

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

Week Ending 13th March 2026

| Item Number 1 | | | |
|---|---|----------------------------|------------------------------|
| Application Reference | LA05/2023/0259/O | Date Valid | 29.03.2023 |
| Description of Proposal | Proposed replacement dwelling | Location | 32 Ballyskeagh Road, Lisburn |
| Group Recommendation | Refusal | Case Officer | Catherine Gray |
| Reasons for Recommendation | | | |
| <ul style="list-style-type: none"> The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a European Protected Species. The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to result in the unacceptable adverse impact on, or damage to known priority habitats, species or features of natural heritage importance. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 3 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Status of the building. | <p>Concern is raised that the application relates to the demolition of a Listed Building and the removal of heritage and landscape features which are directly afforded protection under Local Landscape Policy Area BH03 and by the adjacent LLPA BH02.</p> <p>The building proposed to be replaced is not listed. The building does have an HB number (HB19/09/009) and has been surveyed by the Department of Communities however their Historic Buildings Database records details that the building is 'a two-storey nineteenth century house, located on Ballyskeagh Road, Lisburn and the house has replacement fenestration and extensions and is not considered to be of special architectural or historic interest'.</p> <p>The LLPA is not given determining weight in this case, there is no designation in the LAP, the building is not listed, and Historic Environment Division have raised no objections to the proposal. The dwelling is derelict and in a bad state of dis-repair. It is not considered that it merits retention.</p> | | |
| Impact on Archaeology and Built Heritage. | The view is expressed that the development site is only a matter of metres away from the c.19 th century terrace of mill-workers' houses at | | |

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| | <p>Nevin's Row and the Listed Lock Keeper's house at the end of the terrace and on the site of a recorded archaeological monument.</p> <p>Historic Environment Division has been consulted on the proposal and have raised no objections to the proposal. The proposal complies with policies HE2, HE3, HE4 and HE9 of the Plan Strategy.</p> |
| <p>Urban Style dwellings / character of the area.</p> | <p>The view is expressed that this is not a site for urban-style dwellings and that there is not an urban feel to Ballyskeagh. The view is also expressed that to have this farmhouse razed to the ground and two modern urban style dwellings built over it would be to the detriment of the historical character of Ballyskeagh and its immediate environs. The view is expressed that the proposal needs to be in keeping with the area.</p> <p>The proposal is located within the Countryside and if this proposal is approved the replacement dwelling would be of rural design and in keeping with the guidance in Building on Tradition.</p> |
| <p>Impact on the natural environment.</p> | <p>The view is expressed that the submitted information is not accurate on the biodiversity checklist. That the proposal would result in the removal of existing agricultural barns/sheds (one such building has already been demolished and removed and that it is not clear whether the building had been checked for evidence of roosting bats, or for barn owls or swifts. And that there are badgers in the general area. Concern is raised that the area has natural beauty and wildlife that could be impacted.</p> <p>The view is also expressed that the mature hedgerows and tress at the sire have already been removed/heavily cut back. And that the removal of the overgrown, mature garden and tree-planted green area to the front of the dwelling and mature hedgerow along the layby directly abutting the site was disappointing.</p> <p>Through the processing of the application a revised biodiversity checklist was submitted for consideration. Along with a Bat Roost Potential Survey and a Badger Survey. Based on the information submitted to date, it is considered that the proposal is contrary to policies NH2 in that it has not been demonstrated that the development proposal is not likely to harm a European Protected Species and NH5 in that it has not been demonstrated that the development proposal is not likely to result in the unacceptable adverse impact on, or damage to priority habitats and priority species.</p> <p>Any removal of sheds outside the red line of the application site is not the subject of this proposal. And any vegetation clearance does not require planning permission.</p> |
| <p>Neighbour notification and deadline for objections.</p> | <p>Concern has been expressed about the neighbour notification, that the deadline for objections is not acceptable, and that the letter mentions amendments to a nearby development.</p> <p>The Council has fulfilled its statutory obligations with regards to neighbour notification. The deadline provided in the neighbour notification letter is a</p> |

