

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

**Week Ending 16th January 2026**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2023/0129/F	<b>Date Valid</b>	07.02.2023
<b>Description of Proposal</b>	Proposed detached farm dwelling and detached garage	<b>Location</b>	Land with its south boundary on Budore Road, Lisburn, 116m west of 24 Budore Road, 117m west of No1 Budore Road, 182m long north boundary on Hannahstown Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Helen McGuinness
<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 the proposed development is not a type of development which in principle is acceptable in the countryside.</li> <li>• The proposal is contrary to Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that site is not located within the farm business that has been established for at least 6 years, the new building is not visually linked or sited to cluster with an established group of buildings on the farm and exceptionally, the alternative site proposed is not acceptable, as it has not been demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s).</li> <li>• The proposal is contrary to Criteria (c) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development will be sited to cluster with an established group of buildings.</li> <li>• The proposal is contrary to Criteria (b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development will be sited to cluster with an established group of buildings.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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

**Week Ending 16th January 2026**

<b>Item Number 2</b>			
<b>Application Reference</b>	<b>Date Valid</b>		
<b>Description of Proposal</b>	LA05/2025/0530/F	<b>Location</b>	Park and Ride Car Park, Lisburn Railway Station Railway Street, Lisburn
Retrospective Critical safety works to park and ride car park in front of Lisburn Rail Station. Removal of existing cobbles which were continuing to regularly become loose and uneven underfoot which caused a major trip hazard for pedestrians. In addition, removal of raised kerb line for better accessibility to station. New improved surface will be a level surface and finished with SMA (stone mastic asphalt), which will eliminate any future potential trip hazards. New layout will also allow for better and safer car parking arrangements and improve access to emergency services			
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>The proposal is contrary to Policy HE10 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development does not enhance the character and appearance of the Lisburn Conservation Area or preserve its character or appearance.</li> <li>The proposal is contrary to Policy HE10 criteria a) of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not in sympathy with the characteristic built form of the area.</li> <li>The proposal is contrary to Policy HE10 criteria b) of the Lisburn and Castlereagh City Council Plan Strategy, in that the scale, form, materials and detailing of the development does not respect the characteristics of adjoining buildings in the area.</li> </ul>			

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

**Week Ending 16th January 2026**

- The proposal is contrary to Policy HE10 criteria d) of the Lisburn and Castlereagh City Council Plan Strategy, in that the important views within, into and out of the area are not protected.
- The proposal is contrary to Policy HE10 criteria f) of the Lisburn and Castlereagh City Council Plan Strategy, in that the development does not conform with guidance set out in Supplementary Planning Guidance Part E.

### **Representations**

<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A

### **Consideration of Objections**

<b>Issue</b>	<b>Consideration of Issue</b>
Application fails to address the changes made to the lower front car park.	<p>The view is expressed that the pedestrian entrance space in the fence has been filled in by a metal fence, that the painted pedestrian path across the lower car park has been removed and the pedestrian steps from the lower front car park to the top front car park has been removed and filled in with a wall.</p> <p>The red line of this application does not extend into the lower car park and is for works to the upper car park only.</p>
Retrospective.	<p>The view is expressed that the work has already been completed yet the application fails to record it as 'retrospective'.</p> <p>Through the processing of the application the proposal has been amended to detail that the proposal is retrospective.</p>

