proposals involving a replacement dwelling in the countryside, where an existing access is available but does not meet the current standards, the Council would encourage the incorporation of improvements to the access in the interests of road safety.

Flooding

31. An undesignated watercourse is located along one boundary of the site. Policy FLD2 Protection of Flood Defence and Drainage Infrastructure states:

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance, including building over the line of a culvert.

RE2 Integrated Renewable Energy

32. New residential development proposals should integrate renewable energy technology into the design. Policy RE2 – Integrated Renewable Energy states:

Planning permission will be granted for a development proposal which integrates renewable energy technology including microgeneration and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Justification and Amplification

The Council will encourage greater integration of renewable energy technologies, both in the design of new buildings and through the appropriate retrofitting of such technologies to existing buildings. For many buildings this will mean increased consideration of the benefits of small-scale renewable energy technologies.

This is referred to as ‘micro-generation’ and is widely accepted to be the production of heat and/or electricity from low or zero carbon energy sources.

New large-scale urban, public sector and rural development proposals can maximise the benefits that can be derived from integrated renewable technology.

Some forms of micro-generation development currently benefit from permitted development rights under the Planning (General Permitted Development) Order (Northern Ireland) 2015. This legislation should be referred to when considering the retrofitting of small-scale renewable energy development.

Regional Policy and Guidance

Regional Policy

33. The SPPS Edition 2 was published in December 2025. It is the most recent regional planning policy, and it is stated at paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of local development plans (LDP) and are material to all decisions on individual planning applications and appeals.

34. It is stated a paragraph 1.8 and 1.9 of the SPPS that:

A transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within the documents identified below together with the SPPS. Any relevant supplementary and best practice guidance will also continue to apply.

Where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.

35. The operational policies in Part 2 of the Plan Strategy are considered to take precedence over the retained suite planning policy statements and of determining weight in the assessment of this planning application.

36. Paragraph 3.8 of the SPPS states:

that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

37. It is further stated at paragraph 6.78 of the SPPS that:

supplementary planning guidance contained within Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside must be taken into account in assessing all development proposals in the countryside.

38. It is stated at paragraph 6.232:

In plan-making and decision-taking, planning authorities should encourage and support the appropriate use of micro-generation energy, including the retrofitting of renewable and low carbon energy technologies.

39. The SPPS remains a material consideration of significant weight irrespective of what stage the Local Development Plan making process is at. The policies in the Plan Strategy (as modified) have been drafted to be consistent with the SPPS.

Retained Regional Guidance

40. Whilst not policy, the following guidance document remains a material consideration:

Building on Tradition

41. Paragraph 5.1.3 of Building on Tradition states that:

Replacement projects can help to reinvigorate our rural landscape through the sensitive redevelopment of the historic footprints of long-established buildings. Sites for replacement projects can prove an attractive option for building in the countryside as they will generally have key services in place in terms of access, water and power etc. but will also have well established mature boundaries that will already have achieved a strong visual linkage with the landscape. Renewing development on these sites reinforces the historic rural settlement pattern.

42. At paragraph 5.2, it provides basic rules for replacement dwellings as follows:

The replacement dwelling should generally be placed as close as possible to the footprint of the original house, unless significant benefits are apparent in terms of visual and functional integration.

The replacement dwelling should be of a form and scale that integrates well with the characteristics of the site. Replacement dwellings should not be of an excessive size in comparison to the original building or be located a significant distance away from the original footprint unless there are clear and evident benefits.

The proposal takes full advantage of the retention of established and mature landscape and boundary features and retains the discreet character of existing access points.

Use is made of recycled building materials in the new proposal.

43. It also notes with regards to visual integration that the following points be considered:
 - Work with the contours (not against them)
 - Look for sheltered locations beside woodland
 - Make use of natural hollows
 - void full-frontal locations where bad weather can damage buildings
 - Avoid north facing sloping sites (difficult to achieve good passive solar gains)
 - Look for sites with at least two boundaries in situ and preferably three
 - Look for sites that face south (easy to achieve good passive solar gains).
44. It also includes design principles that have been considered as part of the assessment:
 - Get the size and scale right relative to what is existing.
 - Understand and reflect the character and layout of the group in terms of the relationship between buildings and landscape.
 - Avoid the use of typical suburban features such as dormer and bay windows, porticos and pediments on the building and concrete kerbs, tarmac, blockwork walls, pre-cast concrete fencing and ornate gates and lampposts around the site.
 - Retain existing hedgerows, boundaries and mature vegetation.
 - Acknowledge building lines and informal setbacks.
 - Maximise rural landscape treatments such as gravelled lanes and driveways, grass verges and local native species for new planting.
45. With regards to wastewater treatment, Building on Tradition [page 131] states that

If Consent for Discharge has been granted under the Water (Northern Ireland) Order 1999 for the proposed development site, a copy of this should be submitted to accompany the planning application. This is required to discharge any trade or sewage effluent or any other potentially polluting matter from commercial, industrial or domestic premises to waterways or underground strata. In other cases, applications involving the use of non-mains sewerage, including outline applications, will be required to provide sufficient information about how it is intended to treat effluent from the development so that this matter can be properly assessed. This will normally include information about ground conditions, including the soil and groundwater characteristics, together with details of adjoining developments existing or approved. Where the proposal involves an on-site sewage treatment plant, such as a septic tank or a package treatment plant, the application will also need to be accompanied by drawings that accurately show the proposed location of the installation and soakaway, and of drainage ditches and watercourses in the immediate vicinity.

The site for the proposed apparatus should be located on land within the application site or otherwise within the applicant's control and therefore subject to any planning conditions relating to the development of the site.

Assessment

Replacement Dwellings

46. The first step of the policy test is to demonstrate that the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external walls are substantially intact.
47. The agent has submitted supporting information that includes a Griffith valuation, site photographs and table of characteristics analysis. The supporting information submitted by the agent indicates the characteristics of a dwelling includes the domestic door and window openings, individual rooms and a chimney.
48. The Griffiths valuation ledger and map submitted in support of the application details the history of the occupation of the building.
49. The record details that the proposal site is within the Parish of Annahilt in the Townland of Ballycrune and itemised as site 1 with John McCherry as occupier and the tenement described as a house office and land.
50. Whilst it is acknowledged that the policy does state that building formerly used as dwelling will be eligible for replacement and the evidence from the Griffiths Valuation is not disputed the policy still requires an assessment of whether the building exhibits the essential characteristics of a dwelling.
51. Having visited the site and carried out an external and internal visual inspection the building does not exhibit the essential characteristics of a dwelling for the following reasons. The building does not have residential features including chimney, internal evidence of a chimney or fireplace. There is no chimney on the ridge of the building. The building does comprise of two rooms with no internal access between both rooms as internal doorway has been blocked up.
52. The floor of the building comprises of hardstanding and appears to be used for housing of livestock. There are a number of openings presents on site and windows on the front and rear elevation has been altered and blocked up with cement blocks which are not characteristic of a dwelling. On the front elevation facing the north there is a large open void doorway that appears agricultural in nature allowing access for housing animals.
53. In planning appeal 2019/A0254 the Commissioner stated

“The essential characteristics of a dwelling are not prescribed by the policy; however, it would not be unreasonable to expect to see a chimney, domestic scaled window and door openings, a chimney breast and some internal room divisions all of which would give a building the appearance of a dwelling.”

54. The agent within their supporting statement and supporting information have provided reference to two applications PAC Ref: 2023/A0028 and LA05/2021/0738/O.
55. Having reviewed the reports associated with the submitted evidence there is no reason to accept that appeal decision 2023/A0028 and planning permission LA05/2021/0728 sit on all fours with this proposal. The evidence of whether this building exhibits the essential characteristics of a dwelling has been considered on its own merits. The other decisions had buildings with a different form, character and appearance and are of limited assistance in determining this application.
56. A recent PAC decision 2024/A0075 provides useful direction on the characteristics of a dwelling. Paragraph 15 – 16 states that:

I acknowledge the Appellant's testimony at the hearing that the policy only requires that the fundamental tests, including the presence of substantially intact walls, and proof that the building had been a dwelling, have been met. However, contrary to his view, the Policy also requires that the building to be replaced exhibits the essential characteristics of a dwelling.

If there were internal walls or a chimney, they have now been removed, and the building's openings have been altered. What is evident from my site inspection is that the building has been adapted over the years for agricultural purposes. Having considered the evidence and from my on-site observations, even if I were to set aside the recent alterations to the openings along the front façade, taking the building as a whole, I judge that the appeal building does not exhibit the essential characteristics of a dwelling. Thus, I find that no replacement opportunity is present, and the proposal is contrary to Policy COU3. Thus, the Council's second reason for refusal is sustained.

57. The Council would hold the opinion that while the Griffiths valuation indicates the building on site has the tenements valuation of that of a house. On review of the historical and ortho maps there appears to be two buildings on site that includes the building subject of this application and another building at right angle to it. There is only one building in situ on site. It is not clear within the Griffith report which building it refers to. The building on site is considered to be used for agricultural purposes with a number of openings altered including a large open void doorway and a number of windows and doorway blocked up. The building therefore does not represent a replacement opportunity.
58. Taking all the above in consideration the use of the subject building for residential purposes has long been abandoned is considered the building is that of an agricultural building and has been altered with windows and internal door blocked up and large opening now present over the course of the time.

The building at present appears to be used as an agricultural building and is not considered to exhibit the essential characteristics of a dwelling.

59. There is also consistent with the previous history on the site for refusal of permission for a replacement dwelling under applications LA05/2017/1137/O and LA05/2019/1301/O (see history table above).
60. Without prejudice to the advice already offered and for completeness the other policy tests are considered.
61. Within the context of the additional criteria, upon site inspection it is evident that no curtilage exists. The site location plan is positioned north in the adjacent field. The agent within the supporting statement has indicated the siting is required to be 70m away from the existing farm complex due to EHO requirements to avoid adverse impact on residential amenity. The location of the site is considered to meet criteria a) ii) by way of an alternative position nearby would result in amenity benefits. Criteria a) is met.
62. The application is seeking outline permission, and the size of the dwelling will be assessed at reserved matters stage. However, given the sites location set back from the roadside and the existing mature boundaries in place the proposal shall not result in a visual impact significantly greater than the existing building. Criteria b) is not met.

The proposal is for outline permission, and a condition will be placed on any decision notice for the dwelling to be designed in accordance with the Design Guide Building on Tradition – A sustainable Design Guide for the Northern Ireland Countryside. No design details have been provided.

Integration and Design of Buildings in the Countryside

63. Turning then to policy COU 15 in terms of criteria (a), it is considered that the proposal would not be a prominent feature in the landscape. The site is set back 80m from the Ballycrune Road. A dwelling here shall have a backdrop of mature trees and would not be considered prominent in the landscape.
64. In terms of criteria (b) the siting of the dwelling is considered to cluster dwellings No 20 and 22 Carricknadarrieff that are sited north of the site. Criteria b) is considered to be met.
65. In regard to criteria c) the topography of the site is relatively flat land overall and does not consist of a top of slope location. The site is considered to blend with the landform and the existing boundary trees along the north boundary that provide a backdrop. Criteria c) is met here.
66. The northeast boundary comprises of mature trees and the west and southwest comprise of native hedgerow. The site does not lack long established natural boundaries as the north boundary comprises of mature trees. This will provide

a suitable degree of enclosure for the new building to integrate into the landscape.

67. In terms of criteria (e), the proposal would not rely primarily on the use of new landscaping for integration.
68. In terms of criteria (f), the appropriate condition will be applied to ensure the design of the building is appropriate for the site and its locality and designed in accordance with the Design Guide Building on Tradition. Further details relating to design are to be submitted at reserved matters.
69. In terms of criteria (g), any ancillary works such as the access and land around the development should integrate into the surroundings. The site location plan shows a new access that shall run unobtrusively alongside existing hedgerows along the north boundary. The application is at outline stage therefore full design details have not been provided for consideration. The proposal is seeking to use an existing access and DFI Roads have been consulted and offered no objections.

Rural Character and other Criteria

70. In terms of policy COU16, in terms of criteria (a), it is considered that the proposal would not be unduly prominent in the landscape.
71. Criteria (b) has been explained in paragraph 66 above the proposal shall cluster with an established group of buildings.
72. In terms of criteria (c), the proposal would respect the traditional pattern of settlement exhibited within the area. In the event of approval, the curtilage size will be restricted to the red line boundary.
73. It is considered that a dwelling at this site is capable of being developed so as to respect the pattern of development. Within the surrounding area there are several long-detached dwelling plot sites that include No 21 Ballyrcune Road and No 20 and 22 Carricknadariff Road. Criteria c) is capable of being met.
74. In terms of criteria (d), the proposal does not mar distinction between a settlement and surrounding countryside. The site is sufficiently removed from any surrounding settlement limit. Criteria d) is met.
75. The proposal shall not have an adverse impact on the rural character of the area. Criteria e) is met.
76. As the proposal is for outline permission no details have been provided. The closest dwelling is No 20 Carricknadariff Road and has a separation from the site boundary to the rear elevation of 37.5m. Taking into consideration the mature boundary treatments along the northeast and west boundary that shall be conditioned to be retained shall mitigate any overlooking concerns in event

of approval. The proposal shall not have an adverse have an adverse impact on residential amenity. Criteria f) is met.

77. The application form states that the proposed method of sewerage disposal is by treatment plant.
78. Water Management Unit and EHO have both been consulted on the proposal and have raised no objections to the proposal. Further details of this shall be provided at reserved matters stage.
79. In terms of criteria (h), it is considered that the impact of any ancillary works would not damage rural character.
80. A new access laneway is being proposed here. DfI Roads have been consulted and offered no objections. Criteria (i) is met here.

Natural Heritage

81. Policy NH5 makes provision for ensuring that development does not harm or have a negative impact on any natural heritage or conservation.
82. The existing building is proposed to be retained as farm building. Further details are required at reserved matters stage showing the existing building being retained. The agent has provided a Biodiversity Checklist and Bat Roost Potential Survey and a Bat Activity Survey. NIEA have been consulted and replied stating:

NED is content that the proposed development is unlikely to significantly impact protected or priority species or habitats. NED notes that the Bat Survey has indicated that no bats were recorded emerging or re-entering the building, therefore NED is content that the building is unlikely to currently support roosting bats. However, if roosting bats are found during works, all works must stop and advice sought from NIEA Wildlife Team.

NED notes that some vegetation may require removal and advises that the vegetation on the site may support breeding birds. All wild birds and their nests are protected under the Wildlife (Northern Ireland) Order 1985 (as amended), known as the Wildlife Order. NED thus advises that any removal of buildings/structures and vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found.

83. It is accepted that the proposal would not result in demonstrable harm being caused to any features of natural heritage importance and as such, the policy requirements of policy NH 5 of Plan Strategy is met.

Access, Movement and Parking

84. The detail provided within the application form and drawings illustrates that the scheme proposes to use a new access and laneway to public road.
85. It is noted that the Ballycrune Road is not a Protected Route. As such Policy TRA 2 is engaged. DfI Roads have been consulted and offer no objections to this development, subject to standard conditions. It is therefore contented that Policy TRA 2 and section a) is complied with. No issues of concern shall arise with respect to road safety or the flow of traffic.

Policy WM2 - Waste Management

86. Detail submitted with the application indicates that source of water supply will be from mains and surface water disposed of existing watercourse. DfI Rivers have been consulted and offered no objections. Foul sewage is being handled through package treatment plant.
87. Advice from Water Management Unit refers to standing advice and explains that the onus is on the applicant to ensure that all other regulatory consents are in place. NIW raised no objections to the proposal.
88. Consideration of flood risk is included as a criteria for assessment in policy WM 2. The site is not located with an area of flood risk on the rivers agency mapping system. The river agency maps indicate flood area is not within the red line of the site. DfI Rivers have been consulted and offered no objections
89. Based on a review of the information and advice received from consultees, the requirements of Policy WM2 of the Plan Strategy are complied with.

Planning and Flood Risk

90. River's agency offered no objection to the proposal for a replacement dwelling.
91. It is highlighted for the undesignated watercourse running along the boundary with the access and lane that a working strip can be provided in accordance with the requirements of policy FLD2.
92. It should be noted that NI Water, EHO and NIEA Water Management Unit have no objection to the proposal.
93. It is considered that the proposal complies with policy for the reason outlined above.

RE2 Integrated Renewable Energy

94. The application is for outline permission, and no design details have been provided at this stage. It is considered further detail shall be provided at reserved matters stage. The proposal shall be able to provide renewable

energy technology that shall be submitted at building control stage relating to energy efficient materials and techniques.

- 95. Should other renewal energy proposals come forward once the dwelling is built, the applicant has an opportunity to use the permitted development to integrate renewable energy and low carbon technologies. For these reasons it is considered that the proposal is capable of meeting the requirements of policy RE2.
- 96. The requirements of paragraph 6.232 of the SPPS Edition 2 have been considered against the requirements of policy RE2 of the Plan Strategy. No additional requirements apply.
- 97. It is considered the development proposal would integrate renewable energy technology within the design and materials that shall be confirmed at reserved matters stage. The proposal shall not have an adverse impact on any visual or amenity elements. Further details shall be provided at reserved matters stage. The proposal is considered to comply with Policy RE2.

Conclusions

- 98. As the building does not exhibit the essential characteristics of a dwelling it is not eligible for replacement, and this is consistent with a previous history of refusal for a replacement dwelling.

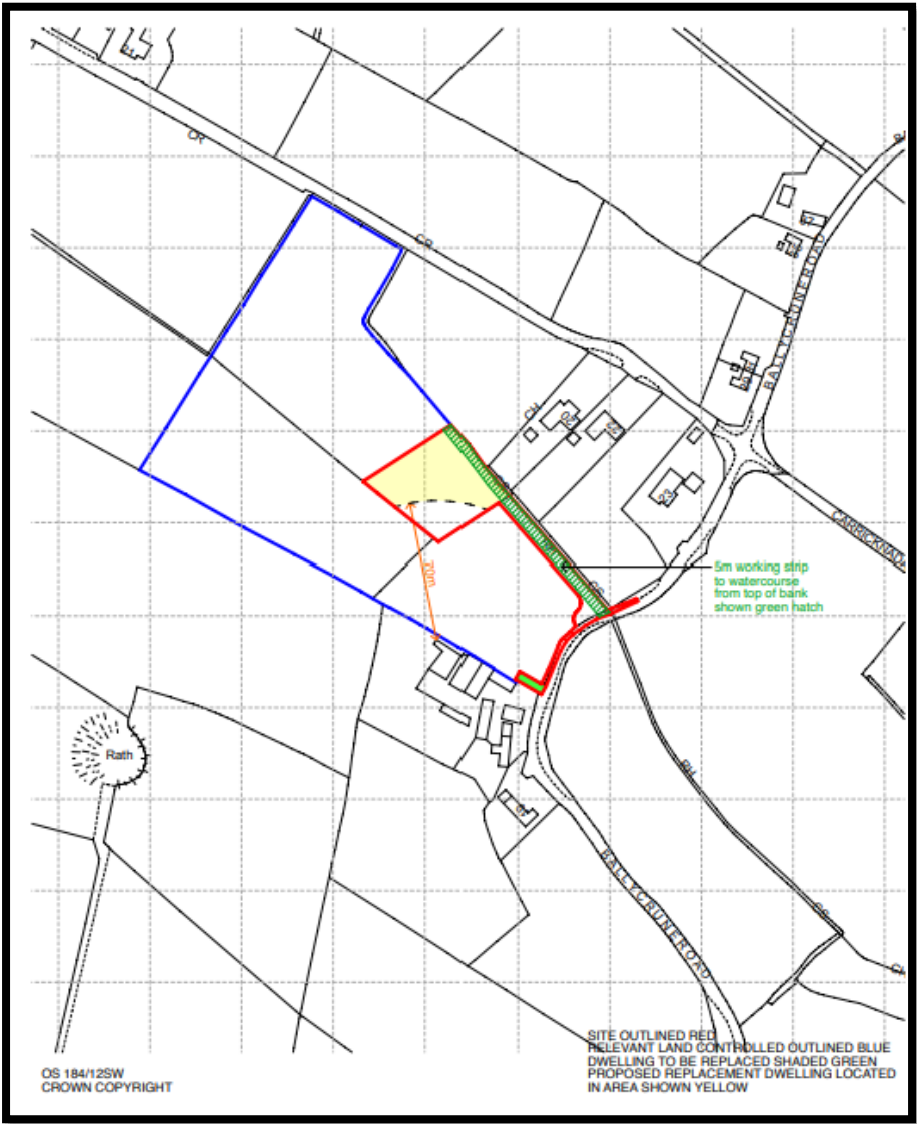
Recommendations

- 99. It is recommended that planning permission is refused.

Refusal Reasons

- 100. The following refusal reasons are recommended:
 - 1. The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.
 - 2. The proposal is contrary to policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy in that there is no building within the site that exhibits the essential characteristics of a dwelling.

Site Location Plan – LA05/2024/0639/O



Lisburn & Castlereagh City Council

Committee Report – Addendum	
Date of Committee Meeting	07 September 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2026/0137/RM
Date of Application	17 February 2026
District Electoral Area	Killultagh
Proposal Description	Erection of dwelling, garage and associated siteworks
Location	Land between 5 and 5a Crewe Road, Lisburn BT28 2PL
Representations	One
Case Officer	Catherine Gray
Recommendation	Approval

Summary of Recommendation

1. This application was included in the Schedule of Applications for consideration by the Committee on 03 August 2026 with a recommendation to approve the matters reserved.
2. The application was deferred by the committee for the second time to allow for further negotiation with the applicant. The objector speaking against the proposed development indicated that most houses along Crewe Road were single-storey and a number of the members considered this material to the decision-making process and the height should be reduced.

Further Consideration

3. As requested, officers entered into negotiations but the applicant preferred as this was an application for an approval of reserved matters and no condition restricting the height of the dwelling was imposed that the decision be based on the submitted plans for a two-storey dwelling.

4. Having listened to the audio recording and had regard to the concerns expressed by the Members in the minute officers offer the following advice and clarification.
5. Outline planning permission was granted on 21 February 2023 after the application was deferred for a site visit which took place on 17 November 2022 and consideration at a planning committee meeting on 09 January 2023.
6. Four elected members from the present committee attended the first site visit and participated in the decision-making process. The grant of planning permission was subject to a general condition reserving the siting, design and appearance of the building. No condition was attached restricting the building height to single storey.
7. In circumstances where no site-specific conditions are attached to a grant of outline planning permission officers will assess whether:
 - i. the design of the building is inappropriate for the site and its locality in accordance with criterion f) of policy COU15; and
 - ii. respects the traditional pattern of settlement exhibited in that area in accordance with criterion c) of policy COU16.
8. In respect of these two criteria and to supplement what is already set out in the main report at paragraph 92 officers make the following observations.
9. The Crewe Road is approximately six kilometres long and mainly comprised of single storey dwellings sited close to the road frontage along its entire length with the exception of some two-storey dwellings in the local context of the site, one of which is sited close to the road frontage and the rest are set back from the road and either grouped with other similarly sized buildings or set back and below the level of the road.
10. Officers in this respect have had due regard to the design of the building in its context and when standing on Crewe Road the proposed two-storey dwelling is visually linked to a two-storey roadside dwelling opposite and northeast of the site and grouped with an adjacent two-storey dwelling set down and back from the road. A two-storey dwelling at this location is in accordance with the above criteria for the reasons explained.
11. This is not an environment exclusively made up of bungalows and is not an exercise of counting numbers. Officers are concerned whether a two-storey dwelling forms part of the character of Crewe Road.

12. Further north of the site at 7A Crewe Road a two storey dwelling has been erected under application S/2010/0673/F. To the north east of the site at no 10 Crewe Road a two storey dwelling sits adjacent to the roadside. To the north of the site at 5a there is a one and half storey dwelling.
13. A two storey dwelling has also been erected to the north at 9A Crewe Road.
14. Within the immediate area of the site there are a number of single storey properties at no 5 Crewe Road, 5C Crewe Road, 9A and 9C Crewe Road.
15. It is therefore considered that collectively there are a mix of house types and dwellings within this rural setting and therefore the character exhibited within the immediate context of the proposed site is reflective of one to two storey properties.
16. As set out in paragraph 63 of the case officers report the proposed dwelling is set back 65m from Crewe Road and 36m away from dwelling at 5 Crewe Road. As you transcend in either direction the proposed dwelling would read to cluster with existing buildings at this location, 5a Crewe Road and its garage.
17. The siting of the proposed dwelling is at a lower level than the road and the dwelling at 5 Crewe Road and the siting takes advantage of the levels on the site.
18. As set out in paragraph 70, of the main case officer report the finished floor level of the dwelling is 7.95 metres lower than the road level. The ridge height of the proposed dwelling is 8m above the finished floor level. The ridge height of the proposed dwelling is 2.04 metres less than the ridge height of the neighbours dwelling at 5 Crewe Road.
19. It is considered that the scale of the proposed dwelling at this location when considered within the surrounding context is not at odds with the existing character and will not read as a prominent feature within the landscape when viewed from various public vantage points but rather the proposed development is regarded to integrate well, given the topography and proposed siting of the dwelling being both set back from the public road and sited to cluster with existing buildings at 5 Crewe Road.
20. Therefore, officers are satisfied that the proposed scale of dwelling would not be a prominent feature in the landscape due to topography and criteria a) of Policy COU 15 is met.

21. Officers are satisfied that the siting of the dwelling satisfies the criteria a), b) and c) set out in Policies COU15 and 16 of the Plan Strategy and guidance set out in Building on Tradition as the proposed dwelling and garage will integrate, blend with the landform, cluster with an established group of buildings and will not be a prominent feature in the landscape.
22. Some concerns were raised about the planning history associated with the adjacent dwelling. For completeness officers can confirm that a two-storey dwelling known as Kilcreeny Lodge is located adjacent and north of the site. Outline approval was granted on this site by application S/2001/0120/O on the 04 June 2001 with a subsequent full application S/2001/0972/F been approved on the 03 April 2002 for a two-storey dwelling. There were no conditions restricting the ridge height placed on either approval.
23. The queries that arose after in terms of its use were properly investigated and are not relevant to this application in terms of design.

Conclusions and recommendations

16. The advice previously provided by officers remains unchanged as the application is submitted in accordance with the outline planning permission and those matters which are reserved are in accordance with the requirements of policies COU8, COU15, COU16, TRA2, NH1, NH2, NH5 and RE2 of the Lisburn and Castlereagh City Council Plan Strategy.