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| | <p>guideline and anyone can make representation on any application up until a decision is made. Through the processing of the application, the proposal has been amended from two replacement dwellings to one replacement dwelling.</p> |
| Submitted plans/information. | <p>Concern is raised that there is not enough detail provided to allow consideration of potential impacts of what is being proposed, for example elevations. The view is expressed that the potential impact is unclear and that the lack of care and attention to detail is concerning. The view is expressed that the mapping shown of no. 36 omits a garage close to the boundary with no. 32. And that the omission of the intended location of the proposed development.</p> <p>The application is for outline permission to establish if the principle of development on the site is acceptable. Further details with regards to design etc would be provided at Reserve Matters stage if the application is approved. The application is determined on the basis of the information submitted. The garage reference is outside the application site and a site inspection carried out by the case officer ensures that the Planning Unit are aware of the situation on the ground for all to be taken account of. The proposed location of the development would be within the red line in situ of the existing dwelling.</p> |
| Red and Blue lines. | <p>The view is expressed that no key is provided for the meaning of the red and blue lines on the map.</p> <p>The red and blue lines are standard for any planning application. The red line denotes the application site, and the blue line denotes another other land owned or controlled by the applicant.</p> |
| Land ownership. | <p>The view is expressed that the red line on the map goes outside the boundary of the site of 32 and onto their property.</p> <p>The onus is on the applicant to ensure he has ownership/control of all lands necessary to implement any planning approval. This is a legal issue between the relevant parties.</p> |
| Potential overlooking/loss of light. | <p>Concern is expressed that the neighbouring property would be overlooked or be impacted by loss of light.</p> <p>This application is to establish if the principle of development is acceptable on the site. A replacement dwelling at the same location of the existing dwelling could be designed to ensure that there would be no overlooking into the neighbours' private amenity space or any unacceptable loss of light. The design would be considered at Reserved Matters stage if the application is approved.</p> |

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| Item Number 2 | | | |
|---|--|----------------------------|--|
| Application Reference | LA05/2025/0003/F | Date Valid | 02.01.2025 |
| Description of Proposal | Proposed erection of seated stand with integral toilets, office, first aid room and kitchen. 2no. separate standing terraces with integral stores. 2no 5--a-side 3G football pitches and basketball court. Control room, new play park, panna cage, walking path, car park, fencing, landscaping, and all associated ground works | Location | The Bluebell Sports Complex, 10a Rushmore Drive, Lisburn |
| Group Recommendation | Approval | Case Officer | Joseph Billham |
| Reasons for Recommendation | | | |
| All relevant planning material considerations have been satisfied. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 2 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Issue of trespassing on neighbouring resident's land. | Trespassing is a civil matter outside the control of planning remit. | | |
| Issue of noise from spectators and noise sensitive residential receptors were not carried out for all nearby dwellings. | Environmental Health have been consulted and offered no objection in relation to noise. Environmental Health have recommended conditions that include hours of operation for the operational phase of development. The proposal also includes a 3m high acoustic barrier that shall be conditioned in the event of approval. Environmental Health have advised for residents to contact the Environmental Health Service Unit should residents be affected by noise and light. | | |

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| <p>Issues with car parking and impact on vehicle movement in the area and blocking footpaths and emergency vehicles access.</p> | <p>DFI Roads have been consulted in relation to issues of parking, vehicle movement, road safety and intensification of access and offered no objections.</p> |
| <p>Residents not consulted on original application.</p> | <p>All statutory advertisements and neighbour notifications have been carried out</p> |
| <p>Impact of light at nighttime.</p> | <p>Environmental Health have been consulted and offered no objection in relation to floodlighting. Environmental Health have recommended conditions that include hours of operation for the floodlights and for the lights to be in accordance with the Obtrusive Light – Compliance Report submitted. Environmental Health have advised for residents to contact the Environmental Health Service Unit should residents be affected by noise and light. Any breach of the conditions shall be referred to the Planning Enforcement Team.</p> |
| <p>Loss of open space and now developed into football academy.</p> | <p>The proposed development is in association with the existing Bluebells Sport Complex at Ballymacash. The site is currently used as additional parking and grassland. It should be noted that on site there is approval for additional car parking under LA05/2022/0904/F that had previously been accepted as a small loss to open space. The car park associated with this application is in the same location. Taking into account the previous planning history it has been demonstrated the community benefit provided by the proposal are considered to outweigh the loss of open space in relation to the car parking. The remaining open space includes 3G sport pitches. The definition of open space within Annex D of the Supplementary Planning Guidance states that outdoor sports facilities publicly and privately owned are considered to fall under a broad range of open spaces that are of public value. It is considered the proposal for 2 3G football pitches and basketball court and play park does not seek to remove any open space and is seen as a betterment of the existing site. The proposal is acceptable in principle.</p> |

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| Item Number 3 | | | |
|--|---|----------------------------|---------------------------------------|
| Application Reference | LA05/2023/0555/F | Date Valid | 07.07.2023 |
| Description of Proposal | Demolition of existing derelict dwelling house and erection of replacement energy efficient dwelling house and garage | Location | 22 Drumalig Road, Drumalig, Carryduff |
| Group Recommendation | Refusal | Case Officer | Joseph Billham |
| Reasons for Recommendation | | | |
| <ul style="list-style-type: none"> The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy in that, it has not been demonstrated that the proposal is not likely to harm European Protected Species. The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the proposal is not likely to result in an unacceptable adverse impact on, or damage to known priority 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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