

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

Week Ending 21st August 2026

Item Number 1			
Application Reference	LA05/2024/0224/F	Date Valid	19.03.2024
Description of Proposal	Demolition of existing bungalow at 161 Queensway. Extension of existing convenience store at 1 Moss Road, including the construction of 2nr additional retail units. Associated parking to front and rear.	Location	Lands at 1 Moss Road and 161 Queensway, Lambeg. Development primarily takes place on nr 161, but the project is for the extension of the building on nr 1 Moss Road
Group Recommendation	Approval	Case Officer	Emma Forde
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		
Noise, odour, litter, lighting and pest concerns.	Environmental Health were consulted on the application and following a review, they offer no objection to the proposal. They have stated that should the objector be affected by activities from the proposed development, then Environmental Health Service Unit can be contacted.		
Loss of privacy.	There are no windows proposed on the side or rear elevations of the proposal. There is also significant boundary treatment proposed along the boundaries which abut residential properties. The proposed boundary treatment would obscure any views to the adjoining neighbouring properties.		
Loss of garden space in the area and deterioration of residential character.	While the proposal would result in the replacement of one dwelling with retail units, the scale of the proposal is not considered to be of a level which would warrant a reason for refusal for its impact on the character of the area.		
Incompatibility with existing frontage.	The proposal would appear as a secondary addition to the existing retail unit on the site. The proposed materials would match those of the existing retail unit. Therefore, given the above, and the design of the proposed extension, the proposal is considered to appear compatible with the existing frontage.		

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Traffic congestion.	DfI Roads have reviewed the application and have no objections to the proposal.
Infrastructure Strain.	NI Water and the Water Management Unit (WMU) were consulted. Following a review, WMU stated that if NI Water were content they would have no objections to the proposal. NI Water had no objections to the proposal. As such, the proposal is not considered to result in a strain on infrastructure which would warrant a reason for refusal.

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Item Number 2			
Application Reference	LA05/2025/0280/F	Date Valid	16.04.2025
Description of Proposal	Application under Section 54 of the Planning Act (NI) 2011 to vary Condition 6 of planning approval LA05/2022/0308/F: From: The waste materials to be accepted at the facility hereby approved shall be restricted to those falling within the European Waste Catalogue Codes: (See supporting statement for full list) The waste materials to be accepted at the facility hereby approved shall be restricted to those falling within the European Waste Catalogue Codes (See supporting statement for full list) It is proposed to add in a further 11no. EWC Codes - 1. 15 01 06 Mixed packaging 2. 17 01 01 concrete 3. 17 01 02 bricks 4. 17 01 03 tiles and ceramics 5. 17 01 07 mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06 6. 17 02 01 wood 7. 17 02 03 Plastic 8. 17 05 04 soil and stones other than those mentioned	Location	N W P Waste Recycling, 32 Glenside Road, Belfast

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	in 17 05 03 9. 17 09 04 Mixed C&D Waste 10. 20 03 07 bulky waste 11. 20 03 99 municipal waste not otherwise specified		
Group Recommendation	Approval	Case Officer	Kevin Maguire
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
28	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Extension to opening hours.	The proposal description does include reference to previous Section 54 application LA05/2022/0308/F that related to a change in delivery hours however the current application does not seek to make changes to previously approved hours but rather the proposal seeks to add additional waste codes.		
Increase in odour/air pollution relating to residential amenity.	Given the planning history on the site and responses from statutory consultees it is not envisaged that the proposed additional waste codes on site would adversely result in additional odour/pollution on site. Environmental Health have considered the objections and while they have raised no objection, they have advised that any residents affected by odour should contact the Environmental Health Department in LCCC, with residents in Belfast City Council being recommended to contact Belfast City Council.		
Lead to increase in traffic/transportation issues.	The proposal relates to an increase in the number of EWC codes accepted on the site, however this does not mean that additional tonnage will be accepted on the site. While the previous permission does not limit the tonnage of waste accepted on site or the vehicle movements to and from the site, the amount of waste accepted will be determined by the extant waste authorisations on site. The applicant has clarified that they are not requesting additional tonnage or that it would		