Conditions

17. The conditions set out in the main report remain unchanged.

LISBURN & CASTLEREAGH CITY COUNCIL**Report of a Planning Committee Site Visit held at 10.10 am on Thursday, 23 July 2026 at land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn****PRESENT:**

Alderman O Gawith

Councillors A Martin and N Trimble

IN ATTENDANCE:

Principal Planning Officer (PS)

Member Services Officer (FA)

The site visit was held in order to consider the following application:

- LA05/2026/0137/RM – Erection of a dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn

In the absence of the Chair and Vice-Chair, the meeting was chaired by Alderman O Gawith who had proposed the deferment of the application for a site visit.

Apologies for non-attendance were submitted by the Chair, Councillor D Bassett, Alderman M Gregg, and Councillors S Burns and D J Craig.

This application had been presented for determination at the meeting of the Planning Committee held on 6 July 2026. Before the application was heard a site visit was proposed to allow the elected members to consider the detail of the submitted proposals in the context of the neighbouring property.

With the assistance of an indicative layout from the approved outline application, and the proposed site layout plan, floor plan and elevation plan which had been submitted as part of this application, the Principal Planning Officer outlined the nature of the proposed development to Members highlighting the topographical level changes, size of the proposed dwelling, it's location both within the site and the relationship to neighbouring properties.

In response to Members' queries, the Principal Planning Officer advised:

- Of the differences between the original site layout plan and the new site layout plan, highlighting the new proposed location for the garage,
- Of the new rear curtilage which reduced the length of the site; and
- Of a new access to be created for the site by altering existing access at 5a Crewe Road, thus creating a shared access to Crewe Road.

Members entered the site and walked to the proposed location of the dwelling. They noted the topographical change in levels between the proposed location and the property at 5 Crewe Road.

The Principal Planning Officer described the ridge height and orientation of the proposed dwelling and the location of the windows on the front elevation and gable wall closest to 5 Crewe Road.

Members walked to the boundary with 5 Crewe Road and looked back at the site from the prospective of the occupants at 5 Crewe Road. Members then walked to the gateway of 5a Crewe Road to look at the location of the proposed new shared access.

The Principal Planning Officer took photographs of the site from each angle, and of the entrance of 5a Crewe Road.

There being no further business, the site visit was terminated at 10.37 am.

Lisburn & Castlereagh City Council

Committee Report – Addendum	
Date of Committee Meeting	03 August 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2026/0137/RM
Date of Application	17 February 2026
District Electoral Area	Killultagh
Proposal Description	Erection of dwelling, garage and associated siteworks
Location	Land between 5 and 5a Crewe Road, Lisburn BT28 2PL
Representations	One
Case Officer	Catherine Gray
Recommendation	Approval

Summary of Recommendation

1. This application was included in the Schedule of Applications for consideration by the Committee on 06 July 2026. The officer's recommendation was to approve the matters reserved.
2. Prior to the application being presented to the committee Members agreed to defer consideration of the application to allow for a site visit to take place.
3. A site visit took place on Thursday 23 July 2026. A separate note of this visit is provided as part of the papers.

Further Consideration

4. Members were reminded that the site visit was arranged to provide them with an opportunity to observe the proposed development in its context and to view the relationship between the proposed dwelling and the neighbouring properties either side of the site.

5. The Principal Planning Officer with the aid and assistance of site location and associated plans, outlined the position of the proposed dwelling relative to the site boundaries, the adjacent dwellings and the topography.
6. Members walked the site and observed what impact the proposed dwelling would have on the visual amenity of area and residential amenity of the neighbouring dwelling at 5 Crewe Road.
7. In response to members queries the Principal Planning Officer discussed how the proposed submission at the approval of reserved matters stages compared with the concept plan considered at the outline planning application stage.

Conclusions and recommendations

8. No new issues were raised that require further consideration in this report.
9. The advice previously provided by officers remains unchanged as the application is submitted in accordance with the outline planning permission and those matters which are reserved are in accordance with the requirements of policies COU8, COU15, COU16, TRA2, NH1, NH2, WM5 and RE2 of the Lisburn and Castlereagh City Council Plan Strategy.

Conditions

10. The conditions set out in the main report remain unchanged.

Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	6 July 2026
Committee Interest	Local (Exceptions Apply)
Application Reference	LA05/2026/0137/RM
Proposal Description	Erection of dwelling, garage and associated siteworks
Location	Land between 5 and 5A Crewe Road Lisburn, BT28 2PL
Representations	One
Case Officer	Catherine Gray
Recommendation	Approval

Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee in that it has been Called in.
2. It is recommended that planning permission is granted for approval of reserved matters as all the relevant conditions of the outline permission have been fully and properly addressed in this application and that the proposed dwelling with detached garage in terms of siting, design and external appearance and landscaping will provide for a quality residential environment consistent with policy tests of the Plan Strategy (insofar as they relate to matters reserved) and the associated guidance detailed in the Building on Tradition document.
3. The details of the proposed access arrangements will also provide a safe means of access in accordance with the planning condition attached to the outline permission. The detailed design of the access is in accordance with the requirements of policy TR2 of the Plan Strategy and associated guidance in DCAN 15.
4. The detail of the submitted proposal is also in accordance with policies NH1, NH2 and NH5 of the Plan Strategy in that the development will not harm any protected species nor is it likely to result in the unacceptable adverse impact on, or damage to known habitats, species or features of Natural Heritage Importance including any European designated sites.
5. The proposal complies with Policy RE2 as it shall be constructed in line with current NI Building Control Regulations and built to building control energy efficiency standards.

Description of Site and Surroundings

Site and Surroundings

6. The site is located to the western side of the Crewe Road and occupies part of a large rectangular agricultural field that is accessed from a field gate from the Crewe Road and part of the front of curtilage of property 5A Crewe Road.
7. The north western boundary is partially defined by a post and wire fence and partially undefined as it runs through the front garden and driveway of the adjacent property. The south western boundary is currently undefined as it runs through part of an agricultural field. The south east boundary is partially defined by a post and wire fence with some vegetation along it and partially undefined as it is part of the wider agricultural field.
8. Adjacent and north east of the application site is property number 5 Crewe Road and it occupies a single storey dwelling house with a sunroom and patio area to its north western side.
9. Adjacent and north of the application site is property 5a Crewe Road which is a large two storey dwelling with a rear return. It is currently used as a domestic home and part as a B&B for tourists, it is known as Kilcreeny Lodge. The agent has it denoted as Eden Lodge on the submitted plan. West of 5a Crewe Road and the application site there is an existing farm complex consisting of various outbuildings and is accessed from a laneway that runs along the northern boundary of property 5a.
10. North of the laneway to the farm complex is property 5b Crewe Road which consists of a one and half storey dwelling house and detached garage.
11. The site is located within the countryside, and the surroundings are rural in character. The area is characterised by domestic dwellings, agricultural land and agricultural buildings.

Proposed Development

12. This is an application for approval of reserved Matters for the erection of a dwelling, garage and associated siteworks.

Relevant Planning History

13. The relevant planning history is as follows:

Application Reference	Proposal	Decision
LA05/2020/1039/O	Site for a dwelling, garage and associated site works	Permission Granted 20/02/2023

14. The above outlined planning history illustrates that the principle of development in the form of a dwelling and garage has been accepted by the Council within this site under application LA05/2020/1039/O.
15. The date for the expiration for the submission of an application for the approval of reserved matters was 20 February 2026. The application was made before this date, and the Council has accepted that all the necessary information required to process the application was available at the date of submission.

Consultations

16. The following consultations were carried out:

Consultee	Response
Dfl Roads	No objection.
LCCC Environmental Health	No objection
NI Water	No objection
DAERA Water Catchment Unit	No objection

Representations

17. One representation has been received on this proposal from the owner and occupier of No. 5 Crewe Road raising the following concerns (summarised):
 - Accuracy of the submitted plans
 - Impact on Residential Amenity and Outlook
 - Protection of Dark Skies
 - Landscaping and Screening
 - Ridge Height
 - Scale, Siting and Layout
 - Overlooking, Headlight Glare and Boundary Treatment
 - Protection of Existing Vegetation
 - Drainage and Environmental Health
 - Site Area Discrepancy
 - Visibility Splays and Boundary Protection

18. The concerns raised are addressed in detail as part of the assessment below.

Local Development Plan

19. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on Planning applications regard must be had to the requirements of the local development plan and that the determination of applications must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

20. It is stated at Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

21. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Lisburn Area Plan. Draft BMAP remains a material consideration.
22. In both the Lisburn Area Plan and the draft BMAP, the application site is identified in the open countryside beyond any defined settlement limit.
23. This application is for a new house in the open countryside. The strategic policy for new housing in the countryside [Strategic Policy 09] states:

The Plan will support development proposals that:

- (a) provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment*
- (b) resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements*
- (c) protect the established rural settlement pattern and allow for vibrant*

sustainable communities.

24. The following operational policies in Part 2 of the Plan Strategy also apply.

Development in the Countryside

25. This is an application for a single dwelling in the open countryside. Policy COU 1 – Development in the Countryside states:

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.

Ribbon Development

26. Policy COU 8 – Infill/Ribbon Development states:

Planning permission will be refused for a building which creates or adds to a ribbon of development.

Exceptionally, there may be situations where the development of a small gap, sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built up frontage, may be acceptable. For the purpose of this policy a substantial and continuously built up frontage is a line of 4 or more buildings, of which at least 2 must be dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses, adjacent to a public road or private laneway.

The proposed dwellings must respect the existing pattern of development in terms of siting and design and be appropriate to the existing size, scale, plot size and width of neighbouring buildings that constitute the frontage of development. Buildings forming a substantial and continuously built up frontage must be visually linked.

27. The justification and amplification of COU8 states:

A ribbon of development cannot be defined by numbers, although, if there are two buildings fronting a road and beside one another, there could be a

tendency to ribboning. Most frontages are not intensively built up and have substantial gaps between buildings, giving visual breaks in the developed appearance of the locality. Infilling of these gaps is visually undesirable and, in most cases, creates or adds to a ribbon of development.

28. The application site was previously granted planning permission as an infill dwelling as it met the in principle policy tests in policies CTY1 and CTY 8. which was granted planning permission on 20/02/2023. Only those parts of policy COU8 relating to the detailed design are considered against the outline conditions. The proposal will also be assessed against policies COU15 and COU16.

Integration and Design of Buildings in the Countryside

29. Policy COU15 - Integration and Design of Buildings in the Countryside states:

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- a) *it is a prominent feature in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- d) *the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) *it relies primarily on the use of new landscaping for integration*
- f) *the design of the building is inappropriate for the site and its locality*
- g) *ancillary works do not integrate with their surroundings.*

Rural Character and other Criteria

30. Policy COU16 – Rural Character and other Criteria states:

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) *it is unduly prominent in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it does not respect the traditional pattern of settlement exhibited in that area*
- d) *it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) *it has an adverse impact on the rural character of the area*
- f) *it would adversely impact on residential amenity*
- g) *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*
- h) *the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*
- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

Access and Transport

31. The proposed access to the proposal is from the Crewe Road.

32. Policy TRA 2 – Access to Public Roads states:

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

33. The following paragraph in the justification and amplification is modified as follows:

For development proposals involving a replacement dwelling in the countryside, there an existing access is available but does not meet the current standards, the Council would encourage the incorporation of improvements to the access in the interests of road safety.

Natural Heritage

34. The submission includes detail of the septic tank and soakaway. Policy NH1 European and Ramsar Sites – International states:

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

- a) *a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance)*
- b) *a listed or proposed Ramsar Site.*

Where a development proposal is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council,

through consultation with the Department of Agriculture, Environment and Rural Affairs (DAERA), is required by law to carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions.

In exceptional circumstances, a development proposal which could adversely affect the integrity of a European or Ramsar Site may only be permitted where:

- a) there are no alternative solutions; and*
- b) the proposed development is required for imperative reasons of overriding public interest; and*
- c) compensatory measures are agreed and fully secured.*

As part of the consideration of exceptional circumstances, where a European or a listed or proposed Ramsar site hosts a priority habitat or priority species listed in Annex I or II of the Habitats Directive, a development proposal will only be permitted when:

- a) it is necessary for reasons of human health or public safety or there is a beneficial consequence of primary importance to the environment; or*
- b) agreed in advance with the European Commission.*

35. Policy NH2 Species Protected by Law states:

European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:

- a) there are no alternative solutions; and*
- b) it is required for imperative reasons of overriding public interest; and*
- c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and*
- d) compensatory measures are agreed and fully secured.*

National Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.

Development proposals are required to be sensitive to all protected species, and sited and designed to protect the, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will

also be taken into account.

36. Policy NH5 Habitats, Species or Features of Natural Heritage Importance states:

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:
a) priority habitats b) priority species c) active peatland d) ancient and long-established woodland e) features of earth science conservation importance f) features of the landscape which are of major importance for wild flora and fauna g) rare or threatened native species h) wetlands (includes river corridors) i) other natural heritage features worthy of protection.

37. *A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature. In such cases, appropriate mitigation and/or compensatory measures will be required.*

Waste Management

38. A previously stated a septic tank/treatment tank is proposed as part of the proposal. Policy WM 2 - Treatment of Waste Water states:

Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.

Development relying on non mains sewage treatment will only be permitted where it is 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.

Renewable Energy

39. The proposed development includes details of how energy from renewables will be used. Policy RE1 Renewable Energy Development states:

The generation of energy from renewable resources will be permitted provided the proposal, and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on:

a) public safety, human health, or residential amenity

b) visual amenity and landscape character

c) biodiversity or the natural or historic environment

d) local natural resources, such as air quality or water quality or quantity

e) public access to the countryside. Proposals will be expected to be located at, or as close as possible to, the resources needed for that particular technology, unless it can be demonstrated that the benefits of the scheme outweigh the need for transportation of raw materials.

Proposals likely to result in unavoidable environmental damage should indicate how this will be minimised and mitigated.

The wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted.

Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended.

Wind Energy Development

For wind farm development a separation distance of 10 times rotor diameter to occupied property, with a minimum distance of not less than 500m will generally apply.

40. Policy RE2 Integrated Renewable Energy states:

Planning permission will be granted for a development proposal which integrates renewable energy technology including micro-generation and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Regional Policy and Guidance

Regional Policy

41. The SPPS Edition 2 was published in September 2015. It is the most recent planning policy and it is stated at paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals. The Department intends to undertake a review of the SPPS within 5 years.

42. Paragraph 2.1 of the SPPS Edition 2 recognises that an objective of the planning system is to secure the orderly and consistent development of land

whilst furthering sustainable development and improving well-being.

43. It states that:

planning system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments for the overall benefit of our society

44. Paragraph 3.6 of the SPPS Edition 2 states:

planning authorities should make efficient use of existing capacities of land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive environments, assist with economic regeneration and renewal, and reduce the need for green field development.

45. Paragraph 3.8 of the SPPS Edition 2 states:

Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

46. It is further stated at paragraph 6.78 of the SPPS Edition 2 that:

supplementary planning guidance contained within Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside must be taken into account in assessing all development proposals in the countryside.

47. Paragraph 6.232 of the SPPS Edition 2 states:

In plan-making and decision-taking, planning authorities should encourage and support the appropriate use of micro-generation energy, including the retrofitting of renewable and low carbon energy technologies.

48. Paragraph 4.12 of the SPPS Edition 2 states:

Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing.

49. It also advises that adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. The above mentioned considerations are not exhaustive and the

planning authority is considered to be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.

50. Paragraph 4.26 of the SPPS Edition 2 states that:

Design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process and must be encouraged across the region. Particular weight should be given to the impact of development on existing buildings, especially listed buildings, monuments in state care and scheduled monuments, and on the character of areas recognised for their landscape or townscape value, such as Areas of Outstanding Natural Beauty, Conservation Areas, Areas of Townscape Character and Areas of Special Archaeological Interest. Appropriate and adequate amenity space, especially in residential developments (including unconventional solutions), is an important element of good design.

Retained Regional Guidance

51. Whilst not policy, the following guidance documents remain material considerations:

Building on Tradition

52. Whilst not policy, and of lesser weight as a guidance document, the SPPS Edition 2 states that regard must be had to this guidance in assessing the proposal. This guidance notes at paragraph 4.1.0 that

A core requirements of much of the development covered by PPS 21 is that it is integrated within (and in particular instances visually linked to) the countryside and/or other established buildings.

The policies are structured to direct development to locate within existing small communities, at the edge of small settlements, within existing built clusters, adjacent to established farm groups or if a case can be made to depart from these, to fully integrate with the surrounding landscape.

To reduce the impact of a new building in the countryside, new buildings are required to be “visually linked”, or sited to cluster with an established group of buildings on a farm.

These should be positioned sensitively so as form an integral part of that building group, or when viewed from surrounding vantage points, the new building reads as being visually interlinked with those buildings.

53. The PPS 21 referred to above within Building on Tradition has now been replaced by the COU policies in the Plan Strategy.

Development Control Advice Note 15 – Vehicular Access Standards

54. The policies in PPS 3 are replaced by the Plan Strategy but the guidance in Development Control Advice Note 15 – Vehicular Access Standards states at paragraph 1.1 explain that:
55. *The Department's Planning Policy Statement 3 "Development Control: Roads Considerations" (PPS3) refers to the Department's standards for vehicular accesses. This Development Control Advice Note (DCAN) sets out and explains those standards.*

Assessment

56. This is an application for approval of reserved matters for a dwelling that was previously assessed and accepted on principle to be an infill dwelling.
57. The outline permission establishes the principle of development. It had been accepted that the proposal met the exceptions tests within policy CTY 8 and the principle of development under policy COU8 is not revisited.
58. An application for approval of reserved matters is made in accordance with the conditions of the outline for the reasons detailed in the following paragraphs.

Condition 1 - Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

59. This application was received by the Council on 10th February 2026 and made valid on 17th February 2026, which is within 3 years of the outline approval.

Condition 2 - Approval of the details of the siting, design and external appearance of the buildings, means of access and landscaping (RM) shall be obtained before any development is commenced.

60. The matters reserved in this condition must be considered against the planning policy context and the detailed siting and siting of a building must have regard to the site context and surroundings and to other planning and environmental considerations such as noise.

61. Each of the matters reserved by this condition are dealt with below:

Siting

62. In terms of siting the proposed dwelling and garage is sited towards the middle of the site, and between properties 5 and 5a Crewe Road. It is broadly in line with the national layout approved in the outline application. The garage is positioned to the other side of the dwelling than on the notional layout.

63. The proposed dwelling is situated 36 metres away (building to building) from the neighbours dwelling house at 5 Crewe Road. The proposed garage is 57 metres away from the neighbours dwelling at 5 Crewe Road.
64. It is sited to ensure that any neighbouring dwellings would not be negatively affected by the proposal.
65. The proposed dwelling and garage also face towards the public road in keeping with the surrounding dwellings.
66. The site location plan submitted in support of the application demonstrates that the proposed dwelling is circa 65 metres from the public road at the closest point.
67. It is considered that the development will not be a prominent feature within the local landscape. When viewed from the south eastern approach the site is screened by existing vegetation boundaries and would read with the existing development surrounding it. Views of the proposal would be limited on passing the site and from long distance views.
68. When viewed from the north west approach the site is screened by existing development of the dwellings and farm north and north west of the site. This along with the existing surrounding vegetation along the roadside would screen the development from view.
69. The siting of the proposed dwelling is at a lower level than the road level and the neighbouring dwelling of 5 Crewe Road. As you move along the site from the road in a south westerly direction the land level reduces. The ridge height of the proposed dwelling is approximately the same level as the road which the access to the site is from. The proposal is set down in the landscape and designed to make best use of the existing levels.
70. The finished floor level of the dwelling is 7.95 metres lower than the road level, with the dwelling having a ridge height of 8m above the finished floor level. The ridge height of the proposed dwelling is 2.04 metres less than the ridge height of the neighbours dwelling at 5 Crewe Road. The proposal would not be a prominent feature in the landscape and criteria a) of policy COU15 is met.
71. The site is not elevated and is set back and set down from the road level. The submitted plans demonstrate good use of the existing levels in relation to the proposed, as demonstrated in the layout. The ancillary works are acceptable and criteria g) of policy COU15 is met.
72. The proposal is sited to cluster with the existing dwelling of number 5 Crewe Road, number 5a Crewe Road and the existing outbuildings situated behind number 5 Crewe Road. Criteria b) of policy COU15 is met as the proposal is sited to cluster with an established group of buildings.
73. For the reasons outlined, this part of condition 2 specific to siting it met. Indeed, the issues of prominence was considered at outline stage where it was accepted that a dwelling could be sited and designed so as not be a prominent

feature within the site.

74. With regards to issues of rural character and as established there are no issues regarding prominence. The issue of build-up was considered and found acceptable at outline stage and this remains the case
75. The topography of the site is noted. It is felt that the existing and proposed levels are acceptable and that the rural character is not compromised.
76. The siting is considered to satisfy the tests criteria a), b) and c) set out in Policies COU15 and 16 of the Plan Strategy and guidance set out in Building on Tradition as the proposed dwelling and garage will integrate, blend with the landform, cluster with an established group of buildings and will not be a prominent feature in the landscape.
77. The position of the proposed treatment tank and soakaway are shown on the site layout drawing to the rear of the proposed dwelling and directed away from any existing nearby dwelling. Advice from Environmental Health and Water Management Unit of NIEA offers no objection. Based on a review of the proposed plans and advice from consultees it is considered that the siting of the proposed tank and soakaway within the site will not create a pollution problem consistent with Policy WM2 of the Plan Strategy.
78. The part of Condition 2 in respect of the siting of the proposed buildings and the treatment tank is met.

Design

79. The design of the dwelling is considered visually acceptable and in keeping with guidance provided within Building on Tradition.
80. The proposal is for a two storey four-bedroom house. The design is traditional in nature a pitched roof, wall dormers, vertical emphasis windows and chimneys on the ridge. There is an appropriate solid to void ratio. It has a maximum ridge height of 8.0m above the finished floor level.
81. The proposed garage is a single storey double garage and detached from the dwelling house and positioned east of the dwelling house. It measures 8m by 7m and has a maximum ridge height of 6m above the finished floor level. It is designed to match the dwelling house and complement its design.
82. Proposed finishes include the roof to be Bangor blue slate or similar, grey dashed finish to the external walls with smooth render to plinth, sliding sash style upvc double glazed windows and painted hardwood front and rear doors. The finishes associated with the attached garage are to match that of the main dwelling. The finishes associated with the attached garage are to match that of the main dwelling.
83. It is considered that the design of the dwelling and garage as proposed in terms of its scale, massing, detailing, layout/siting and proposed finishes would be visually acceptable within the site, taking into account the nature of the existing

development noted within the local area.

84. The existing development undertaken within the local area has been considered. It is considered that the proposed development has been designed so as to be in keeping with the design, scale and form of surrounding buildings as required by Building on Tradition.
85. The pattern of development found within the local area is considered to be respected. The development clusters in the wider landscape with the existing neighbouring buildings adjacent to the site and complies with criteria b) of policy COU15.
86. The positioning of the windows proposed as part of the design of the dwelling, along with the separation distances to the neighbouring properties ensures that no unacceptable overlooking would be caused unto any neighbours private amenity space.
87. It is considered that the detailed design in terms of the scale and massing is consistent with guidance set out in Building on Tradition and policy COU 15.
88. For the reasons outlined, the proposal would not significantly impact on the character of the area or on the amenity of any neighbouring properties.
89. In terms of ancillary works, the proposed works and the existing and proposed levels are considered to be acceptable.
90. The submitted details provided illustrate that any ancillary works to provide the dwelling, would be of a scale that would be visually acceptable and conducive to ground works for a dwelling.
91. The proposed boundary treatments consist of post and wire fencing with native species hedgerow and trees to its inside. This is considered to tie in with the finishes and design of the proposal and would be acceptable in this context.
92. Having regard to the topography, existing landscape features, the siting between existing buildings, and the scale of the proposed dwelling and garage , it is considered that the proposed dwelling and garage are of an appropriate design for the site and its locality, will not present as prominent features in the landscape and will respect the traditional pattern of development whilst having no adverse impact on the rural character of the area in accordance with criteria s), c) and f) of Policy COU15 and criteria a, c) and e) of Policy COU16 of the Plan Strategy and the guidance in Building on Tradition.
93. Given the siting of the proposed dwelling, located 36 metres from the nearest neighbouring residential dwelling at no. 5 Crewe Road (measured building to building) and on lower ground there would be no adverse impact on residential amenity and the requirements of criteria f) of policy COU16 are met.

External Appearance

94. With regard to the external appearance of the proposed dwelling, elevation drawings provide a schedule of external finishes which include the roof to be

Bangor blue slate or similar, grey dashed finish to the external walls with smooth render to plinth, sliding sash style uPVC double glazed windows and painted hardwood front and rear doors. The finishes associated with the attached garage are to match that of the main dwelling.

95. These finishes comply with published guidance set out in Building on Tradition and as such are considered to be acceptable within this rural context. This part of the condition is considered to be met.

Means of Access

96. A 1:500 scale plan (Site Plan) has been submitted with the access shown to be in accordance with the RS1 form.
97. The detail has been considered by DfL Roads and no objection is offered. Based on a review of the detail on the submitted plan and the advice offered by DfL Roads, it is considered that access to the public road can be achieved without prejudice to road safety and significant inconvenience to the flow of traffic, consistent with Policy TRA2 and criteria i) of Policy COU16 of the Plan Strategy.
98. The impact of the ancillary works would not have an adverse impact on rural character and would integrate with the surrounding landscape. There is an existing access that will be upgraded to meet the appropriate standards. Plans indicate a line of new fencing/hedging will be added behind the visibility splays to help screen the site and along the laneway to ensure there is no adverse impact on the rural character of the area. The requirements of criteria g) of policy COU15 and criteria h) of Policy COU16 are met.

Landscaping

99. Landscaping is proposed to the site boundaries and within the application site to aid with integration.
100. The layout plan details the proposed landscaping details which includes hedgerow planting on the boundaries and ash and birch trees within and on the boundaries of the site. Also planting to the rear of the visibility splays and along the laneway. The proposal is in accordance with criteria d) and e) of Policy COU15 and the guidance in Building on Tradition.
101. It is considered that details of the landscaping on the layout plan would obtain sufficient planting screening of the site and would protect the amenity of neighbouring properties.
102. For the reasons set out, Condition 2 is met.

Condition 3 – Plan at 1:500 illustrating access to be constructed in accordance with attached RS1.

103. In relation to condition 3 a 1:500 scale plan (site plan) has been submitted with the access shown to be in accordance with the RS1 form. Based on a review of the detail design provided and advice received from DfL Roads, it is

considered that policy requirements of TRA 2 are met in full and that this condition is considered to be met.

