

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

**Week Ending 15th May 2026**

Item Number 1			
<b>Application Reference</b>	LA05/2024/0128/F	<b>Date Valid</b>	15.02.2024
<b>Description of Proposal</b>	Change of use from retail unit ("sleepworld" bed showroom) to gym (renewal of planning approval LA05/2018/1028/F)	<b>Location</b>	188 Saintfield Road, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
3	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Increase cars traffic and parking concerns.	DFI Roads have been consulted on the impact of traffic and parking concerns and offered no objections.		
Noise impact and unsociable hours.	Environmental Health have been consulted on the impact of noise and offered no objections. A condition shall be placed upon any decision notice for hours of operating between 6am – 10pm.		
Erection of external floodlighting and light impact on dwellings.	There is no additional lighting being erected as part of the proposal. Environmental Health have been consulted on the impact of light and offered no objections. There shall be no adverse impact by way of light on nearby residents.		
Pollution impact.	There shall be no adverse impact from pollution caused by the proposal. Environmental Health have been consulted and offered no objections.		
Loss of privacy.	The proposal is converting the existing unit and there are no new openings as part of the proposal. Any nearby residential dwellings are at a significantly higher ground level. There is a significant boundary treatment of mature trees between the appellant site and residents at Glendale Park. There shall be no adverse impact on loss of privacy from the proposal.		
Anti-social behaviour.	The proposal relates only to the conversion of the retail unit to a gym, and it is not considered that anti-social behaviour will be a significant issue with this development. No issues have been raised in this regard within comments received from Environmental Health.		



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Access gates locked at nighttime.	Access from the main entrance gates is shared with a number of other units within the complex and control of this is outside the remit of planning.
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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2026/0094/O	<b>Date Valid</b>	04.02.2026
<b>Description of Proposal</b>	Proposed new dwelling and garage under policy COU2 dwellings in a cluster	<b>Location</b>	Site adjacent to 1a Old Park Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Sinead McCloskey
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The proposal is contrary to Criteria (a), (b), (c), (d) and (e) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster of development does not consist of four or more established buildings, it does not appear as a visual entity in the local landscape, the cluster is not associated with a focal point such as a social/community building, the identified site is not bound on at least two sides with other development in the cluster and development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and it would visually intrude into the open countryside through the creation of ribbon development.</li> <li>▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Old Park Road.</li> <li>▪ The proposal is contrary to Criteria (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, have an adverse impact on the rural character of the area.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
The sight lines state 79m in both directions, which is incorrect.	DFI Roads were consulted with the application, and a response is outstanding. As such the sight lines cannot be confirmed. However, the application is being recommended for refusal.		

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<p>The existing mature hedge trees between the property's 1/1a must be left as they currently are.</p>	<p>The application is recommended for refusal; however, plans indicate that the existing mature tree line is to be retained.</p>
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