



May 27th, 2026

Chairman : Alderman J Tinsley

Vice Chairman : Councillor G Thompson

Aldermen : O Gawith and M Gregg

Councillors : D Bassett, S Burns, P Catney, D J Craig, J Lavery BEM, A Martin and N Trimble

**Notice of Meeting**

A meeting of the Planning Committee will be held on **Monday, 1st June 2026** at **10:00 am**, in the **Council Chamber and Remote Locations** for the transaction of business on the undernoted Agenda.

**David Burns**  
**Chief Executive**

# Agenda

## 1.0 Apologies

## 2.0 Declaration of Interests

(i) Conflict of Interest on any matter before the meeting (Members to confirm the specific item)

(ii) Pecuniary and non-pecuniary interest (Member to complete the Disclosure of Interest form)

*Attachment: Disclosure of Interests form Sept 24.pdf*

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## 3.0 Minutes of the Planning Committee Meeting held on 11 May 2026

*For Approval*

*Attachment: PC 11.05.2026 - Draft Minutes for Adoption.pdf*

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## 4.0 Report from the Head of Planning and Capital Development

### 4.1 Schedule of Applications to be Determined:

*For Decision*

*Attachment: Item 1 - Schedule of Applications.pdf*

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- (i) LA05/2024/0370/F – Proposed temporary erection of canvas tipi (April-November only) to be used in association with approved wedding venue on land 20 metres south-east of 87 Ballycoan Road, Belfast

*Attachment: Appendix 1.1 LA052024.0370.F SE of 87 Ballycoan Road final.pdf*

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- (ii) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough

*Attachment: Appendix 1.2a Addendum report LA05 2022 0725F.pdf*

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*Attachment: Appendix 1.2b Report of Site Visit LA05-2022-0725-F 22.05.2026.pdf*

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*Attachment: Appendix 1.2c LA05.2022.0725.F Main Street Hillsborough.pdf*

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- (iii) LA05/2024/0936/F – Erection of nineteen apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works on lands west of Belfast Road, east of 96 Millreagh Avenue and south of 98 Millreagh Avenue, Dundonald

*Attachment: Appendix 1.3 LA05.2024.0936.F Belfast Road Final.pdf*

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<b>(iv) LA05/2026/0118/F – Provision of a new sheltered structure and hill-start to existing BMX track. Provision of a new skate park adjacent to existing BMX track. Provision of a new car park area. Provision of a new spectator area. Erection of new fence and ancillary works at Bells Lane, Lambeg Road, Lisburn</b>	
<i>Attachment: Appendix 1.4 LA05 2026 0118 F Report Committee Report.pdf</i>	<b>Page 136</b>
<b>4.2 Statutory Performance Indicators – April 2026</b>	
<i>For Noting</i>	
<i>Attachment: Item 2 - Statutory Performance Indicators - April 2026.pdf</i>	<b>Page 155</b>
<i>Attachment: Appendix 2 Lisburn_Castlereagh_April_Monthly_MI.pdf</i>	<b>Page 157</b>
<b>4.3 Appeal Decision – LA05/2024/0186/F</b>	
<i>For Noting</i>	
<i>Attachment: Item 3 - Appeal Decision -LA05 2024 0186F.pdf</i>	<b>Page 158</b>
<i>Attachment: Appendix 3 Appeal decision LA05 2024 0186F.pdf</i>	<b>Page 160</b>
<b>4.4 Pre-application Notice (PAN) for the proposed subdivision of Unit C1 at the Sprucefield Shopping Centre to create two units for the display and sale of Class A1 comparison goods and associated elevation changes</b>	
<i>For Decision</i>	
<i>Attachment: Item 4- LA05 2026 0378PAN.pdf</i>	<b>Page 166</b>
<i>Attachment: Appendix 4a - Report in relation to LA05 2026 0378PAN.pdf</i>	<b>Page 168</b>
<i>Attachment: Appendix 4b LA05 2026 0378PAN application form.pdf</i>	<b>Page 171</b>
<i>Attachment: Appendix 4c LA05 2026 0378PAN Site location plan.pdf</i>	<b>Page 179</b>
<b>4.5 Proposed abandonment at Quay Street Car Park, Lisburn</b>	
<i>For Noting</i>	
<i>Attachment: Item 5 - Proposed Abandonment at Quay Street Car Park Lisburn.pdf</i>	<b>Page 180</b>
<i>Attachment: Appendix 5 Proposed abandonment Quay Street car park, Lisburn.pdf</i>	<b>Page 182</b>
<b>4.6 Notification by telecommunication operator(s) of intention to utilise permitted development rights</b>	
<i>For Noting</i>	
<i>Attachment: Item 6 - Notifications from an Operator in respect of intention.pdf</i>	<b>Page 184</b>
<i>Attachment: Appendix 6 List of Notifications - June 2026.pdf</i>	<b>Page 186</b>

## **5.0 Any Other Business**

LISBURN & CASTLEREAGH CITY COUNCIL

MEMBERS DISCLOSURE OF INTERESTS

1. Pecuniary Interests

The Northern Ireland Local Government Code of Conduct for Councillors under Section 6 requires you to declare at the relevant meeting any pecuniary interest that you may have in any matter coming before any meeting of your Council.

Pecuniary (or financial) interests are those where the decision to be taken could financially benefit or financially disadvantage either you or a member of your close family. A member of your close family is defined as at least your spouse, live-in partner, parent, child, brother, sister and the spouses of any of these. Members may wish to be more prudent by extending that list to include grandparents, uncles, aunts, nephews, nieces or even close friends.

This information will be recorded in a Statutory Register. On such matters **you must not speak or vote**. Subject to the provisions of Sections 6.5 to 6.11 of the Code, if such a matter is to be discussed by your Council, **you must withdraw from the meeting whilst that matter is being discussed**.

2. Private or Personal Non-Pecuniary Interests

In addition you must also declare any significant private or personal non-pecuniary interest in a matter arising at a Council meeting (please see also Sections 5.2 and 5.6 and 5.8 of the Code).

Significant private or personal non-pecuniary (membership) interests are those which do not financially benefit or financially disadvantage you or a member of your close family directly, but nonetheless, so significant that could be considered as being likely to influence your decision.

Subject to the provisions of Sections 6.5 to 6.11 of the Code, you must declare this interest as soon as it becomes apparent and **you must withdraw from any Council meeting (including committee or sub-committee meetings) when this matter is being discussed**.

In respect of each of these, please complete the form below as necessary.

Pecuniary Interests

Meeting (Council or Committee - please specify and name):

\_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Item(s) in which you must declare an interest (please specify item number from report):

\_\_\_\_\_

Nature of Pecuniary Interest:

**Private or Personal Non-Pecuniary Interests**

Meeting (Council or Committee - please specify and name):

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Date of Meeting: \_\_\_\_\_

Item(s) in which you must declare an interest (please specify item number from report):

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Nature of Private or Personal Non-Pecuniary Interest:

Name:

Address:

Signed:

Date:

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*If you have any queries please contact David Burns, Chief Executive,  
Lisburn & Castlereagh City Council*

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**LISBURN & CASTLEREAGH CITY COUNCIL****Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 11 May, 2026 at 10.00 am****PRESENT IN CHAMBER:**

Alderman J Tinsley (Chair)  
 Councillor G Thompson (Vice Chair)  
 Alderman O Gawith  
 Councillors P Catney, D J Craig, J Lavery and A Martin

**PRESENT IN REMOTE LOCATION:**

Alderman M Gregg  
 Councillor N Trimble

**IN ATTENDANCE:**

Director of Regeneration and Growth  
 Head of Planning & Capital Development  
 Principal Planning Officer (PS)  
 Senior Planning Officers (MB, GM, and LMcC)  
 Member Services Officers (FA and HB)

**Cleaver Fulton Rankin**

Mr S Masterson, Legal Advisor  
 Mr P Lockhart (remote attendance)  
 Ms C McPeake (remote attendance)

**Commencement of Meeting**

At the commencement of the meeting, Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. The Chair pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. **Apologies**

It was agreed to accept an apology for non-attendance at the meeting on behalf of Councillor S Burns.

2. **Declaration of Interests**

The Chair, Alderman J Tinsley, advised that by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2025/0828/F. However, the dispensation under

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## 2. Declaration of Interests (Cont'd)

paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

No other declarations of interest were made.

## 3. Minutes of Meeting of Planning Committee held on 13 April, 2026

It was proposed by Alderman O Gawith, seconded by Councillor A Martin and agreed that the minutes of the meeting of Committee held on 13 April, 2026 be confirmed and signed.

## 4. Report from the Head of Planning & Capital Development

### 4.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there were 5 local applications on the schedule for consideration at the meeting.

#### 4.1.1 Applications to be Determined

The Legal Advisor, Mr S Masterson, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

#### (i) LA05/2025/0828/F – Proposed coffee kiosk and associated canopy at Navigation House, 148 Hillsborough Road, Lisburn

Councillor D J Craig arrived to the meeting during this item (10.08 am)

The Principal Planning Officer (PS) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

Planning Officers responded to a number of questions from Members.

### Debate

During the debate:

- The Chair, Alderman J Tinsley advised that he had used a temporary coffee kiosk which been at the site in the past and welcomed the application. The Chair continued that he felt it would be welcomed by local residents and walkers on the tow path, and that it would improve the offering in the area;

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- (i) LA05/2025/0828/F – Proposed coffee kiosk and associated canopy at Navigation House, 148 Hillsborough Road, Lisburn (Cont'd)
- Councillor P Catney agreed with the comments made by the Chair and praised the work undertaken by Stepping Stones at Navigation House. Councillor Catney advised of concerns he had regarding offsite parking close to the site but that he was satisfied with the responses he had received on this during questions to Officers;
  - Councillor N Trimble commented that he was content with the application and continued to advise that he regularly parked off the Blaris Road to access the tow path and had never experienced overcrowding in the car park; and
  - Councillor A Martin advised that he had used the temporary coffee kiosk in the past and had always found there to be plenty of spaces in the car park off the Blaris Road. Councillor Martin welcomed the application and commented that he felt it would be a great asset to Lisburn and Castlereagh City Council.

### Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application. Councillor D J Craig did not participate in the vote as he was not present to hear the item in full.

- (ii) LA05/2024/0566/F – Change of use of nine vacant commercial office units to nine residential apartments with associated parking amendments, amenity space, bin store and boundary treatment at TSL House, 38A Bachelors Walk, Lisburn

The Senior Planning officer (LMcC) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

A number of Members' questions were responded to by Planning Officers.

During the questions to Officers, Members queried the Northern Ireland Water (NI Water) response to the application. The Head of Planning and Capital Development advised that he could not answer the Members queries in full and requested through the Chair, Alderman J Tinsley a short adjournment to the meeting to allow Officers time to examine the detail of the NI Water response and any technical reports.

### Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned (11.01 am).

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### Resumption of Meeting

The meeting was resumed at 11.16 am.

- (ii) LA05/2024/0566/F – Change of use of nine vacant commercial office units to nine residential apartments with associated parking amendments, amenity space, bin store and boundary treatment at TSL House, 38A Bachelors Walk, Lisburn (Cont'd)

Members' questions to Planning Officers continued after the Head of Planning had reviewed the content of the NI Water response and sought clarification from the applicant's agent on the history of the occupation of the building.

### Debate

During debate:

- Councillor D J Craig advised that while the application met all relevant policies, he had concerns about anti-social behaviour at social housing developments in the city centre. Councillor Craig recognised that this concern fell outside of the remit of the Planning Committee and advised that he would support the Officers recommendation;
- Councillor P Catney queried whether the development was entirely for social housing. The Head of Planning and Capital Development acknowledged that, while in the debate stage, he was able to clarify that the proposed development was mixed tenure. Councillor Catney advised that he shared the concerns of anti-social behaviour raised by Councillor D J Craig but that he welcomed the application; and
- The Chair, Alderman J Tinsley advised that if the recommendation was agreed it would be subject to an informative being added highlighting that a reduced standard of parking has been agreed.

### Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve subject to conditions and an informative highlighting to any prospective occupant that there will be restrictions to the available parking.

- (iii) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough

The Senior Planning officer (GM) presented the above application as outlined within the circulated report.

The committee received Mr M Hanvey to speak in support of the application. Mr Hanvey was joined by Messrs I Geary and S Moon and together they responded to questions from Members.

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- (iii) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough (Cont'd)

At the beginning of Members questions to Planning Officers it was proposed by Alderman O Gawith and seconded by Councillor J Laverty to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 7 in favour and 2 against.

Councillor N Trimble left the meeting after the hearing of this application (12.01 pm).

At this point in the meeting, the Chair, Alderman J Tinsley, decided to bring forward items 4.2 to 4.6 of the agenda, as there was insufficient time to hear another application before the lunch break.

#### 4.2 Quarter 3 Statistical Bulletin – October to December 2025

Members were provided with information in relation to Quarter 3 planning statistics. Councillor D J Craig congratulated Officers on the improved processing times of applications and Members agreed that the information be noted.

#### 4.3 Statutory Performance Indicators – March 2026

It was agreed that information relating to Statutory Performance Indicators for March 2026 be noted.

#### 4.4 Appeal Decision – LA05/2024/0741/LBC

Councillors P Catney and D J Craig welcomed the decision of the Planning Appeals Commission and spoke of the historical importance of the Hilden Mill site to the Lisburn area.

Councillor P Catney proposed that the Chair, Alderman J Tinsley write to the Historic Environment Division on the conservation of the mill. The Chair advised that it would be better if contact was made from the Council as a whole or via the Regeneration and Growth Committee to ensure the Planning Committee could not be accused of a conflict of interest.

The Director of Regeneration and Growth advised that he would raise the matter with the Chair of the Regeneration and Growth Committee.

The Head of Planning and Capital Development confirmed that it was the responsibility of the landowner to ensure the site was secure and to stop the buildings from falling into further disrepair.

Members agreed that the report and decision of the Planning Appeals Commission in respect of the above enforcement notice be noted.

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#### 4.5 Notification by telecommunication operator(s) of intention to utilise permitted development rights

It was agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

#### 4.6 Annual Planning Appeal Decision Update

Members agreed to note the contents of the report relating to Planning Appeals Commission decisions from 1 April 2025 to 31 March 2026.

#### Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned for lunch at this point (12.27 pm).

Councillor J Lavery left the meeting during the lunch break (1.00 pm).

#### Resumption of Meeting

The meeting was resumed at 1.06 pm.

#### (iv) LA05/2025/0819/F – Removal of existing single storey flat roof extension and garage. Addition of single storey pitched roof extension and office/storage to replace existing garage at 3 Ardara Avenue, Dundonald

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr B Greer to speak in opposition to the application, and a number of Members queries were addressed.

The committee received Mr R Gilmour to speak in support of the application via a remote location following which he responded to questions from Members.

Planning Officers responded to questions from Members.

#### Debate

During the debate:

- Alderman O Gawith advised that, having heard arguments both for and against the application, he was unsure of his position on it. Alderman Gawith continued that while the application seemed to comply with policy he was not convinced enough consideration had been given to the

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- (iv) LA05/2025/0819/F – Removal of existing single storey flat roof extension and garage. Addition of single storey pitched roof extension and office/storage to replace existing garage at 3 Ardara Avenue, Dundonald  
(Cont'd)

neighbouring property's potential loss of amenity and as a result he would abstain from the vote;

- Councillor P Catney suggested that a solution to the neighbour's potential loss of amenity would be to move the proposed office/storage building closer to the rear boundary, and that he felt it difficult to decide for or against the application;
- The Chair, Alderman J Tinsley advised that it was his opinion that if the applicant was willing to move the proposed office/storage building back towards the rear boundary they would have done so by now, and Members must deal with the application in front of them in its current form; and
- Alderman M Gregg stated that he found himself in opposition to the Officers assessment of the application. Alderman Gregg spoke of the difference in scale and height of the proposed office/storage building in comparison with the existing garage which was to be replaced and agreed with Councillor P Catney's comments that small alterations to the proposed office/storage building, such as a single pitched roof or moving it closer to the rear boundary could have resulted in both the applicant and objector being content with the outcome.

#### Vote

On a vote being taken, the result was tied, the voting being:

In favour: Councillor D J Craig, Councillor A Martin, and the Chair, Alderman J Tinsley, **(3)**

Against: Councillor P Catney, Alderman M Gregg and the Vice Chair, Councillor G Thompson **(3)**

Abstain: Alderman O Gawith **(1)**

The Chair, Alderman J Tinsley, used his casting vote in favour of the Officers recommendation and the application for planning was approved.

Alderman M Gregg left the meeting after the hearing of this application (2.00 pm).

- (v) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180 metres north of 19 Ballycrune Road, Hillsborough

The Senior Planning Officer (MB) presented the above application as outlined within the circulated report.

The Committee received Mr A McCready to speak in support of the application and a number of Members' queries were addressed.

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- (v) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180 metres north of 19 Ballycrune Road, Hillsborough (Cont'd)

The Committee received Councillor U Mackin to speak in support of the application and a number of Members' queries were addressed.

