



Local Development Plan Team
Lisburn and Castlereagh City Council
Civic Headquarters
Lagan Valley Island
Lisburn
BT27 4RL

8th January 2020

By Post & Email

Dear [REDACTED]

Re: Representation to the Lisburn and Castlereagh City Council Draft Plan Strategy - Lands at 211 Moira Road, Lisburn (former Burn House)

This response is a site-specific representation on behalf of [REDACTED], who own the lands immediately adjacent to the settlement of Lisburn. The land is depicted on the accompanying OS Map and aerial image overleaf.

The subject lands comprise a 5.1 hectares area of "brownfield" land immediately south of the existing Settlement Development Limit (SDL) of Lisburn, as per BMAP 2015, which is depicted on Map No.2/001 – Lisburn City. The councils Local Development Plan makes note that within the Plan Strategy any reference made to 'BMAP' refers to the post-examination form of that document as this Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted. However, BMAP in its post-inquiry forms was at an advanced stage and therefore remains a material consideration.

The land is located directly south of the existing settlement boundary and Lissue Industrial Estate designated in the BMAP under Policy LC14. The eastern part of the site is located within a Local Landscape Policy Area (LLPA) as per designation LC21.

There are no environmental designations that are applicable to the subject lands and they have direct access onto the Moira Road. A current planning application (LA05/2019/0748/F) is with the Council for the improvement to the existing access, perimeter fencing, guard house and floodlighting.

Historical and Current Land Uses.

This site is commonly known as the "Burn House" given its former use and processing of animal carcasses. It provided employment and was used for industrial processing over several decades until the late 1990s. In 2014 an application (S/2010/0041/F) was granted permission to provide a "Proposed Energy from Waste (EfW) gasification plant and ancillary infrastructure and the demolition of existing rendering plant".



Currently there are three Certificates of Existing Lawful Use or Development (CLEUDs) in place for the use of the entire site for the parking and storage of HGVs, Class A2 - Financial, Professional & Other Services and hardstanding and overflow car parking. Although the majority of the "burn house" buildings have been recently demolished, the site would represent an appropriate "brownfield" site and a natural expansion of Lissue Industrial Estate for an significant existing local business.

Draft Plan Strategy 2032 (Draft LDP)

The Spatial Strategy sets out the plan objectives, which the Council is proposing to drive sustainable economic growth at appropriate locations within the LCCC. The first objective is to support a thriving and diverse economy with sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new business to invest.

The subject lands are owned by PRM Limited who has been operating for approximately 30 years from their site at Rathdown Road, where they currently employ 140 staff. PRM continue to expand and investment in their chilled food and distribution business. Given the proximity and availability of the subject lands to their existing premises the lands will enable additional storage facilities and maintenance facilities for their fleet of vehicles. This will lead to a significant investment and additional employment within the council area.

Technical Supplement 3: Employment & Land Review indicates that the distribution, manufacturing, transportation and food sectors are doing well in Lisburn & Castlereagh and should be supported through the provision of appropriate sites.

Table 4.2 – Overview of main employment site states that Lissue Industrial Estate allocated under Zone LC14 had 52.82 hectares of land of which only 3.73 hectares are remaining. This would indicate that there is high demand, market interest and take up of employment lands at Lissue Industrial Estate. This is not unsurprising given its strategic location and accessibility. The subject site encompasses 5.1 hectares, which would provide additional lands for an established local business within this popular employment area, which has little remaining lands.

Conclusions

The site represents appropriate "brownfield" land and paying regard to the site history and current land uses we would request that settlement boundary be adjusted to include this land, which would deliver a specific requirement for an existing local business. The River Lagan would form a physical and defensible boundary to the south to contain development and would be a natural boundary. The land should be included for employment, as part of designation LC14.

AGRICULTURAL | COMMERCIAL | RESIDENTIAL | RETAIL | TOURISM



If you wish to discuss this site-specific response, then please do not hesitate to contact me. Otherwise I look forward to future consultations as the LPD process progresses.