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	result in additional traffic movements. DfI Roads were consulted and have offered no objections to the proposal.
Impact on biodiversity and destruction of habitat	This application relates to a change in waste codes and does not involve a physical change to the site or encroachment onto any neighbouring land. It is not envisaged that any additional impact on biodiversity in the local area will result should this application be approved for these inert and non-hazardous waste codes.
Dumping of compost on farm land.	The proposal does not involve the dumping of compost on farmland but instead relates to a waste transfer station which has previously been approved under earlier planning applications.
Impact on soil/water quality/run-off.	All of the waste accepted and stored at the site will be undertaken within the waste transfer station on site. NIEA Water Management Unit have considered the application and have raised no issues subject to any relevant statutory permissions being obtained, including the relevant waste authorisations and notes it is the responsibility of the applicant to ensure that their development complies with the NAP Regulations.
Incorrect publicity – incorrect description.	The application was advertised in the Belfast Telegraph on the 9 th May 2025 as ' <i>Section 54 to vary Condition 6 of planning approval LA05/2022/0308/F (relating to Waste Materials to be taken under EWCC)</i> '. While the application may have initially been available to view on the planning register with the incorrect description this was addressed prior to the application being advertised.
Incorrect description on neighbour notification letters and sent to consultees.	An incorrect description was initially inputted into Planning Portal in error which was replicated in the initial neighbour notification letters generated (i.e. Section 54 of the Planning Act (NI) 2011 to vary Condition 6 of planning approval LA05/2019/0886/F (relating to delivery hours) on the 29 th April 2025. This error was corrected and the revised description included in re-neighbour notification letters dated 2 nd May 2025 which were also sent to objectors who had submitted representations at that stage. Some third parties have also raised the issue that consultations have been issued citing the incorrect description. It clear from the consultation responses

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	that the consultees have considered the correct description of what has been applied for i.e. 11 additional waste codes. Officers are content that the proposal description reflects the proposed development and the proposal has been accurately advertised.
Concerns relating to EWC 17 01 06* and potential for hazardous substances to be included.	The initial covering letter/planning statement included the above EWC code which relates to ' <i>mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing dangerous substances</i> '. The description on the application form, as well as in the advertisement and neighbour notification letters did not make reference to this. The initial letter therefore included 12 waste codes, however the letter was updated and EWC 17 01 06* was subsequently removed. Given this removal no further advertisement was deemed necessary and no individual would be prejudiced by this removal from the supporting letter.
Clarification of whether applicant is seeking approval for Waste Code 19 13 05 as this is not within previous planning approval.	The applicant has clarified that the inclusion of 19 13 05 was a typo in the covering letter which read incorrectly. This instead should be ' <i>19 13 06 sludges from groundwater remediation other than those mentioned in 19 13 05</i> ' which was included in the previous planning permission on the site.
Raised need to clarify whether Environmental Statement is required/ EIA failures.	An EIA determination was undertaken by the Council, and it was determined that this application, given its scale and nature, would not require the submission of an Environmental Statement. The objection raised issues in consideration of the potential cumulative impacts on the site. In this case, however, there is no additional building work proposed and no additional tonnage sought. Taking the other elements of the NWP operations into account, it is considered that the current proposal to introduce 11 additional inert and non-hazardous waste codes would not cause significant environmental effect either individually or cumulatively.
No details have been provided to ensure Policy WM1 will be met.	The initial supporting letter submitted, and subsequent revised letters provided a brief justification of how the application would meet the requirements of Policy WM1. It is considered that based on this information as well as the details submitted and consultation responses received, that the current proposal for the increased waste codes would be acceptable in relation to Policy WM1.

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Application relates to 'development creep'.	The proposal does not involve any physical alterations to the site. The application does allow for an additional 11 EWC waste codes however based on consultation responses it is considered that this will be acceptable in the context of any potential impacts on amenity or the environment.
Unauthorised expansion of waste now permitted by NIEA to receive over 325,000 tonnes per annum.	Any unauthorised expansion at the site should be dealt out with this planning application. NIEA Waste Management have been consulted and have advised that the overall site is currently authorised to accept a combined 500,000 tonnes of waste per annum through four authorisations. The consultation response has not advised of any unauthorised expansion however should this occur this can be investigated by enforcement.
Intensification of operations – this constitutes a material change of use under established case law.	The application currently before the Council relates to an additional 11 EWC inert and non-hazardous materials and would supplement the waste codes already permitted on the site. The site continues to relate to a waste transfer station previously approved and it is not considered that the proposed changes under this application would represent a material change of use of the site from its current waste management facility.
Under S 147 the Council is under a statutory duty to investigate such breaches.	This application proposes additional waste codes to be accepted on the site. Should this be acceptable, such codes will be added to the list of previously approved waste codes allowed under previous applications. Should the applicant deviate from the allowed waste codes then this would be a matter for planning enforcement to investigate.
Flawed application/misrepresentation LA05/2022/0656/F.	This proposal seeks to increase the number of waste codes in connection with an existing waste transfer station, whereas LA05/2022/0656/F related to a development to the north and composing an extension of curtilage to an existing waste management facility for dry anaerobic digestion facility to process existing on-site material in addition to other elements. The issue raised therefore relates to a previously granted permission and does not principally relate to the waste transfer station permission to which this application is seeking to amend.