### Debate

- Councillor P Catney stated that he believed the existing building on site was previously a dwelling but that the application had caused him some confusion;
- Councillor D J Craig stated that he found himself in disagreement with the opinion of Officers. He felt that the presence of a chimney, sash window and pedestrian side gate gave it the characteristics of a dwelling, and whilst it had been modified throughout the years, those features remained. Later in the debate Councillor Craig referred to the siting of the replacement dwelling and advised that due to the production of slurry and potential noise disturbance from the neighbouring farm he had no issue with the proposed location of the replacement dwelling;
- Alderman O Gawith agreed with the comments of Councillor D J Craig about the existing building exhibiting the characteristics of a dwelling, and advised that the only aspect of the application which he had concern about was the proposed location of the replacement dwelling. Later in the debate Alderman Gawith stated that he agreed with the location of the new dwelling given the points raised by other Members;
- Councillor A Martin referred to comments made by the Head of Planning and Capital Development about the characteristics of a dwelling during the questions to Officers, and spoke of his own home, which was 100 years old, and how it had a door on the side which he referred to as the back door. Councillor Martin agreed with the comments made by Councillor D J Craig about the presence of the pedestrian gate and chimney, and spoke of the absence of regulations when the existing building was made and how it would have been built to suit the owner's needs; and
- The Vice Chair, Councillor G Thompson advised that while she felt the existing building could be considered a dwelling she agreed with Alderman O Gawith's concerns on the proposed location of the replacement dwelling.

At the discretion of the Chair, Alderman J Tinsley, the Head of Planning and Capital Development responded to Members queries on the location of the proposed replacement dwelling during the debate stage.

Following this it was proposed by Councillor P Catney, seconded by Councillor D J Craig and unanimously agreed to defer the application to allow for more information to be sought in relation to noise and odour assessments regarding the siting of the replacement dwelling.

## 5. Any Other Business

There was no other business to discuss.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Alderman J Tinsley, thanked those present for their attendance. There being no further business, the meeting was terminated at 3.24 pm.

\_\_\_\_\_  
Chair/Mayor

DRAFT

<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Decision
<b>Subject:</b>	Schedule of Planning Applications to be Determined
1.0	<p><b><u>Background</u></b></p> <ol style="list-style-type: none"> <li>1. The following applications have been made to the Council as the Local Planning Authority for determination.</li> <li>2. In arriving at a decision (for each application) the Committee should have regard to the guiding principle in the SPPS (paragraph 3.8) that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</li> <li>3. Members are also reminded about Part 9 of the Northern Ireland Local Government Code of Conduct and the advice contained therein in respect of the development management process with particular reference to conflicts of interest, lobbying and expressing views for or against proposals in advance of the meeting.</li> </ol> <p><b><u>Key Issues</u></b></p> <ol style="list-style-type: none"> <li>1. The applications are presented in accordance with the current scheme of delegation. There are four Local applications, one exceptions apply, two called in one of which is previously deferred, and one is mandatory. <ol style="list-style-type: none"> <li>a) LA05/2024/0370/F – Proposed temporary erection of canvas tipi (April-November only) to be used in association with approved wedding venue on land 20 metres south-east of 87 Ballycoan Road, Belfast. Recommendation – Refusal</li> <li>b) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough. Recommendation – Refusal</li> <li>c) LA05/2024/0936/F – Erection of nineteen apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works on lands west of Belfast Road, east of 96 Millreagh Avenue and south of 98 Millreagh Avenue, Dundonald. Recommendation – Approval</li> <li>d) LA05/2026/0118/F – Provision of a new sheltered structure and hill-start to existing BMX track. Provision of a new skate park adjacent to existing BMX track. Provision of a new car park area. Provision of a new spectator area. Erection of new fence and ancillary works at Bells Lane, Lambeg Road, Lisburn. Recommendation – Approval</li> </ol> </li> </ol>

2. The above referenced applications will be decided having regard to paragraphs 38 to 53 of the Protocol of the Operation of the Planning Committee.

### **Recommendation**

For each application the Members are asked to make a decision having considered the detail of the Planning Officer's report, listen to any third-party representations, ask questions of the officers, take legal advice (if required) and engage in a debate of the issues.

### 3.0 **Finance and Resource Implications**

Decisions may be subject to:

- (a) Planning Appeal (where the recommendation is to refuse)
- (b) Judicial Review

Applicants have the right to appeal against a decision to refuse planning permission. Where the Council has been deemed to have acted unreasonably the applicant may apply for an award of costs against the Council. This must be made at the time of the appeal. The Protocol for the Operation of the Planning Committee provides options for how appeals should be resourced.

In all decisions there is the right for applicants and third parties to seek leave for Judicial Review. The Council will review on an on-going basis the financial and resource implications of processing applications.

### 4.0 **Equality/Good Relations and Rural Needs Impact Assessments**

4.1 Has an equality and good relations screening been carried out? No

4.2 Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out.

The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.

4.3 Has a Rural Needs Impact Assessment (RNIA) been completed? No

4.4 Summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out.

The policies against which each planning application is considered have been subject to a separate screening and/or assessment for each application. There is no requirement to repeat this for the advice that comes forward in each of the appended reports.

**Appendices:**

Appendix 1.1	LA05/2024/0370/F
Appendix 1.2a	LA05/2022/0725/F
Appendix 1.2b	LA05/2022/0725/F
Appendix 1.2c	LA05/2022/0725F
Appendix 1.3	LA05/2024/0936/F
Appendix 1.4	LA05/2026/0118/F

## Lisburn & Castlereagh City Council

Planning Committee Report	
Application Reference	LA05/2024/0370/F
Date of Application	02 May 2024
District Electoral Area	Downshire East
Proposal Description	Proposed temporary erection of canvas tipi (April – November only) to be used in association with approved wedding venue
Location	Land 20 metres south-east of 87 Ballycoan Road, Belfast
Representations	Two objections and 20 representations in support
Case Officer	Callum Henderson
Recommendation	<b>Refusal</b>

### Summary of Recommendation

1. It is acknowledged that events are operated from this site on a temporary basis in accordance with Part 5 of the Planning (General Permitted Development) Order (Northern Ireland) 2015. The erection of these structures for eight months is inconsistent with the duration of the events which cannot occur for more than 28 days in that calendar year. The scale and degree of permanency of building operations is not in accordance with policy COU1 – Development in the Countryside of Part 2 of the Lisburn and Castlereagh City Council Plan Strategy which restricts the range of non-residential development proposals that may in principle be acceptable in the countryside.
2. The operation of events in the proposed temporary building has and is likely to continue to have a significant adverse impact on the residential amenity of people living in nearby residential properties. In consultation with the Lisburn and Castlereagh City Council Environmental Health department, insufficient information has been provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity spaces. As such the proposal is contrary to criteria f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise.
3. The necessary ancillary works to accommodate the anticipated number of patrons, of which the tipi has a capacity of 150, are considered to be

inappropriate for this rural location and as such the proposal is considered to be in contravention of criteria g) of Policy COU15 and criteria h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings.

4. The access, parking and servicing arrangements at the site are considered to be wholly inadequate with no defined parking provision within the redline for a venue in the open countryside with a capacity of 150 people. In consultation with DfI Roads, further information is required to bring the access and parking up to an adequate standard. As such the proposal is contrary to Policies TRA2 and TRA7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles nor that the proposal would provide adequate provision for car parking and appropriate servicing arrangements.
5. The proposal is also contrary to criteria f) of Policy COU15, criteria e) of Policy COU16 and Policy NH6 of the Lisburn and Castlereagh City Council Plan Strategy as the design of the proposed development is inappropriate and will have an adverse impact on the rural character of the area and is not sensitive to the distinctive special character of the Area of Outstanding Natural Beauty.
6. It is recommended that planning permission is refused.

### Description of Site and Surroundings

7. This site is located on lands adjacent to and south-east of No. 87 Ballycoan Road, Belfast and comprises a roughly square shaped plot of land in front of the buildings and curtilage of an existing dwellinghouse.
8. As noted during site inspection on the 22 April 2026, there is a large tan coloured tipi with glass doors to the front with sporadic outdoor seating dotted on the external areas of hardstanding. There are portions of artificial grass immediately outside the tipi with further areas of grassed areas leading to the eastern side of the adjacent 87 Ballycoan Road.
9. Access to the site is from an existing private lane onto the Ballycoan Road. There are other areas surrounding the tipi site for the parking and the turning of vehicles.
10. No. 87 itself is a dwelling with white painted brick to the bottom half of the external elevations with pale grey cladding to the first-floor elevation and a brown tiled roof.

## Surroundings

11. The surrounding area is mainly rural in character, and the land is mainly in agricultural use. There is evidence of a build-up of development in the local area with a ribbon of housing extending along the opposite side of the Ballycoan Road.

## Proposed Development

12. Full permission is sought for the erection of a tipi for an eight-month period in any one calendar year for the operation of events for no more than twenty-eight calendar days in that year.
13. The tipi, which is currently erected on the site without the benefit of planning permission, has three peaks, the two highest are to the front and are approximately 6.7 metres in height with the lower to the rear being 5.8 metres. The tipi is approximately 21.0 metres in width and around 19.0 metres in depth with a floor area of 399 square metres which it is detailed accommodates up to 150 people.
14. The application is supported by an:
  - Application form
  - Cover Letter
  - Entertainment Licence
  - Landscape & Visual Impact Assessment
  - Assessment of Entertainment Noise
  - Band and Performer Sound Policy

## Relevant Planning History

15. The planning history associated with the application site is set out in the table below:

Reference Number	Description	Location	Decision
LA05/2026/0135/F	Change of use from dwelling house to guest house	87 Ballycoan Road, Belfast	Under Consideration
LA05/2023/0945/CLOPUD	Temporary use of land for wedding venue for not more than 28 days in total in any calendar year	Lands 20m south-east of 87 Ballycoan Road, Belfast	Certified 10 April 2024
LA05/2025/0147/CLOPUD	Temporary use of land for wedding ceremonies for not more than 28 days in total in any calendar year	Land approximately 14 metres north of 87 Ballycoan Road, Belfast	Certified 26 March 2025
LA05/2019/1101/F	Proposal to convert the existing dwelling into semi-detached dwellings. The existing dwelling will have the existing conservatory demolished and replaced with a single storey extension	87 Ballycoan Road, Belfast	Refused 7 December 2021

16. A Certificate of Lawfulness of Proposed Use (CLOPUD) was certified on the 10 April 2024, under Part 5 - Temporary Buildings and Uses, Class B of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (the GPDO). It certified that the land could be lawfully used for up to 28 days in a calendar year as a wedding venue.

17. Class B: Permitted Development of Part 5 of the GPDO states:

*The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for any purpose referred to in paragraph B.2, and the provision on the land of any moveable structure for the purposes of the permitted use.*

18. A proposal cannot be permitted development if the moveable structure is erected or located on the land for more than 28 days. The CLOPUD is of little material weight in respect of this application other than to confirm there is a

history of running events at this location for a time limited period and where the structures were removed or moved in between.

- 19. It cannot be regarded as establishing the principle of development for the erection on land of a temporary building for two-thirds of a calendar year. This proposal must be considered on its own merits having regard to the context and the relevant policies that apply in this location.

**Consultations**

- 20. The following consultations were carried out:

Consultee	Response
Environmental Health	Objection, further information required
DFI Roads	Objection, further information required
NI Water – Strategic Applications	No objection
NIEA – WMU	No objection

**Representations**

- 21. Two separate objection letters were submitted on behalf of residents on Ballycoan Road raising concerns about noise, access, parking, waste disposal and water management. It was also argued that the CLOPUD should not have been certified as it involved development within the curtilage of a dwellinghouse.
- 22. Twenty comments in support of the application were received, many of these voice support without further qualification or constitute a signature penned to a circulated letter of support. In said responses, it is stated that the events have been conducted with care and consideration and that the business is a welcome addition to the area with commenters in support wishing to distance themselves from the objection letters submitted.

**Local Development Plan**

- 23. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications, regard must be had to the

requirements of the local development plan and that determination must be in accordance with the plan unless material considerations indicate otherwise.

### **Plan Strategy 2032**

24. It is stated at Part 1 of the Plan Strategy that:

*Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.*

*The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.*

*BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.*

25. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Lisburn Area Plan (LAP). Draft BMAP remains a material consideration.
26. In both LAP and the latest revision of draft BMAP the application site is within open countryside and within the Lagan Valley Area of Outstanding Natural Beauty (AONB) and an Area of High Scenic Value.
27. There are equivalent policies in the Plan Strategy to the regional policies described in LAP and draft BMAP.
28. This application is for the erection of a temporary structure within the open countryside for eight months of the calendar year in association with the use of the land for no more the 28 days in that eight-month period.
29. The strategic policy for sustainable development is set out in Part 1 of the Plan Strategy. Strategic Policy 01 Sustainable Development states:

*The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural*

*environment; mitigating and adapting to climate change and supporting sustainable infrastructure.*

30. The operational policies in Part 2 of the Plan Strategy also apply.

### **Development in the Countryside**

31. The proposed development facilitates the temporary use of land for a non-residential use in the open countryside. Policy COU1 - Development in the Countryside states:

*There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.*

*Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.*

*Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11-COU14.*

*There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development. Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6.*

*Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.*

The justification and amplification section states:

*The countryside is a unique resource in terms of its landscapes, cultural heritage, nature conservation and biodiversity. It is home to our agricultural industry and rural communities, providing a recreational and tourism asset. However, there has been an accelerating pressure for development throughout the countryside, in particular new dwellings. It is recognised this development pressure must be balanced against the needs of rural communities, as such these operational policies are considered appropriate to facilitate sustainable development in the countryside.*

32. The proposed use of the structure is for an entertainment use operated with an entertainment licence. Policy TC1 Town Centres, Retailing and Other Uses states:

*A Sequential Approach will be adopted for planning applications for retail and other city/ town centre uses to be considered in the following order of preference:*

- a) primary retail core and retail frontage (where designated)*
- b) city or town centres*
- c) edge of city or town centres*
- d) out of centre locations – only where sites are accessible by a choice of good public transport.*

### 33. Policy COU15 - Integration and Design of Buildings in the Countryside

*In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.*

*A new building will not be permitted if any of the following apply:*

- a) it is a prominent feature in the landscape*
- b) it is not sited to cluster with an established group of buildings*
- c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop*
- d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape*
- e) it relies primarily on the use of new landscaping for integration*
- f) the design of the building is inappropriate for the site and its locality*
- g) ancillary works do not integrate with their surroundings.*

### 34. Policy COU16 - Rural Character and Other Criteria

*In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.*

*A new development proposal will be unacceptable where:*

- a) it is unduly prominent in the landscape*
- b) it is not sited to cluster with an established group of buildings*
- c) it does not respect the traditional pattern of settlement exhibited in that area*
- d) it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl*
- e) it has an adverse impact on the rural character of the area*
- f) it would adversely impact on residential amenity*
- g) all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality*
- h) the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character*

- i) *access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.*

35. This site is in the Lagan Valley Area of Outstanding Natural Beauty. Policy NH6 - Areas of Outstanding Natural Beauty states:

*Planning permission for new development within an Area of Outstanding Natural Beauty (AONB) will only be granted where it is of an appropriate design, is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife and all the following criteria are met:*

*a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality*

*b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape*

*c) the proposal respects: • local architectural styles and patterns • traditional boundary details, by retaining features such as hedges, walls, trees and gates • local materials, design and colour.*

### **Access, Movement and Parking**

36. This proposal gives rise to the intensification of an existing access onto Ballycoan Road. Policy TRA2 Access to Public Roads states that:

*Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:*

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes*

*Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.*

37. The proposed tipi has a capacity for 150 guests with associated staffing and servicing requirements creating demand for an appropriate level of parking. Policy TRA7 Car Parking and Servicing Arrangements in New Developments states:

*Development proposals will provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to published standards or any reduction provided for in an area of parking restraint designated in the Local Development Plan. Proposals should not prejudice road safety or significantly inconvenience the flow of vehicles.*

*Beyond areas of parking restraint a reduced level of car parking provision may be acceptable in the following circumstances:*

- a) where, through a Transport Assessment or accompanying Travel Plan, it forms part of a package of measures to promote alternative transport modes*
- b) where the development is in a highly accessible location well served by public transport*
- c) where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking*
- d) where shared car parking is a viable option*
- e) where the exercise of flexibility would assist in the conservation of the historic or natural environment, would aid rural regeneration, facilitate a better quality of development or the beneficial re-use of an existing building*

*Proposals involving car parking in excess of the Department's published standards will only be permitted in exceptional circumstances, subject to the submission of a Transport Assessment outlining alternatives.*

*A proportion of the spaces to be provided will be reserved for people with disabilities*

*Car parking proposals should include an appropriate number of reserved electric charging point spaces and their associated equipment.*

*Where a reduced level of car parking provision is applied or accepted, this will not normally apply to the number of reserved spaces to be provided*

### **Regional Policy Context**

38. The SPPS Edition 2 was published in December 2025. It is the most recent planning policy and it is stated at paragraph 1.5 that:

*The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals. The Department intends to undertake a review of the SPPS within 5 years.*

39. Paragraph 2.1 of the SPPS recognises that an objective of the planning system is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being.