Yours sincerely

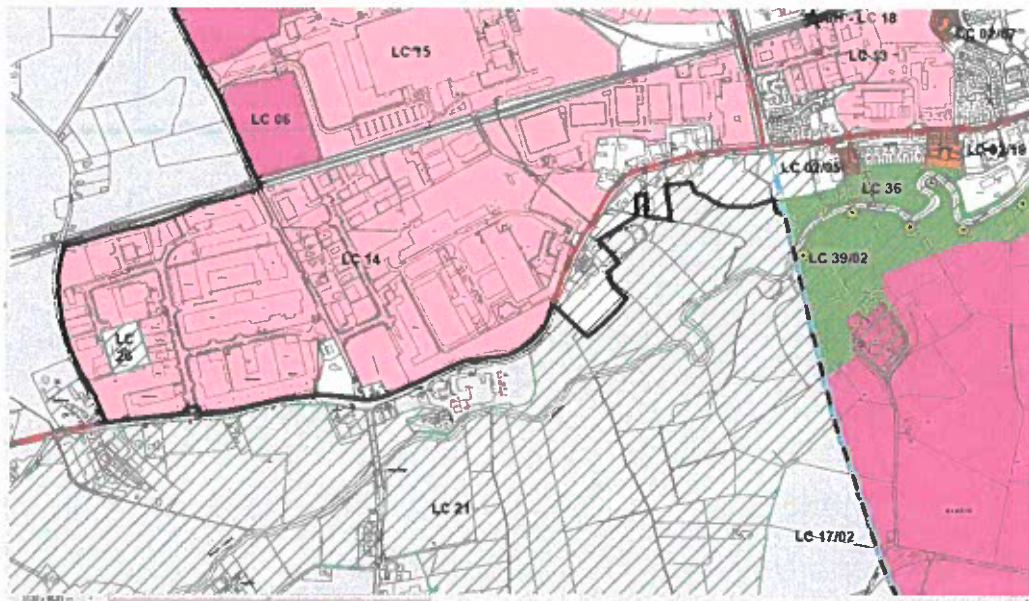
**BA Hons, MSc
Planning Consultant**



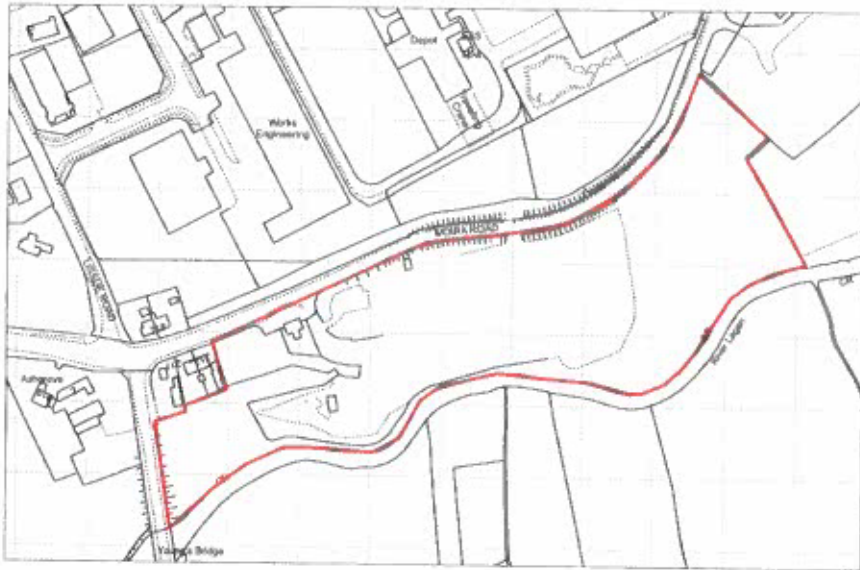
Saba Park | 14 Balloo Avenue | Bangor | Co. Down | BT19 7QT
[REDACTED] 02891 828375
www.matrixplanningconsultancy.com