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

**Week Ending 16th January 2026**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2025/0824/F	<b>Date Valid</b>	17.11.2025
<b>Description of Proposal</b>	Extension to Primary school building (approved under planning application ref. LA05/2019/1236/F) to provide 2 classroom special provision social communication / special educational needs unit with ancillary spaces, external hard play provision and all ancillary and associated site works.	<b>Location</b>	Rowandale Integrated Primary School 18 Clarehill Road, Moira, Craigavon
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Road safety and parking.	<p>Concern is raised about road safety and parking and that additional classrooms will lead to more cars on the main road which blocks through traffic. It is also stated that having lived in the area for a number of years parking has continuously been an issue with blocked footpaths and road visibility obstructed by parked vehicles; and that if further development is going to be done it will require significant infrastructure change.</p> <p>The view is expressed that there should be no extensions onto the school until there is proper parking and traffic management in place; that the car park currently being built will not properly facilitate the current amount of students never mind additional students that will come with this further expansion; and that residents of Limestone Meadows have had their driveways blocked by parents of students, dealt with excessive and dangerous traffic both in limestone meadows itself and on the Clarehill Road. Concern is raised that the infrastructure around the school is not</p>		

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

**Week Ending 16th January 2026**

	<p>fit for purpose and cannot facilitate any further students or building disruption without causing significant road safety concerns.</p> <p>It is acknowledged that the Rowandale Primary School site has been undergoing ongoing construction over the past number of months however construction works are of a temporary nature.</p> <p>The access and parking arrangement already approved under application LA05/2025/0072/F included provision for the additional proposed 2 classrooms. DfI Roads have been consulted and have raised no objections to the proposed development. The proposal complies with policy TRA2 and TRA7 of the Plan Strategy and the Parking Standards.</p>
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# List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 16th January 2026**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2025/0310/RM	<b>Date Valid</b>	25.04.2025
<b>Description of Proposal</b>	Demolition of existing derelict school building and construction of 4 no detached dwellings.	<b>Location</b>	14a Feumore Road, Ballinderry Upper, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
5	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Character of the area/density/layout.	<p>The view is expressed that the plan is not in keeping with the local area or recent developments of newer build properties in the immediate area and that a cul-de-sac- estate of 4 properties would be considered suitable.</p> <p>It is also stated that the development will be an eyesore as it is so out of character for the area and is most definitely not in keeping with the surrounding area that is deemed an Area of High Scenic Value.</p> <p>The view is expressed that the plans do not show any respect to the current site context or characteristics and that these houses are very much crammed into a space – relative to existing building. It is not understood why increasing the density in this area would be considered or permitted. The view is expressed that these houses are very much crammed into a space, relative to established buildings, they do not respect local character.</p> <p>The application site measures 0.42 hectares on land within the Settlement Development Limit of Feumore. The proposed density is considered to be acceptable for the site and its location. Outline permission has already been granted for 4 dwellings on the site through application LA05/2021/0206/O. It is considered that the proposal does respect the current site context and characteristics and complies with planning policy. The proposed layout is considered to be acceptable.</p>		

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

**Week Ending 16th January 2026**

Site context and characteristics.	<p>The view is expressed that the plans do not show any respect to the current site context or characteristics.</p> <p>The existing site is relatively flat in nature with a derelict school building on it. The existing and proposed levels as detailed on the submitted plans are considered to be acceptable. The proposal for 4 quality residential dwellings on a derelict site would provide betterment to the area and complies with the Councils Plan Strategy.</p>
Privacy/overlooking/private amenity.	<p>Concern is expressed about impact on privacy; objectors express concern that some windows will be directly looking into their living area. The view is expressed that the proposal does not safeguard the amenity of existing residents.</p> <p>There are no windows that directly look into any neighbour's private amenity space. The proposed dwellings are designed to ensure that there is no unacceptable overlooking into private amenity space.</p>
Sustainable forms of development.	<p>The view is expressed that the use of greenfield land for housing should be reduced and more urban housing accommodated through the recycling of land and buildings and encouragement of compact town and village forms.</p> <p>The existing site occupies a derelict school within the Settlement Development Limit of Feumore. The reuse of the site for 4 domestic dwellings is considered to be acceptable as established through the granting of outline permission on the site under application LA05/2021/0206/O.</p>
Design/communities.	<p>It is quoted that good design contributes to the creation of places to live that are safe and attractive and is also a key element in achieving sustainable development. And achieving balanced communities and strengthening community cohesion.</p> <p>The submitted proposal is considered to be of high quality design that would create a safe and attractive environment to live in. The proposal incorporates energy efficient measures and renewable energy technologies in the form of solar panels on each dwelling which aids sustainable development.</p>
Varied height and shape.	<p>The view is expressed that the varied height and shape of the properties is not in keeping with the adjacent developments.</p> <p>The majority of the surrounding dwelling houses are two storey. This proposal is for 4no. two storey dwellings with some single storey elements to the dwellings. The dwellings are of acceptable height, shape and design.</p>
Relationship between the dwellings and the neighbouring dwellings.	<p>The view is expressed that the separation distances are less than the recommended, and that the proposals positioning will be overbearing and cause overshadowing of garden amenity space.</p>

