

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

Week Ending 04 February 2021

Item Number 1			
Application Reference	LA05/2020/0648/F	Date Valid	20.08.2020
Description of Proposal	Residential development of 7 no. units, 6 no. three bedroom units and 1 no. two bedroom unit, including in-curtilage parking, landscaping and associated infrastructure. Proposal is an amendment to approved application for 371 no. units reference no. S/2008/0192/F	Location	Lands situated north of no. 23 Brokerstown Road Lisburn
Group Recommendation	Approval	Case Officer	Rachel Taylor
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
126	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Social housing unwanted. Houses sold as private.	The site forms part of the approved application S/2008/0192/F - Proposed development of 371 dwellings comprising of detached, semi-detached, town houses, apartments, duplex's, carports, garages, landscaping and other associated site works. This was not granted as social housing however there is nothing to prevent a private developer selling a property to a social housing provider. This has already happened on site. This application, whilst openly being intended to be for a social housing, meets all of the minimum standards for a private development and is not receiving any form of reduced standard.		
Potential antisocial behaviour, crime, drugs and alcohol abuse.	Whilst this opinion has been expressed with regards to the behaviours of social housing dwellings, this is an opinion which is not given determining weight. The approved development can be built and sold to a social housing provider at a denser level than proposed.		
Devaluation of property.	This is not a material consideration that can be given determining weight.		

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Design out of character.	The proposed design of the semi-detached and detached dwelling is in keeping with the character of the area and is similar to other approved dwellings in the area.
Traffic congestion and lack of footpaths in area.	This application uses the footpaths already approved under S/2008/0192/F. There are footpaths connecting these sites to the remainder of the development.
Lack of green space and play areas.	The open space provision for the development is considered under S/2008/0192/F. development of 7 dwellings in lieu of 13 approved residential units does not require the provision of public open space.
Lack of school places.	This application provides less dwellings than the fallback position afforded under S/2008/0192/F and will therefore have no impact on school places.
Insufficient parking.	The application site have full parking provision of 2 in curtilage spaces for each dwelling.
Increased traffic.	There is a net decrease of 6 units with this application than permitted under S/2008/0192/F.
People use it (Ayrshire Lane) as short cut.	This application does not proposal any change to the internal road layout already approved.
Developer said he would withdraw application.	Application LA05/2018/1265/F was withdrawn on 10/01/2020. This is a new application.
Sold house under false pretence	This is a civil matter and outside of the remit of planning.
Larger than what was previously agreed adding to traffic.	There is a net decrease of 6 units with this application than permitted under S/2008/0192/F.
Road safety.	DFI have been consulted and are content with all matters of road safety.
Lack of GP's	There is a net decrease of 6 units with this application than permitted under S/2008/0192/F.
Disruption to wildlife.	The application and fall back position relate to implementation of S/2008/0192/F. There is to be no further vegetation removal as part of this application. The hedgerow delineating the laneway to the NIE substation is to remain.
Overdevelopment	There is a net decrease of 6 units with this application than permitted under S/2008/0192/F

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Item Number 2			
Application Reference	LA05/2020/0649/F	Date Valid	20.08.2020
Description of Proposal	Residential development of 5 no. units, 4 no. three bedroom units and 1 no. 2 bedroom unit (plot no. 189a, 189b, 189c, 189d, 189e). Comprising 3 no. detached and 2 no. semi-detached dwellings to include in-curtilage parking, landscaping and associated infrastructure. Design is based on approved application for 16 no. units submitted in 2011 (now expired) reference no. S/2011/0361/F	Location	Lands situated west of no. 23 Brokerstown Road Lisburn
Group Recommendation	Approval	Case Officer	Rachel Taylor
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
112	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Social housing unwanted. Houses sold as private.	The site is surrounded by the approved and implemented application S/2008/0192/F - Proposed development of 371 dwellings comprising of detached, semi-detached, town houses, apartments, duplex's, carports, garages, landscaping and other associated site works. This was not granted as social housing however there is nothing to prevent a private developer selling a property to a social housing provider. This has already happened on parts of the site. This application, whilst openly being intended to be for a social housing, meets and exceed all of the minimum standards for a private development and is not receiving any form of reduced standard.		
Potential antisocial behaviour, crime,	Whilst this opinion has been expressed with regards to the behaviours of people who inhabit social housing schemes, this is an opinion which is		

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drugs and alcohol abuse. Dangerous for children and other examples in Lisburn.	not given determining weight. The approved development can be built and sold to a social housing provider at a denser level than proposed.
Devaluation of property.	This is not a material consideration that can be given determining weight.
Design out of character.	The proposed design of the semi-detached and detached dwellings is in keeping with the character of the area and is similar to other approved dwellings in the area.
Traffic congestion and lack of footpaths in area.	This application ties into the footpaths already approved under S/2008/0192/F. There are footpaths connecting these sites to the remainder of the development and this site provides connection from Ayrshire Manor to Ayrshire Walk.
Lack of green space and play areas.	The open space provision for the surrounding development is considered under S/2008/0192/F. Development of 5 dwellings does not trigger the requirement for public open space provision.
Lack of school places, services, GPs and amenities.	This application provides the same number of dwellings previously approved under S/2011/0361/F and will therefore have no impact on school places.
Insufficient parking.	The application sites have full parking provision of 2 in curtilage spaces for each dwelling.
Increased traffic.	There is a no increase in traffic from the position as previously approved.
Developer said he would withdraw application.	Application LA05/2018/1265/F was withdrawn on 10/01/2020. This is a new application
Sold house under false pretence.	This is a civil matter and outside of the remit of planning.
Road safety.	DFI have been consulted and are content with all matters of road safety.
Disruption to wildlife.	The application site is completely surrounded by ongoing development under the 2008 approval. The stream to the south of this site is to remain open except where culverted below the road and the vegetation along this corridor is to be retained. As the site is a construction site apart from this area and a small length of hedge which is also to be retained.
Overdevelopment.	The proposal is for the same density as previously approved which was considered policy compliant.
Neighbours not notified.	The relevant neighbours have been notified of this application in line with statutory requirements.