40. It states that:

*The system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments for the overall benefit of our society.*

41. Paragraph 3.8 of the SPPS states:

*that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.*

## Assessment

### Development in the Countryside

42. As noted above, the site is outside any settlement limit and in the open countryside.
43. Policy COU1 states there are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies which are taken in this case to be policies TC1, COU15, COU16, NH6, TRA2 and TRA7.
44. The CLOPUD is not a material consideration of any significant material weight for the reasons outlined earlier in this report. This proposal must stand on its own merits tested against the operational policies of the plan.
45. The proposal is not considered to be supported by policies COU11 to COU14 which relate to farm diversification, agricultural and forestry development, necessary community facilities in the countryside and lastly the conversion and reuse of buildings for non-residential use respectively.
46. While the range of other non-residential development proposals that may in principle be acceptable in the countryside are not listed, this is an entertainment venue operated with an entertainments licence. City centres are the preferred location for this type of use. Under Policy TC1 a sequential approach will be adopted for city/town centre uses with preference being firstly in the primary

retail core then city/town centres, edge of city/town centres then lastly out of centre locations only where sites are accessible by a good choice of public transport. No sequential approach was submitted in support of this application to demonstrate that there are no suitable sites within a settlement therefore this countryside site is not a suitable location for this type of 'non-residential use'.

#### Policy COU15 – Integration and Design of Buildings in the Countryside

47. Policy COU15 states that in all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.
48. The proposal is not considered to be unduly prominent in the landscape owing to the setback from Ballycoan Road of around 90.0 metres and the associated vegetation within the site. The tipi is minimally visible from public vantage points along the Ballycoan Road. This is aided somewhat by the erection of the tipi mostly occurring during the growing season given the presence of surrounding deciduous trees. The proposal is considered to be in compliance with criterion a) of Policy COU15.
49. The tipi is considered to cluster with an established group of buildings at the site. These include the adjacent No. 87 Ballycoan Road, No 87a Ballycoan Road and the associated equestrian site to the west of the tipi in compliance with criterion b) of Policy COU15.
50. The tipi as noted above is not considered to present as a prominent feature in the landscape and clusters with an established group of buildings. While the tipi structure is on an elevated site from Ballycoan Road, the tipi structure is bounded by mature trees and hedging which are to be retained. Therefore, the proposal is considered to blend with the landform and existing trees, with the adjacent buildings and structures providing a backdrop in compliance with criterion c) of Policy COU15.
51. As noted above, the site benefits from mature boundary treatments of which are unaffected by this proposal and as such, the proposal will not rely upon the use of new landscaping for integration in compliance with criteria d) and e) of Policy COU15.
52. The tipi, currently erected on the site, has three peaks, the two highest are to the front and are approximately 6.7m in height with the lower to the rear being 5.8m. The tipi is approximately 21.0m in width and around 19.0m in depth and is finished in tan coloured canvas material. The design of the tipi sits in contrast to the surrounding structures which consist of a traditional house finished in painted brick, as well as the rendered buildings sitting around a central courtyard that sit to the west. The site is also within an Area of High Scenic Value and the Lagan Valley Area of Outstanding Natural Beauty (AONB). Given

the design of the tipi and location of the site, the proposal is considered as contrary to criteria f) of Policy COU15 as the design is inappropriate for the site and its locality.

53. The ancillary works at the site required to host 150 guests and associated staff, vehicular movements and servicing are not considered to be appropriate at this location with a substandard access and lack of parking. The vehicular movements generated by 150 guests, staff, service providers and deliveries are considered excessive with the required infrastructure to run such an event at this site not considered compatible nor capable of integrating with the surroundings in what is open countryside. Therefore, the proposal is not considered to comply with criteria g) of Policy COU15, in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings.

#### Policy COU16 – Rural Character and Other Criteria

54. The proposal is not considered to be unduly prominent in the landscape owing to the setback from Ballycoan Road of around 90.0m and the associated vegetation within the site. The tipi is minimally visible from public vantage points along the Ballycoan Road. This is aided somewhat by the erection of the tipi largely during the growing season given the presence of surrounding deciduous trees. The proposal is considered to be in compliance with criteria a) of Policy COU16.
55. The tipi is considered to cluster with an established group of buildings at the site. These include the adjacent No. 87 Ballycoan Road, No 87a Ballycoan Road and the associated equestrian site to the west of the tipi. Therefore, the tipi structure is considered to cluster with an established group of buildings in compliance with criteria b) of Policy COU16.
56. The tipi as noted above is not considered to present as a prominent feature in the landscape and clusters with an established group of buildings, therefore, the tipi structure is not considered to be an incongruous addition and would respect the pattern of settlement in this particular location and as such is considered to comply with criterion c) of Policy COU16.
57. The proposal sits outwith any settlement boundary and as noted above, the proposal is considered to cluster with an established group of buildings as well as it not appearing as overly prominent. Therefore, the proposal is not considered to mar the distinction between a settlement and the surrounding countryside or otherwise result in urban sprawl. The proposal is considered to be in compliance with criterion d) of Policy COU16.
58. The design and materials of the tipi structure as noted in paragraph 52 above are considered inappropriate in this location in open countryside, and within the Area of High Scenic Value and the Lagan Valley AONB. The tipi structure is in

contrast to that of the surrounding site, which consists of a traditional house finished in painted brick, as well as rendered buildings sitting around a central courtyard to the west and thus it is deemed to have an adverse impact on the rural character of the area contrary to criterion e) of Policy COU16.

59. With respect to noise at the venue emanating from the tipi, this is considered to adversely impact on residential amenity. The tipi structure is set back around 90.0m from Ballycoan Road and around 100.0m from the nearest residential receptor that is not financially linked to the business. No. 86 Ballycoan Road sits at the end of the access lane to the application site. No. 86 is around 100.0m from said tipi. Nos. 84 & 88 are around 105m from the tipi structure. In the intervening distance to the dwellings north of No. 86 Ballycoan Road, there is an open field. Those to the south of No.86 Ballycoan have the access lane to the application site in this intervening distance.
60. A number of noise complaints have been received by the Lisburn and Castlereagh City Council Environmental Health department to the operation of the tipi as a wedding venue. Accompanying the application was an 'Entertainment Music Noise Assessment' (EMNA), dated June 2025. Noise mitigation was implemented shortly thereafter the submission of this EMNA. Despite this, evidence collected by Environmental Health shows that noise continued to affect residents of nearby residential properties until 11 October 2025, after which the tipi was removed from the site for winter storage.
61. A number of deficiencies with the submitted EMNA are identified by Environmental Health, including the assessment making use of a singular song with no assessment of a range of music genres or live music. Additionally, the use of the PA system for announcements was not included.
62. Environmental Health confirmed that a wide range of music genres and PA announcements can be clearly heard within nearby residential properties.
63. Further issues with the submitted EMNA include stated 'Uncertainties' within Section 5.0 of the report. Environmental Health are in agreement that such 'Uncertainties' require further analysis for a full assessment of the true noise levels emanating from the tipi venue.
64. Additionally, the submitted report was commissioned in relation to noise from the entertainment only. However, in order to address concerns regarding the loss of amenity to noise at nearby residential receptors, a full assessment of all noise sources onsite must be considered, including entertainment noise, patron noise, vehicle movements and any external plant or equipment.
65. In light of the above assessment, Environmental Health advised, in their response of the 17 April 2024, that there is insufficient information provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity space and that the proposal is likely to continue to have a significant

adverse impact on amenity with respect to noise at nearby residential properties.

66. The proposal therefore is not considered compliant with criteria f) of Policy COU16, in that it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise.
67. The proposal is to make use of mobile toilet facilities at the site. Given the lack of mains sewerage at this site, it is considered that such an approach is reasonable in this instance with the venue operating with such facilities for a number of years now. The proposal is considered to be in compliance with criterion g) of Policy COU16.
68. The ancillary works at the site required to host 150 guests and associated staff, vehicular movements and servicing are not considered to be appropriate at this location with a substandard access with a lack of parking. The vehicular movements generated by 150 guests, staff, service providers and deliveries are considered excessive with the required infrastructure to run such an event at this site not considered compatible nor capable of integrating with the surroundings in what is open countryside. Therefore, the proposal is not considered to comply with criteria h) of Policy COU16, in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings.
69. The tipi structure has a capacity for 150 guests, with associated staff, service providers and deliveries required at the site. The access is considered to be substandard for the intensification that such a venue has caused.
70. DfI Roads were consulted and considered the proposal to be unacceptable in its present form with further information required to fully assess the suitability of the proposal. Such information included:
  - *The submission of a fully dimensioned Block Plan showing a detailed representation based on a topographical survey of all existing and proposed roadside detail, visibility splays, gradient at access, access width, radii, drainage provision, etc. in accordance with DCAN 15.*
  - *Demonstrate how customers / staff attracted to the development will be accommodated for car parking with the submission of a parking statement to be included.*
  - *Parking provision and servicing arrangements in accordance with the Department's Parking Standards should be shown on a fully dimensioned 1:200 scale Block Plan.*
  - *Submission of a transport assessment.*

- *Submission of a Service Management Plan, setting out how safe and practical access for servicing of the development proposal will be accommodated, including collections, servicing and deliveries, set down / pickup areas and demonstrate how taxicab / bus drop offs for patrons using the tipi structure will be co-ordinated etc.*
  - *A Site Location Plan should be provided with a redline to include the proposed access onto the public road and associated visibility splays / forward sight distances.*
71. In light of the above points not being satisfactorily addressed, the proposal is considered not to be in accordance with the requirements of criterion i) of Policy COU16 in that it has not been satisfactorily demonstrated that access to the public road could be achieved without significant prejudice to road safety or significantly inconveniencing the flow of traffic.

#### Access, Movement and Parking

72. Policy TRA2 states that planning permission will only be granted for a development involving direct access, or the intensification of the use of an existing access, onto a public road where it will not prejudice road safety or significantly inconvenience the flow of vehicles and in addition to this the proposal should not conflict with Policy TRA3 Access to Protected Routes.
73. The tipi structure has a capacity for 150 guests, with associated staff, service providers and deliveries required at the site. The access is considered to be substandard for the intensification that such a venue would cause.
74. DfI Roads were consulted and considered the proposal to be unacceptable in its present form with further information required to fully assess the suitability of the proposal. The full detail of the information required by DfI Roads is set out in the paragraphs above.
75. In light of the further information that is required by the statutory consultee, DfI Roads, and their points not being satisfactorily addressed, the proposal is considered to be in contravention of Policy TRA2 in that it has not been satisfactorily demonstrated that access to the public road could be achieved without significant prejudice to road safety or significantly inconveniencing the flow of traffic.

#### Policy TRA7 – Car Parking and Servicing Arrangements in New Developments

76. Policy TRA7 requires proposals to provide a level of parking tailored to the specific needs of the site it is to serve as well as, where appropriate, to prevent a proliferation of parking. Within the redline of this proposal there is no parking

provision provided for a venue that has capacity for 150 guests, with additional staff, and the need for servicing and deliveries.

77. In conjunction with DfI Roads, in their consultation response dated 1 July 2024, they required the applicants to demonstrate how customers and staff car parking would be accommodated and that a parking statement should be provided. Additionally, any parking provision is required to be shown on a fully dimensioned 1:200 scale block plan. DfI Roads, in their response, also required a Service Management Plan that set out how deliveries, collections, servicing and set down/pick-up areas would be accommodated for patrons of the tipi. This information remains outstanding and as such DfI Roads require further information in order to fully assess the proposal.
78. In light of the above, the parking provision for the tipi structure, with a capacity of 150 guests and associated servicing needs, is considered to be wholly inadequate and as such the proposal is in contravention of Policy TRA7 in that it has not been satisfactorily demonstrated that the proposal would provide adequate provision for car parking and appropriate servicing arrangements.

### Natural Heritage

#### Policy NH6 – Areas of Outstanding Natural Beauty

79. The application site sits within the Lagan Valley Area of Outstanding Natural Beauty. Policy NH6 requires new development in an AONB to be of an appropriate design and sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife.
80. The character of the AONB is defined by the river lagan and its surrounding valley. The valley features native mixed beech woodlands and historic parkland estates. In consideration of built heritage, the AONB hosts prehistoric monuments such as the Giants Ring, as well as the Belvoir Motte and is characterised by the valleys industrial past linked to the linen trade.
81. The siting of the tipi structure is considered to be inappropriate within the AONB as it sits in contrast to the surrounding structures and existing uses in the area and is not considered to be sympathetic to the special character of the Area of Outstanding Natural Beauty in general. As such the proposal is considered to be in contravention of criteria a) of Policy NH6.
82. Criteria b) of Policy NH6 requires proposals within the AONB to respect or conserve features of importance to the character, appearance or heritage of the landscape. The erection of a tipi structure and its regular use as a wedding venue from April to November is not considered to respect nor conserve features of importance to the character, appearance or heritage of the

landscape. As such the proposal is considered to be in contravention of criteria b) of Policy NH6.

83. With respect to criteria c) of Policy NH6, the tipi currently erected on the site has three peaks, the two highest are to the front and are approximately 6.7m in height with the lower to the rear being 5.8m. The tipi is approximately 21.0m in width and around 19.0m in depth and is finished in tan coloured canvas material. The design of the tipi is not considered to respect local architectural styles and patterns which consists of dispersed rural dwellings finished mostly in render with tiles roofs. This tipi, which is seeking permission for erection from April to November, could not be considered to be constructed of local materials, design or colour. The boundary treatments are to remain unaffected by the proposal. However, in light of the above, the proposal is considered to be in contravention of criteria c) of Policy NH6 in that it does not respect local architectural styles, patterns and is not constructed of local materials, design or colour.
84. For the reasons discussed above, the proposal is considered to be contrary to Policy NH6 of the Plan Strategy as the design is inappropriate and is not sensitive to the distinctive special character of the Area of Outstanding Natural Beauty.

### Consideration of Representations

85. The two objection letters and the concerns raised within them are considered below:

#### Noise

- Given there are open fields in the intervening distance to nearby residential receptors along Ballycoan Road and the tipi have resulted in significant amenity concerns relating to excessive noise from music, announcements and guests. It is the opinion of the Lisburn and Castlereagh City Council Environmental Health Department, in their response of the 17<sup>th</sup> April 2024, that there is insufficient information provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity space and that the proposal is likely to continue to have a significant adverse impact on amenity with respect to noise at nearby residential properties. For this reason, the proposal is recommended to be refused as it is not considered compliant with criteria f) of Policy COU16, as it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise.
- It was raised that there is the potential for significantly more events than 28 days a year to be held in the tipi structure during its erection from April to October / 7 months of the year.

- While the venue can operate as a wedding venue for 28 days in a calendar year, the permanency of a tipi being erected for 7 months of the year is not considered to be acceptable in this location and has informed the position taken to refuse planning permission.

#### Parking and Access

- The capacity of 150 guests and 16 staff plus deliveries is considered to be unacceptable for the site to handle and represents a significant intensification of this rural site. It is noted that the site receives deliveries throughout the duration the tipi is erected with heavier traffic even on non-event days as suppliers frequent the site to set up for events.
- The access, parking and servicing arrangements at the site are considered to be wholly inadequate with no defined parking provision within the redline for a venue in open countryside with a capacity of 150 people. In consultation with DfI Roads, further information is required to bring the access and parking up to an adequate standard. As such the proposal is in contravention of Policies TRA2 and TRA7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles nor that the proposal would provide adequate provision for car parking and appropriate servicing arrangements.

#### Waste Disposal and Water Management

- Given the capacity of 150 guests within the tipi, it was raised within objections of the need to cater for the necessary wash facilities for guests and the lack of sustainable provision for this provided within the application.
- The proposal is to make use of mobile toilet facilities at the site. Given the lack of mains sewerage at this site, it is considered that such an approach is reasonable in this instance with the venue operating with such facilities for a number of years. The proposal is considered to be in compliance with criteria g) of Policy COU16.

#### Consideration of the CLOPUD

- In the letter submitted by Clyde Shanks, it is raised that the application LA05/2023/0945/CLOPUD should not have been approved if it were considered to form part of the curtilage of No. 87 Ballycoan Road, therefore, precluding it from being accepted as qualifying under permitted development.
- It was the assessment at the time that determined that the area for the tipi was not within the residential curtilage of No. 87 Ballycoan Road. This was further corroborated by the submitted farm maps. Furthermore, the council accepts that the venue can operate for 28 days in a calendar year, which aligns with the determination of LA05/2023/0945/CLOPUD. It is the semi-

permanent erection of the tipi for 8 months in a year, with the associated amenity, parking and access concerns that the council is recommending refusal for such a structure in the open countryside.