Condition 4 – Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

104. This condition would be replicated to ensure that any obstructions within the splays, carriageway of access shall be cleared.

Condition 5 – The width of the vehicular access shall be a minimum of 6.0 metres for the first 10.0 metres off the public road.

105. The site plan details that the width of the vehicular access shall be a minimum of 6.0m for the first 10m off the public road. This condition is met.

Condition 6 – The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.35 metres at any point.

106. The site layout plan details the levels. The proposed under build is 0.3 metres. This condition has been satisfied.

Condition 7 – No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor level(s) of the proposed building(s) and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

107. The site layout plan details the existing and proposed levels along with the finished floor level. This condition is met.

Condition 8 – The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/trees and shrubs of mixed woodland species planted on the inside.

108. The plans detail that the new boundaries are to be defined by a post and wire fence with native species hawthorne hedgerow to the inside. This condition is met.

Condition 9 – All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

109. This condition can be replicated to ensure all hard and soft landscaping works shall be carried out in accordance with the approved details and appropriate standards.

110. Access and Transport

- 111. The detail provided within the application and drawings illustrates that the scheme proposes the alteration of an existing access onto the public road.
- 112. It is noted that the Crewe Road is not a Protected Route. An access with visibility splays of 2.4m by 79m in both directions is proposed. The proposal complies with the outline Roads conditions and provision is made for a safe access.
- 113. DfL Roads have been consulted and offer no objections to this development, subject to standard conditions. It is therefore considered that the proposal complies with policy TRA 2.
- 114. The development provides for adequate levels of space for the safe parking and manoeuvring of vehicles within the curtilage of the site.

Waste Management

- 115. The position of the proposed septic/treatment tank is to the south east of the site, to the rear of where the dwelling is proposed to be positioned (within the application site). Environmental Health have raised no objections to the proposal and found the details acceptable and Water Catchment Unit have raised no objection referring to standing advice.
- 116. Sufficient information in respect of sewerage and water quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity and that the applicant has demonstrated that these works will not create or add to a pollution problem and complies with WM 2.

Natural Heritage

- 117. It is noted that on the original outline permission NED were consulted and raised no objections to the proposal and provided informatives to be placed on the decision notice is the proposal was approved, and these were placed on the decision notice reminding the applicant of their responsibilities with regards to natural heritage.
- 118. The updated ecology survey details that:

'Ecolas Ecology can confirm that there has been no change to the habitats recorded within the site from the survey in July 2021. The semi-mature Beech tree located outwith the application boundary to the southwest has since been windthrown due to previous storm damage. No evidence of protected/notable species was noted on site following the updated survey and the results and recommendations within the original ecology report are still valid.'
- 119. As the situation on the ground and ecology implications on site have not changed as details on the latest survey report, it is not considered necessary to re-consult NED. And the standard informatives with regards to natural heritage

can be placed on the decision notice is the proposal is approved.

120. On the basis of the information submitted, the proposal complies with policies NH1, NH2 and NH5 of the Plan Strategy in that the development will not harm any protected species nor is it likely to result in the unacceptable adverse impact on, or damage to known habitats, species or features of Natural Heritage Importance including any European designated sites.

Renewable Energy

121. The agent was asked to provide a statement detailing how the proposal complies with the updated SPPS Edition 2 and policy RE2.

122. The agent submitted a statement which details the following:

*‘ The proposed development will comprise an integrated energy aspect in compliance with Policy RE2 of the LCCC Plan Strategy (2032)
- The proposal will generate renewable energy thereby reducing reliance on fossil fuels through provision of solar panels with connection to the main NIE grid.
- The proposed dwelling will be of block construction with 150mm cavity to allow additional/higher specification of insulation materials thereby reducing heating costs going forward.*

The proposed development is fully compliant with the requirements of the SPPS Edition 2 and the objectives and criteria of Policy RE2 (Integrate Renewable Energy) of the LCCC Plan Strategy 2032 supporting renewable energy generation whilst safeguarding environmental quality and residential amenity.’

123. The proposal is designed and will be built to building control energy efficiency standards. The use of thermally efficient insulation and robust building fabric aligns with passive solar design principles, reducing demand for heating and cooling. This contributes to the development’s energy efficiently and supports policy RE2s focus on sustainable design, and ensures compliance with building regulations with no adverse visual or amenity impacts.
124. On review of the proposal and the taking on board the statement provided by the agent it is considered that the proposal complies with policy RE2.
125. The requirements of paragraph 6.232 of the SPPS Edition 2 have been considered against the requirements of policy RE2 of the Plan Strategy. No additional requirements apply.

Consideration of Representations

126. One representation has been received on this proposal and the concerns raised are addressed below.

Accuracy of the submitted plans

127. Concerns is raised that the conservatory at No. 5 Crewe Road is not annotate on the submitted site location map, despite appearing on other planning documentation and nearby applications. The objector believes that a revised and accurate site location plan should be submitted to reflect the full footprint of their property including the conservatory and patio so their amenity can be fully appreciated.
128. There is no requirement for the neighbour's sunroom to be annotated on the site location plan. The site location map is used to identify the application site. And the planning unit are aware of the situation on the ground.

Impact on Residential Amenity and Outlook

129. Concern is raised about the relationship between the proposed dwelling and the existing neighbours bungalow to the north east, about overlooking and loss of amenity. The occupants of number 5 Crewe Road express the view that their amenity values have been enjoyed and relied upon for over 12 years and must be afforded determining weight in accordance with paragraph 4.12 of the SPPS. They also express the view that the proposal would result in demonstrable harm to the amenity of number 5 Crewe Road through overlooking, loss of privacy, visual intrusion and obstruction of outlook. And that the proximity and scale of the proposed development would significantly alter the character of their immediate environment and diminish the enjoyment of their home and garden. They also request that the siting of the proposal be changed.
130. The principle of development has already been established on the site for a dwelling and garage. The proposed dwelling is situated 36 metres away (building to building) from the neighbours dwelling house at 5 Crewe Road. The proposed garage is 57 metres away from the neighbours dwelling. The proposal has been designed to ensure that there would be no unacceptable overlooking into any neighbours' private amenity space. The proposed design, along with the separation distances, proposed vegetation and difference in level between the two sites ensure that there would be no unacceptable negative impact on any neighbouring private amenity. Obstruction of an outlook is a material consideration that is not given determining weight. It is considered that no demonstrable harm would be caused by the proposal.

Protection of Dark Skies

131. The objector expresses the view that the dark skies enjoyed on Crewe Hill were a key factor in their decision to reside in this location and asks for the protection of dark skies. They request that any external lighting associated with the development are strictly controlled by enforceable conditions; in particular no permanently illuminated external lighting should be permitted; all lighting should be motion-activated, and lighting should be low-level and directional to minimise light spill. The view is expressed that this is necessary to prevent light pollution and protect night-time amenity and astronomical observation.
132. The principle for a dwelling at this location has already been accepted and light associated with a domestic dwelling in the countryside is not considered to be

light pollution or have a negative impact on any neighbours amenity. Environmental Health have no objections to the proposal and have raised no concerns with regards to light pollution or amenity.

Landscaping and Screening

133. Concern is raised about landscaping and screening. The objector states the following: 'Due to site levels, our bungalow floor level sits approximately 2 metres above boundary level, with eye levels reaching 3-4 metres above the grass level, increasing as the plot dips down towards the farm. Any meaningful screening would therefore require mature planting of at least 4 metres in height at the time of planting. This should be secured by condition, with final positioning agreed on site with us prior to implementation. No planting should be located to the north-west of our property as this would obstruct sunlight and valued views from our conservatory and patio.'
134. The siting of the proposed dwelling is at a lower level than the road level and the neighbouring dwelling of 5 Crewe Road. As you move along the site from the road in a south westerly direction the land level reduces. The ridge height of the proposed dwelling is approximately the same level as the road which the access to the site is from. The proposal is set down in the landscape and designed to make best use of the existing levels. The finished floor level of the dwelling is 7.95 metres lower than the road level, with the dwelling having a ridge height of 8m above the finished floor level. The ridge height of the proposed dwelling is 2.04 metres less than the ridge height of the neighbours dwelling at 5 Crewe Road.
135. The applicant proposes post and wire fencing with native species hedgerows to the new boundaries in keeping with the outline condition along with some additional planting within the site which is considered to be acceptable. The proposal does not need to be invisible from the neighbouring properties. It is considered that the proposal dwelling and garage would integrate sufficiently into the landscape.

Ridge Height

136. Concern is raised about ridge height of the proposal. The objector states that 'the ridge height of the proposed new build will stand at 8m two stories in height. This will be only approx. 36m from our windows. This will be imposing and directly affect the surrounding landscape. We request that the ridge height is reduced to 5m.' The objector asks if it would be possible for a 3D image/visual representation to be drawn to show the impact the proposal will have on their property.
137. As described above the levels and including the ridge height of the proposal are considered to be acceptable. There was no ridge height condition on the outline approval to restrict the ridge height, it was not considered to be necessary. The proposed two storey dwelling is considered to be acceptable on the site. There is precedent for two storey dwellings in the area and the neighbouring dwelling of number 5a Crewe Road is two storey. There is no requirement for the applicant/agent to submit a 3D drawing as the proposal can

be fully assessed on the basis of the information submitted.

Scale, Siting and Layout

138. Under concern about scale, siting and layout, the objector requests that the new dwelling is moved to the front of the site in line with number 5B and closer to the road than number 5 resulting in the new dwelling not overlooking number 5 plus 5 and 5a would not overlook the new dwelling; and relocating the detached single-storey garage to the side closest to them. The view is expressed that 'At approximately 34 metres separation (the living room, dining room & conservatory) all of which face the proposed development and contain large windows designed to maximise views, the current scale and massing of the dwelling will have a significant adverse impact on our privacy, outlook and enjoyment of our home by directly overlooking us'.
139. The principle of a dwelling on the site was accepted through the granting is outline planning permission. The siting, scale and layout is considered to be acceptable and ensures that there is no unacceptable impact on any neighbours private amenity.

Overlooking, Headlight Glare and Boundary Treatment

140. Concern is raised that the following should be secured by condition to protect their amenity: any windows with potential to overlook their property to be fitted with obscure glazing and restricted opening; no first floor windows to be permitted in the gable elevation facing their property as per the submitted plans; measures to prevent headlight glare from vehicles, including driveway orientation and screening; a 1.8m high close-boarded timber fence along the southern boundary; restriction of the dwelling to single storey height and control over curtilage extent to prevent encroachment towards their boundary.
141. All of the outline conditions have been met, and no additional conditions can be placed on a Reserved Matters application. It is considered that none of the windows of the proposed dwelling need to be obscure glazing due to the siting and the separation distances. The proposed driveway is along the north western boundary, as far away from the concerned neighbours as possible and is considered to be acceptable. All undefined boundaries are to be defined by a post and wire fence with native species hedgerow in keeping with the outline condition. As discussed above a two-storey dwelling is acceptable on this site at the proposed location. The red line of the application defined the curtilage of the application site.

Protection of Existing Vegetation

142. The view is expressed by the occupants of number 5 Crewe Road that their established rambling rose hedge along the front boundary must be retained and protected and that a condition should require protective fencing and safeguards during construction to ensure no damage occurs.
143. The onus is on the developer to ensure that any works undertaken during construction would not have a negative impact on the neighbour's property. A condition relating to neighbouring planting is not considered necessary and

would not meet the tests for planning conditions.

Drainage and Environmental Health

144. The view is expressed that Environmental Health previously requested detailed foul drainage information, including the location of septic tanks and soakaways for both the proposed and neighbouring properties. And that to their knowledge the information has not been provided and must be submitted and assessed prior to any approval.
145. The information submitted with the application details the proposed method of sewerage disposal (a septic tank) and its proposed location to the southern section of the site. Environmental Health were consulted on the application and did not ask for the additional details referred to above. Environmental Health have no objection to the proposal.

Site Area Discrepancy

146. Concern is raised that the size of the site has been reduced raising that, with the Reserved Matters application stating 0.48 hectares, compared to 0.6 hectares in the original outline application. Also, the question is asked, is the site allowed to expand out diagonally behind our site (5 Crewe Road) and should an infill not go between the two adjoining properties?
147. A reduction in site area is accepted by the Council as long as it is within the original approved red line. No demonstrable harm is caused by the reduction of the site area. Any expansion of a site area would require planning permission and is not the subject of this proposal. The proposed dwelling is positioned in between the two adjoining properties, namely number 5 and 5a Crewe Road.

Visibility Splays and Boundary Protection

148. The view is expressed by the occupants of 5 Crewe Road that they maintain their own boundary fence and roadside grass verge, and that no works should be undertaken to their shrubs or boundary without prior written consent from them and formal direction from DfL Roads. They also state that any visibility requirements must be clearly defined in writing and implemented with their permission and without damage to their property.
149. The submitted information details that the applicant has full ownership of the application site and all lands within the red line. Certificate of Ownership – Certificate A has been signed on the application form. The onus is on the applicant/developer to ensure that they have ownership/control of all lands necessary to implement a planning approval.

Site Meeting / Site Visit

150. The occupants of 5 Crewe Road express the view that they would welcome the opportunity for a site meeting at 5 Crewe Road to agree mitigation measures in advance of any determination. The objector also requests that a member/members of the planning committee visit their home to see the impact

of the proposed dwelling.

151. As part of the processing of the application a site inspection is carried out aid with a full and proper assessment of the proposal. There is no requirement for a site meeting. All concerns raised in the representations are dealt with through the processing of the application. With regards to a site visit by the planning committee, the proposal in the first instance will be placed on the delegated list in line with the Councils scheme of delegation and would only be considered by the planning committee is the application is called in to be determined by the planning committee.

Conclusions

152. The assessment above demonstrates that all the relevant conditions of the outline permission have been fully and properly addressed in this application and that the proposed dwelling with detached garage in terms of its siting, design and external appearance and landscaping will provide for a quality residential environment consistent with the policy tests of the Plan Strategy (insofar as they are related to matters reserved) and the associated guidance detailed in the Building on Tradition document.
153. The details of the proposed access arrangements will also provide for a safe means of access in accordance with the planning condition attached to the outline permission. The detail of the access design is in accordance with policy TRA 2 of the Plan Strategy.
154. The proposal complies with Policy NH1, NH2 and NH5 of the Plan Strategy in that the development will not harm any protected species nor is it likely to result in the unacceptable adverse impact on, or damage to known habitats, species or features of Natural Heritage Importance including any European designated sites.
155. The proposal complies with Policy RE2 as it shall be constructed in line with current NI Building Control Regulations and built to building control energy efficiency standards.

Recommendation

156. It is recommended that approval of Reserved Matters is granted.

Conditions

157. The following conditions are recommended:
158. As required by Section 62 of the Planning Act (Northern Ireland) 2011 the development to which this approval relates must be begun by whichever is the

later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

159. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02A, published to the Planning Register on 08 April 2026, prior to the commencement of any other works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

160. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

161. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. 02, bearing date stamp 24 February 2026 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

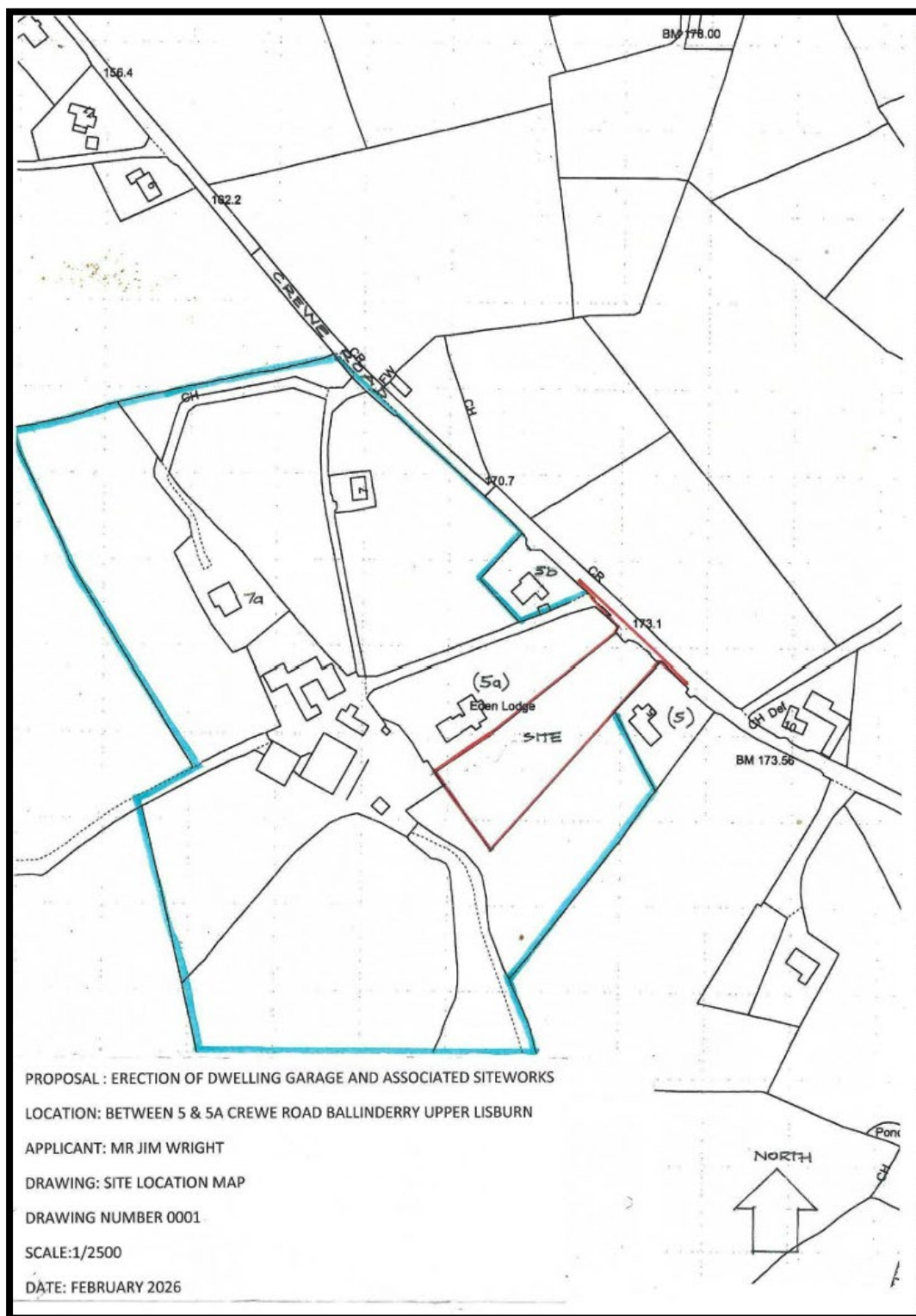
162. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

163. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Site Location Plan – LA05/2026/0137/RM



Lisburn & Castlereagh City Council

Planning Committee – Addendum	
Date of Committee	07 September 2026
Committee Interest	Local Application – Call in
Application Reference	LA05/2026/0089/F
District Electoral Area	Downshire West
Proposal Description	Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works
Location	43 Edentrillick Road, (directly opposite and to the north of No 46) Royal Hillsborough, BT26 6PG
Representations	None
Case Officer	Michael Vladeanu
Recommendation	Refusal

Summary of Recommendation

1. During consideration of the application at the 03 August 2026 planning committee meeting, Members raised a number of questions regarding the circumstances which resulted in the demolition of the former dwelling, including the structural condition of the building, the asbestos identified within it and the evidence available to demonstrate how and why the demolition occurred.
2. Following discussion, Members agreed to defer the application for one month to allow the applicant to submit further information in respect of the circumstances surrounding the sequence of the demolition works that resulted in the building being destroyed.

Further Consideration

3. Since Members decision to defer the application, at the date of writing this addendum report, no further information or evidence has been submitted by the applicant or agent to be considered.

4. The previous advice set out at paragraphs 48-62 of the original remains unchanged.
5. Officers previously concluded that the evidence submitted did not demonstrate that the former dwelling had been destroyed because of an abnormal, unforeseen or unplanned event of the nature envisaged by the exception contained within Policy COU3. It is further noted that the extent of the demolition works including grubbing up and pouring new foundations went far beyond what was required to deal with the asbestos.
6. The information instead indicated that advice had been obtained during the tender and construction process regarding the advantages of constructing a new structure and that there were various opportunities for the works to be paused and further planning advice sought before the dwelling was demolished.
7. The demonstrable harm now is that there are only a limited range of residential types that will be allowed in the open countryside. A new dwelling must be justified in accordance with the requirements of policy COU1. Officers cannot have regard to something that is destroyed and where no clear trail of evidence in respect of the cause and extent of the damage has been provided.

Conclusions and Recommendation

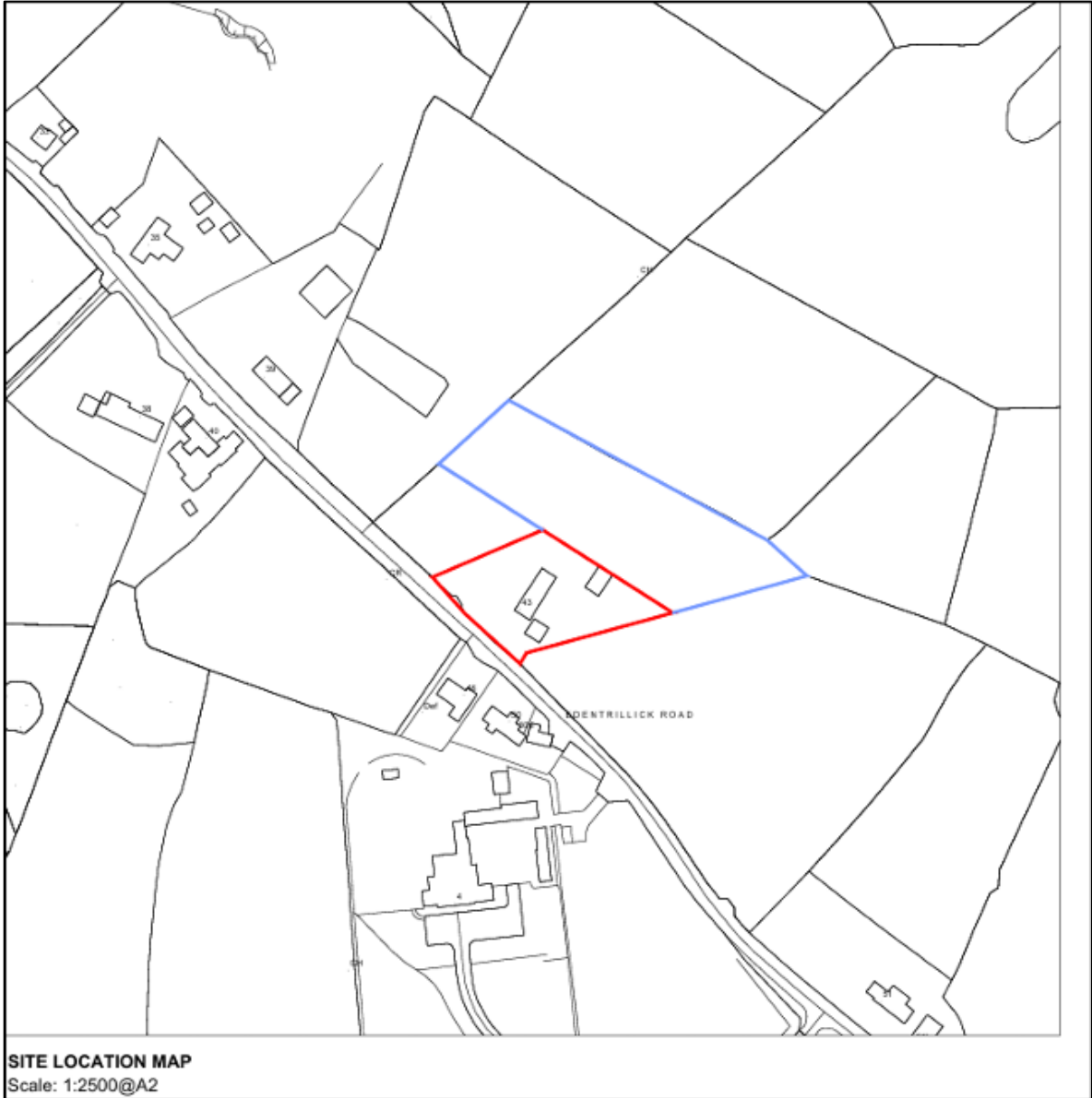
8. The information contained in this addendum report should be read in conjunction with the Planning Officer's report previously presented to Committee on 03 August 2026 and the advice previously provided by officers remains unchanged.
9. The recommendation therefore remains refusal for the reasons set out in the original Planning Officer's report.

Reasons for Refusal

- 10 The reasons for refusal set out in the original report remain unchanged and to include:
 - The proposal is contrary to Policy COU1 of the Lisburn & Castlereagh City Council's 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 COU3 of the Lisburn & Castlereagh City Council's Plan Strategy, in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.

- The proposal is contrary to Policy COU8 of the Lisburn & Castlereagh City Council's Plan Strategy in that, the development would create a ribbon of development.
- The proposal is contrary to criterion (e) of Policy COU16 of the Lisburn & Castlereagh City Council's Plan Strategy, in that if built the dwelling would have an adverse impact on the rural character of the area.

Site Location Plan – LA05/2026/0089/F



Lisburn & Castlereagh City Council

Planning Committee	
Date of Committee	3 August 2026
Committee Interest	Local Application (Called in)
Application Reference	LA05/2026/0089/F
Date of Application	27 January 2026
District Electoral Area	Downshire West
Proposal Description	Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works
Location	43 Edentrillick Road, (directly opposite and to the north of No 46) Royal Hillsborough, BT26 6PG
Representations	None
Case Officer	Michael Vladeanu
Recommendation	Refusal

Summary of Recommendation

1. This application is categorised as a local planning application. The application is presented to the Committee in accordance with the Protocol for the Operation of the Planning Committee in that it has been called in.
2. The application is presented with a recommendation to refuse as the proposal is contrary to Policy COU1 of the Lisburn & Castlereagh City Council's Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.

3. The proposal is also contrary to Policy COU3 of the Lisburn & Castlereagh City Council's Plan Strategy, in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.
4. The proposal is contrary to Policy COU8 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the development would create a ribbon of development.
5. The proposal is contrary to criterion (e) of policy COU16 of the Lisburn & Castlereagh City Council's Plan Strategy, in that if built the dwelling would have an adverse impact on the rural character of the area.

