

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

**Week Ending 29 May 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2019/0014/F	<b>Date Valid</b>	10.01.2019
<b>Description of Proposal</b>	Extensions to factory to facilitate: relocation of existing machinery and staff welfare facilities and cover existing storage; provision of storm porch; and all associated site works.	<b>Location</b>	Lands at Harlequin Manufacturing Ltd 21 Clarehill Road Moira
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
<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>
6	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Possible inaccuracies in documents	The information submitted with this application meets the requirements of a valid planning application and all relevant information has been submitted to make an informed assessment.		
Environmental impact on residents, birds and animal species	A biodiversity checklist was submitted with this application and NIEA Natural Heritage and the Conservation Area Officer were consulted on the proposal. They considered the potential impacts of the proposal on natural heritage interests and based on the information provided have no concerns.		
Removal of hedgerow between the proposed site and residential properties	There is an existing hedgerow with intermittent gaps between the proposed site and the residential properties at Limestone Meadows Crescent. A comprehensive landscaping plan has been submitted detailing additional planting of native species planting and trees along this boundary and retention of existing planting. This will provide screening to the site and lessen the visual impact of the proposal on neighbouring properties. All planting will be conditioned to ensure that any trees/hedgerow which die or are removed within 5 years shall be replaced.		

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Impact of floodlighting at the site	No new floodlighting is proposed as part of this current planning application. Environmental Health have been consulted on the application and have no objections subject to conditions.
Potential for overlooking/loss of privacy and light	There is an adequate separation distance of 25m between the proposed extension and the nearest residential properties located at Limestone Meadows Crescent. There is one proposed window on the side elevation at first floor level to serve a store and a canteen at ground floor level. Due to the positioning and separation distances to neighbouring properties there would be no unacceptable loss of light, overshadowing or privacy issues caused. The existing and proposed landscaping between the sites will provide additional screening.
Loss of view	Due to the adequate separation distance the right to a view cannot be given a determining weight in the consideration of this application.
Increase in noise levels	An acoustic report was submitted with the application which demonstrated no significant impact of the proposed development on existing residential properties and associated outdoor amenity space. Environmental Health were consulted on the proposal and raised no objections or concerns with respect to noise or light pollution.
Devaluation of property	This is not a consideration that can be given material weight in the assessment of this application.
Potential for increased surface run off	NIEA Water Management Unit and NI Water has considered the impacts of the proposal on the water environment and have no objections. The proposal does not exceed any of the thresholds for a Drainage Assessment to be required. It is considered that the proposal would not adversely affect the surface water environment.
Some houses not occupied and the proposal would have the same detrimental impact on them	It is contended that there is an adequate separation distance between the proposal and all neighbouring properties including those not presently occupied.

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Item Number 2			
<b>Application Reference</b>	LA05/2019/1085/F	<b>Date Valid</b>	24.10.2019
<b>Description of Proposal</b>	Proposed replacement manse and two new 2 storey dwellings.	<b>Location</b>	47 Kesh Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
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>
2	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Impact of natural light.	The nearest proposed dwelling (dwelling 1) is approximately 21.5m away from 7 Cockhill Road at the nearest point. The dwellings are set back on the site and at an angle. The proposal would not cause an unacceptable effect on loss of light to neighbouring properties.		
Interrupt views of mature beech trees.	Between the proposal and property 7 Cockhill Road there is an existing row of mature trees that are to be retained. Within the site all other trees are to be retained except for 2 no. trees to allow for safe access and a quality residential development. It is noted that the trees to be removed are not protected by a Tree Preservation Order.		
Overlooking side windows	The proposed side windows would not overlook directly into the neighbouring upstairs bathroom, which should be obscure glazing or into the downstairs living room. Dwelling 1 is set back from the road and at an angle, it is not in line with property 7 Cockhill Road. Between the properties there is a separation distance of 21.5m at the nearest point and there is row of mature trees in between the properties that is to be retained. The proposal would not cause any overlooking into the private amenity space of 7 Cockhill Road.		
Access to the 2 new dwellings from the Cockhill Road and its impact on mature trees.	DfI Roads have been consulted and have no objections to the proposed access. Out of all the trees in and around the site only 2 trees are proposed to be removed in order to create a safe access. The trees are not protected by a Tree Preservation Order.		
Consideration should be given to	The Council considers the proposal as submitted for consideration.		

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the access where there would be less environmental impact.	
Protection of existing trees.	The tress on site are not protected. This is a civil issue between the two land owners and does not have determining weight.
Does not support the building of two new properties for financial gain by the Church.	This is not a planning consideration and does not have determining weight.