

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

Week Ending 6th September 2019

Item Number 1			
Application Reference	LA05/2019/0595/O	Date Valid	06.06.2019
Description of Proposal	Proposed infill dwelling and garage	Location	75 metres south of 157 Old Ballynahinch Road Lisburn BT27 6TL
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
The proposal is contrary to the SPPS, Policy AMP3 of Planning Policy Statement 3, Access, Movement and Parking and Annex 1 of Planning Policy Statement 21 Sustainable Development in the Countryside in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.			
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 2			
Application Reference	LA05/2018/0931/O	Date Valid	04.09.2018
Description of Proposal	Proposed 1 no infill dwelling and garage	Location	104m north west of no 48 Ballycoan Road, Belfast
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
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on flora, fauna and wildlife.	A Biodiversity Checklist, Preliminary Bat Roost Assessment and a Bat Authority report, was submitted with the application. Natural Environment Division (NED) has considered the impacts of the proposal on natural heritage interests and, on the basis of the information provided, has no concerns.		
Road safety and Dfi Roads assessment for this application is inconsistent	Dfi Roads have been consulted on the application and offer no objection to the development proposal subject to conditions. The proposal is policy compliant with PPS 3 Access Movement and Parking		
The site is not visually linked to No. 46 and No. 30 Ballycoan Road	Policy CTY8 of PPS 21 states buildings sited back, staggered or at right angles and with gaps between them can still represent ribbon development if they have a common frontage or they are visually linked.		
Loss of privacy	The proposed site layout demonstrates adequate separation distances and existing and proposed landscaping would ensure that the design and layout will not conflict with adjacent land uses and there is no unacceptable adverse effect on existing properties in terms of loss of privacy.		
Proposal would change the character of the area and is an important visual break	The proposal is policy compliant with policies CTY 1 and CTY 8 of PPS 21 Sustainable Development in the Countryside which sets out the planning policies for development in the countryside.		
Proposal would create or contribute to ribbon	The proposal is an exception under Policy CTY 8 for development of a gap site within an otherwise substantial and continuously built up frontage.		

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development	
Property not neighbour notified	The correct neighbours were notified and the neighbour notification procedure has been carried out in accordance with statutory procedures.
Drawings inaccurate	There is sufficient information provided to make an informed assessment and the information submitted meets the relevant policy requirements.

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Item Number 3			
Application Reference	LA05/2018/0894/F	Date Valid	24.08.2018
Description of Proposal	Proposed new convenience store, new vehicular access, car parking, landscaping and associated site works (amended description)	Location	Lands adjacent to 694 Saintfield Road Carryduff
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	4	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Traffic concerns	Further correspondence from the objector confirmed that she had met with the applicant and he had given her assurances that the company policy will be for delivery vehicles not to use Church Road as a cut through from the Ballynahinch Road. The objector withdrew her objection in this regard. Consultation was sought with DFI Roads how had no objections to the proposal.		
Air pollution, traffic noise, fume and dust on Hollygate Avenue.	Planning Policy cannot consider effects such as air pollution, traffic noise, fume and dust generated by traffic in an area outside of the site boundaries. Environmental health has no concerns in relation to air pollution, noise, nuisance and disturbance.		
Carryduff could do with shopping facilities.	This proposal is for a retail facility.		
Concerns of feasibility of this store once Carryduff Shopping Centre is built.	Consideration for other potential future development in the area, and how it may impact on the proposal, is not required in policy.		