

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

Week Ending 14th August 2026

Item Number 1			
Application Reference	LA05/2024/0483/F	Date Valid	18.06.2026
Description of Proposal	Proposed farm dwelling, with associated double garage and entrance gate.	Location	180m to the west from 7 Old Moira Road, Ballinderry
Group Recommendation	Refusal	Case Officer	Michael Vladeanu
Reasons for Recommendation			
- The proposal is contrary to Policy COU1 of the Lisburn & Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside. - The proposal is contrary to criterion (c) of Policy COU10 of the Lisburn & Castlereagh City Council Plan Strategy, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm. - The proposal is contrary to criterion (b) Policy COU15 of the Lisburn & Castlereagh City Council Plan Strategy, in that the proposed dwelling is not sited to cluster with an established group of buildings. - The proposal is contrary to criterion (b) Policy COU16 of the Lisburn & Castlereagh City Council Plan Strategy, in that the proposed dwelling is not sited to cluster with an established group of buildings.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2026/0066/F	Date Valid	23.01.2026
Description of Proposal	Proposed dwelling to side of 30 Rosssdale Heights, Belfast	Location	30 Rosssdale Heights, Belfast,
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
- The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development would not create a quality and sustainable residential environment which respects the existing site context and characteristics. - The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy in that an overall design concept in accordance with Policy HOU6 has not been submitted to demonstrate that the proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area. - The proposal is contrary to criteria a) of Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy in that the development does not respect the surrounding context or is appropriate to the character of the site in terms of layout and landscaped and hard surfaced areas. - The proposal is contrary to criteria i) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy in that the design and layout creates conflict with adjacent land uses and would have an unacceptable adverse effect on existing properties in terms of overlooking, loss of light and overshadowing. - The proposal is contrary to criteria b) of Policy HOU 8 of the Lisburn and Castlereagh City Council Plan Strategy in that the pattern of development is not in keeping with the local character and environmental quality of the established residential area.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of light.	Concern is raised that the proposed construction would block sunlight / general light into the back garden of number 29 Rosssdale Heights.		

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	Property number 29 Rosssdale Heights is positioned northeast of the proposal, with its adjoining property number 30 Rosssdale Heights positioned in between it and the proposal. The proposal at the narrowest point would be 8.5m away, measured building to building, from 29 Rosssdale Heights. Due to the separation distance and the proposals positioning in the landscape, it would not lead to any unacceptable loss of light to the back garden/rear amenity space of number 29 Rosssdale Heights. It would however lead to loss of light to property number 30 Rosssdale Heights, the closest property to the proposal.
Existing maintenance and general upkeep.	Concerns are raised about the existing maintenance and general upkeep of the existing property number 30 Rosssdale Heights, with the view expressed that they appreciate that this issue may not be relevant to planning but it is a rented property and could be kept to a better standard. General maintenance and upkeep of a property is not a matter for the planning authority. It is a material consideration that is not given determining weight.

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Item Number 3			
Application Reference	LA05/2024/0448/F	Date Valid	04.06.2024
Description of Proposal	Proposed farm dwelling and garage	Location	35M East OF 9 Ivy Hill, Lisburn,
Group Recommendation	Refusal	Case Officer	Helen McGuinness
Reasons for Recommendation			
- The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside. - The proposal is contrary to Criterion c) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm. - The proposal is contrary to Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy as the alternative site proposed does not merit being considered as an exception as it has not been satisfactorily demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and there are no demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building groups. - The proposal is contrary to Criterion a) of Policy COU15 and Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal will result in a prominent feature in the landscape. - The proposal is contrary to Criterion b) of Policy COU15 and Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development will be sited to cluster with an established group of buildings. - The proposal is contrary to Criteria c), d) and e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development fails to blend into the landform, lacks long established natural boundaries allowing for suitable enclosure and relies primarily on new landscaping for integration. - The proposal is contrary to Criterion e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal is unable to appropriately integrate in the area and will have an adverse impact on the rural character of the area. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to harm a European Protected Species.			

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- The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to result in an 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	LA05/2023/0264/O	Date Valid	29.03.2023
Description of Proposal	Proposed Site for the Erection of a Detached Dwelling & Garage (Infill Development) with associated site works	Location	Lands between 38 and 40 Scroggy Road, Glenavy, Crumlin,
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
- The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside. - The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that there is no small gap sufficient to accommodate two dwellings within an otherwise substantial and built up frontage, the proposal does not respect the existing pattern of development in terms of plot size and width and if permitted would create a ribbon of development along the private lane on Scroggy Road. - The proposal is contrary to Criteria (g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed ancillary works by way of the new access laneway do not integrate with their surroundings. - The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area and it would have an adverse impact on the rural character of the area. - The proposal is contrary to Criteria (h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed impact of the ancillary works by way of the new access laneway would have an adverse impact on the rural character of the area. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy in that the biodiversity checklist received has not demonstrated if the proposal is 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 the biodiversity checklist received has not demonstrated if the proposal is likely to result in an unacceptable adverse impact on, or damage to habitats, species or features of Natural Heritage Importance.			

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Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Ownership issues and permission to use land for access laneway.	The applicant has completed certificate A) to certify they are in full possession of the land. Land ownership is a civil matter		
Location of primary school is misrepresented on the map and access not shown.	The primary school lies outside of the red line of the application site. DfI Roads have been consulted on the location and safety of the proposed new access and raised no concerns.		
Plans are not annotated correctly.	The plans provided are considered to be fully accurate.		
Concerns expressed over the use of access by emergency services and construction traffic blocking right of way.	Access and use of the laneway for emergency services and construction vehicles is outside the remit of planning control.		
Liable for upkeep of the laneway and will it be returned to current state after construction.	The upkeep of the laneway is outside the control of planning and in the event of approval the laneway shall have a time limit to be implemented and retained.		
Public pictures of existing dwelling taken and reproduced without the knowledge of the owner	The images present on the portal have been reviewed and are considered to comply the guidance within LCCC Planning Publication Policy regarding personal or sensitive information and Special Category Information as per General Data Protection Regulations.		

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Item Number 5			
Application Reference	LA05/2025/0841/F	Date Valid	20.11.2025
Description of Proposal	Proposed fitout to provide bank branch and office space (Retrospective)	Location	Bow Street Mall - Units 16, 17 & 18 Bow Street, 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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Provision for security guard and van deliveries and limited space on footpath for pedestrians and wheelchair/pram users due to parking on street.	The agent has advised within the supporting statement the proposal shall utilise Bow Street Mall parking arrangements. DFI Roads have been consulted on the impact of traffic and parking concerns and offered no objections.		