### Conclusions and Recommendation

86. All material considerations have been assessed and having considered the nature of the proposal against all the relevant planning policies and the consultation responses, it is considered that the application is not an acceptable type of development in the countryside as outlined in Policy COU1 – Development in the Countryside.
87. The proposal is likely to continue to have a significant adverse impact on amenity with respect to noise at nearby residential properties. In consultation with the Lisburn and Castlereagh City Council Environmental Health department, it is considered that insufficient information has been provided by the applicant to fully consider the impact of all noise sources from the proposed development on existing residential properties and their associated outdoor amenity space. As such the proposal is in contravention of criteria f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise.
88. The necessary ancillary works to accommodate the anticipated number of patrons, of which the tipi has a capacity of 150, are considered to be inappropriate for this rural location and as such the proposal is considered to be in contravention of criteria g) of Policy COU15 and criteria h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings.
89. The access, parking and servicing arrangements at the site are considered to be wholly inadequate with no defined parking provision within the redline for a venue in open countryside with a capacity of 150 people. In consultation with DfI Roads, further information is required to bring the access and parking up to an adequate standard. As such the proposal is in contravention of Policies TRA2 and TRA7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles nor that the proposal would provide adequate provision for car parking and appropriate servicing arrangements.
90. The proposal is also contrary to criteria f) of Policy COU15, criteria e) of Policy COU16 and Policy NH6 of the Lisburn and Castlereagh City Council Plan Strategy as the design of the proposed development is inappropriate and will have an adverse impact on the rural character of the area and is not sensitive to the distinctive special character of the Area of Outstanding Natural Beauty.

**Recommendation**

91. It is recommended that planning permission is refused.

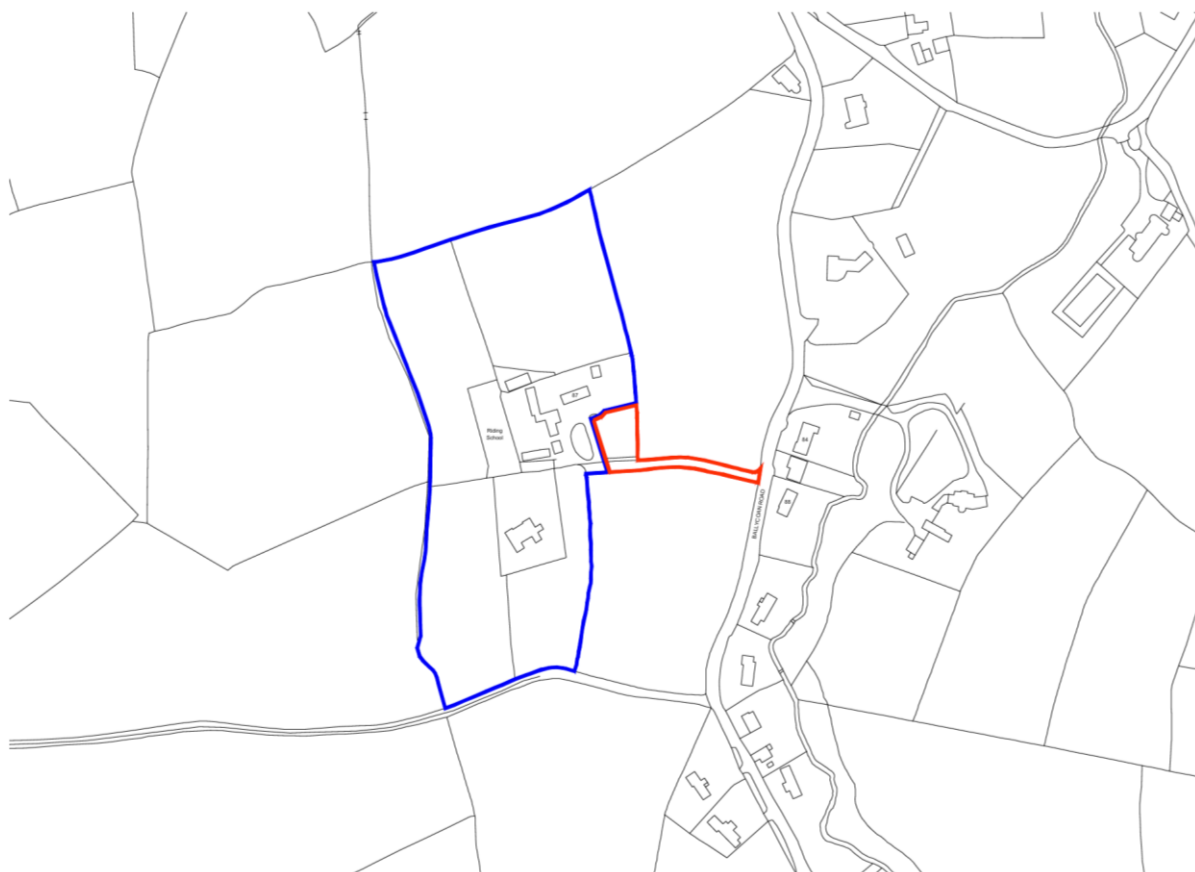
**Refusal Reasons**

1. The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside.
2. The proposal is contrary to Policy TC1 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that an adequate sequential approach has been adopted that identifies that there are no suitable sites within the city/town centre.
3. The proposal is contrary to criterion f) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the design of the building is inappropriate for the site and its locality.
4. The proposal is contrary to criterion g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works would integrate with their surroundings.
5. The proposal is contrary to criterion e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the use and design would have an adverse impact on the rural character of the area.
6. The proposal is contrary to criterion f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not result in an unacceptable adverse impact on residential amenity by reason of noise.
7. The proposal is contrary to criteria h) & i) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works relating to access and parking would not have an adverse impact on rural character nor that access to the public road could be achieved without significant prejudice to road safety or significantly inconveniencing the flow of traffic.
8. The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that

the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles.

9. The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would provide adequate provision for car parking and appropriate servicing arrangements.
10. The proposal is contrary to Policy NH6 of the Lisburn and Castlereagh City Council Plan Strategy in that the design of the proposed development is inappropriate and is not sensitive to the distinctive special character of the Area of Outstanding Natural Beauty.

### Site Location Plan - LA05/2024/0370/F

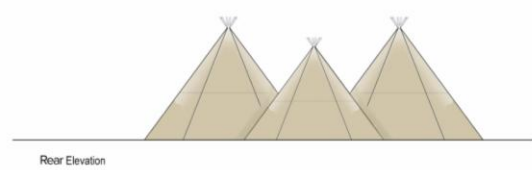
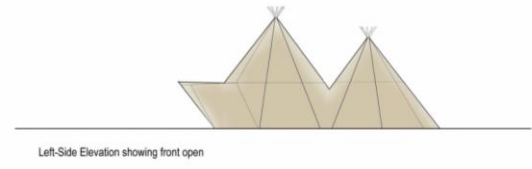
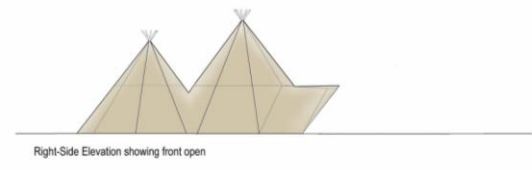
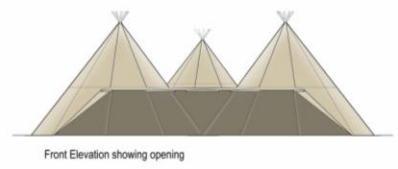
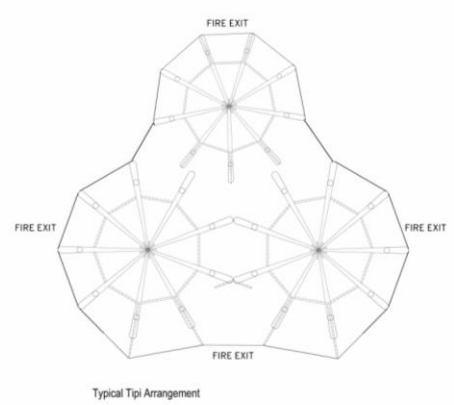


### Proposed Site Layout Plan - LA05/2024/0370/F



### Elevation Plans - LA05/2024/0370/F

- Canvas- Campshield Tencarte. Inherently fire retardent
- Canvas meets BS7837:1996 for fire retardency
- Wooden Pole structure- Douglas Fir
- Structure meets BS EN1782 regulations



## Lisburn & Castlereagh City Council

Committee Report – Addendum Report	
Date of Committee Meeting	01 June 2026
Committee Interest	Local Application – Called In
Application Reference	LA05/2022/0725/F
Date of Application	02 August 2022
District Electoral Area	Downshire West
Proposal Description	Construction of a dwelling to the rear of the site, with landscaping and all associated site works
Location	17-19 Main Street, Hillsborough, BT26 6AE
Representations	18 objections and one letter of support
Case Officer	Sinead McCloskey
Recommendation	<b>Refusal</b>

### Summary of Recommendation

1. This application was included in the Schedule of Applications for consideration by the Committee on 11 May 2026. The officer's recommendation was to refuse planning permission.
2. After the application was presented and a representation was heard from the planning agent, Members agreed to defer consideration of the application to allow for a site visit to take place.
3. A site visit took place on Friday 22 May 2026. A separate note of this visit is provided as part of the papers.

### Further Consideration

4. Members were reminded that the site visit was arranged to provide them with an opportunity to observe the proposed development in its context.
5. The Head of Planning & Capital Development stated that that the purpose of the site visit was for Members to appraise themselves of the characteristics of the site, view the relationship between the proposed dwelling and the wall of

Hillsborough Castle to the rear, the views into the site from key locations within the Royal Hillsborough Conservation Area and visualise the impact of the proposed dwelling on the character of the Conservation Area.

6. The Head of Planning & Capital Development with the aid and assistance of site location and associated plans, outlined the nature of the proposed development to Members highlighting the site boundary, location of the proposed new dwelling and relationship to adjacent walls and described the sloping nature of the site.
7. Members observed the existing buildings and walls around the site and observed the change in levels across the site.
8. In response to members queries the Head of Planning & Capital Development discussed the planning approval for the guesthouse and courtyard style development to the front of the site and confirmed that access to the site would be through the existing archway from Main Street which would be enlarged as part of this previous permission. He described how this would restrict views into the proposed courtyard in front of the proposed site.
9. In response to members queries the Head of Planning & Capital Development discussed the need for excavation in close proximity to the boundary walls of both the Royal Palace and the rear grounds on the Hillside Bar. It was explained that there would be a need for excavation of approximately 3 metres in depth close to the walls to accommodate the dwelling. The Head of Planning & Capital Development confirmed that the detail of the impact of any works on the wall was not information before the Council.
10. In response to members queries the Head of Planning and Capital Development described the characteristics of the Conservation Area on this side of Main Street and why the Conservation Officer considered it necessary for these features to be maintained. Members were asked to note how far the built form extended from the main frontage along Main Street.
11. The Head of Planning and Capital Development advised Members they must consider the two opposing views of where the building can be seen from and the impact the development has on the character of the conservation area and those features considered important in preserving and enhancing the area.

### Conclusions and recommendations

12. No new issues were raised that require further consideration in this report. The advice previously provided by officers remains unchanged. It is considered the proposed development does not comply with criteria a and b of policy HOU3 and policies HOU4, HE5, HE6, HE9 and HE10 of the Lisburn and Castlereagh City Council Plan Strategy.

## Refusal Reasons

13. The refusal reasons set out in the main report remain unchanged



**LISBURN & CASTLEREAGH CITY COUNCIL****Report of a Planning Committee Site Visit held at 11.25 am on Friday, 22 May, 2026 at 17-19 Main Street, Hillsborough****PRESENT:**

Alderman J Tinsley (Chair)

Councillor G Thompspon (Vice Chair)

Alderman O Gawith

Councillors D J Craig, J Lavery and A Martin

**IN ATTENDANCE:**

Head of Planning & Capital Development (CH)

Principal Planning Officer (PS)

Member Services Officer (FA)

Apologies for non-attendance were submitted by Councillors S Burns and P Catney.

The site visit was held in order to consider the following application:

- LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough.

This application had been presented for determination at the meeting of the Planning Committee held on 11 May, 2026. The Officer's recommendation had been to refuse planning permission. Having read the reports and listened to the presentations from the planning officer and representations from the applicant the committee agreed to defer consideration of the application to allow for a site visit to take place.

Access to the proposed site was granted by the applicant through the existing premises fronting Main Street. The applicant did not participate in any discussions and was not present when the site visit commenced.

The Head of Planning & Capital Development stated that the purpose of the site visit was for Members to appraise themselves of the proposed site in the context of the site levels and topography, the boundary wall with Hillsborough Castle and in relation to the proximity with the surrounding properties, in particular the buildings in the rear gardens of the adjacent properties.

The site was largely overgrown and access to the site was limited to a visual inspection from about halfway into the site just past an existing outbuilding. It was still possible to observe all the boundaries and the level change across the site.

The Head of Planning & Capital Development pointed out the differences in level across the site. He then explained, with the aid of plans showing the site layout and elevation of the proposed dwelling, that the applicant stated the proposed dwelling would only be visible from Main Street Hillsborough through two archways, namely the existing archway

between 17 and 19 Main Street and a new archway which was to be constructed as part of a separate approved application for the renovation of 17 and 19 Main Street to turn it into a guesthouse and that no harm is caused to the conservation area.

The Head of Planning & Capital Development then advised it was the opinion of the Officer having regard to the advice of the Conservation Officer that the long garden should be kept free from development to preserve and enhance the character of the conservation area.

He advised Members they must consider the two opposing views of where else the building could be seen from and the impact the development has on the character of the conservation area and those features considered important in preserving and enhancing the area.

The Head of Planning & Capital Development then referred to the site layout and elevation plans again and explained to Members that excavation would be required to lower the level of the site to construct a basement. He advised that the amount of excavation was not quantified but that it could be considerable and could affect the boundary wall with Hillsborough Castle. The Head of Planning and Capital Development informed Members that it was outlined in the officer's report that insufficient evidence had been submitted by the applicant to make a professional judgement on this and the Members must carefully examine the detail of the submission and satisfy themselves of the potential impact.

In response to Members' queries, the Head of Planning & Capital Development and the Principal Planning Officer advised:

- The existing archway between 17 and 19 Main Street Hillsborough was to be widened as part of the approved application for renovation of these properties;
- It was not possible to ascertain how close the excavation would be to the wall of Hillsborough Castle and that a precautionary approach was adopted in presenting a refusal reason for the loss of important historic fabric at the wall; and
- Drone or arial footage would not pick up the detail of the considerable level change across the site but would still assist in Members understanding the loss of historic fabric and historic pattern of development point.

Members then walked along Main Street, Hillsborough as far as the play park. They noted properties 13a, 11a and 9a Main Street as they passed, which had been constructed behind the main row of buildings on Main Street and accessed via archways between buildings.

When at the play park the Head of Planning & Capital Development advised Members that the Conservation Officer was of the opinion that due to the tiering of sites as viewed from the bottom of the hill looking up, and given that screening provided by trees was only seasonal, the proposed dwelling could still be seen and was not an appropriate form of development in this part of the Conservation Area.

There being no further business, the site visit was terminated at 11.54 am.

## Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	11 May 2026
Committee Interest	Local Application
Application Reference	LA05/2022/0725/F
Date of Application	02 August 2022
District Electoral Area	Lisburn & Castlereagh
Proposal Description	Construction of a dwelling to the rear of the site, with landscaping and all associated site works
Location	17-19 Main Street, Hillsborough, BT26 6AE
Representations	18 objections and one letter of support
Case Officer	Sinead McCloskey
Recommendation	<b>Refusal</b>

### Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Planning Committee in that it has been called in.
2. The application is recommended for refusal as the proposal is contrary to criteria a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it does not respect the surrounding context of the Royal Hillsborough conservation area and is not appropriate to the character and topography of the site in terms of the layout and appearance of buildings.
3. The proposal is also contrary to criteria b) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal protects the historic environment in the overall design and layout of the development, with particular reference to the boundary walls within the curtilage of Hillsborough Castle.

4. The proposal is contrary to criteria a) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that the design of the development does not draw upon the best local architectural form and detailing as the area is characterised by traditional Georgian style buildings and the proposal is of a modern design, dissimilar to that seen in this part of the Conservation Area.
5. The proposal is contrary to Policy HE5 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the development would not lead to the loss of or cause harm to the overall character and principal components of the Demesne of special historic interest, referring to the boundary walls within the curtilage of the listed Hillsborough Castle.
6. The proposal is contrary to Policy HE6 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that there would be no negative impacts on the walls of the Hillsborough Castle and Demesne which are listed as they are within the curtilage of this building. It has not been demonstrated that these walls will remain intact and unimpaired.
7. The proposal is contrary to Policy HE9 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not adversely affect the setting of Hillsborough Castle and Demesne.
8. The proposal is contrary to Policy HE10 of the Lisburn and Castlereagh Plan Strategy in that the proposed development if permitted, would not enhance the character or appearance of the conservation area where an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not arise. The proposal is also contrary to criteria a), b) d) and f) of this Policy in that the development if permitted will impact on the setting of the Conservation Area as the development is not in sympathy with the characteristic built form of the area and is sited in an area which has not been developed. The form and detailing of the proposal does not respect the characteristics of adjoining buildings in the area and important views within, into and out of the area are not protected.

### Description of Site and Surroundings

9. The site comprises part of the curtilage of Nos. 17 and 19 Main Street, Royal Hillsborough. These are two storey traditional terraced properties located along the west side of Main Street. No.19 Main Street was a former bakery, with the former ancillary bakery buildings behind.
10. There is a large, overgrow, garden beyond these buildings on which the development is proposed. The levels in the site fall in a northerly direction. The northern boundary of the site consists of a two-metre closed board fence. The

southern boundary consists of a 1.5 metre wall and a 2.5 metre close board fence atop. The western boundary is shared with Hillsborough Castle and consists of a two-metre random stone wall and two to three metres of vegetation above.

11. The site is accessed through an archway from Main Street which is between the two properties.

### Surrounding Context

12. The site is located along Main Street within the settlement limit of Royal Hillsborough. Main Street exhibits a broad mix of uses such as retail, commercial, healthcare and residential properties. The site also lies within the Hillsborough Conservation Area and an Area of Archaeological Potential adjacent to the Hillside, No. 21-23 Main Street, Hillsborough which is a grade B2 Listed Building – HB19/05/023. The site also lies adjacent to Hillsborough Historic Park, Gardens and Demesne.

### **Proposed Development**

13. The application is for full planning permission for the construction of a dwelling to the rear of the site, with landscaping and all associated site works.
14. The following documents are submitted in support of the application:
  - Design and Access Statement
  - Planning Supporting Statement
  - Bat Survey Report
  - Biodiversity Checklist and Preliminary Ecological Assessment
  - Wastewater Impact Assessment
  - Response to Conservation

### **Relevant Planning History**

15. The following planning history is relevant to the site:

Reference Number	Description	Location	Decision
LA05/2022/0716/DCA	Demolition of existing bakery buildings to rear of Nos 17-19 Main Street, Hillsborough. Internal demolition of works to Nos 17 and 19, including the widening of the archway by removal and repositioning of external wall to the entrance. Renovation and extension to the existing houses to provide 3 number guest apartments, 3 number guest houses and off-street parking, with all associated site works	17-19 Main Street Hillsborough	Consent Granted 8 <sup>th</sup> April 2025

LA05/2022/0715/F -	Demolition of existing bakery buildings to rear of nos. 17-19 Main Street, Hillsborough. Internal demolition works to nos. 17 and 19 including the widening of the archway by removal and repositioning of the external wall to the entrance. Renovation and extension to the existing houses to provide 3 number guest apartments, 3 no. guest houses and off-street parking with all associated site works	17-19 Main Street  Hillsborough	8 <sup>th</sup> April 2025
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**Consultations**

16. The following consultations were carried out:

Consultee	Response
DfI Roads	No objection
Lisburn & Castlereagh Conservation Officer	Object
LCCC Environmental Health	No objection
NI Water	No objection

Consultee	Response
NIEA Natural Heritage	No objection
NIEA Water Management Unit	No objection
Historic Environment Division	Object

## Representations

17. A total of nineteen representations were received of which eighteen are in objection and one is in support of the proposal.
18. The main issues raised in the objections include:
  - Noise Pollution
  - Light Pollution
  - Loss of privacy
  - Proposed orchard
  - Too many people living on Main Street
  - Destroy pattern of rear gardens
  - Overlooking
  - Building not in keeping with the architecture of a Georgian village/out of character
  - Main Street is not allowed to alter the front of a building facing the street
  - Domineering effect of proposed building
  - Bird life effected
  - Car pollution
  - The back gardens are well established in tradition/maturity/historical ambience and connection to the castle.
  - Dominant/commanding view over the other gardens.
  - The new development would compromise the balance between commercialisation and residential needs.
  - A fence is no compromise for a hedge
  - The back gardens are a natural oasis for wildlife/biodiversity
  - Inappropriate extension to a listed building
  - Inappropriate development in the Conservation Area
  - Unwelcome precedent for the Conservation Area
  - Economic benefits do not outweigh the policy failures
  - There is already a public house, Arthurs and a lot of Airbnb's.
  - Another family home lost to a business
  - Plans are out of character for the area

- All the other houses on this side of Main Street have maintained their original Coach Houses and gardens
- The development is positioned at the bottom of the garden and is totally at odds to the rest of the residential properties
- Materials should be sympathetic – nowhere is cedar cladding used
- Danger to pedestrians - with up to 11 cars travelling in and out
- Incorrect drawings
- Both proposals would change the nature of Hillsborough
- Sewerage issues
- Applications LA05/2020/0089/DCA and LA05/2020/0088/F need to be addressed first – the old wall needs to be re-erected
- Lower property prices
- Too many holiday lets in Hillsborough – we need more diversity
- Not needed nor welcome
- Dwelling houses being turned into accommodation for tourists
- No basis for having conservation status
- Additional traffic
- How long is the continual bombardment of applications going on for
- Imbalance of having additional commercial activity close to the palace grinds with the surrounding historic character of the village
- Wider opening at the entrance – out of proportion compared to similar entrances. Entrance built for domestic use – not commercial
- Disturbances in construction/back car park will disrupt connection with nature
- Overburdened infrastructure and over commercialisation of the village
- Historic Royal Palaces have not considered the underpinning of the boundary wall and no request to carry out the works have been received.
- Once they got the front planning they will go for the garden

19. The main issues raised in support include:

- Impressed with the sensitive and considered nature of the plans
- Works will be less intrusive
- Scale of the site allows for significant onsite parking

## Local Development Plan

20. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on planning applications regard must be had to the requirements of the local development plan and that the determination of

applications must be in accordance with the plan unless material considerations indicate otherwise.

### **Plan Strategy 2032**

21. It is stated at Part 1 of the Plan Strategy that:

*Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.*

*The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.*

*BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.*

22. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Lisburn Area Plan 2001. Draft BMAP remains a material consideration.
23. In LAP, the application site is identified as being within the settlement limit of Royal Hillsborough, the Royal Hillsborough Conservation Area and an Area of Archaeological Potential.
24. All of these designations are carried through to the final revision of draft BMAP in 2014 and remain material considerations to be afforded significant weight in the assessment of this proposal.
25. The site is also adjacent to a Grade B2 Listed Building at 21-23 Main Street (Reference) and the Hillsborough Castle Historic Park, Gardens and Demesne (Reference).
26. As residential development is proposed within the settlement limit of Royal Hillsborough the following strategic policies from the Plan Strategy apply.
27. The strategic policy for Sustainable Development is set out in Part 1 of the Plan Strategy. Strategic Policy 01 – Sustainable Development states that:

*The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.*

28. The strategic policy for Good Design and Positive Place Making is set out in Part 1 of the Plan Strategy. Strategic Policy 05 – Good Design and Positive Place Making states that:

*The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place-specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.*

29. The strategic policy for Protecting and Enhancing the Environment is set out in Part 1 of the Plan Strategy. Strategic Policy 06 – Protecting and Enhancing the Environment states that:

*The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.*

30. Strategic Policy 08 Housing in Settlements states that:

*The Plan will support development proposals that:*

- a) *are in accordance with the Strategic Housing Allocation provided in Table 3*
- b) *facilitate new residential development which respects the surrounding context and promotes high quality design within settlements*
- c) *promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing*
- d) *encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.*

31. Strategic Policy 18 Protecting and Enhancing the Historic Environment and Archaeological Remains states that:

*The Plan will support development proposals that:*

- a) *protect and enhance the Conservation Areas, Areas of Townscape Character and Areas of Village Character.*
- b) *protect, conserve and, where possible, enhance and restore our built heritage assets including our historic parks, gardens and demesnes, listed buildings, archaeological remains and areas of archaeological potential.*
- c) *promote the highest quality of design for any new development affecting our historic environment.*

32. The following operational policies in Part 2 of the Plan Strategy also apply.

### **Housing in Settlements**

33. As this application is for new residential development in a conservation area policy HOU1 - New Residential Development states that:

*Planning permission will be granted for new residential development in settlements in the following circumstances:*

- a) *on land zoned for residential use*
- b) *on previously developed land (brownfield sites) or as part of mixed-use development*
- c) *in designated city and town centres, and within settlement development limits of the city, towns, greater urban areas, villages and small settlements*
- d) *living over the shop schemes within designated city and town centres, or as part of mixed use development.*

*The above policy applies to all residential uses as set out in Part C of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).*

34. Policy HOU3 - Site Context and Characteristics of New Residential Development states:

*Planning permission will be granted for new residential development where it will create a quality and sustainable residential environment which respects the existing site context and characteristics. An overall design concept, in accordance with Policy HOU6 must be submitted for all residential proposals and must demonstrate that a proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.*

*Proposals for residential development will be expected to conform to all the following criteria:*

- a) *the development respects the surrounding context, by creating or enhancing a local identity and distinctiveness that reinforces a sense of place, and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas*
- b) *archaeological, historic environment and landscape characteristics/features are identified and, where appropriate, protected and suitably integrated into the overall design and layout of the development.*

*For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances.*

*All development should be in accordance with available published space standards.*

35. Policy HOU4 - Design in New Residential Development states:

*Proposals for residential development will be expected to conform to all the following design criteria:*

- a) *the design of the development must draw upon the best local architectural form, materials and detailing*
- b) *landscaped areas using appropriate locally characteristic or indigenous species and private open space must form an integral part of a proposal's open space and where appropriate will be required along site boundaries to soften the visual impact of the development and assist in its integration with the surrounding area*
- c) *where identified as a Key Site Requirement adequate provision is made for necessary local community facilities, to be provided by the developer*
- d) *residential development should be brought forward in line with the following density bands:*
  - *City Centre Boundary 120-160 dwellings per hectare*
  - *Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare*
  - *Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare.*
  - *Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities*
- e) *a range of dwellings should be proposed that are accessible in their design to*

*provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded*

- f) *dwellings should be designed to be energy and resource efficient and, where practical should include integrated renewable energy technologies to minimise their impact on the environment*
- g) *a proposed site layout must indicate safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks; meet the needs of mobility impaired persons; and respect existing public rights of way*
- h) *adequate and appropriate provision is made for car and bicycle parking including where possible electric vehicle charging points*
- i) *the design and layout must not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance*
- j) *the design and layout should where possible include use of permeable paving and sustainable drainage*
- k) *the design and layout design must demonstrate appropriate provision is made for householder waste storage and its collection can be facilitated without impairment to the access and maneuverability of waste service vehicles*
- l) *the development is designed to deter crime and promote personal safety.*
- m) *Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.*

36. The Justification and Amplification states that :

*Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy.*

37. It also states that:

#### *Accessible Accommodation*

*Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptations. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.*

## Historic Environment, Built Heritage & Archaeology

38. The site is within the Hillsborough Area of Archaeological Potential, and it shares a party wall with Hillsborough Castle and Demesne. Policy HE3 – Archaeological Assessment and Evaluation states that:

*Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available the Council will refuse planning permission.*

39. Policy HE5 – Historic Parks, Gardens and Demesnes of Special Historic Interest states that:

*The Council will not permit development which would lead to the loss of, or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes of special historic interest. Where exceptionally, planning permission is granted this will be conditional on the accurate recording of any features of interest which will be lost as a result of the development.*

40. Policy HE6 – Change of Use and/or Extensions or Alterations to a Listed Building states that:

*The Council may permit the change of use and/ or extension or alteration of a listed building where this will secure its upkeep and survival. Such development should respect the essential character, special architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired.*

*Proposals should protect, conserve and where possible enhance the listed building, based on a clear understanding of the importance of the building/place/heritage asset. This should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals, and show why alteration of a listed building is desirable or necessary.*

41. The site is also adjacent to a listed building at No. 21-23 Main Street, Hillsborough HB19/05/023. Policy HE9 – Development affecting the Setting of a Listed Building states that:

*Proposals which would adversely affect the setting of a listed building will not be permitted. Development proposals will normally only be considered*

*appropriate where all the following criteria are met: a) the detailed design respects the listed building in terms of scale, height, massing and alignment b) the works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building c) the nature of the use proposed respects the character of the setting of the building.*

42. The site is also inside the Royal Hillsborough Conservation Area. Policy HE10 - New development in a Conservation Area or Area of Townscape Character/ Area of Village Character states that:

*The Council will require new development within a Conservation Area to:*

- enhance the character and appearance of the area where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.*

*In addition to the above criteria, the Council will permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a Conservation Area or ATC/AVC where all the following criteria are met:*

- a) the development is in sympathy with the characteristic built form of the area*
- b) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area*
- c) the development does not result in adverse environmental impacts such as noise, nuisance or disturbance which would be detrimental to the particular character of the area*
- d) important views within, into and out of the area are protected*
- e) trees, archaeological or other landscape features contributing to the character or appearance of the area are protected*
- f) the development conforms with guidance set out in Supplementary Planning Guidance, Part E.*

### **Natural Heritage**

43. Given that the site contains mature vegetation and is adjacent to the Castle the impact of the natural environment is considered.
44. Policy NH2 – Species Protected by Law states that:

### *European Protected Species*

*Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.*

*In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:*

- a) *there are no alternative solutions; and*
- b) *it is required for imperative reasons of overriding public interest; and*
- c) *there is no detriment to the maintenance of the population of the species at a favourable conservation status; and*
- d) *compensatory measures are agreed and fully secured.*

### *National Protected Species*

*Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.*

*Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.*

45. Policy NH5 - Habitats, Species or Features of Natural Heritage Importance states that:

*Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:*

- a) *priority habitats*
- b) *priority species*
- c) *active peatland*
- d) *ancient and long-established woodland*
- e) *features of earth science conservation importance*
- f) *features of the landscape which are of major importance for wild flora and fauna*
- g) *rare or threatened native species*
- h) *wetlands (includes river corridors)*
- i) *other natural heritage features worthy of protection including trees and woodland.*

*A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.*

*In such cases, appropriate mitigation and/or compensatory measures will be required.*

### **Access and Transport**

46. The P1 form indicates that access arrangements for this development involve the construction of a new access to a public road. Policy TRA1 - Creating an Accessible Environment states that:

*The external layout of all development proposals will incorporate, where appropriate:*

- a) *facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions*
- b) *user friendly and convenient movement along pathways and an unhindered approach to buildings*
- c) *priority pedestrian and cycling movement within and between land uses*
- d) *ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.*

*Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees.*

*Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.*

*Submission of a Transport Assessment Form (TAF) and a Design and Access Statement may also be required to accompanying development proposals.*

47. Policy TRA 2 – Access to Public Roads states:

*Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:*

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

*Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.*

## Renewable Energy

48. All new residential development must integrate renewable energy technologies. Policy RE2 Integrated Renewable Energy states:

*Planning permission will be granted for a development proposal which integrates renewable energy technology including microgeneration and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.*

## Waste Management.

49. The proposed dwelling requires a connection to a main sewer. Policy WM 2 - Treatment of Waste Water states:

*Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.*

*Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk.*

## Regional Policy and Guidance

### Regional Policy

50. The SPSS Edition 2 was published in December 2025. It is the most recent planning policy and it is stated at paragraph 1.5 that:

*The provisions of the SPSS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.*

51. Paragraph 2.1 of the SPPS Edition 2 recognises that an objective of the planning system is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being.

