

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

Week Ending 6 March 2020

Item Number 1			
Application Reference	LA05/2019/0955/F	Date Valid	19.09.2019
Description of Proposal	Proposed replacement garage	Location	93 Hillsborough Road, Lisburn, Co Antrim, BT28 1JN
Group Recommendation	Approval	Case Officer	Jonathan Marley
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		
Garage will be used for business.	The garage will be conditioned to be ancillary to the main dwelling and not to be used for business/commercial use.		

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Item Number 2			
Application Reference	LA05/2019/0393/F	Date Valid	10.04.2019
Description of Proposal	Proposed replacement dwelling and erection of detached garage	Location	30 Ballycreen Road, Ballynahinch
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Road safety - Access and sightlines are unsafe.	The agent provided information regarding the possibility of renovating the existing dwelling and just using the existing access. This information was shared with Dfi Roads and on this basis offer no objections to the development proposal subject to conditions and informatives.		
The property has not been lived in during the past ten years.	The agent has stated that the dwelling being replaced has been occupied up until about 10 years ago and therefore Dfi Roads offers no objection to this proposal. The building to be replaced exhibits all the characteristics of a dwelling and satisfies the requirements of the SPPS and Policy CTY 3 of PPS 21.		

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Item Number 3			
Application Reference	LA05/2019/0489/O	Date Valid	09.05.2019
Description of Proposal	Proposed new infill dwelling	Location	30m NE of 360 Ballynahinch Road, Ballymurphy, Hillsborough
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
The proposal is contrary to paragraphs 4.11 & 6.77 of the SPPS as a result of insufficient information having been submitted to enable the Council to make an informed decision on the proposal in that it has not been demonstrated that there will be no unacceptable adverse impact on the proposed dwelling with respect to noise.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 4			
Application Reference	LA05/2018/0900/F	Date Valid	28.08.2018
Description of Proposal	Retention of: retaining wall, yard, hardstanding area and agricultural building/s for sheep/lambing, farm machinery & fodder storage in conjunction with proposed (dirty water) underground storage tank and associated site works	Location	4 Park Road Dromara Dromore
Group Recommendation	Approval	Case Officer	Richard McMullan
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Vermin (Rats, mice, flies).	LCCC Env. Health unit have been consulted and have no objections to the development.		
Noise from sheep especially at lambing time.	LCCC Env. Health unit have following the submission of a noise report indicated that they have no objections subject to condition.		
Devaluation of property.	Devaluation of property is not a material consideration afforded any significant weight in this assessment.		
Biodiversity concerns (Badgers, Bats, Birds, and Newts etc.).	Within the processing of this application a Biodiversity Checklist and Preliminary Ecological Assessment was submitted for consideration. This was provided by a qualified ecologist. DAERA Natural Heritage and Conservation Areas unit and the Shared Environmental Services unit have been consulted and have no objections. As such the development is in keeping with PPS 2 Natural Heritage and is considered to be acceptable from an ecological/biodiversity viewpoint.		

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<p>Biodiversity and Air Quality Reports (concern with contents of same).</p>	<p>The above reports have been provided by external consultants and in turn provided to the relevant consultees (LCCC Env. Health unit, DAERA and SES) who have no issues with the contents of same.</p>
<p>Animal waste.</p>	<p>It is indicated within the application that animal waste is to be spread upon land within vicinity of the shed and also on land near Ballynahinch. This shall reduce the need for stockpiling of same.</p>
<p>Estimated time animals will use the shed is unrealistic.</p>	<p>Reports submitted have been provided by the applicant in which it is indicated the shed will be in use for the months of Dec. and Jan. Relevant consultees have been consulted on the basis of this information have no objections. A condition of approval shall be that the shed operates in accordance with the information/reports submitted.</p>

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Item Number 5			
Application Reference	LA05/2018/0179/F	Date Valid	20.02.2018
Description of Proposal	Retention of commercial building for storage and distribution for the camping and leisure industry.	Location	140 metres west of no 3 Drumalig Road, Saintfield, Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
The documents are incorrect and do not show new build property at No. 157b Saintfield Road.	The plans do not show the location of the adjacent dwelling, however it has been considered in the assessment of this application by the Planning Unit and the Environment Health Department.		
Impact on adjacent property in terms of the following noise.	There are no light engineering works being carried out at the site as the proposal description changed during the processing of the application. The building will now be used for storage and distribution. Environmental Health were re-consulted with the amendments and had no further concerns in this regard regarding the need for a noise impact assessment. The neighbours were all re-notified about the amended proposals and no further objections were received.		
Loss of privacy/overlooking.	There is one door and two windows from bathrooms along the rear elevation. These are all at ground floor. There will no overlooking from a door nor bathroom windows as these are non-habitable rooms.		
The poor quality landscaping between properties.	A planting plan has been submitted with the application showing the existing planting to be retained.		
Loss of light to adjacent property.	The building is proposed to be 5.3m to the ridge and 30.6m long. It is set at a lower level than the nearest dwelling and sufficiently separated from it, being 10m from the eastern boundary. Considering the separation distance and the difference in levels I am satisfied that there will be no loss of light on the adjacent dwelling.		

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Road Safety.	(DFI Roads have been consulted and responded stating they had no concerns in terms of safety and the impact of additional traffic on the main roads.
Land zoning.	(vi) The site is not located within an area designated for commercial development in the Lisburn Area Plan nor dBMAP.