Appendix 1

BMAP 2015 Map No.2/001 Lisburn City



Appendix 2
Map detailing site location and google aerial image



Historical and current approvals



APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: S/2010/0041/E

Date of Application: 19th January 2010

Site of Proposed Development: 211 Moira Road, Lisburn, County Antrim BT24 2SN

Description of Proposal: Proposed Energy from Waste (EFW) incineration plant including energy recovery building with office/workshop, waste reception hall, waste bunker, fuel bunker, boiler house/CHP (Combined Heat and Power) rooms and stacks, water bridge, fencing, cycle shelter, landscaping, sustainable road systems with escape bridge, turbine generator building, air cooled condenser and associated infrastructure including car parking.

Applicant: Lisburn Energy Recovery Ltd
Address: 6 Croft Court, Whitehills Business Park, Westby, FY4 5PR

Agent: SLR Consulting Ltd
Address: 26 The Paddocks, Uckfield, Devises, Wiltshire, SN10 9SH

Drawing Ref: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, Document Land Document 2

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

GRANTS PLANNING PERMISSION

Application No. S2R/10/0041/E

HQ





CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Planning Act (Northern Ireland) 2011: Section 169

Application No: LA05/2019/0303/LDE

Date of Application: 20th March 2019

Site of Proposed
Development:

Land adjacent to and west of 211 Moira Road
Lissue
Lisburn
BT28 2SN

Description of Proposal:

Overflow car parking and hardstanding

Applicant:

Address: 2 Hungry House Lane
Stoneyford
Lisburn
BT23 8XB

Agent:

Address: Matrix Planning Consultancy
SABA Park
14 Balloo Avenue
Bangor
BT19 7QT

Drawing Ref: 01, 02

The Council hereby

CERTIFIES

that on 14th May 2019 the use and operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would have been lawful within the meaning of Section 169 of the Planning (Northern Ireland) 2011, for the following reason:

1. The Council, having considered the information provided, is satisfied that sufficient evidence has been submitted to show that the operations were



CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Planning Act (Northern Ireland) 2011: Section 169

Application No: **LA05/2019/0274/LDE**

Date of Application: **12th March 2019**

Site of Proposed Development: **211 Moira Road
Lissue
Lisburn
BT28 2SN**

Description of Proposal: **Existing Class A2 financial, professional and other services associated access and car parking**

Applicant Address: **2 Hungry House Lane
Stoneyford
Lisburn
BT23 8XB**

Agent Address: **Matrix Planning Consultancy
SABA Park
14 Balloo Avenue
Bangor
BT19 7QT**

Drawing Ref: **01,02,03,04,05**

The Council hereby

CERTIFIES

that on **8th May 2019** the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would have been lawful within the meaning of Section 169 of the Planning (Northern Ireland) 2011, for the following reason:

The Council, having considered the information provided, is satisfied that sufficient evidence has been submitted to show that the premises shown on drawing nos. 01-05 which were received on 12 March 2019 have been occupied for the purposes specified in the First Schedule for more than five years up to and including the date of application and the time for enforcement action has expired.

Dated: **8th May 2019** Authorised Officer



CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Planning Act (Northern Ireland) 2011: Section 169

Application No: LA05/2019/0363/LDE

Date of Application: 1st April 2019

Site of Proposed
Development:

Land east of 211 Moira Road
Lissue
Lisburn
BT28 2SN

Description of Proposal:

Hardstanding for the parking and storage of HGV's and
Articulated Trailers

Applic

Address: 2 Hungry House Lane
Stoneyford
Lisburn
BT23 8XB

Agent:

Matrix Planning Consultancy
Address: SABA Park
14 Balloo Avenue
Bangor
BT19 7QT

Drawing Ref: 01, 02

The Council hereby

CERTIFIES

that on 14th May 2019 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would have been lawful within the meaning of Section 169 of the Planning (Northern Ireland) 2011, for the following reason: