

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

Week Ending 12th September 2025

Item Number 1			
Application Reference	LA05/2024/0472/F	Date Valid	12.06.2024
Description of Proposal	Retention of boundary fence and gabions and proposed boundary fence	Location	Lissue Industrial Estate and south of 216A Moira Road Lisburn
Group Recommendation	Approval	Case Officer	Michael Vladeanu
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Size and Location of Fence/Wall.	<p>The representation requests clarification on the size and height of the proposed wall/fence in relation to their garden and whether it would require the removal of the hedge at No. 218, which they would support.</p> <p>The gabions are positioned immediately behind the roadside footpath and extend along a significant portion of the site frontage. They are shown on the section plan drawing no. 07 as rising from the existing ground level to a height of approximately 2.0-2.5 metres, providing structural support where the site has been raised by infilling.</p> <p>Behind and above the gabions, a boundary fence has been erected. This comprises palisade-style security fencing, 2.2 metres in height, enclosing the southern and eastern boundaries of the site. The application further proposes to extend this boundary treatment by completing the enclosure with additional fencing of similar height and style to that already erected. This includes the provision of fencing along the eastern boundary and around the perimeter where not yet enclosed.</p> <p>No new walls or fences are to be placed along the boundary of the site and neighbouring residential properties to the west along the Moira Road. The existing hedgerow between the site and No. 218 Moira Road is to be retained as part of this application as shown on drawing no. 02.</p> <p>On this basis, it is considered that the proposal will not result in any unacceptable impact on the residential amenity of the adjoining property.</p>		

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Item Number 2			
Application Reference	LA05/2023/0022/F	Date Valid	10.01.2023
Description of Proposal	Proposed 4no glamping pods inc. associated communal/recreation area, parking, access paths with new ranch type fencing to site boundary	Location	135m north of 14b Feumore Road, Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and 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 TOU3 of the Lisburn and Castlereagh City Council's Plan Strategy, in that the proposal is located on the periphery of a settlement and it has not been demonstrated that there is no suitable site within the settlement of Feumore or other nearby settlements, it does not involve the conversion and reuse of a suitable building or the replacement of an existing building and it is not for the expansion of existing tourist accommodation. The proposal is contrary to Policy TOU4 of the Lisburn and Castlereagh City Council's Plan Strategy, in that the development is not located within the grounds of an existing or approved tourist accommodation or holiday park, or, at or close to an existing or approved tourism amenity that is/will be a significant visitor attraction in its own right. The proposal is contrary to Policy COU11 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development would not satisfactorily integrate with an existing group of buildings. The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not sited to cluster with an established group of buildings. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not sited to cluster with an established group of buildings. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A

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Consideration of Objections	
Issue	Consideration of Issue
Excessive construction in the vicinity of property 14b Feumore Road.	<p>The view is expressed that over the last few years there has been excessive construction in the vicinity of property 14b Feumore Road.</p> <p>It is acknowledged that there has been a number of planning approvals on land within the surrounding area, within the Settlement Development Limit in close proximity to 14b Feumore Road which is also within the SDL. However, each application is assessed on its own merits.</p>
Construction results in a loss of trees.	<p>The view is expressed that construction in the vicinity has resulted in a loss of trees.</p> <p>Previous tree removal within the surrounding area is not relevant to this planning application.</p>
Loss of picturesque view.	<p>The view is expressed that construction has spoilt the picturesque view.</p> <p>Previous construction is not relevant to this proposal, and a view is a material consideration that is not given determining weight.</p>
Impact on privacy.	<p>Concern is raised that development of this glamping site would negatively impact upon the existing privacy at 14b Feumore Road because the site would have visibility to the rear of the property.</p> <p>The proposed positioning of the glamping pods are located circa. 135 metres away from the rear of the dwelling house of 14b Feumore Road. Also, there is an existing boundary treatment to the rear of property 14b. There are no concerns with regards to overlooking or loss of privacy into their private amenity space due to the separation distances.</p>
Increased traffic.	<p>Concern is raised that this proposed glamping site would generate increased and unwanted traffic.</p> <p>The proposal is considered to comply with policies TRA2 and TRA7. DfI Roads have been consulted on the application and have no objections to the development proposal.</p>
Noise and disturbance and fear of crime.	<p>The view is expressed that the glamping site would generate noise and disturbance and that they fear that noise and disturbance could be further exacerbated by the influence of alcohol and recreational drugs by any potential glamping pod users. And that with this, there is also an increased fear of crime.</p> <p>Environmental Health have been consulted and have raised no objections or concerns with regards to noise or disturbance to neighbouring properties. Fear of a situation is a material consideration that is not given determining weight.</p>

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Item Number 3			
Application Reference	LA05/2023/0870/F	Date Valid	06.11.2023
Description of Proposal	Proposed domestic and commercial shed (previously approved under reference LA05/2017/1121/F)	Location	Lands at 23 Cross Lane, Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside. The development is contrary to Policy NH1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not have a significant effect on a European Site or a listed or proposed Ramsar Site. The development is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not harm a species protected by law. The development is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 4			
Application Reference	LA05/2023/0585/F	Date Valid	17.07.2023
Description of Proposal	Proposed change of use from Class B4 storage/distribution to suis generis (Children's role play centre)	Location	Unit F1 Inspire Business Park, 16 Carrowreagh Road, Belfast
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to parts a), b) and c) of Policy ED7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that this suis generis employment use should be deemed an exception and permitted within this economic/employment area. The proposal is contrary to parts a), e) and g) of Policy ED9 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposal is compatible with the surrounding land uses, or that it will not harm the water environment or that it is capable of dealing satisfactorily with any emission or effluent. The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh City Council Plan Strategy in that the applicant has failed to demonstrate that there is a viable developer led solution available to achieve a foul connection and that this solution, if approved, would not create or add to a pollution problem. The proposal is contrary to Policy TC1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that an adequate sequential approach has been adopted that identifies this as a sequentially preferable site. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		