Description of Site and Surroundings

Site

6. The application site extends to approximately 0.34 hectares and is located on the north-eastern side of Edentrillick Road. A former 1.5-storey red brick dwelling has been demolished, the site cleared and foundations have been poured for a new building.
7. An outbuilding is located to the east of the foundations. It has side steps providing access to a first-floor doorway, with ground-floor access below. The front elevation at ground-floor level contains double garage doors and a window.
8. The southern, northern and most of the eastern boundaries were comprised of mature vegetation. The western boundary, adjoining the road, also includes mature trees and planting.
9. Access is from an existing entrance toward the northwestern corner. The site rises from the roadside to a level plateau and remains relatively flat throughout.

Surroundings

10. The site is located outside of any defined settlement limit in the open countryside. The land is mainly in agricultural use, and the character of the immediate area is rural in nature. There is however evidence of a local build-up of roadside development with a ribbon of houses extending along both sides of the Edentrillick Road.

Proposed Development

11. Full planning permission is sought for the erection of a replacement dwelling, solar panels to roof of existing garage, upgraded access arrangement and all associated site works.
12. The following documents have been submitted in support of the application:
 - Application Form
 - Biodiversity Checklist and Ecological Statement
 - Preliminary Ecological Appraisal
 - Supporting letter from agent setting out policy justification for recently demolished building
 - Letter from McCurdy Structural Design Ltd setting out justification for demolition
 - Supporting Planning Statement
 - Floor plans and elevations

Relevant Planning History

13. The Planning history associated with the application site is set out in the table below:

Reference	Description	Location	Decision
LA05/2021/1298/F	Proposed extension and alterations to existing property to include raised ridge, single storey rear extension and façade alterations	43 Edentrillick Road, Hillsborough, BT26 6PG	Permission Granted
LA05/2023/0313/F	Proposed alterations to existing garages to provide ancillary home office and gym	43 Edentrillick Road, Hillsborough, BT26 6PG	Permission Granted

Consultations

14. The following consultations were carried out:

Consultee	Response
DfI Roads	No Objection
NI Water	No objection
NIEA Natural Environment Division	No objection
LCCC Environmental Health	No Objection
NIEA Water Catchment Unit	No objection

Representations

15. No representations have been received.

Local Development Plan

16. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on Planning applications, regard must be had to the requirements of the local development plan, and that determination of applications must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

17. It is stated at Part 1 of the Plan Strategy that:

‘Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.'

18. The site is located in the countryside in the Lisburn Area Plan (LAP). The site remains in the open countryside in both BMAP (2004) and subsequent revision to the draft (2014).
19. This application is for new housing in the open countryside. The strategic policy for new housing in the countryside is set out in Part 1 of the Plan Strategy. Strategic Policy 09 Housing in the Countryside states:

The Plan will support development proposals that:

- (a) *provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment*
- (b) *resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements*
- (c) *protect the established rural settlement pattern and allow for vibrant sustainable communities.*

20. The following operational policies in Part 2 of the Plan Strategy also apply.
21. The proposal is for a replacement dwelling. Policy COU1 – Development in the Countryside states:

'There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11 - COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.'

22. In accordance with the requirements of Policy COU1, the application falls to be assessed against policies COU3, COU8, COU15 and COU16 of the Plan Strategy.

Replacement dwellings

23. Policy COU3 – Replacement Dwellings states:

Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to 'dwellings' includes buildings previously used as dwellings.

In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Non-Listed Vernacular Buildings

The retention and sympathetic refurbishment, with adaptation, if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement in accordance with policies COU4 and HE13.

In all cases where the original dwelling is retained, it will not be eligible for replacement again. Equally, this policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the original dwelling is immune from enforcement action as a result of non-compliance with a condition to demolish it.

Replacement of Non-Residential Buildings

Favourable consideration will be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality. Non-residential buildings such as domestic ancillary buildings, steel framed buildings designed for agricultural purposes, buildings of temporary construction and a building formerly used for industry or business will not be eligible for replacement under this policy.

In addition to the above, proposals for a replacement dwelling will only be permitted where all of the following criteria are met:

- a) the proposed replacement dwelling must be sited within the established curtilage of the existing building, unless either (i) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (ii) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;*
- b) the overall size of the new dwelling must not have a visual impact significantly greater than the existing building;*

c) the design of the replacement dwelling should be of a high quality appropriate to its rural setting.

Infill/Ribbon Development

24. Policy COU8 Infill/Ribbon Development states that;

Planning permission will be refused for a building which creates or adds to a ribbon of development.

Exceptionally, there may be situations where the development of a small gap, sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built-up frontage, may be acceptable. For the purpose of this policy, a substantial and continuously built-up frontage is a line of 4 or more buildings, of which at least 2 must be dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses, adjacent to a public road or private laneway.

The proposed dwellings must respect the existing pattern of development in terms of siting and design and be appropriate to the existing size, scale, plot size and width of neighbouring buildings that constitute the frontage of development. Buildings forming substantial and continuously built up frontage must be visually linked.

Integration and Design of Buildings in the Countryside

25. Policy COU15 - Integration and Design of Buildings in the Countryside states:

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- a) it is a prominent feature in the landscape*
- b) it is not sited to cluster with an established group of buildings*
- c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) it relies primarily on the use of new landscaping for integration*
- f) the design of the building is inappropriate for the site and its locality*
- g) ancillary works do not integrate with their surroundings.*

Rural Character and other Criteria

26. Policy COU16 – Rural Character and other Criteria states;

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) *it is unduly prominent in the landscape*
- b) *it is not sited to cluster with an established group of buildings*
- c) *it does not respect the traditional pattern of settlement exhibited in that area*
- d) *it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) *it has an adverse impact on the rural character of the area*
- f) *it would adversely impact on residential amenity.*
- g) *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*
- h) *the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*
- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

Access and Transport

27. The proposal requires the alteration of an existing access to a public road. Policy TRA2 – Access to Public Roads states:

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

28. The justification and amplification states:

For development proposals involving a replacement dwelling in the countryside, where an existing access is available but does not meet the current standards, the Council would encourage the incorporation of improvements to the access in the interests of road safety.

Natural Heritage

29. A biodiversity checklist and Preliminary Ecological Appraisal have been submitted in support of this application. Policy NH2- Species Protected by Law states:

'European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:

- a) there are no alternative solutions; and*
- b) it is required for imperative reasons of overriding public interest; and*
- c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and*
- d) compensatory measures are agreed and fully secured.*

National Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species, and which can be adequately mitigated or compensated against.

Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.'

30. Policy NH5 – Habitats, Species or Features of Natural Heritage Importance states:

'Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

- a) priority habitats*
- b) priority species*
- c) active peatland*
- d) ancient and long-established woodland*
- e) features of earth science conservation importance*
- f) features of the landscape which are of major importance for wild flora and fauna*
- g) rare or threatened native species*
- h) wetlands (includes river corridors)*

i) other natural heritage features worthy of protection including trees and woodland.

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

In such cases, appropriate mitigation and/or compensatory measures will be required.'

Waste Management

31. The application form indicates that the water supply will come from mains, with surface water being disposed of via a sustainable drainage system and foul sewage disposed of by a septic tank.

32. Policy WM2 - Treatment of Wastewater states:

Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.

Development relying on non-main sewage treatment will only be permitted where it is 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.

Integrated Renewable Energy

33. Proposals for all new developments should integrate micro-generation and passive solar design in its design. Policy RE2 of the Plan Strategy states:

Planning permission will be granted for a development proposal which integrates renewable energy technology including micro-generation and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Regional Policy and Guidance

34. The SPPS Edition 2 was published in December 2025. It is the most recent Planning policy, and it is stated at Paragraph 1.5 that:

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals. The Department intends to undertake a review of the SPPS within 5 years.

35. Paragraph 3.8 of the SPPS states:

The guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

36. This proposal is for a replacement dwelling. Bullet point two of paragraph 6.73 of the SPPS states:

provision should be made for the replacement of existing dwellings where the building to be replaced exhibits the essential characteristics of a dwelling and, as a minimum all external structural walls are substantially intact. Replacement dwellings must be located within the curtilage of the original dwelling where practicable, or at an alternative position nearby where there are demonstrable benefits in doing so. Replacement dwellings must not have a visual impact significantly greater than the existing building. In cases where the original building is retained, it will not be eligible for replacement again. Planning permission will not be granted for the replacement of a listed dwelling unless there are exceptional circumstances.

37. It is further stated at paragraph 6.78 of the SPPS that:

‘Supplementary planning guidance contained within Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside must be taken into account in assessing all development proposals in the countryside.’

38. Paragraph 6.232 of the SPPS Edition 2 states that:

In plan-making and decision-taking, planning authorities should encourage and support the appropriate use of micro-generation energy, including the retrofitting of renewable and low carbon energy technologies”.

39. There are no implications for this proposal following the publication of the SPPS Edition 2, only paragraph 6.232 is new and the need for integrated renewable energy was taken account of in the preparation of policy within the LDP Plan Strategy.

40. Whilst not policy, the following retained regional guidance documents remain material considerations:

Building on Tradition

41. Paragraph 5.1.3 of Building on Tradition states that:

Replacement projects can help to reinvigorate our rural landscape through the sensitive redevelopment of the historic footprints of long-established buildings. Sites for replacement projects can prove an attractive option for building in the countryside as they will generally have key services in place in terms of access,

water and power etc. but will also have well-established mature boundaries that will already have achieved a strong visual linkage with the landscape. Renewing development on these sites reinforces the historic rural settlement pattern.

42. At paragraph 5.2, it provides basic rules for replacement dwellings as follows:

The replacement dwelling should generally be placed as close as possible to the footprint of the original house, unless significant benefits are apparent in terms of visual and functional integration.

The replacement dwelling should be of a form and scale that integrates well with the characteristics of the site. Replacement dwellings should not be of an excessive size in comparison to the original building or be located a significant distance away from the original footprint unless there are clear and evident benefits.

The proposal takes full advantage of the retention of established and mature landscape and boundary features and retains the discreet character of existing access points.

Use is made of recycled building materials in the new proposal.

43. It also notes with regards to visual integration that the following points be considered:

- *Work with the contours (not against them)*
- *Look for sheltered locations beside woodland*
- *Make use of natural hollows*
- *Avoid full frontal locations where bad weather can damage buildings*
- *Avoid north facing sloping sites (difficult to achieve good passive solar gains)*
- *Look for sites with at least two boundaries in situ and preferably three*
- *Look for sites that face south (easy to achieve good passive solar gains).*

44. It also includes design principles that have been considered as part of the assessment:

- *Get the size and scale right relative to what is existing.*
- *Understand and reflect the character and layout of the group in terms of the relationship between buildings and landscape.*
- *Avoid the use of typical suburban features such as dormer and bay windows, porticos and pediments on the building and concrete kerbs, tarmac, blockwork walls, pre-cast concrete fencing and ornate gates and lampposts around the site.*
- *Retain existing hedgerows, boundaries and mature vegetation.*
- *Acknowledge building lines and informal setbacks.*
- *Maximise rural landscape treatments such as graveled lanes and driveways, grass verges and local native species for new planting.*

45. With regards to wastewater treatment, Building on Tradition [page 131] states that:

If Consent for Discharge has been granted under the Water (Northern Ireland) Order 1999 for the proposed development site, a copy of this should be submitted to accompany the planning application. This is required to discharge any trade or sewage effluent or any other potentially polluting matter from commercial, industrial or domestic premises to waterways or underground strata.

In other cases, applications involving the use of non-mains sewerage, including outline applications, will be required to provide sufficient information about how it is intended to treat effluent from the development so that this matter can be properly assessed. This will normally include information about ground conditions, including the soil and groundwater characteristics, together with details of adjoining developments existing or approved.

Where the proposal involves an on-site sewage treatment plant, such as a septic tank or a package treatment plant, the application will also need to be accompanied by drawings that accurately show the proposed location of the installation and soakaway, and of drainage ditches and watercourses in the immediate vicinity. The site for the proposed apparatus should be located on land within the application site or otherwise within the applicant's control and therefore subject to any planning conditions relating to the development of the site.

Assessment

Development in the Countryside

Policy COU3 – Replacement Dwellings

46. The proposal is described as a site for a replacement dwelling, and the first step of the policy test normally is to demonstrate that the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external walls are substantially intact.
47. It was observed during the site inspection that the former dwelling which once stood on the site had been completely demolished and the site cleared. Foundations were also poured for a new building. Consequently, there is no building remaining on the site capable of exhibiting the essential characteristics of a dwelling and no building which represents a replacement opportunity. Accordingly, the proposal fails the first test of policy COU3 in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.
48. The policy does provide that, in cases where a dwelling has recently been destroyed, for example through an accident or fire, planning permission may be granted for a replacement dwelling where sufficient evidence is provided regarding the status and previous condition of the building together with the cause and extent of the damage.

49. In support of the application statement setting out a planning justification for the demolition works along with the observations of a structural engineer setting out reasons why the existing structure could not carry the load of a first-floor extension and detailing asbestos found in the eaves and around the windows needed to be removed.

50. The Planning Statement outlines that:

- *On 15th March 2022 the applicant was granted planning permission [LA05/2021/1298/F] for a proposed extension and alterations to their existing property to include raised ridge, single storey rear extension and façade alterations. This was granted subject to the normal 5 years expiry date, in accordance with section 61 of the Planning Act 2011.*
- *In June 2025, new appointed consultants, Kris Turnbull Studios (KTS) produced a tender package for these works and sent to three contractors for pricing (Newmac Construction, MNH, Paul Gilbride). It is worth noting at this point that the initial tender package completed by KTS was in respect of the aforementioned planning approval and involved the retention of the walls in question. As such, from first appointment, and before further exploratory work took place, it had been the full intention of the applicant with KTS to carry out the work as approved with the retention of the external walls.*
- *The three contractors separately carried out site visits to inspect the dwelling and garages.*
- *Each of these contractors expressed concerns over the integrity of the existing construction, (which involved partial demolition of external brick walls), and advised to obtain an asbestos survey.*
- *In July 2025, a completed asbestos survey was received (Annex 5). KTS were made aware that there is Asbestos Insulating Board (AIB) intertwined within the core brick and mortar of the main walls of the building.*
- *KTS had discussions with the structural engineer (Michael McCurdy) and contractors and it was determined that the contractors could not build off the existing wall portions. The construction strengths of the portions of existing walls and foundations could not be easily ascertained, with an element of risk remaining of cracking or other defects by incorporating these elements into new structure. [See attached letter provided by structural engineer at annex 6]*
- *In light of the discussion above, the applicant sought a qualified asbestos contractor to remove the asbestos. It was noted that the extent and type of*

removal required was more onerous than expected, increasing removal costs significantly from what had been anticipated.

- *They applicant spent £12k to facilitate the appropriate removal of all asbestos by an approved contractor, [with the cost escalating due to the fact that it was the more dangerous type of substance found]. These works resulted in partial collapse and demolition of the external walls.*

51. The agent then goes onto explain at paragraphs 6.12 to 6.17 of the Planning Statement that the demolition is recent having occurred in the past six months and that the dwelling was destroyed by the removal of asbestos, leading to the collapse and demolition of this dwelling.
52. The agent further states at paragraphs 6.15 to 6.17 that the policy is not so prescriptive that it excludes destruction because of a risk to health and that sufficient evidence about the status and previous condition of the building and the cause and extent of the damage is available to allow planning permission to be granted.
53. Whilst the submitted information explains the sequence of events leading to demolition, officers are not satisfied that the proposal falls within the limited exception contained within Policy COU3 relating to dwellings that have been destroyed.
54. It is the officer's learned experience that this policy applies to dwellings that are destroyed where something abnormal, unknown or not planned such as a fire or an accident occurs and the building is so damaged that it is beyond repair.
55. Having read the supporting evidence it appears at the tender stage that the applicants took advice from their appointed design team and potential contractors that there was greater certainty that a new structure would be capable of accommodating the proposed first floor accommodation if this was a newbuild project.
56. The correspondence from the structural engineer does not recommend that the building is destroyed on the grounds of health and safety. The building was not in imminent danger of collapse and a risk to the public.
57. The asbestos survey was carried out before the building was demolished and the schedule of works at Appendix A describes asbestos in the window packer below a timber window cill in three rooms, an embedded pipe in the west wall in another and asbestos cement in the lining panel to timber door and panel above door in another. The report does not recommend full demolition of all the walls in these rooms. It is further noted that none of the works were classified as red requiring urgent removal or amber requiring immediate encapsulation.

58. The balance of the asbestos was in the eaves externally and the roof was to be removed anyway to facilitate the first-floor extension.
59. Officers do not agree with the applicant's assertion that the dwelling was 'destroyed' because of the risk from asbestos. There is no photographic evidence of the demolition works or method statement describing how the works were carried out. No statutory declarations are provided from the contractor to confirm what works beyond those identified in the report resulted in the collapse of the ground floor structural walls.
60. It is the officer's assessment that the dwelling was knowingly destroyed as rebuilding the dwelling was the preferred method of construction based on the advice received at the tender stage of the project. There is no evidence to suggest that the applicants sought advice from the planning authority to establish whether planning permission would be required for the changes in the project. There was an opportunity to pause and make an informed decision on how best to proceed. The Council became aware of the demolition work following receipt of a complaint.
61. There is no dwelling on the site to replace the explanation and supporting information submitted by the applicant regarding the circumstances surrounding its demolition is not considered to meet the requirements of policy COU3 for a dwelling that has recently been destroyed.
62. The applicant has also referred to the previous planning permissions relating to alterations and extensions to the dwelling. Whilst this grant of planning permission remains extant, it can only be material if it is capable of being implemented. There is no dwelling to extend, and the planning history consequently has no weight as a material consideration.

Policy COU8 – Infill/Ribbon Development

63. The justification and amplification of Policy COU8 described a ribbon as:

A ribbon of development cannot be defined by numbers, although, if there are two buildings fronting a road and beside one another, there could be a tendency to ribboning. Most frontages are not intensively built up and have substantial gaps between buildings, giving visual breaks in the developed appearance of the locality. Infilling these gaps is visually undesirable and, in most cases, creates or adds to a ribbon of development

64. Whilst not shown on the site location plan officers confirmed during site inspection that a dwelling has recently been erected and is occupied immediately west of the application site at 41 Edentrillick Road, approved under planning reference LA05/2018/1152/F. As mentioned above, where two buildings front a road and are positioned beside one another, there may be a tendency to ribboning. Should planning permission be granted, the proposed dwelling and No. 41 Edentrillick Road would comprise two dwellings fronting onto Edentrillick Road and positioned

beside one another. It is therefore considered that the proposal would create a ribbon of development, contrary to policy COU8 of the Plan Strategy.

Policy COU15 - Integration and Design of Buildings in the Countryside

65. The proposed dwelling is of a scale, massing and design that is comparable with other dwellings in the locality, for example at 41 and 44 Edentrillick Road. Furthermore, the application site is well contained by mature established boundary vegetation on all sides, which provides effective screening of the site from surrounding areas along the Edentrillick Road. Whilst the proposal would introduce a dwelling on a currently vacant site, the existing landscaping would ensure that it would not appear as a prominent feature in the landscape. The dwelling would also be well screened from long range views from Edentrillick Hill and Knox Road due to a combination of the intervening built development on the southern side of Edentrillick Road, established mature boundary treatment at the site and rising Land levels. As such it is considered that criterion (a) is met.
66. The proposed dwelling would be sited to cluster with the existing garage building on site and adjacent dwelling 30m west of the site at 41 Edentrillick Road. Criterion (b) is considered to be met.
67. The existing trees and vegetation provide a suitable degree of backdrop for a replacement dwelling to integrate and blend in with the landform. In addition, a condition would be placed on any approval requiring this vegetation to be retained to ensure that a suitable degree of natural backdrop is provided for any potential dwelling at the site. Criterion (c) is met.
68. The site features long established natural boundaries along all of its boundaries in the form of hedgerows and mature trees. These trees provide a suitable degree of enclosure and are due to be retained as part of the proposal as shown in drawing No. 02. Criterion (d) is considered to be met.
69. Whilst new landscaping is proposed along the rear amenity area and the vehicular turning area, the development would not rely on this landscaping for integration due to the retention of the existing vegetation within the site. Criterion (e) is met.
70. With regards to design, the proposed dwelling adopts a simple linear form with a pitched roof and gabled elevations. The use of light render, natural stone cladding, grey framed windows and a slimline tiled roof provide a simple and appropriate palette of materials matching those seen on the neighboring dwelling at 41 Edentrillick Road. The proposal is of an appropriate scale and design for its rural setting. It is also noted that planning permission was granted under application LA05/2021/1298/F for substantial alterations and extensions to the former dwelling which incorporated a similar contemporary design. Whilst the previous approval does not establish the principle of development, it is considered to be a material consideration in assessing the design of the proposal which is considered to be acceptable and would therefore meet criterion (f).

71. In terms of ancillary works, as there are services on the site which served the previous dwelling, the proposal does not include many ancillary works. Given that the site is in existing residential use, and as there are residential dwellings along this part of Edentrillick Road, ancillary works would not look out of place in this context. DfI Roads were consulted on the application and following a review of the submitted plans, they have no objections to the proposal, subject to conditions. As such, it is unlikely that there would be a need for ancillary works including the use of retaining walls that would be unable to integrate into the site. As a result, it is considered that the proposed development would comply with criterion (g).

Policy COU16 – Rural Character and Other Criteria

72. For the reasons outlined above at paragraph 68 it is considered that the dwelling would not be unduly prominent in the landscape and hence would be in accordance with criterion (a).
73. As noted previously at paragraph 66, the proposal would cluster with an existing building on site and neighbouring dwelling at 41 Edentrillick Road. Criterion (b) is met.
74. A suitable designed proposal would be capable of respecting the traditional pattern of settlement exhibited within the area which features relatively large dwelling set within modest plots fronting onto the Edentrillick Road. Criterion (c) is considered to be met.
75. In terms of criteria (d), the proposal would not mar the distinction between a settlement and surrounding countryside. The site is sufficiently removed (2.88km) from the closest settlement limit of Drumlough Road. Criterion (d) is considered to be met.
76. Whilst the proposed dwelling is considered to be of an appropriate design, officers consider that the proposal would have an adverse impact on rural character because the dwelling if built would create a ribbon of development with the adjacent building at 41 Edentrillick Road as both buildings would be sited beside one another fronting onto the Edentrillick Road which is detrimental to the rural character and criterion (e) is not met. Ribboning
77. The closest residential dwelling to the application site is 41 Edentrillick Road. It is located approximately 34 metres from the proposed dwelling at its closest point, with mature boundary vegetation separating the two sites. Whilst there is a first-floor window proposed on the western elevation of the proposed dwelling this would serve a void and as such no concern is raised. Given the separation distance no concern is raised regarding loss of light or overshadowing. LCCC Environmental Health has been consulted on the application and raise no objection. Criterion (f) is considered to be met.

78. As per the application form, surface water is to be disposed of via a soakaway, and foul sewage is to be disposed of via a septic tank. DAERA Water Catchment Unit, NI Water, LCCC Environmental Health, DfI Roads have been consulted on the details of the application. All consultees are content with the proposal subject to recommended conditions where necessary. Criterion (g) is met.
79. As outlined in paragraph 74 above, no concern is raised with regards to the impact of ancillary works on the rural character of the area. The ancillary works associated with the proposal would be limited when viewed from the main public road and therefore likely to integrate with the surroundings, and it is also the case that these ancillary works are unlikely to adversely impact on rural character in this case. Criterion (h) is met.
80. The vehicular access to the site would derive via the alteration of an existing access onto the Edentrillick Road. DfI Roads have been consulted and offer no objection to the development subject to the inclusion of conditions and informatives with any approval. As such, criterion (i) is met.

Access and Transport

Policy TRA2 - Access to Public Roads

81. As per the details submitted with the application indicated on the application form, the proposed scheme would involve the alteration of an existing access onto Edentrillick Road, which is a public road.
82. In-curtilage parking and turning would be accommodated within the site which would allow vehicles to enter and exit the site in forward gear.
83. DfI Roads were consulted as part of the processing of the application. In their final consultation response of 02 March 2026, DfI Roads offered no objection to the development, subject to the inclusion of stipulated conditions, as per their consultation response, with any approval.
84. Based on a review of the information and the advice from DfI Roads, it is accepted that the proposal would not prejudice road safety or significantly inconvenience the flow of traffic and complies with Policy TRA2 of the Plan Strategy.

Natural Heritage

Policy NH2 – Species Protected by Law

Policy NH5 - Habitats, Species or Features of Natural Heritage Importance

85. The application form requires confirmation as to whether the applicant or agent is aware of the presence of any species protected under the Wildlife (Northern Ireland) Order 1985 (as amended) on the application site. In this instance, the agent answered 'No'.
86. A Northern Ireland Biodiversity Checklist was submitted in support of the application. A number of responses within Parts 1 and 2 were identified as 'Yes',

thereby triggering the requirement for Part 3 to be completed by a suitably qualified ecologist. Part 3 advises that protected species may be present within the site or the Zone of Influence of the proposed development and, applying the precautionary principle in accordance with NIEA, CIEEM and Bat Conservation Trust guidance, recommends that a Preliminary Ecological Appraisal (PEA) be undertaken to determine the potential presence of protected species.

87. Subsequently, a PEA was submitted for consideration which concludes that, given the nature and location of the proposed development, there would be no significant impact on any sensitive ecological features present on the site.
88. Officers find no reason to disagree with the conclusions raised within the PEA and note that the mitigations set out within section 5 of the PEA could be condition in the event of an approval to protect protected species and their habitats on site.
89. It is accepted that the proposal would not result in demonstrable harm being caused to any features of natural heritage and protected species importance and as such, the policy requirements of policy NH2 and NH 5 of Plan Strategy are met.

Waste Management

Policy WM2 – Treatment of Wastewater

90. The detail submitted with the application (Application Form and Plans) indicates that the source of water supply is to be from Mains sources. Surface water is to be disposed of by a sustainable drainage system, and foul sewage is to be disposed of via a septic tank.
91. Therefore, it would be applied as an informative with any approval.
92. DAERA Water Catchment Unit provided a response which to standing advice which would be included on any approval. When read in conjunction with the Environmental Health Unit response with no objection it is accepted that there is sufficient room in the site to accommodate a septic tank and soakaway subject to securing the requisite statutory approvals.
93. NI Water were also consulted as part of the processing of the application and offer no objection to the proposal.
94. Based on a review of the information and advice received from consultees, there are no concerns with regards to the proposal insofar as it relates to Policy WM2 – Treatment of Wastewater.

