

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

Week Ending 30th August 2019

Item Number 1			
Application Reference	LA05/2017/0915/F	Date Valid	04.09.2017
Description of Proposal	Extension to enlarge an existing convenience store and provide an additional two retail units	Location	161 Queensway, Lambeg, Lisburn
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
14	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Inadequate car parking facilities and road safety	DfI Roads have been consulted on the application and have no objections subject to conditions. The proposal is policy compliant with PPS 3 Access Movement and Parking. A parking survey has been submitted with the application and the results of the survey show that the car parking provision that is proposed is sufficient without having to rely on local street parking.		
Associated noise and nuisance	Environmental Health have been consulted on the application and have no objections subject to conditions. Noise and general disturbance caused by construction are not dealt with under planning legislation and is a matter for the local Environmental Health Office.		
Potential for smell and unwanted vermin around bins	Environmental Health have been consulted on the application and have no objections. The proposed bin storage area has been marked on the submitted drawing.		
Objection to fast food outlets	The proposal is for an extension to enlarge an existing convenience store and to provide an additional two retail units. A change of use planning application would be required for fast food outlets at the site.		
Potential for smell from sewerage systems	Water Management Unit has considered the impacts of the proposal on the surface water environment and on the basis of the information provided is content with the proposal subject to conditions.		
Overlooking resulting in loss of privacy	Given the separation distances between the proposed site and the neighbouring properties the site does not present difficulties in relation to overshadowing, overlooking or loss of privacy. The existing and proposed boundary treatment on the site would also ensure no loss of privacy to neighbouring properties.		
Addition of further artificial lighting in the	Environmental Health have been consulted on the application and have no objections. An appropriate informative will be applied to ensure any		

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area will impact on privacy and has the potential to be obtrusive	artificial lighting to the development must minimise obtrusive light and conform to the requirements of the Obtrusive Light Limitations for Exterior Lighting Installations.
Proposal out of character with the area	The proposed scale and design of the proposal is appropriate to the character of the area.
Increase in anti - social behaviour	Anti-social behaviour should be reported to the police service