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Item Number 3			
Application Reference	LA05/2023/0728/F	Date Valid	12.09.2023
Description of Proposal	Proposed redevelopment of former Bank of Ireland building, including demolition of front facade, erection of an additional storey to create a three-storey building with ground floor retail unit and change of use to residential for 4 no. apartments above and provision of a new four storey extension to the rear for 15 no. apartments with parking and landscaping.	Location	22-24 Market Square North, Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
- The proposal is contrary to criteria (a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it does not respect the surrounding context, and it is not appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings. - The proposal is contrary to criteria b) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal protects the historic environment in the overall design and layout of the development. - The proposal is contrary to criteria a) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that the design of the development does not draw upon the best local architectural form and detailing. - The proposal is contrary to criteria i) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that the design and layout of the proposal would result in unacceptable adverse effects on the proposed properties in terms of overlooking, loss of light, overshadowing and noise disturbance.			

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- The proposal is contrary to criteria a) of Policy TRA2 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the intensification of the access onto the public road will not prejudice road safety or significantly inconvenience the flow of vehicles.
- The proposal is contrary to Policy HE9 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not adversely affect the setting of a listed building.
- The proposal is contrary to Policy HE10 of the Lisburn and Castlereagh Plan Strategy in that the proposed development if permitted, would not enhance the character or appearance of the conservation area where an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not arise.
- The proposal is contrary to criteria a), b), d) and f) of Policy HE10 of the Lisburn and Castlereagh Plan Strategy in that the scale, form, materials and detailing do not respect the characteristics of adjoining buildings in the area and important views within, into and out of the area are not protected.
- The proposal is contrary to Policy HE12 of the Lisburn and Castlereagh Plan Strategy in that the arrangements for the redevelopment of the site are inappropriate to the character and appearance of the Conservation Area.
- The proposal is contrary to Policy HOU10 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the affordable housing provision can be met and secured and agreed through a Section 76 Planning Agreement.
- The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that there is an alternative and viable non mains solution for the treatment and disposal of wastewater, as the current wastewater infrastructure does not have the capacity to support the proposal, creating a pollution problem.
- The proposal is contrary to Criteria a) and b) of Policy NH1 of the Lisburn and Castlereagh Plan Strategy in that the development proposal is likely to have a significant impact on a European Site and a listed or proposed Ramsar Site.
- The proposal is contrary to Policy FLD3 of the Lisburn and Castlereagh Plan Strategy in that the Drainage Assessment does not demonstrate that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from the development to elsewhere.
- The proposal is contrary to Strategic Policy 02 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that there would be no negative impacts

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to human health and well-being and residential amenity caused by noise and odour, and that adequate welfare facilities are provided within the retail unit.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
There is a marble panel between the entry doorway and the main doorway on which is carved 'Belfast Banking Company Limited'.	Whilst this is not a listed building, it would be preferable that this marble panel is retained. There is no planning requirement for the retention of this part of the building.		
Does this site not require a Drainage Assessment as it has over 10units. Has DFI Rivers been consulted.	The proposal does require a Drainage Assessment as it is over 10 units, the site exceeds one hectare and it involves a change of use, including new buildings. A Drainage Assessment was provided on the 30th April 2025. It was sent to DFI Rivers for comment. A response was issued from DFI Rivers on the 28th July 2025 requesting further information.		

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Item Number 4			
Application Reference	LA05/2026/0330/F	Date Valid	28.04.2026
Description of Proposal	New shed/garage and boundary wall	Location	21A Crumlin Road, Glenavy
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	7	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns of out of curtilage development.	There were initial concerns that the proposed shed might be built on adjacent wasteland, outside of the curtilage of No. 21A Crumlin Road. However, the shed is to be built on the northern side of the existing bungalow at No. 21A Crumlin Road, this will be within the curtilage of the dwelling. While there had been landscaping works occurring at both No. 21A and the adjacent wasteland site to the south, this latter site does not fall under the scope of this application with the proposed boundary wall reinstating the demarcation of these two separate plots.		
No reference of boundary treatments despite works to that effect.	The initial application did not include elevational plans for the boundary wall; this was remedied with the subsequent plans for the boundary walls being submitted and published to the planning portal. The boundary wall was considered against the relevant Policy HOU7 and deemed acceptable.		
Loss of trees on site.	At the time of a site inspection, there was no soft landscaping on site. In comparison to Google Street View imagery, it appears that much of this has been removed prior to the submission of this application. The trees on site were not protected by a TPO, and their removal did not require permission. The submitted plans denote the provision of hardstanding for the parking and turning of vehicles, as well as areas of grass to the front and rear of the dwelling. The landscaping of the site will be conditioned once construction of the shed and boundary wall conclude to soften the visual impact of the hardstanding.		