Integrated Renewable Energy

95. A RE2 Statement has not been submitted with the application. However, it is noted that the proposed dwelling and associated works would be required to comply with all relevant Building Regulations performance standards, ensuring that the development meets modern expectations for energy efficiency. The walls, windows, and construction detailing would collectively enhance the dwelling's thermal performance. The dwelling's principal elevation, which hosts the majority

of habitable rooms' primary windows, would be east/southeast facing, which would optimize natural daylight and passive solar gain thereby reducing energy demand. In addition, solar panels are proposed to be installed on the rear roof slope of the detached garage building.

96. Taking the above into account, the proposed development, through its energy-efficient design, and south facing orientation is considered to be consistent with the objectives of Policy RE2 and Paragraph 6.232 of the SPPS Edition 2.
97. All relevant policies have been considered.

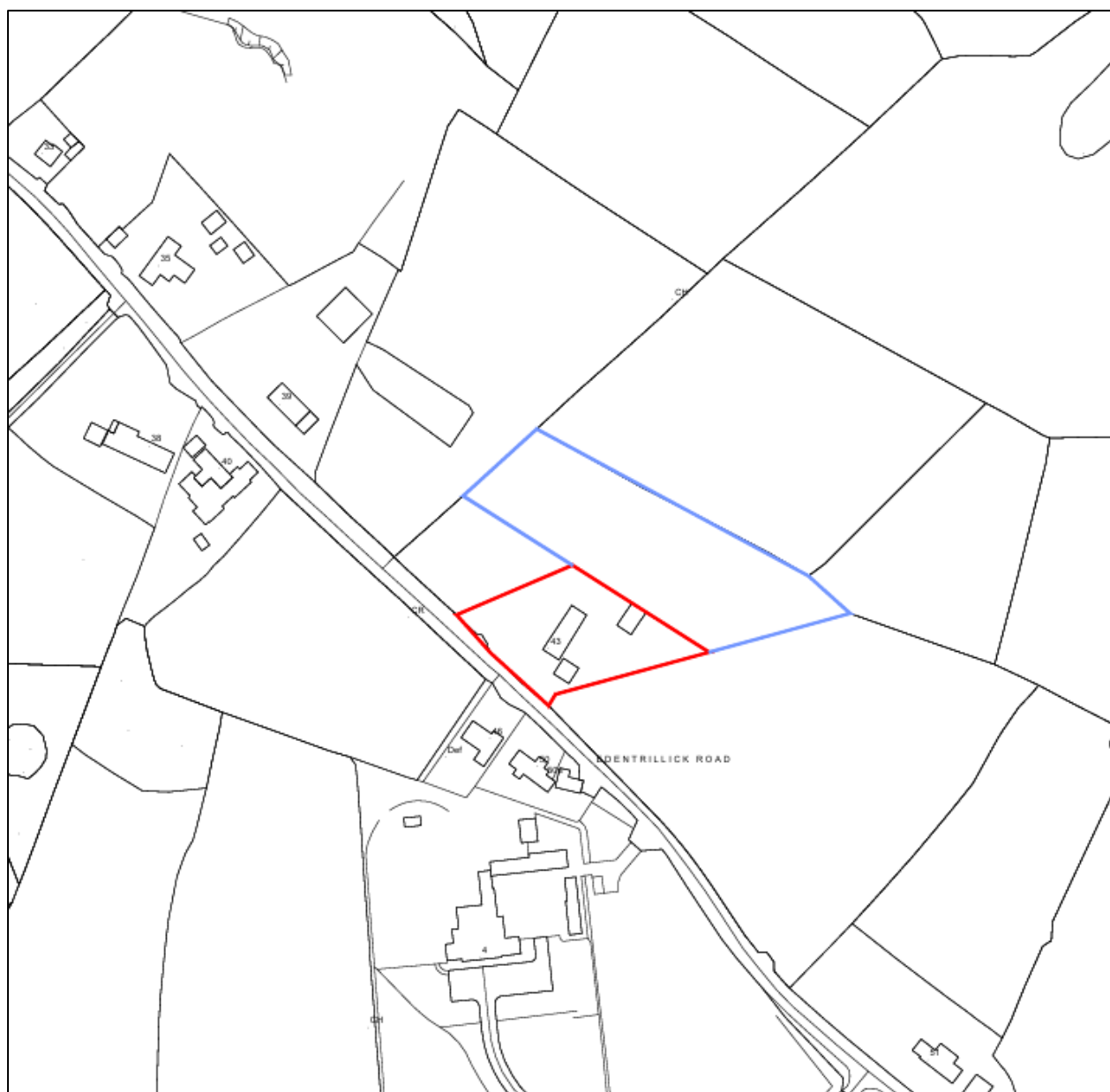
Conclusions and Recommendation

98. For the reasons outlined above, the proposed development is recommended for refusal as it fails to satisfy the requirements of policies COU3, COU8, and COU16 of the Plan Strategy. Consequently, as the proposal is not one of the types of residential development acceptable in the open countryside it is also contrary to policy COU1.

Reasons for Refusal

99. The following reasons for refusal are recommended:
 - The proposal is contrary to Policy COU1 of the Lisburn & Castlereagh City Council's 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 COU3 of the Lisburn & Castlereagh City Council's Plan Strategy, in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.
 - The proposal is contrary to Policy COU8 of the Lisburn & Castlereagh City Council's Plan Strategy in that, the development would create a ribbon of development.
 - The proposal is contrary to criterion (e) of Policy COU16 of the Lisburn & Castlereagh City Council's Plan Strategy, in that if built the dwelling would have an adverse impact on the rural character of the area.

Site Location Plan – LA05/2026/0089/F



SITE LOCATION MAP
Scale: 1:2500@A2

Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	7 September 2026
Committee Interest	Local Application
Application Reference	LA05/2022/0634/F
Date of Application	29 June 2022
District Electoral Area	Lisburn & Castlereagh
Proposal Description	Proposed residential development of 28 apartments in four blocks (6no. affordable units) with associated private and shared public space, 42 car parking spaces, vehicle and pedestrian access from the approved development to the west and north from Mealough Road, and all other ancillary development including culverting a short section of the Carryduff River for the purpose of access.
Location	Land south of 615 Saintfield Road, Carryduff
Representations	One
Case Officer	Gillian Milligan
Recommendation	APPROVAL

Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee as the application is subject to a Section 76 planning agreement.
2. It is recommended that planning permission is granted as the proposal is in accordance with the requirements of policies HOU1, HOU3 and HOU4 of Lisburn and Castlereagh City Council Plan Strategy 2032 (subsequently referred to as the Plan Strategy) in that the detailed layout and design of the proposed buildings creates a quality residential environment and when the buildings are constructed, they will not adversely impact on the character of the area or residential amenity.

3. Furthermore, the density is not significantly higher than that found in the area and the proposed pattern of development is in keeping with the overall character and environmental quality of the area.
4. It is considered that the proposal is also in accordance with the requirements of policy HOU10 of the Plan Strategy in that adequate provision is made for affordable housing as an integral part of the development. This provision will be subject to a Section 76 Planning Agreement.
5. The proposal complies with policies NH1, NH2 and NH 5 of the Plan Strategy in that the detail demonstrates that the development is not likely to have a significant effect on a European or Ramsar site or harm a European protected species nor is it likely to result in the unacceptable adverse impact on, or damage to known habitats, species or features of natural heritage Importance.
6. The proposed complies with policy TRA1 the Plan Strategy in that the detail demonstrates that an accessible environment will be created through the provision of footways and pedestrian paths.
7. It is also considered that the development complies with policies TRA2 and TRA3 of the Plan Strategy in that the detail submitted demonstrates that the access will not prejudice road safety or significantly inconvenience the flow of traffic. Regard is also had to the nature and scale of the development, the character of the existing development, the location and number of existing accesses and the standard of the existing road network.
8. The proposal is considered to comply with policy TRA7 of the Plan Strategy in that the detail demonstrates that adequate provision for car parking and appropriate servicing arrangements has been provided so as not to prejudice road safety or inconvenience the flow of traffic.
9. The proposed development complies with policy tests set out in policies FLD1, FLD2, FLD 3 and FLD4 of the Plan Strategy in that the site lies outside the 1 in 100 year fluvial flood plain, a sufficient working strip will be maintained with the watercourse, adequate drainage can be provided within the site to service the proposal, there is sufficient capacity within the existing waste-water treatment works to service the development and there is a suitable engineering reason for the culvert.
10. Whilst there are capacity constraints within the associated foul sewer network catchment NI Water has confirmed that this proposal has received stage one sign-off as a solution has been agreed but the applicant awaits final approval from NI water to lay this piece of new infrastructure. However, in light of the advice received to date the recommendation to approve can be made subject to a negative condition to ensure no development commences until a detailed solution is agreed in writing by the Council and implemented before the occupation of the first apartment.

11. The proposal complies with Policy HE3 of the Plan Strategy as Historic Environment Division was consulted and offer no objection to the impact of the proposal on previously unrecorded archaeological monuments which are in close proximity to the site subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
12. The proposal complies with Policy RE2 as it shall be constructed in line with current NI Building Regulations which emphasises sustainable design and energy efficiency and PV panels will be incorporated at roof level.

Description of Site and Surroundings

Site

13. The site is located on lands south of 615 Saintfield Road, Carryduff. The site is an area of grassland that slopes downwards from the road level towards the Carryduff River which runs along the western boundary.
14. Saintfield Road which is a protected route runs along the eastern boundary of the site. There is timber ranch style fencing with hedging along the roadside boundary. There are existing trees and hedging along the northern and southern boundaries and the western boundary is currently undefined as it leads down to the Carryduff River.

Surroundings

15. The surrounding area comprises a mix of uses including established residential dwellings to the north and east, residential development that is under construction to the west, a petrol station to the south and car sales to the south-east.

Proposed Development

16. The application is for full planning permission for a proposed residential development of 28 apartments in for blocks (six affordable units) with associated private and shared public space, 42 car parking spaces, vehicle and pedestrian access from the approved development to the west and north from Mealough Road, and all other ancillary development including culverting of Carryduff River.
17. The following documents are submitted in support of the application:

- Design Planning Statement
- Transport Assessment form
- Residential Travel Plan Framework
- Service Management Plan
- Drainage Assessment
- Outline Construction Environmental Management Plan
- Preliminary Ecological Assessment and Otter Survey
- Policy RE2 Statement
- Landscape Management & Maintenance Plan

Relevant Planning History

18. The following planning history is relevant to the site:

Reference Number	Description	Location	Decision
Y/2009/0114/F	Erection of 126 dwellings, access roads, open space including that part of the Carryduff Greenway from Queensfort Road to Mealough Road and associated site works	Lands north of Blenheim Park and Queensfort Court, west of Saintfield Road and south of Mealough Road Carryduff accessed from Mealough Road south of the reservoir and east of 6 Mealough Road	Permission Granted 11 March 2013

Consultations

19. The following consultations were carried out:

Consultee	Response
DfI Roads	No objection
DFI Rivers	No objection

Consultee	Response
LCCC Environmental Health	No objection
NI Water	No objection
NIEA Water Management Unit	No objection
NIEA Natural Environment Division	No objection
Shared Environmental Service	No objection
Historic Environment Division	No objection
Northern Ireland Housing Executive	No objection
NIE	No objection

Representations

20. One objection has been received to the proposal. The main issues raised are:

- Insufficient time to formulate a detailed response
- Application submitted within a short period of time following withdrawal of previous application
- Area borders a local landscape policy area
- Impact of noise, light pollution, loss of privacy and overlooking 615 Saintfield Road
- Flood risk
- Volume of people using greenway onto Saintfield road and increased noise and litter. Access onto Saintfield Road is hazardous due to 50mph dual carriageway
- No lighting plan for greenway lead to a rise in anti-social behaviour
- No protective measure to prevent access from east side of river to the rear of no. 615 Saintfield Road, or prevent children from accessing the river
- Impact right of access to Thompsons land
- Impact on wildlife

21. The issues raised will be considered in detail as part of the assessment.

Local Development Plan

22. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications regard must be had to the requirements of the local development plan and that the determination of applications must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

23. It is stated at Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption, the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

24. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Carryduff Local Area Plan 1988-1993. Draft BMAP remaining a material consideration.
25. When the Carryduff Local Plan was adopted, the area subjected to this application was excluded from the settlement limit.
26. The site was subsequently brought within the settlement limit of Carryduff in draft BMAP and is whiteland. Significant determining weight is given to the designation of the lands within the settlement of Carryduff in draft BMAP without representation at the Public Inquiry into BMAP.

27. This proposal is for the development of lands within the settlement limit of Carryduff. The strategic policy for Sustainable Development is set out in Part 1 of the Plan Strategy. Strategic Policy 01 – Sustainable Development states that:

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

28. New housing is proposed. The strategic policy for Creating and Enhancing Shared Space and Quality Places is set out in Part 1 of the Plan Strategy. Strategic Policy 03 – Creating and Enhancing Shared Space and Quality Places states:

The Plan will support development proposals that contribute to the creation of an environment which is accessible to all and enhances opportunities for shared communities; has a high standard of connectivity and supports shared use of public realm. Good quality housing that supports more balanced communities must offer a variety of house types, sizes and tenures to meet different needs.

Creating shared neighbourhoods should provide opportunities for communities to access local employment, shopping, leisure, education and community facilities.

29. The strategic policy for Good Design and Positive Place Making is set out in Part 1 of the Plan Strategy. Strategic Policy 05 – Good Design and Positive Place Making state:

The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place-specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.

30. The site comprises grassland adjacent to the Carryduff River. The strategic policy for Protecting and Enhancing the Environment is set out in Part 1 of the Plan Strategy. Strategic Policy 06 – Protecting and Enhancing the Environment states that:

The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.

31. Six units will be developed as affordable housing. The strategic policy for Section 76 Agreements is set out in Part 1 of the Plan Strategy. Strategic Policy 07 – Section 76 Agreements states that:

Development will be required to deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale, impact of the development and the sustainability of its location.

A developer will be expected to provide or contribute to the following infrastructure in order to mitigate any negative consequences of development:

- a) *improvements to the transport network, including walking and cycling routes, public transport or, where necessary appropriate parking provision*
- b) *affordable housing*
- c) *educational facilities and/or their upgrades*
- d) *outdoor recreation*
- e) *protection, enhancement and management of the natural and historic environment*
- f) *community facilities and/or their upgrades*
- g) *improvements to the public realm*
- h) *service and utilities infrastructure*
- i) *recycling and waste facilities.*

32. Strategic Policy 08 Housing in Settlements states that:

The Plan will support development proposals that:

- a) *are in accordance with the Strategic Housing Allocation provided in Table 3*
- b) *facilitate new residential development which respects the surrounding context and promotes high-quality design within settlements*
- c) *promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing*
- d) *encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.*

33. The application site is near a number of previously unrecorded archaeological monuments. The strategic policy for protecting and enhancing the historic environment and archaeological remains is set out in Part 1 of the Plan Strategy under Strategic Policy 18 which states:

The Plan will support development proposals that:

- a) protect and enhance the Conservation Areas, Areas of Townscape Character and Areas of Village Character*
- b) protect, conserve and, where possible, enhance and restore our built heritage assets including our historic parks, gardens and demesnes, listed buildings, archaeological remains and areas of archaeological potential*
- c) promote the highest quality of design for any new development affecting our historic environment.*

34. The strategic policy for protecting and enhancing natural heritage is set out in Part 1 of the Plan Strategy under Strategic Policy 19 which states:

The Plan will support development proposals that:

- a) protect, conserve and, where possible, enhance and restore our natural heritage*
- b) maintain and, where possible, enhance landscape quality and the distinctiveness and attractiveness of the area*
- c) promote the highest quality of design for any new development affecting our natural heritage assets*
- d) safeguard the Lagan Valley Regional Park allowing appropriate opportunities for enhanced access at identified locations thereby protecting their integrity and value.*

35. The proposal includes culverting a section of a river for the purpose of access. The strategic policy for flooding is set out in Part 1 of the Plan Strategy under Strategic Policy 24 Flooding which states that:

The Plan will support development proposals that:

- a) reduce the risks and impacts of flooding by managing development to avoid, where possible the potential for flooding*
- b) encourage the use of Sustainable Drainage Systems to alleviate issues around surface water flooding*
- c) adopt a precautionary approach in instances where the precise nature of any risk is as yet unproven, but a potential risk has been identified.*

36. The following operational policies in Part 2 of the Plan Strategy also apply.

Housing in Settlements

37. As this application is for new residential development policy HOU1 - New Residential Development states that:

Planning permission will be granted for new residential development in settlements in the following circumstances:

- a) *on land zoned for residential use*
- b) *on previously developed land (brownfield sites) or as part of mixed-use development*
- c) *in designated city and town centres, and within settlement development limits of the city, towns, greater urban areas, villages and small settlements*
- d) *living over the shop schemes within designated city and town centres, or as part of mixed-use development.*

The above policy applies to all residential uses as set out in Part C of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

38. Policy HOU3 - Site Context and Characteristics of New Residential Development states:

Planning permission will be granted for new residential development where it will create a quality and sustainable residential environment which respects the existing site context and characteristics. An overall design concept, in accordance with Policy HOU6 must be submitted for all residential proposals and must demonstrate that a proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area. Proposals for residential development will be expected to conform to all the following criteria:

- a) *the development respects the surrounding context, by creating or enhancing a local identity and distinctiveness that reinforces a sense of place, and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas*
- b) *archaeological, historic environment and landscape characteristics/features are identified and, where appropriate, protected and suitably integrated into the overall design and layout of the development.*

For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances.

All development should be in accordance with available published space standards.

39. Policy HOU4 - Design in New Residential Development states:

Proposals for residential development will be expected to conform to all the following design criteria:

- a) *the design of the development must draw upon the best local architectural form, materials and detailing*
- b) *landscaped areas using appropriate locally characteristic or indigenous species and private open space must form an integral part of a proposal's open space and where appropriate will be required along site boundaries to soften the visual impact of the development and assist in its integration with the surrounding area*
- c) *where identified as a Key Site Requirement adequate provision is made for necessary local community facilities, to be provided by the developer*
- d) *residential development should be brought forward in line with the following density bands:*
 - *City Centre Boundary 120-160 dwellings per hectare*
 - *Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare*
 - *Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare.*
 - *Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities*
- e) *a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded*
- f) *dwellings should be designed to be energy and resource efficient and, where practical should include integrated renewable energy technologies to minimise their impact on the environment*
- g) *a proposed site layout must indicate safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks; meet the needs of mobility impaired persons; and respect existing public rights of way*
- h) *adequate and appropriate provision is made for car and bicycle parking including where possible electric vehicle charging points*
- i) *the design and layout must not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance*

- j) *The design and layout should be where possible, include use of permeable paving and sustainable drainage*
- k) *The design and layout design must demonstrate appropriate provision is made for householder waste storage, and its collection can be facilitated without impairment to the access and maneuverability of waste service vehicles*
- l) *the development is designed to deter crime and promote personal safety. Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.*

40. The Justification and Amplification states that:

Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy.

41. As more than five residential units are proposed there is a need to consider the requirement for affordable housing. Policy HOU10 - Affordable Housing in Settlements states that:

Where the need for Affordable Housing is identified, through the Housing Needs Assessment on sites of more than 0.5 hectares or comprising of 5 residential units or more, proposals will only be permitted where provision is made for a minimum 20% of all units to be affordable. This provision will be secured and agreed through a Section 76 Planning Agreement.

All developments incorporating affordable housing should be designed to integrate with the overall scheme with no significant distinguishable design differences, in accordance with any other relevant policies contained within this Plan Strategy.

In exceptional circumstances where it is demonstrated that the affordable housing requirement cannot be met, alternative provision must be made by the applicant, or an appropriate financial contribution in lieu must be agreed through a Section 76 Planning Agreement. Such agreements must contribute to the objective of creating mixed and balanced communities.

Proposals for the provision of specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly, Policy HOU11) will not be subject to the requirements of this policy.

Windfall sites will be encouraged for the development of affordable housing in suitable and accessible locations.

By exception, proposals for affordable housing could be permitted on land identified as open space, in accordance with Policy OS1, where it can be demonstrated that all of the following criteria have been met:

- a) *a demonstrable need has been identified by the Northern Ireland Housing Executive*
- b) *the application is made by a registered Housing Association or the Northern Ireland Housing Executive*
- c) *the proposal will bring substantial community benefits that decisively outweigh the loss of the open space.*

Development proposals will not be supported where lands have been artificially divided for the purposes of circumventing this policy requirement.

42. The Justification and Amplification states that:

The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process.

43. The Glossary associated with Part 2 of the Plan Strategy states that:

Affordable Housing – affordable housing is:

- a) *Social rented housing; or*
- b) *Intermediate housing for sale; or*
- c) *Intermediate housing for rent,*

that is provided outside of the general market, for those whose needs are not met by the market.

Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

Access and Transport

44. The proposal will create a new access to a public road. Policy TRA1 - Creating an Accessible Environment states that:

The external layout of all development proposals will incorporate, where appropriate:

- a) *facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any*

- unnecessary obstructions*
- b) *user friendly and convenient movement along pathways and an unhindered approach to buildings*
- c) *priority pedestrian and cycling movement within and between land uses*
- d) *ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.*

Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees.

Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.

Submission of a Transport Assessment Form (TAF) and a Design and Access Statement may also be required to accompanying development proposals.

45. Policy TRA 2 – Access to Public Roads states:

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

46. Car parking is required for the proposed development. Policy TRA7 Car Parking and Servicing Arrangements in New Developments states that:

Development proposals will provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to published standards³³ or any reduction provided for in an area of parking restraint designated in the Local Development Plan. Proposals should not prejudice road safety or significantly inconvenience the flow of vehicles.

47. A Transport Assessment Form and Residential Travel Plan are submitted with the application. Policy TRA8 - Active Travel Networks and Infrastructure Provision states that:

Planning permission will only be granted for proposals where public transport, walking and cycling provision forms part of the development proposal.

A Transport Assessment/Travel Plan or, if not required, a supporting statement should indicate the following provisions:

- a) *safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks*
- b) *the needs of mobility impaired persons; and respect existing public rights of way*
- c) *safe, convenient and secure cycle parking.*

In addition, major employment generating development will be required to make appropriate provision for shower and changing facilities.

Flooding

48. The site is adjacent to the Carryduff River, and a short section is proposed to be culverted for the purpose of access. Policy FLD 2 - Protection of Flood Defence and Drainage Infrastructure states that:

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance, including building over the line of a culvert.

49. More than 10 residential units are proposed. Policy - FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains states:

A Drainage Assessment (DA) will be required for development proposals that exceed any of the following thresholds:

- a) *a residential development of 10 or more units*
- b) *a development site in excess of 1 hectare*
- c) *a change of use involving new buildings and/or hard surfacing exceeding 1,000 square metres in area.*

A DA will also be required for any development proposal, except for minor development, where:

- *it is located in an area where there is evidence of historical flooding.*
- *surface water run-off from the development may adversely impact on other development or features of importance to nature conservation, archaeology*

or historic environment features.

A development requiring a DA will be permitted where it is demonstrated through the DA that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere. If a DA is not required, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI, it remains the responsibility of the developer to mitigate the effects of flooding and drainage as a result of the development.

Where the proposed development is also located within a fluvial flood plain, then Policy FLD1 will take precedence.

50. The proposal includes a culvert for the purpose of access. Policy FLD4 Artificial Modification of Watercourses states that:

*Artificial modification of a watercourse, including culverting or canalisation, will only be permitted in the following exceptional circumstances: a) a short length of culverting necessary to provide access to a development site, or part thereof
b) where it can be demonstrated to the satisfaction of DfI Rivers that a specific length of watercourse needs to be culverted for engineering reasons and that there are no reasonable or practicable alternative courses of action.*

Natural Heritage

51. The site is adjacent to Carryduff River which is hydrologically connected to Belfast Lough Open Water Special Protection Area (SPA), Inner Belfast Lough Area of Special Scientific Interest (ASSI), and Belfast Lough Ramsar Site which are of national and international importance and are protected by the Habitats Regulations and the Environment (NI) Order 2002.

52. Policy NH1 European and Ramsar Sites states that:

International Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance)

b) a listed or proposed Ramsar Site.

Where a development proposal is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council, through consultation with the Department of Agriculture, Environment and Rural Affairs (DAERA), is required by law to carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions.

53. The site is undeveloped grassland with trees and hedging along the boundaries and is in proximity to a river therefore there is potential to impact on biodiversity. Policy NH2 Species Protected by Law states that:

European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

54. Policy NH5 - Habitats, Species or Features of Natural Heritage Importance states that:

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

- a) priority habitats*
- b) priority species*
- c) active peatland*
- d) ancient and long-established woodland*
- e) features of earth science conservation importance*
- f) features of the landscape which are of major importance for wild flora and fauna*
- g) rare or threatened native species*
- h) wetlands (includes river corridors)*
- i) other natural heritage features worthy of protection including trees and woodland.*

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Historic Environment and Archaeology

55. The application site is near a number of previously unrecorded archaeological monuments. Policy HE3 Archaeological Assessment and Evaluation states:

Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation.

Where such information is requested but not made available the Council will refuse planning permission.

Renewable Energy

56. The proposal includes PV panels on the roof. Policy RE2 Integrated Renewable Energy states:

Planning permission will be granted for a development proposal which integrates renewable energy technology including microgeneration and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Regional Policy and Guidance

Regional Policy

57. The SPSS edition 2 was published in December 2025. It is the most recent regional planning policy, and it is stated at paragraph 1.5 that:

The provisions of the SPSS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

58. Paragraph 2.1 of the SPSS recognises that an objective of the planning system is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. It states that:

planning system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments for the overall benefit of our society

59. Paragraph 3.6 of the SPPS states:

planning authorities should make efficient use of existing capacities of land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive environments, assist with economic regeneration and renewal, and reduce the need for green field development.

60. Paragraph 3.8 of the SPPS states:

that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

61. In practice this means that development which accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.

62. The site is proposed to be developed for housing development. It is stated at paragraph 6.136 that:

The policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.

Retained Regional Guidance

63. Whilst not policy, the following guidance documents remain a material consideration.

Creating Places

64. The policy requires the guidance in the 'Creating Places – Achieving Quality in Residential Developments' (May 2000) to also be considered.

65. The guide is structured around the process of design and addresses the following matters:

- the analysis of a site and its context;
- strategies for the overall design character of a proposal;
- the main elements of good design; and
- detailed design requirements.

66. Paragraph 7.17 provides guidance on separation distances stating:

Great care will be needed in designs where new residential schemes, such as apartments, include living rooms or balconies on upper floors as this can cause a significant loss of amenity to adjoining dwellings, particularly where they are close to the boundaries of existing properties. Where such development is proposed on green-field sites or in lower density areas, good practice indicates that a separation distance of around 30m should be observed or, alternatively, consideration given to a modified design. Where such development abuts the private garden areas of existing properties, a minimum distance of around 15m should be provided between the rear of the apartments and the common boundary.