52. It states that:

*planning system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments for the overall benefit of our society.*

53. Paragraph 3.6 of the SPPS Edition 2 states:

*planning authorities should make efficient use of existing capacities of land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive environments, assist with economic regeneration and renewal, and reduce the need for green field development.*

54. Paragraph 3.8 of the SPPS Edition 2 states:

*that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.*

55. In practice this means that development which accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.

56. Paragraph 6.12 of the SPPS Edition 2 states:

*Listed buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as*

*well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.*

57. Paragraph 6.13 of the SPPS Edition 2 states:

*Development involving a change of use and/or works of extension/alteration may be permitted, particularly where this will secure the ongoing viability and upkeep of the building. It is important that such development respects the essential character and architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired. Proposals should be based on a clear understanding of the importance of the building/place/heritage asset, and should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals, and show why alteration or demolition of a listed building is desirable or necessary.*

58. Paragraph 6.16 of the SPPS Edition 2 states:

*Planning permission should not be granted for development that would lead to the loss of, or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes.*

59. Paragraph 6.17 of the SPPS Edition 2 states:

*In assessing applications for development in or adjacent to historic parks, gardens and demesnes, particular account should be taken of the impact of the proposal on the archaeological, historical or botanical interest of the site. The integrity and overall quality and setting of the site including its original design concept and other associated features, including contribution to local landscape character, should where possible be maintained. In cases where approval is to be granted, the planning authority should seek to ensure the accurate recording of distinctive features that will be lost as a result of the development, by way of planning conditions.*

60. Paragraph 6.18 of the SPPS Edition 2 states:

*In managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. Accordingly, there will be a general presumption against the grant of planning permission for development or conservation area consent for demolition of unlisted buildings, where proposals would conflict with this principle. This general presumption should only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest. In the interests of protecting the setting of designated conservation areas, new development in proximity needs to be carefully managed so as to ensure it respects its overall character and appearance. Important views in and out of the Conservation Area should be retained.*

61. Paragraph 6.19 of the SPPS Edition 2 states:

*In the interests of preserving or enhancing the character or appearance of a Conservation Area, development proposals should:*

- *be sympathetic to the characteristic built form of the area;*
- *respect the characteristics of adjoining buildings in the area by way of its scale, form, materials and detailing;*
- *not result in environmental problems such as noise, nuisance or disturbance;*
- *protect important views within, into and out of the area;*
- *protect trees and other landscape features contributing to the character or appearance of the area;*
- *conform with the guidance set out in any published Conservation Area design guides; and*
- *only consider the demolition of an unlisted building where the planning authority deems that the building makes no material contribution to the character or appearance of the area and subject to appropriate arrangements for the redevelopment of the site.*

62. Paragraph 6.232 of the SPPS Edition 2 states:

*In plan-making and decision-taking, planning authorities should encourage and support the appropriate use of micro-generation energy, including the retrofitting of renewable and low carbon energy technologies.*

63. The site is proposed to be developed for one dwelling. It is stated at paragraph 6.136 that:

*The policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.*

64. Paragraph 6.179 of the SPPS Edition 2 states:

*The presence or potential presence of a legally protected species is an important consideration in decision-making. If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, steps must be taken to establish whether it is present, the requirements of the species must be factored into the planning and design of*

*the development, and any likely impact on the species must be fully considered prior to any determination.*

65. Paragraph 6.192 of the SPPS Edition 2 states:

*Planning permission should only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:*

- priority habitats;*
- priority species;*
- active peatland;*
- ancient and long-established woodland;*
- features of earth science conservation importance;*
- features of the landscape which are of major importance for wild flora and fauna;*
- rare or threatened native species;*
- wetlands (includes river corridors); or*
- other natural heritage features worthy of protection, including trees and woodland.*

66. Paragraph 6.193 of the SPPS Edition 2 states:

*A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature. In such cases, appropriate mitigation and/or compensatory measures will be required.*

67. Paragraph 6.309 of the SPPS Edition 2 states:

*The decision-taking process is a key tool for delivering sustainable travel patterns and good integration between transportation and land use. In determining planning applications, it is important that due regard is given to the design and layout of the proposed development and the facilities provided to cater for the particular needs of people with disabilities. Relevant considerations will normally include user friendly pedestrian routes, easy access to car parking reserved for disabled people and public transport facilities, and public buildings designed to provide suitable access for customers, visitors and employees.*

## Retained Regional Guidance

68. Whilst not policy, the following guidance documents remain a material consideration.

### Creating Places

69. The policy requires the guidance in the Creating Places – Achieving Quality in Residential Developments’ (May 2000) to also be considered.
70. The guide is structured around the process of design and addresses the following matters:
- the analysis of a site and its context;
  - strategies for the overall design character of a proposal;
  - the main elements of good design; and
  - detailed design requirements.

71. Paragraph 7.16 provides guidance on separation distances stating:

*Where the development abuts the private garden areas of existing properties, a separation distance greater than 20 metres will generally be appropriate to minimise overlooking, with a minimum of around 10 meters between the rear of new houses and the common boundary.*

72. Paragraphs 5.19 – 5.20 provides guidance on the level of private open space provision as follows:

*Provision should be calculated as an average space standard for the development as a whole and should be around 70 square metres per house or greater. Garden sizes larger than the average will generally suit dwellings for use by families. An area less than around 40 square metres will generally be unacceptable.*

### Development Control Advice Note 8 - Housing in Existing Urban Areas

73. Paragraph 4.10 states that:

*Planning Service will expect applicants and designers to carry out an appraisal of the local context, which takes into account the character of the surrounding area; and new development should respect the architectural, streetscape and landscape character of the area.*

74. Hillsborough Conservation Area Booklet

Part I of this booklet sets out the general objectives of designating Conservation Areas and the principle of designation. Part II of this booklet describes and delineates the Conservation Area of Hillsborough and Part III contains a developers brief for the designated area.

## Assessment

### Housing in Settlements

#### Policy HOU 1 – New Residential Development

75. This application is for a new dwelling on land within the settlement limit of Royal Hillsborough and as such, the tests of Policy HOU1 are considered to be met.

#### Policy HOU3 - Site Context and Characteristics of New Residential Development

76. The site is located to the rear of two existing terrace houses that front onto Main Street, Royal Hillsborough which has a mix of residential, retail and other commercial uses.
77. The buildings along this side of the street are mostly two-storey and located in terraces fronting the street. They follow the slope of the land, with the levels falling in a northerly direction. The style of the properties are similar being mostly in the Georgian style.
78. It is noted that all the properties along the western side of Main Street have courtyard development to the rear extending into approximately the first third or half of the property with long gardens behind extending to the boundary wall with the Castle and Demesne.
79. The proposed dwelling will be set away and in isolation from the terraced properties along the road frontage. There is a distinctive historic plot on the western side of Main Street of terraced buildings fronting the street with ancillary outbuildings immediately to the rear in a courtyard style with long undeveloped linear gardens behind. The siting of a dwelling within the unspoilt linear gardens behind is a departure from the established pattern of development and does not respect the character of the immediate site and the wider setting of the conservation area. This is contrary to criteria a) of policy HOU3.

80. The proposed two- storey dwelling is also sited immediately adjacent to the Castle wall across two of these rear gardens, with the lower ground floor sunken into the ground level by 1.05 metres. Both these boundary walls are listed as part of the Hillsborough Castle's curtilage.
81. While the proposed dwelling does not touch the walls as can be seen in the floor plans, the ground floor plan has a larger footprint and extends further to the south and west, and is cantilevered above the lower ground floor so it will sit largely above the adjacent walls.
82. The resultant building creates an area of dead space between the lower ground floor and both boundary walls which is visual intrusive and could potentially harm the Castle wall which is an important feature of the historic environment. This is contrary to criteria b) of policy HOU3.

#### Policy HOU4 - Design in New Residential Development

83. The proposed dwelling is located in the south western corner of the site. It is a two storey building that has been designed in consideration of the site constraints. The site is long and narrow, and the levels fall quite steeply in a northerly direction.
84. The building is 'L' shaped with a lower ground level that is sunken into the natural ground level by 1.05m as a means of reducing the visual impact of the building.
85. The accommodation on this level comprises two bedrooms with en-suites, a snug and a home office. This level is accessed both internally and externally.
86. The ground floor has a larger floor space, with the primary living space located here, with a large kitchen/living/dining area, utility room and w.c. The master bedroom is also located on this floor with an accompanying wardrobe and en-suite. The primary access to the dwelling is via an entry hall on this floor.
87. That area of the lower ground floor where both bedrooms are located, has a flat roof with no ground floor accommodation above. A terraced area is seen here which is accessed from kitchen.
88. The site is nestled into the bottom corner of the garden, positioned alongside the southern and western boundaries. As stated above these boundary walls are listed and to ensure the dwelling does not touch these walls, the building is cantilevered, creating a void under the ground floor between the rear of the lower ground floor and the boundary walls.

89. Most windows in the proposed dwelling are front facing, with some also seen facing towards the east and the west from the lower ground bedrooms. There are high level windows along the entire length of the southern elevation, bar the area which is bricked up for the chimney.
90. A substantial part of the dwelling is of flat roof construction, approximately 300m above the existing southern boundary wall. Set back at an angle, the roof lifts to a mono-pitch.
91. It is stated that much of the stone material will be salvaged and reused from the previously demolished buildings on the site, which made way for the new tourist accommodation approved towards the east of the site.
92. Untreated Siberian larch cladding is also proposed to be used on the walls. Natural slate is proposed for the pitched roof and single ply membrane for the flat roof. There will be PPC windows and the doors will have aluminium frames. Rainwater goods are proposed to be mill finished aluminium box gutter and downpipes.
93. The site is accessed through an arch way at the front of the site, located on the Main Street which is to be modified under application LA05/2022/0715/F.
94. The amenity provision is entirely to the front of the dwelling, with a grassed area shown in that area between the front elevation and the northern boundary.
95. In terms of criteria a) of Policy HOU4, the design is not considered to draw upon the established architectural form in the conservation area which is characterised by traditional building design, with Georgian influence seen to reflect the existing style of dwellings. While modern designs is not discouraged, the proposed dwelling does not draw on the form, scale, shape, design or finishes of the adjacent ancillary building and competes with the style of the main terrace building fronting Main Street. Criterion a) is not met.
96. There is a large area of amenity space to the front and side of the dwelling. A new fence will be provided around the boundary line to the north and existing boundary walls retained. An apple orchard maintaining mature shrubbery is indicated in the amenity area. The levels in the site fall approximately 1.5m over a distance of 10m to the rear of the site, and falling less steep towards the middle/front of the site. I am satisfied that the open space provision is acceptable. Criterion b) is met.
97. There is no requirement for the provision of a local community or neighbourhood facility for this scale of development. That said, the proposal is within the settlement of Royal Hillsborough where there is a range of shops, services, food outlets and facilities. Criterion c) is met.

98. With regard to criteria d) the proposed density is similar to that found in the established residential area. The proposal is for one dwelling and as such it will not significantly alter the character of the area in term of the existing housing density. Criterion d) is met.
99. As the development proposal relates only to one dwelling, an extensive range of house types cannot be proposed as required by criterion (e).
100. The Design and Access Statement states, the design of the dwelling provides a viable environmental strategy, and it aims to minimise the impact of the proposal on the environment. It will use salvaged stone and the house will achieve airtightness with an intello air tightness barrier with taped joints, to give the building an air tightness in accordance with current Passivhaus building standards. Triple glazed windows are proposed. The dwelling will also have whole house ventilation and heat recovery system that will be Passivhaus accredited and it will be wired with an intelligent electrical system which will allow the end users to monitor their energy consumption. It is also stated that the design utilises all potential solar gain due to its orientation, layout and glazing. Criterion f) is met.
101. The proposal includes the modification of an existing access onto Main Street which leads to an area of hard standing for the parking and manoeuvring of three vehicles. No rights of way have been identified over these lands. Criteria g) and h) have been met in as far as it can in consideration of the development proposals as presented.
102. The dwelling has been positioned and designed on the site as such to reduce the potential for overlooking and overshadowing towards any adjoining properties. The area to the south of the site comprises the car park of the adjacent restaurant and public house at the Hillside. To the north, there is the rear garden of the dwelling at No. 13a. To the west of the site are the grounds of Hillsborough Castle, and to the east are the derelict dwelling houses at Nos. 15-17 Main Street, which has gained planning approval for the guest house.
103. The lower ground floor accommodation is located closer to this boundary with only a 5m separation, but as seen above this level is sunken into the natural ground level by 1.05m and is approximately 4m in height. This, along with the fact that there are no windows in the northern elevation, with all windows in this part of the dwelling facing east and west, results in no overlooking or overshadowing towards the rear garden of the adjacent dwelling at No. 13a. For this reason criterion i) is met
104. It is stated that the proposal will use permeable paving used in hard landscaping areas of the proposal and that economic flush cisterns in the WC's will further minimise potable water construction. Criterion j) is met.

105. The proposal provides a secure exterior refuse storage within easy access for both the proposed dwelling and the approved tourist accommodation. This is access privately from the northwest corner of the courtyard. It is also stated that the bin store is larger than currently required in anticipation of future recycling initiatives that may be developed. Safe collection can be facilitated without impairment to the access manoeuvrability of waste service vehicles. Criteria k) is met.
106. The existing walled boundaries and the proposed new fencing will serve to deter crime and promote personal safety. Criteria (l) is met.

### **Historic Environment and Archaeology**

107. As the site is in the Royal Hillsborough Conservation Area , the Hillsborough Area of Archaeological Potential and has a common boundary with Hillsborough Castle and Demesne and its proximity to Nos. 21-23 Main Street Hillsborough which are Grade B2 listed buildings, Historic Environment Division were consulted.
108. Further information was requested from HED Historic Monuments to ascertain how the proposal related to the Demesne wall which is protected under Policy HE5. Likewise, HED Historic Buildings stated they had incomplete information which did not allow a substantive response on the impact of the proposal on the listed buildings and that further information was required under Policy HE9.
109. Drawing No. 12 submitted with the application shows a section through the site (AA – AA) detailing the relationship between the dwelling and the southern boundary wall. It shows the existing boundary wall to be maintained but it is annotated on this drawing that the wall may require underpinning with concrete in places with the details to be agreed on site with a structural engineer.
110. A representation received from Hillsborough Castle, Historic Royal Palaces, on the 22 October 2024 stated that they note the application and would record that the boundary wall shown in the planning drawing and described as ‘may require underpinning’ is in Historic Royal Palaces actual possession. They continue by stating that Historic Royal Palaces have not considered this work and no request has been received to carry out such works. They also state that the wall forms the boundary to the Hillsborough Castle Gardens and the curtilage of the listed building and structures.
111. This comment is noted in the latest response from HED Historic Monuments on the 23 September 2025. They state that they would agree with this correspondence and reiterate that there was insufficient information to assess how the proposal relates to the protected Demesne wall.

112. Following this an email from the agent was received on the same day, outlining a previous email exchange between the agent an officer from HED. In the email received on the 23 September 2025, the agent stated that HED suggested removing the note from the drawing mentioning 'possible underpinning if required'. The agent stated he was happy to do so. He continued by stating that if the project gets to site and underpinning is required they will submit a Listed Building Consent application as advised by HED and assumed this could be dealt with via a condition to be attached if the application was to be approved.
113. Confirmation was sought from HED as to whether they would be content for the details regarding the underpinning to be removed as suggested. It was also relayed to HED that the Planning Authority could not attached a condition requesting the submission of a LBC application. HED responded stating that they would be content for the note to be removed from the drawing and they would provide a condition requesting a structural survey of the wall to ensure its stability.
114. Upon further consideration of the application, it was recommended that the application would be progressing as refusal. As such a condition could not be attached detailing the requirements sought from HED with regards to the wall. This was confirmed to HED and it was stated that as the details outlined in the last response from HED on the 23 September 2025 had not been addressed, a lack of information reason would be included as a refusal reason.
115. In light of the above advice and taking a precautionary approach, the proposal is considered to be contrary to Policy HE5 in that it there is insufficient information to assess how the proposal would impact on the Demesne wall.
116. HED Historic Buildings also responded within the same consultation on the 23 September 2025. They stated that the application impacts on the boundary wall of Hillsborough Castle (Grade B+) which is of special architectural and historic interest and is protected by Section 80 of the Planning Act. They considered the impact of the proposal on the building and on the basis of the information provided advise that they have incomplete information which does not allow a substantive response on the impact of the proposal on the listed building, stating that further information is requested.
117. In the explanatory note they stated that they note that the boundary wall forms part of the protected curtilage structures associated with Hillsborough Castle. As such, as the proposal does not include full details of any proposed works to this protected wall a precautionary approach is taken and the proposal is considered to be contrary to policy HE6 because the scope and nature of the alteration to the wall cannot be quantified. It is also contrary to policy HE9 as the proposed development given its proximity has an adverse impact on the setting of the listed wall.

## Conservation

118. As the proposal is located within Royal Hillsborough Conservation Area, consultation was necessary with the Council Conservation Area officer. An initial response received stated that Conservation had no objection in principle to a new dwelling within the existing footprint of the court yard to the rear of Nos. 17 to 19 Main Street if sympathetic to the style of coach house/stable buildings which may have occupied the site and typical of those buildings which have been converted into dwellings at the rear of Nos. 9, 11 and 13 Main Street.
119. However, it continued by stating that the proposal for a new dwelling to the west of the site is set in isolation from the rear of the principle terrace properties, Nos. 17 to 19 which have a well-established character and appearance as part of a group of buildings forming a courtyard with associated stone rubble out buildings and stone boundary wall.
120. It is stated that there is a distinctive historic plot layout across all those properties on the west side of Main Street from Nos. 1 to No. 19 with a pattern of courtyard development to the rear of the principle terrace dwellings linking to mature linear gardens to the rear. The proposed new dwelling extends beyond the historic courtyard footprint as illustrated in early OS maps located at the western end of the historic linear garden plot. The proposed dwelling is therefore completely removed from the established built fabric within the immediate courtyard area to the rear of the principle terrace buildings.
121. The Conservation Area Officer highlights that development located within the unspoilt linear garden plots is detrimental to the character of the immediate site and wider conservation area. If such development was allowed, it would establish an unacceptable precedent within part of the conservation area. The existing garden has been preserved as amenity space since the development in the early 1800's of the principle buildings fronting onto Main Street. This is a pattern which exists to the rear of all properties from Nos. 1 to 19 Main Street and all those on The Square. They state that it is extremely important that this historical layout is maintained and will continue to preserve the established amenity value of these attractive garden areas. Concern is also raised by Conservation with regard to important views, stating that a new dwelling will impact significantly on views within, into and out of the Conservation Area.
122. It was concluded in this initial consultation response that the current proposal for a new dwelling within the linear garden plot to the rear of Nos. 17 to 19 Main Street does not reflect the design, scale, form, massing, layout and architectural rhythm of existing buildings on this side of Main Street and would be detrimental to views within, into and out of the Conservation Area.
123. These comments were sent to the agent for consideration. A response was received rebutting the comments made by Conservation suggesting that the historical plot forms have already eroded, the proposed dwelling will not be visible from any viewpoint into or out of the conservation area, the precedent

for development in backland and rear plots is well established in Royal Hillsborough, the need for proposals to be modest in scale or to reflect traditional buildings is not a policy requirement in any Policy in PPS6 (note the response predated the release of The Plan Strategy), amongst other points raised.