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

**Week Ending 16th January 2026**

	<p>The proposed layout complies with the guidance set out in Creating Places and the proposed separation distances are acceptable. The proposal would not be overbearing or cause any unacceptable overshadowing into garden amenity space.</p>
No precedent.	<p>The view is expressed that there is no precedent for these types of dwellings.</p> <p>A variety of types of house types provide for different types of accommodation to serve the different needs of the population as set out in the LCCC Plan Strategy. The design does not need to be a replica of the adjacent dwellings and is considered on its own merits. The proposal complies with planning policy.</p>
Wellbeing and mental health.	<p>The view is expressed that the proposal will have a huge impact on the neighbour's wellbeing and mental health.</p> <p>Residential development adjacent to residential development is a compatible use. Environmental Health have raised no objections to the proposal.</p>
Threat of complaint.	<p>The objector states that they plan to register a formal complaint and take matters further due to the blatant disregard of any referral or sympathy to the surrounding area stating that these proposals are very clearly not in keeping.</p> <p>The threat of complaint is not a material planning consideration that is given determining weight.</p>
Drawings.	<p>The view is expressed that the drawings are all of different scales making it difficult to consider boundary distances and no existing context / adjacent dwellings are indicated. The view is expressed that the drawings do not show the correct boundaries, that they do not show the NIE overhead power lines, that there is little detail in respect of the sightlines. And that there are no garage drawings.</p> <p>The submitted drawings are to scale and are of an acceptable standard to allow full and proper consideration of the proposal. Through the processing of the application DfI Roads requested updated drawings with regards to the sight lines which have been submitted. And through the processing of the application garage drawings have also been submitted for consideration.</p>
Garages.	<p>The view is expressed that the proposals for detached garages does not appear to be adequate storage provision associated with garage requirements.</p> <p>The size, shape and positioning of the proposed garages are acceptable. They are subordinate to the associated dwelling houses and designed to be in keeping with them.</p>
Sight lines/ownership.	<p>The view is expressed that the drawings note that the area within the visibility splays will be maintained, however the objector</p>

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

**Week Ending 16th January 2026**

	<p>states that they will not grant an easement over their property frontage for this to be possible for the developer. The owner and occupier of 14E Feumore Road states that the necessary sightlines are not achievable for the application along the front of their property due to the pre-existing and established hedge line which they do not give permission to be altered in any way, and they want it noted that they will not grant any easement over their property frontage for use of visibility splay lines by the developer.</p> <p>Land ownership is a legal matter. The onus is on the applicant to ensure that they have ownership or control of all lands necessary to implement a planning approval. DfL Roads have been consulted on the proposal and have raised no objections.</p>
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## List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 16th January 2026**

<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2025/0476/O	<b>Date Valid</b>	30.06.2025
<b>Description of Proposal</b>	Outline application for dwelling and domestic garage	<b>Location</b>	Land south of 69 Kesh Road, north of 44 Aghnatrik Road, and west of 71 Kesh Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<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>		
Ownership concerns at access point with encroachment on part of the site.	The agent has updated the application form and completed certificate c) that confirms notice has been served to the relevant landowner. Land ownership is a civil matter outside the control of the planning authority.		