67. Paragraphs 5.18 – 5.20 provides guidance on the level of private open space provision as follows:

At higher densities private open space for apartments, maisonettes or small groups of houses may be provided in the form of privately maintained communal gardens. These can create focal points in the layout and provide effective space to contrast with the high-density buildings.

In the case of apartment or flat developments, or 1 and 2 bedroomed houses on small urban infill sites, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sq m per unit to around 30 sq m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. Generally, developments in inner urban locations and other high-density areas will tend towards the lower figure. Apartment developments on green-field sites

and within lower density areas should normally seek to provide the higher figure, although this may be reduced where some private open space is provided in the form of patios or balconies.

Development Control Advice Note 8 - Housing in Existing Urban Areas

68. Paragraph 4.10 states that:

Planning Service will expect applicants and designers to carry out an appraisal of the local context, which takes into account the character of the surrounding area; and new development should respect the architectural, streetscape and landscape character of the area.

Assessment

Housing in Settlements

Policy HOU 1 – New Residential Development

69. This application is for 28 apartments within the settlement limit of Carryduff. The proposal therefore complies with criterion (c) of Policy HOU1 of the Plan Strategy as the site is within a settlement and as such, the policy tests associated with Policy HOU1 are considered to be met.

Policy HOU3 - Site Context and Characteristics of New Residential Development

70. The site fronts onto Saintfield Road, with a public footway abutting the eastern boundary. The surrounding area is predominantly residential in character with a petrol station and car sales south of the site, car sales to the north and Let's Go Hydro recreation use to the north-west.
71. Facing the site on the opposite side of Saintfield Road are three-storey townhouses. There is a single detached two storey dwelling to the north of the site and to the rear (east) is an under-construction housing development of two storey dwellings.
72. The surrounding residential character is a mix of two to three storey dwellings finished in a mix of red brick and render with pitched tiled roofs.

73. A Planning Statement has been provided which details the constraints of the site and how the proposal has been designed to draw upon the positive aspects of, and respect the local character, appearance and environmental quality of the surrounding area.
74. The surrounding context is housing to the north, west and east of the site. The dwellings to the east, on the opposite side of the road are three storeys. As the site falls away from the road the apartments have been designed at four storeys as the ground floor will sit below the level of the road and the scale and massing will read as similar to the three storey dwellings on the opposite side of Saintfield Road.
75. The apartments are designed as four separate blocks to minimise the impact of the scale and mass of the blocks. The buildings will also be dual aspect to respect the Saintfield Road to the east and the Carryduff River and the housing development being constructed at Mealough to the west.
76. The apartment blocks will be finished in render, light coloured buff brick with a smooth blue/grey brick base and grey tiled pitched roofs to respect and complement the existing finishes in the area.
77. The natural boundaries of the site will be retained and replenished with new native species woodland planting where necessary. Parking will be to the rear of the apartments to protect views from the road, and the hardstanding parking areas will be softened by interspersed landscaping.
78. In this context officers are satisfied that the proposed development will not appear incongruous with its surroundings but is instead reflective of the development within the immediate context of the site.
79. Taking into account the mixed residential character exhibited within the area and the design and layout of the proposal it is considered that the proposal will comply with criterion (a) of Policy HOU3 of the Plan Strategy as it will respect the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of the apartment blocks, landscaped and hard surfaced areas.
80. The application site is near a number of previously unrecorded archaeological monuments, including an early medieval rath and annex, Neolithic houses and a Neolithic enclosure, which Historic Environment Division (Historic Monuments), following consultation, has detailed were located in the fields on the western edge of the application site. There is potential for further archaeological remains to be located within the application site therefore Historic Environment Division (Historic Monuments) is content that the proposal satisfies policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ. This will ensure the Historic

Environment is protected in accordance with criterion b) of Policy HOU3 of the Plan Strategy.

81. The Carryduff River runs along the western boundary of the site. A suitable working strip will be provided between the development and the river. The river will also be culverted to allow access into the site. DfI Rivers was consulted and offers no objection and Schedule 6 consent has been granted. For these reasons it is considered that this landscape feature will be protected and suitably integrated into the overall design and layout of the development in accordance with criterion b) of Policy HOU3 of the Plan Strategy.

Policy HOU4 - Design in New Residential Development

82. The layout of the proposal demonstrates that the 28 apartments will be contained within four buildings.
83. Three of the apartment buildings will be located along the eastern boundary of the site (Blocks A-C) and will front onto Saintfield Road. The fourth building (Block D) will be located along the southern boundary of the site and set back from the road. It will face onto the parking area and back onto an existing petrol station.
84. Access to the site will be taken from the road into the new Mealough development as access cannot be achieved directly from Saintfield Road as it is a Protected Route. The new access into the site requires the river to be culverted to allow construction of the new road at the north of the site. The access road will serve the apartment development only and will run from north to south with parking bays on either side.
85. The three apartment buildings fronting onto Saintfield Road are similar in design, scale and massing. All three will be four storeys with the ground floor level sitting below the level of the road so from the road they appear as three storey and similar scale and massing to the dwellings on the opposite side of Saintfield Road at Danesfort Park which are three storeys. Although four storey buildings are not characteristic of the area the scale and massing of the proposal within the site context and the streetscape will ensure that the proposal is not incongruous and will integrate into the surrounding urban area.
86. Both end blocks (detailed as Block A and C on the submitted plans) step down to three storeys. Block A reduces in height to respect the adjacent two storey dwelling at 615 Saintfield Road which is located to the north. Block C reduces to three storeys to tie in with the height of Block D, which is three storeys, and as the levels of the site fall towards the southern boundary.
87. The apartments will be dual aspect to respect the Saintfield Road to the east and the Carryduff River and the housing development being constructed at Mealough to the west.

88. The apartment blocks will be finished in render, light coloured buff brick with a smooth blue/grey brick base and grey tiled pitched roofs. The proposal is considered to draw upon the best forms of architecture, materials and detailing in the area and will respect and complement the existing design and finishes of residential properties in the area. The proposal is considered to meet criterion a) of Policy HOU4 of the Plan Strategy.
89. Landscaping will be included within the site to provide amenity space for the apartments and soften the visual impact of the hardstanding parking and access areas.
90. Sufficient amenity space will be provided for the apartments with over 300 sqm of greenspace provided. The ground floor apartments will have private garden areas with areas of greenspace between the buildings and Saintfield Road for the upper floor apartments. These areas will be at a lower level than the road with woodland planting along the boundaries to protect amenity. The amenity space provision is in keeping with the guidance set out in Creating Spaces of at least 10 sqm per apartment.
91. The natural boundaries of the site will be retained and replenished with new native species woodland planting where necessary. The hardstanding parking areas will be softened by interspersed landscaping.
92. A working strip will be maintained along the river corridor to integrate the landscape feature into the layout of the proposal. It is considered that sufficient landscaping and amenity space will be provided for the development in accordance with criterion b) of HOU4 of the Plan Strategy.
93. The land is not zoned for housing therefore there are no key site requirements for the site. Given the scale of the development for only 28 apartments, it is considered that local community facilities are not required and the proposal complies with criterion c) of Policy HOU4 of the Plan Strategy.
94. It is considered that the proposal meets the density bands in criterion d) of Policy HOU4 as the site is within the settlement limit of Carryduff and will provide 28 apartments on a 0.95 hectare site with the policy requirement in settlement limits of 25-35 dwellings per hectare.
95. As the proposal is for an apartment development a range of dwellings in not provided. However, it is considered that the design of the apartments will provide level access and lift access to upper floors for accessibility to all and those who are mobility impaired in accordance with criterion e) of Policy HOU4 of the Plan Strategy.
96. The apartments have been designed to be energy and resource efficient by incorporating solar PV panels at roof level to support on site renewable energy generation and will achieve a high standard of thermal efficiency by using thermally efficient insulation and building fabric, high efficiency boilers, airtight

construction, low energy light fittings and SuDs drainage thereby reducing the overall energy demand and reliance on non-renewable energy sources. The proposal meets criterion f) of Policy HOU4 of the Plan Strategy.

97. The internal road layout will be connected to the approved road network within the Mealough site with footpaths provided to link the site to the Mealough Development and the wider road network. Pathways will be provided within the site for safe and convenient access around the site which will be level and will also serve to meet the needs of mobility impaired persons. Secure cycle parking will also be provided adjacent to each apartment block. Adequate and appropriate provision is also made for car parking with 42 spaces provided which meets the required parking standards. Criteria (g) and (h) of Policy HOU4 of the Plan Strategy are met.
98. The design and layout of the proposal will not create conflict with adjacent land uses or have any unacceptable adverse impacts on residential amenity. There is a dwelling adjacent and to the north of the site at 615 Saintfield Road. Block A is the closest to this dwelling and will be built gable to gable. There will be a sufficient separation distance of approx. 15 metres between the gables of the buildings with intervening hedging and woodland planting along the adjoining boundary and there is an existing garage at the rear of the dwelling to prevent any adverse impacts from overshadowing/ loss of light to 615 Saintfield Road.
99. There are windows in the gable facing 615 Saintfield Road. On the ground, first and second floors these are bathroom windows which will be opaque and will not cause any unacceptable overlooking. On the third floor there is a bedroom window, however it is considered that given the separation distance of 15 metres and there is an existing garage along the adjoining boundary that this window will not result in an unacceptable adverse impact of overlooking.
100. In relation to noise, Environmental Health was consulted and commented that:

The proposal is in close proximity to a busy road and the applicant should ensure there is sufficient sound insulation, including acoustic glazing and ventilation, to ensure compliance with 'BS8233:2014 - Sound insulation and noise reduction for buildings'. Therefore, internal ambient noise level should not exceed LAeq(16hr) 35dB(A) daytime in habitable rooms (including bedrooms) and LAeq(8hr) 30dB(A) night time in bedrooms.

This will be added as an informative to ensure there's no adverse impact of noise on the residential amenity of future residents of the apartments. Environmental Health has not indicated any potential noise impact on the adjacent property at 615 Saintfield Road.

101. To the west of the site is the river valley and the Carryduff River with the dwellings under construction in the Mealough development a sufficient distance away to prevent any unacceptable adverse impacts on the residential amenity of these dwellings.

102. The proposal will have no unacceptable adverse impacts on the dwellings on the opposite side of Saintfield Road to the east of the site as the site is separated by the main road and the access road into Danesfort Park with over 35 metres separation distance between the buildings.
103. Block D is the closest building to the petrol station to the south of the site. There will be no adverse impact on the petrol station from the proposal or on the proposed development from the petrol station as there is 29 metres separation distance with intervening vegetation and the proposed development sits at a lower level. As discussed previously Environmental Health was consulted and there are no concerns relating to impacts on residential amenity from the petrol station. It is therefore considered the proposal meets criterion i) of Policy HOU4 of the Plan Strategy.
104. Landscaped areas will be provided throughout the parking areas to provide natural drainage system to meet the requirements of criterion j) of Policy HOU4 of the Plan Strategy.
105. Each apartment block will have communal bin storage facilities. A Service Management Plan has been submitted which demonstrates any waste service vehicles can manoeuvre the site in forward gear. The proposal meets criterion k) of Policy HOU4.
106. The site is designed to deter crime as the apartments will overlook the parking areas for informal surveillance and the rear amenity space will be secured by planting. The proposal meets criterion l) of Policy HOU4 of the Plan Strategy.

Policy HOU10 – Affordable housing in settlement

107. As the proposal is for greater than five residential units and the site is larger than 0.5 hectares, Policy HOU10 requires 20% affordable housing provision.
108. A draft Section 76 agreement has been submitted for the Councils consideration. It details that six units for affordable provision are to be provided within the proposed development. No more than 14 of the private apartments will be occupied in the first three blocks constructed until the six affordable units are available for occupation.
109. The affordable units will also be integrated within the overall scheme with no distinguishable differences in the materials and finishes and the minimum space standards.
110. The affordable housing tests associated with Policy HOU10 of the Plan Strategy are therefore capable of being met subject to this provision being secured and agreed through a Section 76 Planning Agreement.

Access and Transport

Policy TRA1 – Creating an Accessible Environment

111. Detail associated with the application indicates that the development involves the construction of a new access to a public road for both vehicular and pedestrian use.
112. Based on a review of the detail submitted with the application and advice from DfI Roads it is considered that the proposed complies Policy TRA1 of the Plan Strategy in that the detail demonstrates that an accessible and safe environment will be created through the provision of footways and dropped kerbs.

Policy TRA2 – Access to Public Roads

113. The proposed new access will connect at the northern end of the site to the approved road network within the adjacent Mealough housing development. Access onto Saintfield Road cannot be achieved as it is a protected route. The Carryduff River will be culverted to allow the access road to cross it and into the site.
114. A Transport Assessment Form (TAF) submitted in support of the application provides detail that the traffic predicted from the site will be low level and that the site will be accessed via the internal road network within the Mealough development which has been designed to accommodate this level of residential development therefore the impact on the surrounding infrastructure is insignificant. The TAF also indicates that this will be helped by the road improvements at Mealough Road/ Saintfield Road junction.
115. Advice received from DfI Roads confirms that they have no objection, endorsing the site layout drawings.
116. Regard is had to the nature and scale of the development, the character of the existing development, the location and number of existing accesses and the standard of the existing road network.
117. It is therefore considered that the development complies with Policy TRA2 of the Plan Strategy in that the detail submitted demonstrates that the proposed new access for 28 apartments will not prejudice road safety or significantly inconvenience the flow of traffic.

Policy TRA7 – Carparking and servicing arrangements in new developments

118. The proposal will provide 42 parking spaces for the 28 apartments which meets parking standards of 1.5 spaces per apartment therefore sufficient parking is provided for the development.
119. The site layout shows secure cycle storage adjacent to each apartment block.
120. A Service Management Plan has been submitted which demonstrates the layout has been designed to be suitable for servicing arrangements as vehicles can manoeuvre throughout the site in forward gear.
121. Based on a review of the information and the advice received from DfI Roads it is considered that the proposal satisfies policy TRA7 of the Plan Strategy and will not prejudice road safety or significantly inconvenience the flow of traffic.

Policy TRA8 – Active Travel Networks and Infrastructure Provision

122. A Transport Assessment Form and Residential Travel Plan Framework were submitted in support of the application which detail that pedestrian links to the Saintfield road will be included via footpaths through the Mealough housing site and there are pedestrian crossings at the junction of Saintfield Road/ Mealough Road/ Manse Road. Cycling provision is supported by the bus lane on Saintfield Road and the development is served by several Ulsterbus services which connect Carryduff to Belfast City Centre and beyond.
123. It is therefore considered that walking, cycling provision and public transport links form part of the proposal in accordance with Policy TRA8 of the Plan Strategy.

Flooding and Drainage

124. As the proposal includes a culvert and a Drainage Assessment was submitted in support of the application, DfI Rivers was consulted.
125. DfI Rivers commented that an undesignated watercourse known as the Carryduff River is located adjacent to the western and southern boundaries of the site and following submission of detailed plans relating to the culvert and that Schedule 6 Consent has been granted, DfI Rivers has no reason to sustain an objection under Policy FLD1 of the Plan Strategy.
126. Under Policy FLD2 of the plan strategy a working strip to the river is required to facilitate maintenance of the river. The site layout drawing indicates a working strip and DfI Rivers commented that it has no reason to sustain an objection under Policy FLD2.
127. As the proposal is for more than 10 dwelling units it meets the threshold for a Drainage Assessment under Policy FLD3. The submitted drainage assessment details that:

The storm discharge of the site will discharge into the Carryduff River through a headwall. The additional flow associated with the increase in hardstanding of the site will be attenuated with an appropriate attenuation system. The discharge will then be restricted via a hydrobrake or similarly approved.

128. Dfl Rivers requested revised drainage calculations and following reconsultation with those calculations commented that:

Dfl Rivers acknowledges the submission of revised drainage calculations... while not responsible for the preparation of this Drainage Assessment Dfl Rivers accepts its logic and has no reason to disagree with its conclusions. The Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event could be contained through the addition of an underground online attenuation system, when discharging at existing green field runoff rate, and therefore there will be no exceedance flows during this event. Further assessment of the drainage network will be made by NI Water prior to adoption.

129. A condition will be added to any approval that a final drainage assessment is submitted prior to construction in order to safeguard against surface water flood risk. The proposal is therefore considered to comply with Policy FLD3 of the Plan Strategy.
130. The proposal includes culverting of the watercourse to construct a road for access to the site. Under Policy FLD4 criterion a) artificial modification of a watercourse is acceptable in exceptional circumstances which includes a short length of culverting necessary to provide access to a development site.
131. The proposed culvert is necessary to gain access to the site as Saintfield Road is a protected route and a new access onto it would not be acceptable under transportation policies and road safety. The proposed culvert will measure 10 metres wide which is considered as a short length. For these reasons culverting of the watercourse is considered to meet the exceptional circumstances under Policy FLD4 of the Plan Strategy.
132. For the reasons outlined above and having regard to the detail submitted with the application and advice from Dfl Rivers, no concern is raised in relation to flooding and the policy tests associated with policies FLD1, FLD2, FLD3 and FLD4 are met.
133. Initial consultation with NI Water detailed capacity constraints within the associated foul sewer network catchment. The applicant completed a Waste-Water Impact Assessment.
134. NI Water confirmed that they have no objection in principle to a negative condition which states no development shall commence until a wastewater network engineering solution to mitigate the downstream foul capacity issues is

approved in writing by the Council in consultation and agreement with NI Water. They further state the condition shall require the approved solution to be implemented prior to the occupation of the first apartment. This will ensure a practical solution to sewage disposal from this site and protection of the water environment.

Natural Heritage

135. The proposal includes the development of grassland with hedgerow boundaries and is adjacent to a river and therefore has the potential to impact upon designated sited, protected and priority species and habitats or features of natural heritage importance.

Policy NH1 – Europea and Ramsar Sites – International

136. The Carryduff River along the western boundary of the site is hydrologically linked to Belfast Lough Ramsar site, Belfast Lough Open Water Special Protection Area, and Inner Belfast Lough Area of Special Scientific Interest. A Preliminary Ecological Appraisal (PEA) and Otter survey were submitted as part of the application and Natural Environment Division (NED) within DAERA and Shared Environmental Service (SES) were consulted.

137. In relation to the impact on designated sites NED commented that it:

has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns, subject to recommended conditions.

The revised OCEMP now provides further consideration of works associated with the Carryduff River and includes additional environmental mitigation, construction methodologies and pollution prevention measures designed to protect the water environment and downstream designated sites.

NED is satisfied that the revised OCEMP provides an appropriate framework for the management of potential environmental impacts during the construction phase. Subject to the implementation of the mitigation measures outlined, it is considered that the potential for adverse impacts on the Carryduff River and connected designated sites can be adequately controlled. Final detailed pollution prevention and environmental protection measures should be incorporated into the final CEMP prior to the commencement of development.

138. A condition will be added to any approval that a final CEMP shall be submitted to the Council for approval in writing to protect Northern Ireland priority habitats and species and to prevent likely significant effects on Belfast Lough.
139. Shared Environmental Service (SES) commented that the proposal can be eliminated from further assessment because it could not have a conceivable effect on a European site. This advice is supported by the NI Water correspondence. SES has requested that a condition is included similar to the NI Water condition that the development shall not be occupied until the foul sewerage network engineering solution, as agreed with NI Water, has been delivered by the developer to the satisfaction of NI Water and the Council. This will ensure the proposal will not have an adverse effect on the integrity of the designated site.
140. Having regard to the advice received from NED and SES to date, no adverse effect on the integrity of any European and Ramsar site is identified and the proposal is in accordance with Policy NH1 of the Plan Strategy.
141. Whilst a final consultation remains outstanding from SES advice received is where a solution is agreed in principle with NI Water the two consultees have been advising that a negative condition is sufficient to ensure there is no hydrological link to any designated site. Should members be minded to agree with the recommendation, this will be subject to receipt of a satisfactory consultation response before any decision is issued.

Policy NH2 – Species Protected by Law

142. With regard to protected species, the PEA details that:

The grassland, hedgerow and scrub habitats of the site provide suitable foraging and breeding habitat for badger. A badger Meles meles survey of the site revealed signs of a two-entrance active badger sett on the eastern bank of the Carryduff River. A 25m buffer zone from any works is normally required to protect badger setts from any development works. However, the sett is located at least 45m away from any proposed development.

A final check for recently excavated holts and badger setts within the newly constructed spoil heaps on the edge of the site is recommended as mammal activity can change at any time.

143. In relation to bats, the PEA details that:

No trees with bat roost potential are present on the site. No. 615 Saintfield Road located on the northern boundary of the site was assessed for bat roosting potential. The building supports Potential Roost Features (PRFs) that could support single or small numbers of roosting bats namely holes in the soffits on all sides of the building. If any lighting from the proposed development scheme is directed towards these PDFs then an adverse impact on any roosting bats could occur.

144. NED commented that:

NED is satisfied that adverse impacts on badgers can be avoided through the retention and protection of the exclusion zone throughout the construction phase... As badgers are a mobile and dynamic species, there remains the potential for additional setts to become established within the site. NED therefore agrees with the ecologist's recommendation that a pre-construction survey is undertaken prior to the commencement of works, including a final check for any recently excavated badger setts, particularly within spoil heaps and other disturbed ground, to ensure that badger activity has not changed since the original survey was undertaken.

Bats

NED notes that no trees with bat roosting potential were identified within the site. While the nearby dwelling at No. 615 Saintfield Road contains a small number of features with potential to support roosting bats, adverse impacts are unlikely to occur provided that any proposed lighting is designed to avoid illumination of these features.

145. The PEA also details that:

The grassland in the site is of relatively low ecological value.

*The Carryduff River crossing and bordering the site provides a suitable commuting corridor for otter *Lutra lutra* between the proposed development site and Knockbreckan Reservoir to the north. Therefore, anti-pollution measures will be undertaken to prevent any extraneous materials from entering the river during the construction period.*

146. A separate Otter survey was submitted which concluded that:

No signs of otter including holts, feeding remains, footprints or hairs were observed during the survey.

As there is suitable otter habitat along the Carryduff River with suitable lying up and breeding habitat identified such as dense scrub, a final pre-construction

check for holts is considered prudent. Pre-construction otter surveys by a suitably qualified ecologist, should be undertaken prior to the commencement of any works in order to identify any changes in otter activity, holt locations, etc., since the original survey. It is important to ensure that no new holts have been created in the intervening period.

147. NED commented that:

NED notes that no evidence of otter, including holts, feeding remains, footprints or hairs, was recorded during the survey. However, given the presence of suitable otter habitat along the Carryduff River, including areas capable of supporting resting and breeding sites, NED considers it appropriate that a pre-construction otter survey is undertaken by a suitably qualified ecologist immediately prior to the commencement of works.

This survey should confirm whether there have been any changes in otter activity or the establishment of new holts since the original survey was completed. Given the proximity of the development to the Carryduff River and associated riparian habitat, appropriate measures should be implemented during construction to prevent otters accessing excavation areas or establishing holts within spoil heaps or other disturbed ground.

148. Conditions will be added to any approval that within 3 months prior to works commencing on site, an updated otter survey and a badger survey shall be carried out by a competent ecologist and a report submitted to the Council for approval to ensure the development will have no adverse impacts on badgers or otters.

149. Having regard to the detail submitted by a qualified ecologist in the PEA and advice from NED it is considered that the proposal complies with Policy NH2 and is not likely to harm a European protected species.

Policy NH5 – Habitats, Species or Features of Natural Heritage Importance

150. With regards to priority species, habitats and features of natural heritage importance the PEA details that:

The habitat survey identified species-poor semi-improved neutral grassland, defunct hedges, dense scrub, and open running water on the site. The grassland is of relatively low ecological value, not being of a type that is the subject of a Northern Ireland Habitat Action Plan.

The hedges and the scrub on and surrounding the site provide breeding habitat for birds. Therefore, all these habitat features must be retained as far as possible. It is recommended that the existing hedgerows are rehabilitated and that new native hedgerows are planted around the site to compensate any lengths of hedgerow requiring removal to facilitate the development.

There is an existing water course on the site. Carryduff River acts as an important local wildlife corridor in the area. It is therefore recommended to maintain a 10m wide buffer zone from the river within which no works will take place.

151. The landscaping plan shows that the existing boundaries of the site will be retained and augmented with native species planting. A working strip is also shown on the plans to protect the river, and construction work will be greater than 10 metres from the river.
152. NED commented that the proposed retention of existing vegetation, together with the increased use of native planting, will contribute to maintaining and enhancing the ecological value of the site and there is unlikely to be a significant impact on protected and/or priority species and habitats, subject to recommended conditions.
153. Officers are content that based on the ecologist's advice and advice from NED that the proposal is not likely to result in the unacceptable adverse impact on or damage to known priority species, habitats or features of natural heritage importance in accordance with Policy NH5.

Historic Environment and Archaeology

Policy HE3 Archaeological Assessment and Evaluation

154. The site is within an archaeological site and monument and Historic Environment Division Historic Monuments (HED) consulted.
155. HED comments that:

The application site is in close proximity to a number of previously unrecorded archaeological monuments, including an early medieval rath and annex, Neolithic houses and a Neolithic enclosure, which were located in the fields on the western edge of the application site. These were identified during pre-development archaeological testing. There is potential for further archaeological remains to be located within the application site.

Historic Environment Division (Historic Monuments) has considered the impacts of the proposal. Historic Environment Division (Historic Monuments) is content that the proposal satisfies policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ.

156. Conditions will be added to any approval that a programme of archaeological work, prepared by a qualified archaeologist shall be submitted to and agreed by the Council to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded in accordance with Policy HE3 of the Plan Strategy.

Renewable Energy

Policy RE2 – Integrated Renewable Energy

157. The agent submitted a statement to demonstrate compliance with Policy RE2 which details that:

The proposal includes the incorporation of PV panels at roof level to support on-site renewable energy generation, and the apartment units have been designed to achieve a high standard of thermal efficiency, targeting an EPC 'A' rating, thereby reducing overall energy demand and reliance on non-renewable energy sources. This is achieved through the use of:

- Thermally Efficient Insulation and Building Fabric;*
- High-Efficiency Boilers;*
- Airtight Construction;*
- Low-Energy Light Fittings; and*
- Climate-Resilient Drainage System (SuDS)*

158. It is therefore considered that the proposal meets the requirements of policy RE2 of the Plan Strategy as renewable energy technology will be integrated into the proposed development.

Consideration of Representations

159. One representation was received in respect of this application. The issues raised were as follows:

- Insufficient time to formulate a detailed response.

