

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

**Week Ending 17 April 2020**

Item Number 1			
<b>Application Reference</b>	LA05/2019/0675/F	<b>Date Valid</b>	21.06.2019
<b>Description of Proposal</b>	Proposed battery energy storage facility, associated electricity substation/transformer compound, alterations to existing access (for construction traffic) and associated ancillary development/ site works	<b>Location</b>	Lands to the southeast of No. 1 Lisnabreeny Road East Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Mark Burns
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>
9	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increased Traffic	Concern has been raised in relation to the increase in traffic and accessing the facility from Lisnabreeny Road East which is a narrow Road. DfI Roads have been consulted with the proposal and have no objection to the proposed access arrangements. They are also content that there is sufficient parking and circulation proposed within the site and in general accordance with the guidance in creating places.		
Impact on existing wildlife	Concern is raised in relation to the potential impact on wildlife. NIEA were consulted with the application and have confirmed they have no objections. They are content that no badger setts will be disturbed as a result of the proposal. NIEA welcomed the additional compensatory planting and recommended that conditions are imposed to ensure the protection of all retained trees and hedgerows and for the long term aftercare and management of all new planting.		
Noise from facility	An objection has been raised in relation to noise that will be generated from the facility. Environmental Health were consulted with the proposal and had no objections. They have suggested that a condition should be attached to any approval indicating that rated noise level from the development should not exceed 51.4dB(A) $L_{Aeq(1hour)}$ measured at the boundary of the site.		

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<p>Location of facility beside graveyard and why not closer to the substation.</p>	<p>An objection has been raised in relation to the location of the proposed facility beside a graveyard and why was it not located closer to the substation. In the supporting statement the agent has laid out their rationale for the proposals location. The proposed site is located 500 metres from the existing Castlereagh Substation and was therefore deemed to be the best suitable location. It is not considered that the proposed use will impact on the use of the graveyard or people visiting it.</p>
<p>Chemicals on site and has a Fire Risk Assessment been carried out.</p>	<p>An objection has been raised in relation to chemicals on site and the risk of a fire. Although fire risk and hazards materials are a material consideration they are not given determining weight in this instance. The proposal will have to comply with other statutory body's legislation including fire safety regulations.</p>

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/1011/F	<b>Date Valid</b>	2.10.2019
<b>Description of Proposal</b>	Proposed replacement of mechanics workshop with mechanics workshop and provision of parking for vintage vehicles.	<b>Location</b>	8 Scroggy Road, Upper Ballinderry, Glenavy, 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>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Frontage of workshop faces neighbours rear garden.	The proposed doors on the shed face in the same direction as the doors on the original shed that it is replacing. The shed is 10m away from the common boundary at the nearest point and is considered to be acceptable.		
All visitors and traffic will pass few feet away from the common boundary fence.	This is already the situation on the ground and is lawful. Through this proposal the use will not change, only the structure of the shed.		
Applicant appears to work a 12-hour day and noise would commence early and finish late in the day.	Environmental Health have no objection to the proposal and it is not considered necessary to restrict hours of operation as the proposal is essentially working from home, used by the owner only, and is within their own domestic curtilage.		
Planting along the boundary does not address any of the concerns raised.	Planting is proposed along the inside of the common boundary to supplement the existing fence boundary.		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2020/0054/F	<b>Date Valid</b>	21.01.2020
<b>Description of Proposal</b>	Retention and conversion of existing building to stable block	<b>Location</b>	Adjacent to and east of 48 Knockbracken Drive
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are overriding reasons why that development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY 16 of PPS 21 in that it has not been demonstrated that the provision of non-mains sewerage will not create or add to a pollution problem.</p>			
<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>		

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Item Number 4			
<b>Application Reference</b>	LA05/2019/0008/O	<b>Date Valid</b>	4.01.2019
<b>Description of Proposal</b>	Site for dwelling & garage. Substitution for extant permission S/2013/0733 & S/2010/0848	<b>Location</b>	Lands opposite north of 21a Waterloo Road Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new development is visually linked (or sited to cluster) with an established group of buildings on the farm/equestrian centre and no justification has been provided in respect of demonstrable health and safety reasons or verifiable plans of expansion to justify the proposed siting.</p> <p>The proposal is contrary to the SPPS and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked or sited to cluster with an established group of buildings on the farm/equestrian centre and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 17 April 2020**

<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2019/0058/F	<b>Date Valid</b>	24.01.2019
<b>Description of Proposal</b>	Erection of dwelling and garage (change of house type from planning reference number S/2008/0962/RM)	<b>Location</b>	Site opposite no.6 Lurganville Road Moira
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Grainne Rice
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the development is essential and could not be located in a settlement, or is it otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the proposed building relies primarily on the use of new landscaping for integration.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, result in a suburban style build-up of development when viewed with existing buildings, and would therefore result in a detrimental change to further erode the rural character of the countryside.</p>			
<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>		