124. This was sent to the Conservation officer for comment. Most of the comments made in the previous consultation response were reiterated. It was once again stated that they consider the proposal, within the unspoilt linear gardens plots to be detrimental to the character and appearance of the immediate site and wider conservation area, continuing that such a proposal, if allowed would establish an unacceptable precedent within this **part** of the conservation area (their emphasis).
125. In particular, they have stated that Hillsborough Conservation Area Booklet (1976) is an important material consideration to which great weight should be attached in determination of this application. Noting that at Part 1, Section B of the booklet it states that new buildings will be expected to take account of the character of their neighbours... they should, in mass and outline, continue the rhythm of a street... Changes of use necessitating a planning application which are likely to have an adverse effect on land or buildings which contribute significantly to the character of the area will not normally be permitted. They also elaborated on points made with regard to scale, form, materials and detailing of the development and addressed other parts of the policies as before.
126. This was again sent onto the agent. A site meeting was requested by the agent and held on the 2 February 2023, where Conservation outlined their concerns as noted in their responses and the agent discussed how they thought the proposal complied with policy. Verification was sought as to the structural condition of the bakery to provide justification that it cannot be retained, repaired and incorporated into the proposal sought under LA05/2022/0715/F for the adjacent guest house. The details of this are not material to the assessment of this application. Following receipt of the building survey a further consultation was issued to Conservation for completeness.
127. A response was received on the 6 June 2023 noting that no amended plans had been submitted further to the previous response and therefore those comments remain unaltered.
128. An updated site layout was requested and provided, showing the extent of the adjacent approval LA05/2022/0715/F. Following internal discussions with Conservation it was ascertained that the updated site layout showed minimal change and no other amendments had been received since the Conservation Response of the 23 November 2023. On this basis Conservation were content to proceed on the basis of the existing response.
129. Further supporting information was received from the agent on the 16 September 2025 to demonstrate that the development of back land sites is a

key characteristic of the Hillsborough Conservation Area, and in particular Main Street, where the subject site is located, providing several examples of where they perceive there to be existing backland development. It was also highlighted that there will be no visible appreciation of the proposed building from any public vantage.

130. Once again this was sent to Conservation for comment. In a final consultation response of the 10 October 2025, it was stated that they remain of the opinion that the current proposal for a new dwelling to the rear of the site will neither preserve or enhance the character and appearance of the area where an opportunity to do so exists. They reiterate earlier comments they made where they stated that the existing plot layout to the west side of Main Street from No. 1-19 retains the historic character since when the Georgian town of Hillsborough was first planned. The relationship of the principle dwelling houses, to the courtyard area with outbuildings and linear garden areas contributes significantly to the character and appearance of this side of Main Street. They continue by stating that where development is sited beyond the existing/historic building footprint this would have a detrimental impact both individually and cumulatively on existing views, within, into and out of this part of the conservation area.
131. Having regard to the advice offered by the conservation area officer and having carefully weighed this against the representations from the applicant and the third parties it is considered on balance that the proposal does not meet the first bullet point of policy HE10 or guidance within the Hillsborough Conservation Area guide as a building which intrudes into an undeveloped part of the conservation area and does not follow the historic plot form or layout of buildings along Main street harms the character and appearance of the conservation area and is inconsistent with the duty to preserve and enhance the conservation area where an opportunity to do so exists.
132. In addition, the proposal is also contrary to parts a), b), d) and f) of Policy HE10.
133. With regard to part a) the development for the same reasons as described in detail above is not characteristic of the built form of the conservation area.
134. With regard to part b), the proposed dwelling is at odds with the characteristics of adjoining buildings in the area as the built form of the development in the area consists of buildings fronting onto the road, of uniform height and with pitched roofs.
135. With regard to part d) the proposal will have a detrimental impact both individually and cumulatively on existing views, within, into and out of this part of the conservation area, as the current views offer views of unspoilt linear garden plots across the rear of the dwellings along this side of Main Street and from the terrace properties on the north side of The Square.

136. For all of the reasons outlined in the above report, the proposal does not conform with the guidance set out in the Supplementary Planning Guidance Part E. The proposal is therefore contrary to part f) of Policy HE10.
137. In terms of criteria c) and e) the proposal would not result in adverse environmental impacts such as noise, nuisance, or disturbance, there are no trees or other landscape features within the site that contribute to the character or appearance of the area.

### **Natural Heritage**

138. A Biodiversity checklist and Preliminary Ecological Assessment were submitted in conjunction with this application.
139. The Ecological Statement reveals that the application site is not located within proximity of areas designated for their natural conservation importance. There is a long established woodland adjacent to the site along the western perimeter of the site at Hillsborough Castle. It is stated that the derelict buildings, residential houses, mature trees, overgrown garden and proximal housing could provide shelter and foraging grounds for roosting bats and/or nesting birds and terrestrial mammals. Further surveys were therefore required to determine the potential impacts of the development on protected habitats and species.
140. Mature trees within the site were assessed as having negligible bat roost potential. The buildings within the site were assessed as having negligible, low and moderate bat roost potential. Further bat surveys were recommended.
141. No NI Priority habitats are within the site. No protected or priority flora were noted. The mature trees were assessed as having negligible habitat potential for nesting birds. Some buildings were observed to have birds nests. It is recommended that any necessary clearance of buildings should be undertaken outside of the bird nesting season.
142. A Bat Survey Report was submitted. It stated that bats were observed commuting over the building and in the surrounding area. No bat roost were observed within the site and as such no bat mitigation was recommended and no specific treatment of the buildings with regard to bat activity is required. No bat roosts were observed in the trees at the time of the survey, but bats were observed to forage around the trees within the site. No mitigation was recommended.
143. These documents were sent to NIEA Natural Heritage for comment. They confirmed that they are content that the proposed development is unlikely to significantly impact protected or priority species or habitats. It is noted that the

Bat Survey has indicated that no bats were recorded emerging or re-entering the building, although some evidence of bats foraging throughout the building was recorded. They state that they are therefore content that the building is unlikely to currently support roosting bats. However, if roosting bats are found during works, all works must stop and advice sought from NIEA Wildlife Team.

144. They add that some vegetation may require removal and advises that the vegetation on the site may support breeding birds. All wild birds and their nests are protected under the Wildlife (Northern Ireland) Order 1985 (as amended), known as the Wildlife Order. NED thus advises that any removal of buildings/structures and vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August, or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found.
145. For the reasons set out above it is accepted that the requirements of policies NH2 and NH5 of the Plan Strategy can be met.

### **Water & Sewerage Infrastructure**

146. NI Water (NIW) were consulted and an initial consultation response stated that a solution had yet to be agreed between the developer and NIW, and that only when this has been completed will NIW be in a position to change their response to a positive outcome.
147. A Wastewater Impact Statement was submitted and sent to NIW for review. They responded stating that the Wastewater Impact Assessment submitted had not been yet completed to a satisfactory standard to overcome capacity constraints within the associated foul sewer network catchment. As such they recommended refusal, continuing that subject to successful discussions and outcomes regarding issues highlighted in the response they may reconsider its recommendation.
148. A final consultation response was received on the 15 December 2025 where they recommended approval, stating that there is available capacity at the Wastewater Treatment Works to serve this proposal. They continued by stating that there is a public foul sewer, a public surface water sewer and a public water main within 20 metres of the proposal.
149. They also state that NI Water and the applicant have agreed a downstream engineering solution to mitigate the foul capacity issue and allow connection for this development proposal, adding this solution is to be fully funded and delivered by the applicant.

150. NIEA Water Management Unit have also considered the potential impacts of the proposal on the water environment and on the basis of the information, standing advice is provided.
151. Based on the advice received from consultees the requirements of Policy WM2 of the Plan Strategy are met in full.

### **Access and Transport**

152. The P1 Form indicates that the proposal involves the construction of a new access to the public road for both vehicular and pedestrian use.
153. The detail associated with the application indicates that the dwelling will have in 3 incurtilage parking spaces.
154. DfI Roads have not identified any concerns in relation to the layout, access and arrangement of the parking. A consultation response has been issued with conditions to be attached to any decision notice.
155. Based on a review of the detail submitted with the application and advice from DfI Roads it is considered that the proposed complies with Policy TRA1 of the Plan Strategy as modified in that the detail demonstrates that an accessible environment will be created by the development proposals.
156. It is also considered that the development complies with policy TRA2 of the Plan Strategy in that the detail submitted demonstrates that the creation of new access will not prejudice road safety or significantly inconvenience the flow of traffic. Regard is also had to the nature and scale of the development, the character of the existing development, the location and number of existing accesses and the standard of the existing road network.

### **Renewable Energy**

157. The Design and Access Statement states the design of the dwelling provides a viable environmental strategy and it aims to minimise the impact of the proposal on the environment. It states that the proposed dwellings will achieve airtightness with an intello air tightness barrier with taped joints, to give the building an air tightness in accordance with current Passivhaus building standards. Triple glazed windows are proposed.
158. It is stated that the dwelling will also have whole house ventilation and heat recovery system that will be Passivhaus accredited and it will be wired with an

intelligent electrical system which will allow the end users to monitor their energy consumption. It is also stated that the design utilises all potential solar gain due to its orientation, layout and glazing.

159. It continues by stating that the building is very energy conscious, with heating requirements being minimal due to the design and construction of the dwelling. What heat is required will be generated by an air to water heat pump. The dwelling will require less electricity due to the installation of energy saving light bulbs and the abundant natural daylight available to all habitable rooms.
160. It is therefore considered that the proposal meets the requirements of paragraph 6.232 of the SPPS Edition 2 and Policy RE2 of the Plan Strategy as renewable energy technology will be integrated into the design of the proposed dwellings.

### Consideration of Representations

161. 18 objections and 1 letter of support were received in respect of this application. The issues raised were as follows:

**Protect my back garden against noise pollution of cars, dogs, outside lights – incurring extreme loss of privacy. Noise pollution in central Hillsborough is bad enough.**

No concerns in regards to noise or lighting were raised by Environmental Health during the consultation process. Any undue noise or light pollution arising from the development should be reported to the Environmental Health Department of the Council who deal with such matters. Notwithstanding this the application is recommended for refusal for the reasons outlined in the above report.

**Putting an orchard is not evergreen trees.**

There is no policy requirement for planting to be evergreen trees. An orchard is deemed acceptable in this context.

**Do not destroy our back gardens and privacy and hidden Hillsborough gardens. The proposed building is domineering.**

The proposal is recommended for refusal as it does not respect the surrounding context and is not appropriate to the character of the site in terms of layout and appearance of buildings.

**Inappropriate extension to a listed building – contrary to Policy BH8.**

This application does not relate to the extension of a listed building as it is for a single dwelling.

**Inappropriate new development in a Conservation Area – contrary to Policy BH12.**

Policy BH12 has since been superseded by Policy HE10 of The Plan Strategy. As above, the proposal is contrary to Policy HE10 as it would not enhance the character or appearance of the Conservation Area, nor does it preserve its character or appearance.

**If approved unwelcome precedent for the Hillsborough Conservation Area. This development does not adhere to any of the conservation guidelines.**

The application is recommended for refusal for several reasons as listed above, including Policy HE10 which relates specifically to new development in a Conservation Area.

**The economic benefits do not outweigh the policy failures of the proposal.**

There are no economic benefits listed in support of this application.

**There already is a public house next door to the site which creates a lot of noise. There is a new development Arthurs and a lot of Airbnb's on the street, so there needs to be a balance between commercialisation and residential needs. It is another family home in the community lost to a business. The imbalance of having additional commercial activity close to the Palace grinds with the surrounding historic character of the village.**

The application is for a dwelling house, not a commercial use. It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street.

**An imbalance between commercialisation and a well-established street life residential activity is at odds with the heritage of the centre of the village.**

The application is for a dwelling house, not a commercial use. It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street.

**The proposed 11 bedrooms would increase the noise levels and disturbance of the village.**

It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street.

**The plans, length, shape and design of the new dwelling are out of character for the area, and the proposed building site has a dominant/commanding view over gardens across the road comprising the residents' privacy and daylight. This proposed modern design will be near the top of the hill and will dominate the entire stepped terraced gardens below. It will also be at right angles to all other stone buildings and would look out of character from any angle.**

The application is found to be contrary to part a) of Policy HOU3 in that the proposal is not appropriate to the character and topography of the site. It is also thought to be contrary to part a) of Policy HOU4 in that the design of the development does not draw upon the best local architectural form and detailing. The assessment also found the dwelling has been positioned and designed on the site to reduce the potential for overlooking and overshadowing towards any adjoining properties.

**The back gardens to the right of Main Street are well established in tradition and maturity and have a degree of historical ambience and connection to the castle.**

The proposal is recommended for refusal as it does not respect the surrounding context and is not appropriate to the character of the site in terms of layout and appearance of buildings. The proposal is also found to be contrary to Policy HE5 as it has not been demonstrated how the proposal relates to the protected Demesne Wall and that it would not cause harm to the overall character or setting of the demesne of special historic interest.

**The back gardens are a natural oasis for wildlife between Main Street and the Royal Castle, with a high degree of Biodiversity, included bats, hedgehogs, foxes, jays, woodpeckers and a rookery. Swifts nest at the front and back of No. 11/13 on the Main Street.**

A Preliminary Ecological Assessment and Bat Survey Report were submitted with the application and sent to NIEA Natural Environment Division for consultation. They responded stating that they had considered the impact of the proposal and had no concerns.

**The proposal is at odds with Hillsborough's claim to be a Georgian village as they bring too many additional people to live on the Main Street and to destroy the pattern of the mature and maintained gardens at the rear. The building/design is neither in keeping with the architecture or feeling of a Georgian village. Something more in keeping could be planned, not a building that would be at home somewhere in Scandinavia. Nowhere in the conservation area is cedar cladding used. The development is**

**positioned at the bottom of the garden and is totally at odds to the rest of the residential properties. It will result in the loss of a substantial amount of garden.**

Following consultation with the Council Conservation Officer the proposal is recommended for refusal as it does not respect the surrounding context and is not appropriate to the character of the site in terms of layout and appearance of buildings. It also thought that the design of the development does not draw upon the best local architectural form and detailing.

**All the existing residential coach houses are set parallel to the main street these stone facades are in keeping in character with the old village architecture. The new proposed building would break this historical mould.**

Following consultation with the Council Conservation officer the proposal is recommended for refusal as it does not respect the surrounding context and is not appropriate to the character of the site in terms of layout and appearance of buildings.

**I note there is also a planning permission applied for in the two houses facing Main Street – is turning these into a guest house the best the planners can do?**

The planning authority must accept valid applications and assess them, accordingly, having no control over what proposed developments are submitted. This adjacent application was assessed and found compliant with the appropriate policies and issued as an approval.

**People looking down into our gardens, not neighbours but people who will come for a few days.**

The assessment found the dwelling has been positioned and designed on the site to reduce the potential for overlooking towards any adjoining properties. The application is for a dwelling and not for tourism use.

**I thought the Main Street is not allowed to alter the front of a building facing the street.**

It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street as the application for the dwelling does not propose any alterations to buildings facing the street.

**A proposed fence is no compromise for a natural nature friendly hedge as a boundary.**

A fence is deemed an acceptable boundary treatment in an urban context. Notwithstanding this, the application is recommended for refusal.

**I have no objection to the front of the building being developed, as long as the height follows the same height as the other houses but strongly object to the back development in breaking the traditional ambience and character of the historical town and the effect it would have on the present wildlife.**

It is thought that the first part of this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street as the application for the dwelling does not propose any alterations to the buildings to the front. The dwelling to the rear is recommended for refusal as it is thought not to respect the surrounding context and is not appropriate to the character and topography of the site and the development is not in sympathy with the characteristic built form of the area.

**The plans show parking for 3 cars, and the same applicant has a planning application in for eleven guest bedrooms and eight parking spaces on the same site.**

DFI Roads have been consulted twice and offer no objection to the development, providing conditions to be attached to a decision. No concerns were raised by roads on the adjacent approved application.