The initial neighbour notification letters were issued in July 2022. Whilst a 14-day period is given on the letter, the Council will accept any representations until the decision is issued. In the intervening period, the proposal has been re-neighbour notified and no further letters of objection have been received.

- Application submitted within a short period of time following withdrawal of previous application.

There is no timeframe for submission of an application following withdrawal of a previous application. The previous application was for a different proposal of 10 dwellings. This proposal has gone through the correct legislative requirements of neighbouring notification and advertisement in the local press to ensure no one is prejudice.

- Area borders a local landscape policy area.

The proposal has been considered above in paragraphs 71-80 to respect the local character, appearance and environmental quality of the surrounding area.

- Impact of noise, light pollution, loss of privacy and overlooking on no. 615 Saintfield Road.

The impact of the proposal on the residential amenity of no. 615 Saintfield Road by reason of overlooking, loss of light/privacy and noise is considered at paragraphs 99-101, and the proposal will not result in any unacceptable adverse impacts on the residential amenity of no. 615.

- Flood risk.

The flood risk of the proposal is considered in detail at paragraphs 125- 134 of the report. DfI Rivers, was consulted and no concern is raised in relation to flooding and the policy tests associated with policies FLD1, FLD2, FLD3 and FLD4 are met. The proposal is considered to not be a risk of flooding to the site or exacerbate flooding elsewhere.

- Volume of people using greenway onto Saintfield road and increased noise and litter. Access onto Saintfield Road is hazardous due to 50mph dual carriageway.

Plans were amended to remove the proposed greenway and pedestrian access onto Saintfield Road. There is no vehicular access proposed onto Saintfield Road with access to the site to be taken from the Mealough development at Mealough Road.

- No lighting plan for greenway lead to a rise in anti-social behaviour.

As above plans were amended to remove the proposed greenway.

- No protective measure to prevent access from east side of river to the rear of no. 615 Saintfield Road or prevent children from accessing the river.

The existing rear boundary of no. 615 Saintfield Road will be retained with additional planting added on the site side of the boundary to prevent access into it.

Only part of the river is within the site boundary. The river currently is open within no defined boundaries. The site will be developed at a higher level than the river with a steep bank and woodland planting along the boundary of the apartments to prevent access to it.

- Impact right of access to Thompsons land.

The area of Thompsons land beyond the boundary of the apartments site will still be accessible.

- Impact on wildlife.

The impact on wildlife is considered in detail at paragraphs 135-152 of the report. Sufficient detail has been provided in the Preliminary Ecological Appraisal and outline Construction Environmental Management Plan to demonstrate that the proposal will have no adverse impact on any designated sites, protected or priority species, habitats or features of natural heritage importance in accordance with Policies NH1, NH2 and NH5 of the Plan Strategy.

Recommendations

160. The application is presented with a recommendation to approve subject to a Section 76 planning agreement to ensure that the developer fulfils his obligations with regards to the delivery of affordable housing in accordance with the requirements of policy HOU10 of the Plan Strategy.

Conditions

161. The following conditions are recommended:

- The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

- No other development hereby permitted shall be occupied until the vehicular access has been constructed in accordance with Drawing no. 39 published to the Planning Portal on 25 June 2026.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

- No apartment shall be occupied until hard surfaced areas have been constructed, in accordance with approved Drawing no. 38D published to the Planning Portal on 25 June 2026, to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

- Prior to the construction of the drainage network, the applicant shall submit a final drainage assessment, compliant with Policy FLD 3 and Section 16 of the Plan Strategy 2032, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100-year event.

Reason: 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.

- No development activity, including ground preparation or vegetation clearance, shall take place until a Final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council. The approved CEMP shall be implemented in accordance with the approved details, and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Council. The CEMP shall include the following:
 - a. Construction methodology and timings of works;
 - b. Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
 - c. Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
 - d. Peat/Spoil Management Plan; including identification of peat/spoil storage areas, management and handling of peat/spoil and details of the reinstatement of excavated peat/soil;
 - e. Water Quality Monitoring Plan;
 - f. Environmental Emergency Plan;
 - g. Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Statement and to prevent likely significant effects on Belfast Lough.

- Within 3 months prior to works commencing on site, an updated badger survey shall be carried out by a competent ecologist and a report submitted to the Council detailing the results of the survey. Should any new setts be discovered during surveying, advice must be sought from the NIEA Wildlife Team, and subsequent surveying or licencing be obtained as required.

Reason: To protect badgers.

- Within 3 months prior to works commencing on site, an updated otter survey shall be carried out by a competent ecologist and a report submitted to the Council detailing the results of the survey. Should any holts be discovered

during surveying, advice must be sought from the NIEA Wildlife Team, and subsequent surveying or licencing be obtained as required.

Reason: To protect otters.

- Prior to works commencing on site, all existing trees shown within the Landscape Layout Plan, Drawing No. 38D published to the planning portal on the 25 June 2026, as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.
Reason: To protect the biodiversity value of the site, including protected species.
- All hard and soft landscape works shall be carried out in accordance the Landscape Layout, Drawing No. 38D published to the planning portal on the 25 June 2026. The works shall be carried out no later than three months after occupation of the first apartment.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

- If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

- The management and maintenance of the landscaping of the site shall be carried out in accordance with the Landscape Management and Maintenance Plan prepared by Omni Architects dated August 2026.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

- No development shall commence until a wastewater network engineering solution to mitigate the downstream foul capacity issues is approved in writing by Council in consultation and agreement with NI Water.

Reason: To ensure a practical solution to sewage disposal from this site.

- No apartment shall be occupied until the approved wastewater network engineering solution to mitigate the downstream foul capacity issues has been delivered on site.

Reason: To ensure a practical solution to sewage disposal from this site.

- No site works of any nature, or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council. The POW shall provide for:
 - ☐ The identification and evaluation of archaeological remains within the site;
 - ☐ Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
 - ☐ Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
 - ☐ Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

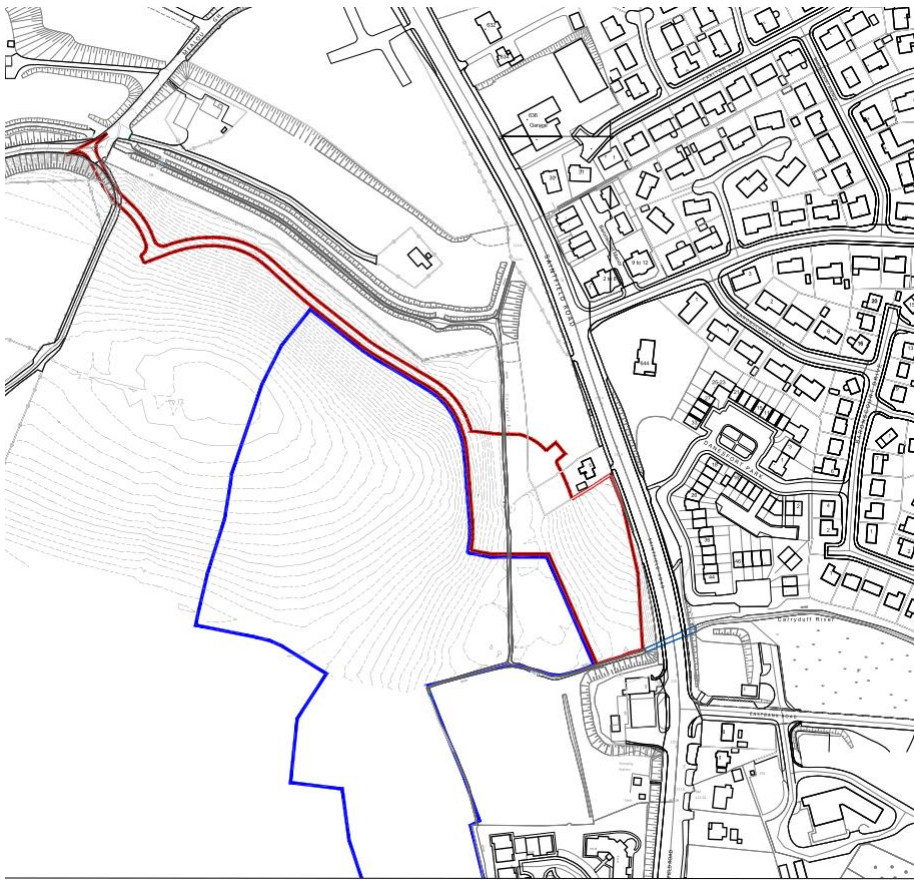
- No site works of any nature, or development shall take place other than in accordance with the programme of archaeological work approved under condition 14.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

- A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 14. These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Site location Plan – LA05/2022/0634/F



Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	7 September 2026
Committee Interest	Local (Exceptions Apply)
Application Reference	LA05/2026/0512/F
Date of Application	12 June 2026
District Electoral Area	Downshire West
Proposal Description	Proposed erection of a 6.0 metres high and 15.0 metres long ball stop fence (rigid steel mesh panels) for a softball diamond. Fence to be
Location	Barbour Memorial Playing Fields, 67 Ballynahinch Road, Lisburn, BT27 5EZ
Representations	Two objections
Case Officer	Emma Forde
Recommendation	Approval

Summary of Recommendation

1. This is an application submitted by the Council and is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee as a mandatory application.
2. The fencing is required for the operation of a playing field for softball which is considered to fall within the definition of an intensive sports facility (that is outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness).
3. The application is recommended for approval as it complies with all the criteria of policy OS2 of the Lisburn and Castlereagh City Council Plan Strategy (the Plan Strategy) and in particular that the proposed ball stop fence would not cause an unacceptable impact on amenities of people living nearby by reason of the siting and scale of the fence or the extent, frequency or timing of the associated sporting activities proposed, including any noise or light pollution likely to be generated.

Description of Site and Surroundings

4. The application relates to Barbour Memorial Playing Fields which are inside the settlement of Lisburn and the proposed development is located on the eastern side of the park to the southwest of the existing playpark, in close proximity to the southeastern boundary.
5. The wider park comprises three full sided grass pitches, a play park to the east of the site, and ancillary covered stands and a car park to the west.

6. The park is accessed by car via Ballynahinch Road, however there are various pedestrian entrances along the boundary including access from the Saintfield Road.
7. The park is in an established residential area and is surrounded by mainly suburban two-storey semi-detached and detached housing on all sides.

Proposed Development

8. The application seeks permission for the erection of a ball stop fence for a softball diamond which is proposed to be 6 metres high and 15 metres long. It is to be erected using galvanised and powder coated rigid steel mesh panels (green in colour).

Relevant Planning History

9. The recent relevant history on the site is outlined in the table below:

Reference	Description	Decision
S/2015/0046/F	Relocation of existing play area and new ball stop fence.	Granted planning permission 12 May 2015

Consultations

10. The following consultations were carried out:

Consultee	Response
Environmental Health	No objection

Representations

11. Two objections were received in relation to this application. The concerns raised are summarised below:
 - Anti-social behaviour
 - Noise and disturbance
 - Overshadowing
 - Overbearing impact
 - Alternative locations should be considered

Planning Policy Context

Local Development Plan Context

12. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications, regard must be had to the requirements of the local development plan and that determination must be in accordance with the plan unless material considerations indicate otherwise.

Plan Strategy 2032

13. It is stated at page 16 of Part 1 of the Plan Strategy that:

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption, the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.

14. In accordance with the transitional arrangements the existing Local Development Plan is the Plan Strategy and the Lisburn Area Plan (LAP). Draft BMAP remain material considerations.

The LAP identifies the application site as being located within the Lisburn Settlement Development Limit. In the last revision to draft BMAP Barbour playing fields is zoned as existing open space. Significant weight is attached to the draft designation which was not subject to any challenge.

15. The following strategic policies set out in Part 1 of the Plan Strategy apply to the proposed development.
16. The strategic policy for Sustainable Development is set out in Part 1 of the Plan Strategy. Strategic Policy 01 – Sustainable Development states that:

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural

environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

17. The proposed development increases the range of outdoor sports that can be played at an existing intensive sports facility. The strategic policy for improving health and wellbeing is set out in Part 1 of the Plan Strategy. Strategic Policy 02 - Improving Health and Wellbeing states that:

The Plan will support development proposals that contribute positively to the provision of quality open space; age-friendly environments; quality design; enhanced connectivity (physical and digital); integration between land use and transport; and green and blue infrastructure. Noise and air quality should also be taken into account when designing schemes, recognising their impact on health and well-being.

18. The following operational policies in Part 2 of the Plan Strategy also apply to the proposed development.

OS2 Intensive Sports Facilities

19. This is an application for a ball stop fence on an existing area of open space and is required to allow softball to be played. Policy OS2 Intensive Sports Facilities states:

Development of intensive sports facilities will only be permitted where these are located within settlements.

An exception may be permitted in the case of the development of a sports stadium where it meets all of the following criteria:

- a) no alternative site within the settlement can accommodate the development*
- b) the proposed development site is located close to the edge of the settlement and can be clearly identified as being visually associated with the settlement*
- c) there is no adverse impact on the setting of the settlement*
- d) the scale of the development is in keeping with the size of the settlement.*

In all cases, the development of intensive sports facilities will be required to meet all of the following criteria:

- a) there is no unacceptable impact on amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated*
- b) there is no adverse impact on features of importance to nature conservation or the historic environment*

- c) *buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment*
- d) *the proposed facility takes into account needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport*
- e) *the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.*

The approach to the statutory Development Plan and Regional Policy

20. The SPSS Edition 2 was published in December 2025. It is the most recent regional planning policy, and it is stated at paragraph 1.5 that:

“The provisions of the SPSS apply to the whole of Northern Ireland. They must be taken into account in the preparation of local development plans (LDP) and are material to all decisions on individual planning applications and appeals. The Department intends to undertake a review of the SPSS within 5 years”.

21. Paragraph 3.8 of the SPSS Edition 2 states:

“Under the SPSS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise”.

22. Paragraph 4.12 of the SPSS Edition 2 states:

“Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above-mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas”.

23. Paragraph 6.213 of the SPPS Edition 2 states:

Planning authorities should carefully consider development proposals for all sport and outdoor recreational activities, including facilities ancillary to watersports. Relevant planning considerations will include: location, design, hours of operation, noise, impact upon visual and residential amenity, access and links to public transport; floodlighting; landscaping, public safety (including road safety); nature conservation, biodiversity, archaeology or built heritage.

24. The SPPS Edition 2 remains a material consideration of significant weight irrespective of what stage the Local Development Plan making process is at. The policies in the Plan Strategy have been drafted to be consistent with the SPPS Edition 2.

Assessment

Open Space, Sport, and Outdoor Recreation

25. Policy OS2 defines intensive sports facilities as a purpose built indoor or outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness. This may include stadia, sports halls, leisure centres, swimming pools and other indoor (and outdoor) sports facilities.
26. The fencing is required for the operation of a playing field for softball which is considered to fall within the definition of an intensive sports facility (that is outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness).
27. Policy OS2 states that the development of intensive sports facilities will only be permitted where these are located within settlements. The proposal is within the Settlement Development Limit of Lisburn City.
28. Policy OS2 also specifies criteria which every development for intensive sports facilities should meet.
29. The proposed ball stop fence would measure 6 metres in height and in total would measure 15 metres in length. When looking straight on, due to the shape of the development, it would measure approximately 12.6 metres. It would be sited approximately 4 metres from the shared boundary with the residential properties at Nos. 6 and 8 Cloverhill Avenue.
30. The structure would comprise an open mesh design and would be positioned to the north of the neighbouring dwellings. Given its open nature and siting, it is not considered that the proposal would result in any significant overshadowing of these properties.

31. As noted above, the proposal would be located to the rear of two residential properties and would not extend across more than half of either rear boundary.
32. The visual impact of the development is further limited by its relatively modest length and open mesh construction. Existing boundary treatments, including fencing and hedging between the playing fields and the adjoining properties, would provide an element of screening. In addition, an established tree along the boundary would further help to filter views of the structure and reduce any perception of overbearing impact.
33. Additionally, the agent has stated that the current site is considered the most appropriate location choice as it satisfies health and safety criteria and ensures that the existing playing fields remain fully operational during and after development.
34. Given the existing use of the site as playing fields and the boundary treatments along the residential boundaries, no overlooking impacts would result from the proposal.
35. There is no lighting proposed as part of this application, and any proposal for the installation of lighting in the future would require permission.
36. In relation to noise and disturbance, Environmental Health was consulted and raised no objection to the proposal. While a representation was received concerning potential noise impacts, Environmental Health advised that any resident experiencing noise nuisance from either the existing or proposed development may report the matter to the Environmental Health Service Unit for investigation.
37. Environmental Health has also recommended an informative stating that the backstop mesh fencing should be securely clamped with resilient fixings to avoid vibrations occurring during impact.
38. Given the above, the proposal is considered to satisfy criterion (a).
39. A biodiversity checklist completed by MCL consulting in support of the application concluded the following:

“The site boundary encompasses an area of amenity grassland. This habitat is of low ecological value and will support a limited range of species and species diversity. Therefore, there is no need for any further ecological surveys as the proposed development will not incur any significant impacts on local species or habitats”
40. Having regard to the location and nature of the proposed development, and the conclusions of the submitted Biodiversity Checklist, it is considered that no unacceptable impacts would arise in respect of features of nature conservation importance or the historic environment. As such, criterion (b) is met.

41. The proposal is of a scale and design which is typical of a ball stop, and so would be considered appropriate and sympathetic in the surrounding environment which comprises sports pitches. As previously stated, there is no lighting proposed or ancillary elements as part of the application. Therefore, the proposal is in keeping with the surrounding area, and so, would comply with criteria (c).
42. The proposal is located on established park land and is sited on relatively flat ground. The facility is accessible by a range of transport modes. It can be accessed by private car, is in close proximity to existing cycle and public transport routes and is readily accessible on foot via footpaths to the east and west of the playing fields.
43. A tarmac path also runs along the northern side of the playing fields, providing a hard-surfaced route which assists access for people with disabilities. The proposal relates to an existing playing field use and would not alter the overall use of the site or materially change the existing access arrangements. Accordingly, the facility is considered to take account of the needs of people with disabilities and is accessible to the catchment population, with priority given to walking, cycling and public transport. The proposal is therefore considered to meet criterion (d).
44. It is not considered that the proposal would result in an increase of vehicular traffic to the site as the use of the site is not changing, and the proposal would not result in any significant intensification of the site. Therefore, the proposal would comply with criterion (e).

Consideration of Representations

45. Two objections were received in relation to the application. The concerns raised are summarised in the above sections.
46. The concerns regarding noise, disturbance, overshadowing, overbearing impacts, and alternative locations have been addressed in the assessment section.
47. Regarding anti-social behavior, the proposal would not change the use of the site. In review of this concern, the agent has stated that softball training sessions would be overseen by officials and adults, creating an effective deterrent against anti-social behaviour. Additionally, due to smaller squad sizes and fewer supporters compared to soccer, the net impact on the surrounding area will be reduced during this activity.
48. Given the nature of the proposal, and as it is on a site which is an existing playing field, the proposal is not considered to result in antisocial behaviour.

Recommendation

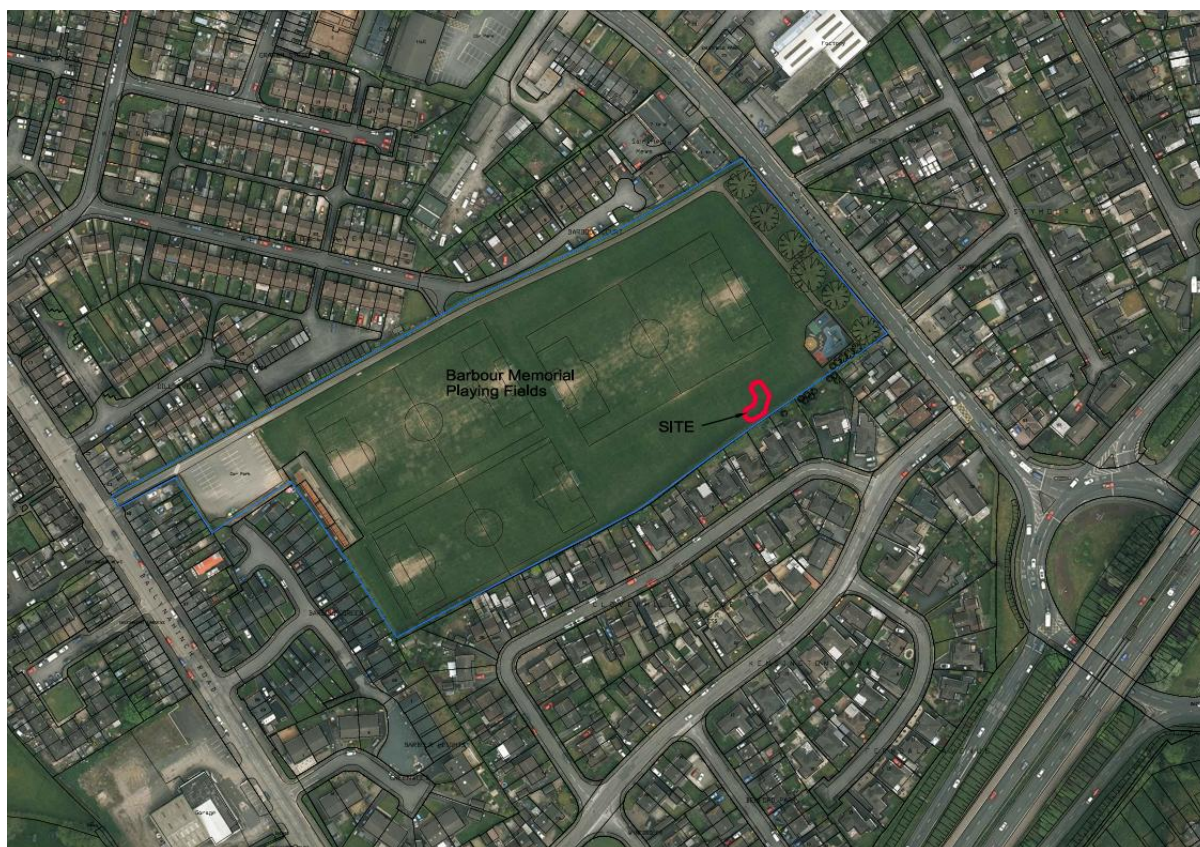
49. It is recommended that planning permission is granted, subject to appropriate conditions.
50. For the reasons outlined above, the proposed development is considered to satisfy the requirements of Policy OS2 of the Plan Strategy and the above mentioned material considerations.

Conditions

51. The following conditions are recommended:
 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Site Location Plan:



Committee:	Planning Committee
Date:	7 September 2026
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 2 – Statutory Performance Indicators – July 2026

1.0	<u>Background</u> 1. The Planning Act (Northern Ireland) 2011 sets out the legislative framework for development management in NI and provides that, from 1 April 2015, Councils now largely have responsibility for this planning function. 2. The Department continues to have responsibility for the provision and publication of official statistics relating to the overall development management function, including enforcement. The quarterly and annual reports provide the Northern Ireland headline results split by District Council. This data provides Councils with information on their own performance in order to meet their own reporting obligations under the Local Government Act (Northern Ireland) 2014. <u>Key Issues</u> 1. The Department for Infrastructure has provided the Council with monthly monitoring information against the three statutory indicators. A sheet is attached (see Appendix) summarising the position for each indicator for the month of July 2026. 2. This data is unvalidated management information. The data has been provided for internal monitoring purposes only. They are not validated official statistics and should not be publicly quoted as such. 3. Members will note that the performance against the statutory target for local applications for July 2026 was 13.3 weeks. The downward trend in processing times is maintained into the second quarter and more applications were decided than have been received for the second month. 4. Officers acknowledge the continued need to reduce the balance of older applications in accordance with performance improvement objectives for planning. There remains a focus on ensuring the number of applications that pre-date 31 December 2024 is being reduced in parallel with maintaining good performance against the statutory target. 5. Members will note that there was no opportunity to perform against the statutory target for major applications for July 2026. Our performance in year to date remains 116.3 weeks.
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	6. Enforcement is reported separately on a quarterly basis but for completeness Members are advised that the Council remains on target to achieve the statutory target of processing 70% of cases within 39 weeks. In July 71.4% of cases were decided in 39 weeks. 7. That said there has been an increase this year in the number of enforcement complaints received by the Unit. The numbers of cases is being kept under review but this upturn in activity may give rise to the need for additional resources to be allocated to the team to ensure good performance is maintained.		
2.0	<u>Recommendation</u> It is recommended that the Committee notes the information in relation to the July 2026 Statutory Performance Indicators.		
3.0	<u>Finance and Resource Implications</u> There are no finance or resource implications.		
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>		
4.1	<table> <tr> <td>Has an equality and good relations screening been carried out?</td><td>No</td></tr> </table>	Has an equality and good relations screening been carried out?	No
Has an equality and good relations screening been carried out?	No		
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report outlining progress against statutory targets and EQIA is not required.		
4.3	<table> <tr> <td>Has a Rural Needs Impact Assessment (RNIA) been completed?</td><td>No</td></tr> </table>	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
Has a Rural Needs Impact Assessment (RNIA) been completed?	No		
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report outlining progress against statutory targets and RNIA is not required. .		

Appendices:	Appendix 2 – Statutory Performance Indicators – July 2026
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Statutory targets monthly update - July 2026 (unvalidated management information)
Lisburn and Castlereagh

Major applications (target of 30 weeks)					Local applications (target of 15 weeks)				Cases concluded (target of 39 weeks)			
	Number received	Number decided/ withdrawn ¹	Average processing time ²	% of cases processed within 30 weeks	Number received	Number decided/ withdrawn ¹	Average processing time ²	% of cases processed within 15 weeks	Number opened	Number brought to conclusion ³	"70%" conclusion time ³	% of cases concluded within 39 weeks
April	1	0	-	-	87	51	16.0	47.1%	28	16	28.1	87.5%
May	0	2	111.0	0.0%	66	52	18.3	46.2%	19	13	19.8	84.6%
June	0	2	129.7	0.0%	61	77	20.4	44.2%	27	14	25.1	85.7%
July	0	0	-	-	42	64	13.3	54.7%	25	14	41.5	71.4%
August												
September												
October												
November												
December												
January												
February												
March												
Year to date	1	4	116.3	0.0%	256	244	16.5	48.0%	99	57	26.0	82.5%

Source: NI Planning Portal

Notes:

1. DCs, CLUDS, TPOS, NMCS and PADS/PANs have been excluded from all applications figures
2. The time taken to process a decision/withdrawal is calculated from the date on which an application is deemed valid to the date on which the decision is issued or the application is withdrawn. The median is used for the average processing time as any extreme values have the potential to inflate the mean, leading to a result that may not be considered as "typical".
3. The time taken to conclude an enforcement case is calculated from the date on which the complaint is received to the earliest date of the following: a notice is issued; proceedings commence; a planning application is received; or a case is closed. The value at 70% is determined by sorting data from its lowest to highest values and then taking the data point at the 70th percentile of the sequence.