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No access to public transport.	The complete development of this site adds another piece to the comprehensive development of these zoned lands upon completion will include the delivery of a spine road which provides connectivity for buses to come through the development.
Placed beside the NIE substation of a successful private development.	This portion of the development site is not adjacent to the NIE substation but is enveloped by ongoing approved development on all sides.

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Item Number 3			
Application Reference	LA05/2020/0650/F	Date Valid	20.08.2020
Description of Proposal	Residential development of 21no. two bedroom apartments accommodated between three blocks to include communal parking, landscaping and associated infrastructure. Proposal is an amendment to approved application for 371no. units reference no: S/2008/0192/F	Location	Lands situated north west of 23 Brokerstown Road Lisburn
Group Recommendation	Approval	Case Officer	Rachel Taylor
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
286	2	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Social housing unwanted. Houses sold as private – other examples in Lisburn.	The site forms part of the approved application S/2008/0192/F - Proposed development of 371 dwellings comprising of detached, semi-detached, town houses, apartments, duplex's, carports, garages, landscaping and other associated site works. This was not granted as social housing however there is nothing to prevent a private developer selling a property to a social housing provider. This has already happened on site. This application, whilst openly being intended to be for a social housing, meets all of the minimum standards for a private development and is not receiving any form of reduced standard.		
Potential antisocial behaviour, crime, theft, drugs and alcohol abuse.	Whilst this opinion has been expressed with regards to the behaviours of social housing dwellings, this is an opinion which is not given determining weight. The approved development can be built and sold to a social housing provider at a denser level than proposed.		

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Devaluation of property.	This is not a material consideration that can be given determining weight.
Design out of character.	The approved design allowed for three storey apartments. The proposed design uses a similar pallet of materials and similar architectural inferences which are found approved in the area.
Traffic congestion and lack of footpaths in area.	This application uses shared surfaces for the apartments as approved under S/2008/0192/F. The front of the apartments is connected via footpaths to the remainder of the development.
Lack of green space and play areas.	The open space provision for the development is considered under S/2008/0192/F. Development of 21 apartments in lieu of 21 approved apartments does not require the provision of public open space.
Lack of school places.	This application provides the same number of units as the fall back position afforded under S/2008/0192/F and will therefore have no impact on school places.
Insufficient parking.	The application site has full parking provision of 1.5 spaces for each apartment. The approved scheme offers only 1.2 spaces per apartment. There is therefore a net improvement.
Increased traffic	There is no net increase in numbers than permitted under S/2008/0192/F therefore no detrimental impact on traffic.
People use Ayrshire as short cut.	This application does not proposal any change to the internal road layout already approved.
Developer said he would withdraw application.	Application LA05/2018/1265/F was withdrawn on 10/01/2020. This is a new
Sold house under false pretence.	This is a civil matter and outside of the remit of planning.
Road safety.	DFI have been consulted and are content with all matters of road safety.
Lack of GP's and amenities.	There is no increase in units than previously approved under S/2008/0192/F.
Disruption to wildlife.	The application and fall back position relate to implementation of S/2008/0192/F. There is to be no further vegetation removal as part of this application. The hedgerow delineating the north western boundary is to be retained.
Overdevelopment	There is no increase in unit numbers than that permitted under S/2008/0192/F.

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Increased flooding.	A drainage assessment has been submitted to and approved by Rivers Agency. The application complies with policy PPS15 and there will be no increase in flooding as a result of this application.
Noise of building works.	The application site forms part of an ongoing construction site and the noises associated with it. This application is for a change of layout and design of an approved and implemented permission for the same number of apartments therefore there will be no increase in noise disturbance.

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Item Number 4			
Application Reference	LA05/2020/0401/F	Date Valid	04.06.2020
Description of Proposal	Erection of 15 no. apartments comprising 8 no. two bed apartments and 7 no. one bed apartments with associated parking and access works from Reaville Park.	Location	Lands at 757-759 Upper Newtownards Road Dundonald
Group Recommendation	Approval	Case Officer	Rachel Taylor
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		
Issue – parking provision.	<p>Objector raised concerned regarding the number of two bed apartments and a reduced standard of parking of 13 spaces requiring overspill to go onto Reaville Park and Galway Park. A revised scheme has been submitted reducing the number of two bed apartments to 8 no two bed and 7 no one bed apartments.</p> <p>Whilst the parking standards are still reduced allocating 13 spaces. Supporting information has confirmed that the site is located in a highly accessible location well served by public transport and is supported by a Travel Plan which sets out a package of measures to support/ promote alternative transport modes other than the private car.</p> <p>In addition a car parking survey was undertaken and confirmed that the site also benefited from spare parking capacity on the local street network.</p>		