

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

**Week Ending 29th August 2025**

Item Number 1			
<b>Application Reference</b>	LA05/2022/0806/F	<b>Date Valid</b>	01.09.2022
<b>Description of Proposal</b>	Retention of agricultural sheds and ancillary works for storage of feed, grain and farm machinery/ equipment in association with existing established and active farm business	<b>Location</b>	50m NW of 9 Edenticullo Road, Royal Hillsborough, BT26 6PH
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Michael Vladeanu
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>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Access and Laneway	<p>The objector objects to the applicant using the laneway as a means of access to the sheds. It is contended that the applicant has no legal right to use the laneway.</p> <p>An amended P2 Form has been submitted with Certificate C completed. In addition, matters relating to private access rights and land ownership disputes are a civil issue between the parties and are not material planning considerations. The application has been assessed on the basis of the submitted plans and supporting information, with access shown to the public road network.</p>		
Dispute Farm Business ID Number	<p>The objector raises concern that the Farm Business ID is incorrect and that the applicant is using a neighbouring farms Business ID Number.</p> <p>DAERA have been consulted on the application and have provided written confirmation that the Farm Business ID Number is active and is in the name of the applicant of the current application.</p>		

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**Week Ending 29th August 2025**

Item Number 2			
<b>Application Reference</b>	LA05/2022/0445/F	<b>Date Valid</b>	29.04.2022
<b>Description of Proposal</b>	Retention of existing farmyard, farm building, hard standing, vehicular access and shipping containers used for farm storage	<b>Location</b>	Adjacent, south and west of 20 Drumaknockan Lane, Royal Hillsborough, BT26 6QS
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>▪ The development 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 development is contrary to Criterion (b), Criterion (c) and Criterion (e) of Policy COU12 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not considered necessary for the efficient use of the agricultural holding, in terms of character it is not appropriate to its location and it has not been demonstrated that it will not have an adverse impact on the natural environment. Furthermore, it has not been demonstrated that there are no suitable existing buildings on the holding, the design and materials are not sympathetic to the locality and adjacent buildings and the proposal is not sited beside existing farm buildings. In addition, it has not been demonstrated that it is essential for the efficient functioning of the business, or that there are demonstrable health and safety reasons.</li> <li>▪ The development is contrary to Criteria (b) and Criteria (g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not sited to cluster with an established group of buildings and ancillary works do not integrate with their surroundings.</li> <li>▪ The development is considered to be contrary to Criteria (b), Criteria (e) and Criteria (h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not sited to cluster with an established group of buildings, it has an adverse impact on the rural character of the area and the impact of ancillary works would have an adverse impact on rural character.</li> <li>▪ The development is contrary to Policy NH1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not have a significant effect on a European Site or a listed or proposed Ramsar Site.</li> </ul>			

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<ul style="list-style-type: none"> <li>▪ The development is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not harm a species protected by law.</li> <li>▪ The development is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance.</li> <li>▪ The development is contrary to Policy FLD3 of the Lisburn and Castlereagh City Council Plan Strategy, in that a Drainage Assessment has not been provided which demonstrates that adequate measures will be put in place so as to effectively mitigate flood risk to the proposed development and from the development elsewhere.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 29th August 2025**

Item Number 3			
<b>Application Reference</b>	LA05/2021/0855/F	<b>Date Valid</b>	03.08.2021
<b>Description of Proposal</b>	Agricultural shed/ store with 11ft deep slurry storage tank and acoustic wall (retrospective). (amended information received)	<b>Location</b>	Approx. 50m west of 42 Upper Mealough Road, Carryduff, BT8 8LR
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Kevin Maguire
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>		
Increased noise	A Noise Impact Assessment has been submitted with the application. Following assessment of this an acoustic wall was built around the around the slurry tank aerator which was deemed to be the main noise source. In consideration of the information submitted Environmental Health have raised no objection subject to the wall being retained and maintained as built.		
Odour and poor air quality	The application was supported by an Air Quality Impact Assessment however this mainly related to the impact of ammonia emissions on designated sites and not specifically to residential amenity impacts. NIEA have considered this and have raised no objections in relation to potential impacts on designated sites or adverse impacts through run-off from landspreading. The retrospective building is located adjacent to an existing working farmyard. Environmental Health have been consulted on the proposal, including on the objection letters, and have raised no issues in relation to the developments impact on air quality or odour adversely affecting residential properties.		
Impact of increased traffic on road network	The application has not altered the existing vehicular access to the site. The application form has stated that no additional traffic movements are predicted to arise from the development. DfI Roads have been consulted and have raised no issues in relation to increased traffic or adverse impact on the existing road network.		

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Visual Impact	While it is accepted the retrospective shed is large in scale it uses a typical agricultural style which utilises blockwork render and metal sheeting to the upper elevation. There would be filtered views from Upper Mealough Road and only long range views from the public road network further to the north and west. On this basis it is unlikely the development would cause adverse visual impact.
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# List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 29th August 2025**

Item Number 4			
Application Reference	LA05/2025/0333/F	Date Valid	08.05.2025
Description of Proposal	Demolition of rear return to dwelling. Proposed two storey extension to rear including roof terrace at first floor. Changes to side elevation (Amended description).	Location	14 Waverley Avenue, Lisburn, BT28 1JS
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of privacy	Due to the separation distance between the proposal and the adjacent dwelling, as well as the design, scaling and position of the proposal, it is not considered to have a significantly unacceptable impact on the amenity of any neighbouring occupier in regard to causing loss of privacy.		
Building works will impact on foundations of adjacent dwelling	Given the distance between the existing dwelling adjacent to the site and the footprint of the new extension it is not envisaged that a development of this nature would result in impacts on the foundations of the existing dwelling through its construction. Should any issues arise this would be a civil matter between the two parties and could not be used as a basis for refusal of this application.		