Committee:	Planning Committee
Date:	7 September 2026
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 3 – Appeal Decision – LA05/2024/0320/O

1.0	<u>Background</u> 1. An application for a site for a dwelling and garage on a farm on lands 50 metres north of 21 Edenturcher Road, Glenavy, Crumlin was refused planning permission on 7 November 2025. 2. Notification that an appeal had been lodged with the Planning Appeals Commission was received on 29 January 2026. 3. The procedure followed in this instance was the written representation procedure with an accompanied site visit taking place on 26 May 2026. 4. On 20 July 2026 the Commission confirmed that the appeal was allowed and that outline planning permission is granted. <u>Key Issues</u> 1. The main issues in the appeal are whether the proposed development would impact on visual amenity and the rural character of the area. 2. The Commissioner disagreed with the Council that this dwelling on a farm would be a prominent feature in the landscape contrary to criterion a) of policies COU15 and COU16 as notwithstanding the proposed location of the development on the road frontage, it is approximately 1.5 metres below road level, enclosed by mature vegetation to the north-west and south-east boundaries and will cluster with the established group of buildings on the farm. 3. The Commissioner also disagreed that the proposal would be contrary to criteria c) and e) of policy COU16 and would have an adverse impact on rural character. It was her assessment that the pattern of settlement along Glen Road and Edenturcher Road is characterised by groups of two and three dwellings along the roadside with ridgelines parallel to the road, and the proposed development would not create ribbon development as it is a requirement under Policy COU10 for a proposed dwelling on a farm to be visually linked or clustered with such buildings. 4. The appeal decision highlights the need for officers to provide clear, robust and site-specific justification where a proposal does not integrate and will cause harm to rural character.
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	5. It also highlights that if a dwelling is on a farm cluster or visually links with the established group of buildings on the farm then it cannot create or add to a ribbon of development regardless of its roadside location if it is adjacent to such farm buildings.	
2.0	<u>Recommendation</u> It is recommended that the Committee notes the report and any learning to be applied from the decision of the Commission in respect of this appeal.	
3.0	<u>Finance and Resource Implications</u> No cost claim was lodged by any party in this instance.	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report updating the committee on a decision by the PAC and EQIA is not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report updating the committee on a decision by the PAC and RNIA is not required.	

Appendices:	Appendix 3 – Appeal Decision – LA05/2024/0320/O
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4th Floor
92 Ann Street
Belfast
BT1 3HH

Phone: 028 908981055 (direct line)
Phone: 028 9024 4710 (switchboard)
Email: info@pacni.gov.uk

Website: www.pacni.gov.uk

Lisburn & Castlereagh City Council
Local Planning Office

Our reference: **2025/A0118**
Authority
reference: **LA05/2024/0320/O**
20th July 2026

Dear Sir / Madam

Re:

Appellant name: Joe O'Boyle

Description: Dwelling and garage on the farm

Location: 50m north of 21 Edenturchar Road, Glenavy, Crumlin

Please find enclosed Commission decision on the above case.

Yours Sincerely,

Robert Reilly
PACWAC Admin Team



Appeal Decision

4th Floor
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However

Appeal Reference:	2025/A0118
Appeal by:	Mr Joe O'Boyle
Appeal against:	Refusal of outline planning permission
Proposed Development:	Dwelling and garage on the farm
Location:	50m north of 21 Edenturcher Road, Glenavy, Crumlin
Planning Authority:	Lisburn & Castlereagh City Council
Application Reference:	LA05/2024/0320/O
Procedure:	Written representations and accompanied site visit on 26 May 2026
Decision by:	Commissioner McShane, dated 20 July 2026.

Decision

1. The appeal is allowed and outline planning permission is granted, subject to the conditions set out below.

Reasons

2. The main issues in this appeal are the impact of the proposed development on visual amenity and rural character.
3. Section 45 (1) of the Planning Act (NI) 2011 (the Act) requires the Commission when dealing with an appeal to have regard to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6 (4) of the Act states that where regard is to be had to the LDP, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4. The Lisburn and Castlereagh City Council Local Development Plan 2032, Plan Strategy (PS) sets out the strategic policy framework for the area. In accordance with the transitional arrangements set out in the Schedule to the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended), where the PS is adopted by a council, a reference to the LDP in the Act is a reference to the Departmental Development Plan (DDP) and the PS read together. Any conflict between a policy contained in the DDP and those of the PS must be resolved in favour of the latter.
5. In this appeal the relevant DDP is the Lisburn Area Plan (LAP). The draft Belfast Metropolitan Area Plan (dBMAP) may be a material consideration. In the DDP, the appeal site is located outside any designated settlement development limit in the open countryside. There are no operational policies in the DDP that are

pertinent to the appeal proposal. Therefore, I turn to the relevant policies in the PS.

6. Policy COU 1 of the PS states that there are a range of types of development which in principle are acceptable in the countryside and that will contribute to the aims of sustainable development. The types of residential development acceptable in the countryside are set out in Policies COU 2 to COU 10.
7. The Appellant argues that the appeal proposal comprises a dwelling and garage on a farm in accordance with Policy COU 10 of the PS. This requires that: the farm business is currently active and has been established for at least 6 years; no dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application; the new building is visually linked or sited to cluster with an established group of buildings on the farm; and access to the dwelling could be obtained from an existing lane. The Council accepts that the appeal proposal complies with Policy COU 10 of the PS.
8. Policy COU 1 also states that any proposal for development in the countryside will also be required to meet all the general criteria set out in Policy COU 15: Integration and Design of Buildings in the Countryside and Policy COU 16: Rural Character and other Criteria.
9. Policy COU 15 states that in all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design. A new building will not be permitted if any of the listed Criteria (a) to (g) apply.
10. The application seeks outline planning permission and as such no design details are available. Notwithstanding this, the Appellant's agent indicated that permission is sought for a 6m high, 200sqm dwelling. These are matters that can be conditioned.
11. The Council argues that the proposed development would be a prominent feature in the landscape and as such would be contrary to Criterion (a). However, the appeal site stands approximately 1.5m below road level and is enclosed by mature vegetation to the north-west and south-east boundaries. The access can be conditioned to be taken from the existing lane, and the mature roadside hedge can be conditioned to be retained. In addition, the Council accepts that the proposed development would be sited to cluster with an established group of buildings on the farm.
12. Notwithstanding the road frontage location of the appeal site, the development as proposed would not be a prominent feature in the landscape, given topography, vegetation and its relationship with the established group of buildings on the farm. Accordingly, the Council has failed to sustain its third reason for refusal based upon Policy COU 15 of the PS.
13. Policy COU 16 states that in all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to or further erode the rural character of an area. A new development proposal will

be unacceptable where Criteria (a) to (i) apply. The Council argues that the proposed development would be contrary to Criteria (a), (c) and (e).

14. Criterion (a) states that a new building will not be permitted if it is a prominent feature in the landscape. I have already concluded above that the appeal development would not be prominent. The Council has failed to sustain its objection based upon Criterion (a) of Policy COU 16.
15. Criterion (c) states that a new building will be unacceptable where it does not respect the traditional pattern of settlement exhibited in that area. The traditional pattern of settlement along Glen Road, approximately 150m south-east of the appeal site, and to the north-west along Edenturcher Road, is characterised by groups of two and three dwellings along the roadside, ridgelines parallel to the road. In this site-specific context, the Council has failed to sustain its objection based upon Criterion (c) of Policy COU 16.
16. The Council argues that the proposed development would result in the “creation of or addition to a ribbon of development” along this stretch of Edenturcher Road, which would be contrary to Policy COU 8: Infill and Ribbon Development. The Justification and Amplification of the policy states that a ribbon of development cannot be defined by numbers, although, if there are two buildings fronting a road and beside one another, there could be a tendency to ribboning.
17. A bungalow (No.19) stands immediately adjacent to the north-west of the appeal site. The appeal development would comprise a second incident of roadside development at this location. The Council argues that from a single viewpoint on the road, at the north-west boundary of the site, the proposed dwelling would be seen in conjunction with the pillars of the existing bungalow, and that this would constitute “a tendency to ribboning”.
18. The Council states that other development in the vicinity: namely the two-storey farm dwelling (No.21) and outbuildings to the south-west of the appeal site were not considered in the assessment of ribboning. This was on the basis that they comprise a group of buildings on the farm, and it is a requirement under Policy COU 10 for a proposed dwelling on a farm to be visually linked or cluster with such buildings. However, it became apparent at the site visit that No.19 is also part of the established group of buildings on the farm.
19. In this evidential context, I am not persuaded that the appeal development would create a ribbon of development at this location along Edenturcher Road. The Council has failed to sustain its second reason for refusal based upon Policy COU 8 of the PS.
20. Criterion (e) of Policy COU 16 states that a development proposal would be unacceptable where it has an adverse impact on the rural character of the area. I have already concluded that the appeal development would not be prominent in the landscape, nor create a ribbon of development and that it would respect the traditional pattern of settlement exhibited in that area. Consequently, it would not have a negative impact on the rural character of the area. Accordingly, the Council has failed to sustain its fourth reason for refusal based upon Policy COU 16.

21. The proposed development complies with Policies COU 8, COU 10, COU 15 and COU 16. Accordingly, it is an acceptable form of development in the countryside. As such, it complies with Policy COU 1. The Council may consider that there are better sites available elsewhere on the farm, however it has failed to justify its refusal of the proposed development on the appeal site. The Council has referred to other appeal decisions, namely 2024/A0084 and 2023/A0053, however I do not find either of those appeals to be directly comparable with the proposed development. The Council has failed to sustain its first reason for refusal based upon Policy COU 1.
22. As the reasons for refusal have not been sustained, the appeal is allowed, and outline planning permission is granted. In the interest of visual amenity and to preserve rural character, the scale, ridge height and orientation of the development are required to be conditioned.

Conditions

- (1) Except as expressly provided for by Conditions 3, 4, and 5, the following reserved matters shall be as approved by the Council: the siting, design, and external appearance of the dwelling and garage, and the means of access thereto.
- (2) Any application for the approval of reserved matters shall incorporate plans and sections indicating existing and proposed levels and proposed finished floor levels, all in relation to a known datum point.
- (3) The floor area of the dwelling shall not exceed 200sqm, measured externally.
- (4) The ridge height of the dwelling and garage shall not exceed 6.0m above finished floor level and under building shall not exceed 0.5m at any point above existing ground level at the lowest point within the footprint of the dwelling.
- (5) The ridgeline shall be parallel to the Edenturcher Road.
- (6) A plan at 1:500 scale shall be submitted as part of the reserved matters application showing the access to be constructed from the laneway serving No.21 Edenturcher Road. The access as finally approved, shall be completed before the dwelling is occupied and shall be permanently retained.
- (7) No development shall take place until there has been submitted to and approved by the Council a landscaping scheme showing the location of the existing vegetation on the site, the trees and hedgerows to be retained along the north west, and south east boundaries of the site and the location, numbers and species of trees and shrubs to be planted within the site. The roadside hedge shall be retained at a height of no less than 2m. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within 5 years of planting shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.
- (8) Application for approval of the reserved matters shall be made to the Council before the expiration of three years from the date of this decision.

- (9) The development shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

This decision approves the following drawing:-

- APP Drwg No.2424 - 1: Site Location Map (Scale 1:2500)

COMMISSIONER MCSHANE

List of Appearances

Planning Authority:- Mr K Maguire
(Lisburn & Castlereagh City Council)

Appellant:- Mr N McKernan
(Jospeh E McKernan & Son)
Mr J O'Boyle

List of Documents

Planning Authority:- "LPA 1" Statement of Case and Appendices
"LPA 2" Rebuttal Statement
(Lisburn & Castlereagh City Council)

Appellant:- "APP 1" Statement of Case and Appendix
(Jospeh E McKernan & Son)

Committee:	Planning Committee
Date:	7 September 2026
Report from:	Head of Planning and Capital Development

Item for:	Decision
Subject:	Item 4 – Pre-application Notice (PAN) for a proposed holiday park and associated ancillary works on lands adjacent to and west of 156,158 and 160 Ballyskeagh Road and 12 to 18 The Hermitage Drumbeg

1.0	<u>Background</u> 1. Section 27 of the Planning Act (Northern Ireland) 2011 requires a prospective applicant, prior to submitting a major application, to give notice to the appropriate Council that an application for planning permission is to be submitted. <u>Key Issues</u> 2. Section 27 (4) of the Planning Act (Northern Ireland) 2011 stipulates what information a PAN must contain. The attached report sets out how the requirement of the legislation and associated guidance has been considered as part of the submission. 3. Section 27(5) of the Planning Act (Northern Ireland) 2011 also stipulates that regulations may require that the PAN be given to persons specified in the regulations and prescribe (i)the persons who are to be consulted as respects a proposed application, and (ii)the form that consultation is to take. 4. It is stated in the Planning (Development Management) Regulations (Northern Ireland) 2015 as amended by the Planning (Miscellaneous Amendments) Regulations (Northern Ireland) 2025 that the prospective applicant must: a) hold at least one public event in the locality in which the proposed development is situated where members of the public may make comments to the prospective applicant as regards the proposed development; maintain a website to display details of the proposed development and facilitate comments from members of the public relating to the proposed development; and b) publish in a newspaper circulating in the locality in which the proposed development is situated a notice containing (i)a description of, and the location of, the proposed development, (ii)details as to where further information may be obtained concerning the proposed development, (iii)the date, time and place of the public event, (iv)a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so, (v)a statement that comments made to the prospective applicant are not representations to the council or as the case may be the Department and if the prospective applicant submits an application there will be an opportunity to make representations on that application to the council or as the case may be the Department at a later
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	stage, (vi) details of the website maintained in accordance with 2(a), and (vii) the period of time to display details of the proposed development on the website.	
2.0	<u>Recommendation</u> It is recommended that Members note the information on the content of the Pre-Application Notice attached and agree that it is submitted in accordance with the relevant sections of the legislation and related guidance.	
3.0	<u>Finance and Resource Implications</u> There are no finance and resource implications.	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report in relation to the serving of a Pre-Application Notice on the Council in relation to a major application. EQIA is not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report in relation to the serving of a Pre-Application Notice on the Council in relation to a major application. RNIA is not required.	

Appendices:	Appendix 4(a) - Report in relation to LA05/2026/0608/PAN Appendix 4(b) – LA05/2026/0608/PAN – PAN Form Appendix 4(c) – LA05/2026/0608/PAN – Site Location Plan
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Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Meeting	7 September 2026
Responsible Officer	Conor Hughes
Date of Report	19 August 2026
File Reference	LA05/2026/0608/PAN
Legislation	Section 27 of the Planning Act (Northern Ireland) 2011
Subject	Pre-Application Notice (PAN)
Attachments	PAN Form and Site Location Plan

Purpose of the Report

1. The purpose of this report is to advise Members of receipt of a pre-application Notice (PAN) from Gill Hall Farm for a proposed holiday park and associated ancillary works on lands adjacent to and west of 156, 158 and 160 Ballyskeagh Road and 12 to 18 The Hermitage, Drumbeg.

Background Detail

2. Section 27 of the Planning Act (Northern Ireland) 2011 requires that a prospective applicant, prior to submitting a major application must give notice to the appropriate council that an application for planning permission for the development is to be submitted.
3. It is stipulated that there must be at least 12 weeks between the applicant giving the notice (through the PAN) and submitting any such application.
4. The PAN for the above-described development was received on 24 July 2026. The earliest possible date for the submission of a planning application is week commencing 19 October 2026.

Consideration of PAN Detail

5. Section 27 (4) stipulates that the PAN must contain:
A description in general terms of the development to be carried out.
6. The description associated with the FORM PAN1 is as described above.

7. Having regard to the relevant section of the legislation and bullet point 1 of paragraph 2.4 of Development Management Practice Note 10, it is considered that an adequate description of the proposed development has been provided.

The postal address of the site, (if it has one).

8. The postal address identified on the FORM PAN1 is as described above.
9. Having regard to the relevant section of the legislation and bullet point 2 of paragraph 2.4 of Development Management Practice Note 10, it is accepted that an adequate description of the location has been provided.

A plan showing the outline of the site at which the development is to be carried out and sufficient to identify that site.

10. Having regard to the relevant section of the legislation and bullet point 3 of paragraph 2.4 of Development Management Practice Note 10, it is accepted that a site location plan with the extent of the site outlined in red and submitted with the PAN form is sufficient to identify the extent of the site.

Details of how the prospective applicant may be contacted and corresponded with.

11. Having regard to the relevant section of the legislation and bullet point 4 of paragraph 2.4 of Development Management Practice Note 10 it is noted that the FORM PAN1 as amended and associated covering letter includes details of how the prospective applicant may be contacted and corresponded with.
12. The Form PAN1 includes the name and address of the agent. Any person wishing to make comments on the proposals or obtain further information can contact the agent Bell Rolston, The Corner House, 183-185 Ballyclare Road, Newtownabbey.
13. In addition to the matters listed above, regulation 4 of the Planning (Development Management) Regulations (Northern Ireland) 2015 sets out that a PAN must also contain the following.

A copy (where applicable) of any determination made under Regulation 7 (1)(a) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015 in relation to the development to which the proposal of application notice relates.

14. Having regard to the relevant section of the legislation and bullet point 1 of paragraph 2.5 of Development Management Practice Note 10 that the FORM PAN 1 indicates that no environmental impact assessment determination has been made.
15. It is accepted that this reference is made without prejudice to any future determination being made or the applicant volunteering an Environmental Statement.

A copy of any notice served by the Department under Section 26(4) or (6) i.e. confirmation (or not) of the Department’s jurisdiction on regionally significant developments.

- 16. Having regard to the relevant section of the legislation and bullet point 2 of paragraph 2.5 of Development Management Practice Note 10 it is considered that the form of development proposed is not specified in the Planning (Development Management) Regulations (Northern Ireland) 2015 as a major development (i.e. regionally significant) prescribed for the purpose of section 26 (1) of the Planning Act (Northern Ireland) 2011 and it is noted that consultation with the Department has not taken place.

An account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

- 17. Having regard to the relevant section of the legislation and bullet point 3 of paragraph 2.5 of Development Management Practice Note 10 the account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take has been provided.

The PAN form indicates that a public consultation event fully staffed will take place between 4pm and 7pm on Monday 6 October 2026. The venue identified on the PAN form is Lagan Valley Leisureplex, 18 Lisburn Leisure Park, Lisburn.

The event will be published in the Belfast Telegraph starting on 22 September 2026. The information will be uploaded to the Bell Rolston website (bellrolston.com) on 6th October 2026 and will remain there for 28 days.

A notification letter will issue to all properties within 50metres of the site boundary. Information relating to the proposed development will be available to view online at www.ballypitmave.com/community-consultation .

A copy of the Notice has also issued to Elected Members of the DEA and others as identified on the PAN form on 18 August 2026.

Recommendation

- 18. In consideration of the detail submitted with the Pre-Application Notice (PAN) in respect of community consultation, it is recommended that the Committee agrees the information is submitted in accordance with the legislation and related guidance.



www.lisburncastlereagh.gov.uk/resident/planning

Lisburn & Castlereagh City Council, Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL

Tel: 028 9244 7300

E-mail: planning@lisburncastlereagh.gov.uk

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Proposal of application notice

Planning Act (Northern Ireland) 2011

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

BT25 1LQ

Country

Northern Ireland

Contact Details

Telephone number

Mobile number

Email address

Agent Details

Name/Company

Company / Organisation

bell | rolston

Title

First name

Lauren

Surname

Coulter

Address

Address line 1

The Corner House

Address line 2

183 - 185 Ballyclare Road

Address line 3

Town/City

Newtownabbey

Postcode

BT36 5JP

Northern Ireland

Contact Details

Telephone number

Mobile number

07754926452

Email address

lauren@bellrolston.com

Ref no.

POR1016

Site Address

Disclaimer: Recommendations can only be based on the answers given to the questions.

If you cannot provide a postcode, then further details must be provided below for 'Description of site location' by providing the most accurate site description you can in order to help locate the site.

Number

Suffix

-

Property Name

Address Line 1

Lands at Ballyskeagh Road, Drumbeg

Address Line 2

Town/city

Postcode

Description of site location (only complete if postcode is not known)

Description

Lands at Ballyskeagh Road, Drumbeg; adjacent / west of nos. 156,158, and 160 Ballyskeagh Road and nos. 12 - 18 The Hermitage

Easting co-ordinates (x)

330249

366807

Site Area

What is the area of the site?

6.4	Hectares
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Please note - due to the size of site area this application may also be subject to the completion of an Environmental Impact Assessment report (EIA).

Please give a concise and accurate description of all elements of the proposed development that requires consent, including the purpose for which the land / buildings are to be used. Provide details of all buildings proposed and any ancillary works including access arrangements associated with the proposal. Please also include details of any demolition if the site falls within a designated area.

Description of Proposed Development

Please give a brief description of the proposed development

Proposed holiday park and all ancillary works

Please indicate what type of application is being requested

- ☒ Outline permission
- ☐ Full permission

Floorspace Summary

Does the proposal include floorspace?

- ☒ Yes
- ☐ No

What is the total gross floor space of proposed development (sq m)?

2500

Renewable Energy

Does your proposal involve renewable energy development?

- ☐ Yes
- ☒ No

Determinations

Has a determination been made as to whether the proposed development would be of Regional Significance?

- ☐ Yes
- ☒ No

Has an Environmental Impact Assessment determination previously been made?

- ☐ Yes
- ☒ No

Details of Proposed Consultation

Please add separate details for each proposed consultation

192

Proposed public event: Consultation drop-in event to include number of large boards setting out proposal from 4pm - 7pm

Venue: Lagan Valley Leisureplex, 18 Lisburn Leisure Park, Lisburn, BT28 1LP

Date and time: 06/10/2026 16:00

Please add separate details for each publication used for the above consultation

Publication

Name of publication Belfast Telegraph

Proposed advert date start 22/09/2026

Proposed advert date finish 22/09/2026

Please specify details of any website and any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc.) and method of notification (please include date, time and with whom)

Written invitation to the pre-application community consultation event will be issued to properties within 50m of the site during the week commencing 21st September 2026.

Details of any other publicity methods (e.g. leaflets, posters)

The consultation event information will be uploaded to the Bell Rolston website (bellrolston.com) on 6th October 2026 and will remain there for 28 days.

Details of Other Parties Receiving a copy of this PAN

Are there any other parties receiving a copy of this PAN?

☒ Yes ☐ No

Please state which other parties have received a copy of this Proposal of Application Notice

Details for elected member(s) for District Electoral Area

Elected member(s) for District Electoral Area:

Downshire East DEA: Alderman James Baird; Cllr Kurtis Dickson; Cllr Andrew Gowan; Cllr Uel Mackin; Alderman Aaron McIntyre

Date notice served:

18/08/2026

Details for Other Parties

Authority Employee/Member

Are you/the applicant/applicant's spouse or partner, a member of staff within the council or an elected member of the council?

☐ Yes
☒ No

Spouse or partner:

- ☐ Yes
- ☒ No

It is an important principle of decision-making that the process is open and transparent.

Declaration

The information I / We have given is correct and complete to the best of my knowledge and belief.

☒ I / We agree to the outlined declaration

Signed

Lauren Coulter

Date

28/07/2026

Amendments Summary

Amended newspaper advert

This information may be shared with other departments within the authority for the purposes of promoting investment. Please indicate by ticking the box below that you are providing your personal data on the basis of consent and are positively agreeing that it is shared with these departments and used for the purpose described, who may contact you and consider tailored support to meet your needs. Please note that availing of this service will have no influence on the planning process or the likelihood of you receiving planning permission.

☐ I consent for my personal data to be shared with other departments within the authority



50 30 10 0 50 100 150 100 250

metres - 1:2500

194

Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

- P00 - INITIAL SKETCH / WORK IN PROGRESS
- P01 - FOR INFORMATION
- P02 - FOR COORDINATION
- P03 - PLANNING SUBMISSION
- P04 - FIRE SAFETY SUBMISSION
- P05 - DDA SUBMISSION
- P06 - BUILDING CONTROL SUBMISSION
- P07 - PRE-TENDER SUBMISSION
- P08 - TENDER ISSUE
- P09 - CONTRACT / FOR CONSTRUCTION
- P10 - FINAL RECORD / HANDOVER ISSUE

[illegible]

379 Antrim Road, Newtownabbey, Co. Antrim, BT36 5EB
www.whittakerandwatt.com / Tel - 028 9084 1029

Committee:	Planning Committee
Date:	7 September 2026
Report from:	Head of Planning and Capital Development

Item for:	Noting
Subject:	Item 5 – Notification by telecommunication operator(s) of intention to utilise permitted development rights.

1.0	<u>Background</u> 1. The Council is notified by Openreach of their intention to utilise permitted development rights to install communications apparatus at two locations within the Council area. 2. The works consist of the installation of broadband and telecommunication apparatus, upgrades to existing radio base stations and alteration or replacement of a mast or antenna in accordance with Part 18 (Development by Electronic Communications Code Operators) F31 of the Planning (General Permitted Development) Order (Northern Ireland) 2015. <u>Key Issues</u> 1. The notification advises the Council of the location of the apparatus where they intend to utilise permitted development rights. Detail is also provided in relation to the nature and scale of the works proposed. 2. Only the schedule of locations where the works are proposed has been appended to the report (see Appendix). However, the content of notifications detailed above are provided separately on Decision Time to assist Members in understanding the scope and nature of the proposed works. 3. No comment is provided on the requirement for planning permission for the equipment listed. This letter is also referred to the enforcement section of the Unit. They will write separately to the operator should it be considered that the requirements of the Regulations cannot be met at any of the locations specified.
2.0	<u>Recommendation</u> It is recommended that Members note the detail of the notifications specific to the sites identified.
3.0	<u>Finance and Resource Implications</u> There are no finance or resource implications.

4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. EQIA not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out. This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. RNIA not required.	

Appendices:	Appendix 5 – Notification from an Operator in respect of intention to utilise permitted development rights
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**List of Notifications from Telecommunication Operators in relation to intentions to utilise Permitted Development Rights
September Planning Committee**

	Applicant/Agents	Operator	Location	Summary of details	Date received
1.	Openreach	BT	55 Carryduff Road, Lisburn	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	21/07/2026
2.	Openreach	BT	3a Magees Road, Ballinderry Upper, Lisburn	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	27/07/2026