**The single width gate way on to the street was designed for the use of the houses either side with little domestic traffic. The fact that there could be up to eleven cars travelling in and out of the single width gateway to the parking spaces, crossing over the existing foot path would create an added danger to pedestrians. The main street traffic activity has increased greatly. Restricted visibility with parking both sides of the entrance increase the chances of an accident.**

DFI Roads have been consulted twice and offer no objection to the development, providing conditions to be attached to a decision.

**The narrow entrance, with a proposed wider opening would be out of proportion compared to the other similar entrances. This was designed and built for domestic use and not a commercial entrance.**

It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street as the application is for a dwelling and not commercial use. The widening of the entrance was found to be acceptable in the approved application for the guest house.

**The drawing six submitted showing the existing south elevation is incorrect. It in fact shows the proposed south elevation of another**

**planning application. It would lead one to believe that the further planning application had been approved when it has not.**

Drawing No. 6 shows plans of the adjacent application for the guest house. At the time these plans were submitted (2nd August 2022) the guest house had not been approved (having since been approved on the 8th of April 2025). It is noted that the plans as shown on this drawing were superseded and the agent has been requested to submit amended plans with all details of the adjacent guest house removed.

**The Water Order Article 236 of the Water & Sewage Service NI (2006) has concerns how the new dwellings would reach the sewers if a pumping station was erected and how the new building would be built over the sewer? The sewage works is right beside our cottage what would the impact be?**

NI Water have been consulted three times during the processing of this application, having initially recommended refusal for connection as a solution was not agreed between the developer and NI Water. Following an agreement having been reached with the applicant, NI Water issued a final response recommending approval subject to conditions. As such, there are no concerns in terms of sewer provision. It has been stated that there is a public foul sewer within 20m of the proposed development boundary. A condition has been provided stating that development shall not be begun until the applicant provides evidence that NI Water has confirmed that the proposed works will not affect the existing sewer infrastructure. No impact on adjoining properties has been identified by NI Water.

**LA05/2020/0089/DCA and /0088F needs to be addressed first before any other planning should be considered. The old wall needs to be re-erected with original stone.**

Both applications referred to have been returned as invalid as the development extended beyond the red line. The application sites as identified did not contain all of the development proposed.

**The eyeline on the outside patio would be 2.5m above the present temporary wooden fence and significantly overlooking all the properties going down the hill – very obtrusive and would lower the property prices of all the houses.**

The assessment found the dwelling has been positioned and designed on the site to reduce the potential for overlooking towards any adjoining properties. While the consideration of property values is a material consideration in the assessment of an application, it is not given determining weight as property prices can be impacted by many factors outside the remit of planning.

**Too many holiday lets in Hillsborough? This brings in noise, more traffic in central Hillsborough, pollution etc. If anything, we need more diversity in the village.**

The application is for a dwelling house, not a commercial use. It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street.

**There is no basis now for having 'conservation' status on the streets in Hillsborough. A hotel is not needed nor welcome.**

The application was considered by the Council Conservation officer and found contrary to Policy HE10, New Development in a Conservation Area. The application is for a dwelling house, not a commercial use. It is thought this comment may relate to the now approved adjacent application for the guest house in the dwellings at Nos. 17-19 Main Street.

**How long is this continual bombardment of applications going on for.**

The Council cannot control the applications that are submitted for consideration. If they are deemed valid upon receipt they must be processed accordingly.

**I did say once they get the front planning they will go for the garden. After 74 objections to the front our voice does not matter.**

The Council cannot control the applications that are submitted for consideration. If they are deemed valid upon receipt they must be processed accordingly. Notwithstanding this, the application has been assessed and is recommended for refusal for the reasons outlined above. It is noted that 18 objections have been received in respect of this application.

**Historic Royal Palaces record that the boundary wall shown is in Historic Royal Palaces actual possession... HRP have not considered this work, and no request has been received to carry out such works. The wall forms the boundary to the Hillsborough Castle Gardens and the curtilage of the listed building structures.**

A consultation was issued to Historic Environment Division to comment on the objection raised by HRP. They subsequently responded stating that they would agree with the general conclusion proposed, continuing that they have incomplete information which does not allow a substantive response on the impact of the proposed listed buildings, requesting further information.

#### Supporting Representation

- **I am very impressed with the sensitive and considered nature of the plans.**

The proposal has been found contrary to policy and not in keeping with the character of the Conservation area.

- **The size of the site allows works to be less intrusive than other 'overdeveloped' sites that have recently been granted permission in the vicinity. The scale of the site allows for significant onsite parking which is essential for the modern tourist/visitor without making the main street more congested.**

It is thought that this comment refers to the approved adjacent guest accommodation. As above, the proposal is not in keeping with the character of the Conservation Area.

## Conclusions and Recommendations

162. The application is presented with a recommendation to refuse as it does not respect the surrounding context and is not appropriate to the character and topography of the site in terms of layout and appearance of buildings, it has not been satisfactorily demonstrated that the proposal protects the historic environment, the design of the development does not draw upon the best local architectural form and detailing, it has not been satisfactorily demonstrated that the development would not lead to the loss of or cause harm to the overall character and principal components of the Demesne wall of special historic interest.
163. It has also not been satisfactorily demonstrated that there would be no negative impacts on the listed building and that the features of special interest remain intact and unimpaired, nor has it been satisfactorily demonstrated that the proposal would not adversely affect the setting of a listed building, it would not enhance the character or appearance of the conservation area, or preserve its character or appearance where an opportunity to enhance does not arise, and that the development if permitted would impact on the setting of the Conservation Area as the development is not in sympathy with the characteristic built form of the area as it introduces development into an area where there is none, the form and detailing do not respect the characteristics of adjoining buildings in the area as the existing buildings are of Georgian style and important views within, into and out of the area are not protected, contrary to Policies HOU3, HOU4, HE5, HE6, HE9 and HE10.

## Refusal Reasons

164. The following refusals are recommended:

- The proposal is contrary to criteria a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it does not respect the surrounding context and is not appropriate to the character and topography of the site in terms of layout and appearance of buildings.
- The proposal is contrary to criteria b) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal protects the historic environment in the overall design and layout of the development.
- The proposal is contrary to criteria a) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that the design of the development does not draw upon the best local architectural form and detailing.
- The proposal is contrary to Policy HE5 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the development would not lead to the loss of or cause harm to the overall character and principal components of the Demesne of special historic interest.
- The proposal is contrary to Policy HE6 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that there would be no negative impacts on the listed building and that the features of special interest remain intact and unimpaired.
- The proposal is contrary to Policy HE9 of the Lisburn and Castlereagh Plan Strategy in that it has not been satisfactorily demonstrated that the proposal would not adversely affect the setting of a listed building.
- The proposal is contrary to Policy HE10 of the Lisburn and Castlereagh Plan Strategy in that the proposed development if permitted, would not enhance the character or appearance of the conservation area where an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not arise.
- The proposal is contrary to criteria a), b), d) and f) of Policy HE10 of the Lisburn and Castlereagh Plan Strategy in that the development if permitted will impact on the setting of the Conservation Area as the development is not in sympathy with the characteristic built form of the

area, the form and detailing do not respect the characteristics of adjoining buildings in the area and important views within, into and out of the area are not protected.

### Site location Plan – LA05/2022/0725/F



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site location plan 1:1250  
main street, hillsborough.

## Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	01 June 2026
Committee Interest	Local Application
Application Reference	LA05/2024/0936/F
Date of Application	20 <sup>th</sup> December 2024
District Electoral Area	Castlereagh East
Proposal Description	Erection of 19 apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works
Location	Lands west of Belfast Road, east of 96 Millreagh Avenue and south of 98 Millreagh Avenue, Dundonald.
Representations	One letter of support and five letters of objection
Case Officer	Michael Vladeanu
Recommendation	<b>APPROVAL</b>

### Summary of Recommendation

1. This is a local application. It is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee as the application is subject to a Section 76 Planning Agreement.
2. It is recommended that planning permission is granted as the proposal is in accordance with the requirements of policies HOU1, HOU3, HOU4 of Part 2 of the Lisburn & Castlereagh City Council Plan Strategy 2032 (subsequently referred to as the Plan Strategy) in that the detailed layout and design of the proposed buildings creates a quality residential environment and when the buildings are constructed, they will not adversely impact on the character of the area.
3. The development will also not have a detrimental impact on the amenity of existing residents in properties adjoining the site by reason of overlooking or dominance/ loss of light.

4. Furthermore, the density is in line with the density bands for the Settlement Development Limits of City, Towns and Greater Urban Areas and the proposed pattern of development is in keeping with the overall character and environmental quality of the established residential area.
5. It is considered that the proposal is also in accordance with the requirements of policy HOU10 of the Plan Strategy in that adequate provision is made for affordable housing as an integral part of the development. This provision will be subject to a Section 76 Planning Agreement.
6. The proposal complies with policy TRA1 the Plan Strategy in that it is demonstrated that an accessible environment will be created through the provision of footways and pedestrian paths.
7. It is also considered that the development complies with policy TRA2 of the Plan Strategy in that the detail submitted demonstrates that the new access will not prejudice road safety or significantly inconvenience the flow of traffic. Regard is also had to the nature and scale of the development, the character of the existing development, the location and number of existing accesses and the standard of the existing road network.
8. The proposal is considered to comply with policy TRA7 of the Plan Strategy in that adequate provision for car parking and appropriate servicing arrangements has been provided so as not to prejudice road safety or inconvenience the flow of traffic.
9. The proposal complies with policies NH2 and NH 5 of the Plan Strategy in that it has been demonstrated that the development is not likely to harm a European protected species nor is it likely to result in the unacceptable adverse impact on, or damage to known habitats, species or features of Natural Heritage Importance.
10. The proposed development complies policies FLD 1 and FLD 3 of the Plan Strategy in that the site lies outside the 1 in 100 year fluvial flood plain and the detail submitted demonstrates that adequate drainage can be provided within the site to service the proposal without causing flood risk to the site or elsewhere.
11. The development complies with policies HE1, HE2 and HE4 of the Plan Strategy in that sufficient detail and mitigation measures have been provided to protect archaeological assets within the site subject to conditions.
12. The proposal complies with policy WM2 in that appropriate means of wastewater disposal has been provided for the development which would not create or add to a pollution problem or create or add to flood risk.

13. The proposal complies with policy RE2 as it shall be constructed in line with current NI Building Regulations and the DfC Design Standards which emphasises sustainable design and energy efficiency and solar panels are to be provided.

### Description of Site and Surroundings

14. This 0.72 hectare irregular shaped parcel of land located on the western side of the Belfast Road, Dundonald. The land within is overgrown grass and scrubland and an undesignated watercourse runs in a northerly direction through the site.
15. The site is bounded to the east by the Belfast Road and by a steep embankment atop of which lie the residential dwellings along Millreagh Avenue to the west. The northern, and southern boundaries of the site are undefined due to the removal of much of the mature vegetation previously on site.

#### Surroundings

16. The surrounding area is mainly residential in character however there are sporadic economic/commercial premises to the west at Dundonald Industrial Estate and a car sales to the southeast (Charles Hurst Hyundai).

### Proposed Development

17. This application seeks full planning permission for the erection of 19 apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works.
18. The following documents have been submitted in support of the application:
  - Archaeological Programme of Works
  - Drainage Assessment
  - Design and Access Statement
  - Biodiversity Checklist
  - Construction Environmental Management Plan (CEMP)
  - Noise Impact Assessment
  - Contamination Report
  - Landscape Maintenance and Management Plan
  - Cover Letter
  - Transport Assessment Form
  - Planning Supporting Statement
  - Badger Survey Report
  - Schedule 6 Application
  - Active Travel Statement
  - Service Management Plan
  - Flood Risk Assessment

### Relevant Planning History

19. There is no relevant planning history associated with the site. Relevant planning history surrounding the site is set out below:

Reference Number	Description	Location	Decision
LA05/2020/0545/F	Demolition of 25 Carrowreagh Road and erection of 62no. dwellings & 4 apartments, garages, open space with equipped children's play, landscaping, access arrangements and other associated site works (66 no. residential units in total, scheme previously approved under Y/2009/0031/RM)	Lands immediately adjacent to and north of 104-120 Millreagh Avenue and to the rear of no's 2-18 (evens) Millreagh Grove Dundonald BT16 1SU	Approved 11 <sup>th</sup> October 2024
LA05/2024/0740/DC	Archeological Programme of Works for the discharge of Condition 13 previously approved under LA05/2020/0545/F	Lands immediately adjacent to and north of 104-120 Millreagh Avenue and to the rear of No's 2-18 (evens) Millreagh Grove, Dundonald BT16 1SU	Condition Discharged 14 <sup>th</sup> April 2025
LA05/2025/0619/DC	Discharge of Condition 20 of planning approval LA05/2020/0545/F- submission of a Final Drainage Assessment	Lands immediately adjacent to and north of 104-120 Millreagh Avenue and to the rear of No's 2-18 (evens) Millreagh	Condition Discharged 13 <sup>th</sup> January 2026

		Grove, Dundonald BT16 1SU	
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20. It is noted that the grant of planning permission for application LA05/2020/0545/F included a requirement in a Section 76 planning agreement for affordable housing provision to be brought forward as a separate proposal for these lands.
21. The covenant in the agreement requires the delivery of fourteen affordable residential units. The previous agreement is modified as follows:
  - No more than 52 residential units are occupied until this permission has issued
  - No more than 59 residential units are occupied until 12 are available for occupation and the building works for the balance of 7 residential units is commenced
  - No more than 65 residential units are occupied until all residential units are available for occupation

**Consultations**

22. The following consultations were carried out:

<b>Consultee</b>	<b>Response</b>
DfI Roads	No objection
DFI Rivers	No objection
LCCC Environmental Health	No objection
NI Water	No objection
Shared Environment Service	No objection
NIEA Natural Environment Division	No objection
NIEA Water Management Unit	No objection
Historic Environment Division	No objection

## Representations

23. Five representations have been received in objection to the proposal, and one representation of support. The main issues raised in the objection letters included the following:
- Ecological damage through felling of trees prior to application submission
  - Environmental impact through noise, air, light and odour pollution
  - Reduction in natural visible and reflected light
  - Compromised ground stability due to lack of retaining walls
  - Reduced property value
  - The need for more housing
  - Risk of contaminated land

## Environmental Impact Assessment (EIA)

24. The thresholds set out in the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 have been considered as part of this assessment.
25. The site area is 0.72 hectares and exceeds the threshold set out in Section 10(b) of Schedule 2, of the Planning (Environmental Impact Assessment) Regulations (NI) 2017.
26. An EIA determination was carried out and it was concluded that given the scale and nature of the proposal there is not likely to be any unacceptable adverse environmental impacts created by the proposed development and as such, an Environmental Statement was not required to inform the assessment of the application.

## Local Development Plan

27. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on Planning applications regard must be had to the requirements of the local development plan and that the determination of applications must be in accordance with the plan unless material considerations indicate otherwise.

### Plan Strategy 2032

28. It is stated at Part 1 of the Plan Strategy that:

*Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development*

*Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.*

*The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.*

*BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.*

29. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Belfast Urban Area Plan 2001 (BUAP).
30. Within the BUAP the proposed site is outside of the development limit for Metropolitan Castlereagh and within the Greenbelt.
31. Within the 2004 draft of BMAP the site is brought within the settlement limit of Metropolitan Castlereagh and zoned for housing as part of the 91.6 hectares MCH 03/12 designation.
32. In final draft of BMAP in 2014 the site remained within the settlement limit for Metropolitan Castlereagh and was zoned for housing as part of the wider MCH 03/06 designation.
33. Significant weight is attached to the inclusion of this site within a housing zoning in the last revision to draft BMAP. This means the proposed development is considered against the relevant policies for new residential development in a settlement.
34. The following strategic policies in Part 1 of the Plan Strategy apply.
35. Strategic Policy 01 – Sustainable Development states that:

*The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.*

36. Strategic Policy 03 - Creating and Enhancing Shared Space and Quality Places states:

*The Plan will support development proposals that contribute to the creation of an environment which is accessible to all and enhances opportunities for shared communities; has a high standard of connectivity and supports shared*

*use of public realm. Good quality housing that supports more balanced communities must offer a variety of house types, sizes and tenures to meet different needs.*

*Creating shared neighbourhoods should provide opportunities for communities to access local employment, shopping, leisure, education and community facilities.*

37. Strategic Policy 05 - Good Design and Positive Place Making states:

*The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place-specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.*

38. Strategic Policy 06 – Protecting and Enhancing the Environment states that:

*The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.*

39. Strategic Policy 07 – Section 76 Agreements states that:

*Development will be required to deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale, impact of the development and the sustainability of its location.*

*A developer will be expected to provide or contribute to the following infrastructure in order to mitigate any negative consequences of development:*

- a) improvements to the transport network, including walking and cycling routes, public transport or, where necessary appropriate parking provision*
- b) affordable housing*
- c) educational facilities and/or their upgrades*
- d) outdoor recreation*
- e) protection, enhancement and management of the natural and historic environment*
- f) community facilities and/or their upgrades*
- g) improvements to the public realm*
- h) service and utilities infrastructure*
- i) recycling and waste facilities.*

40. Strategic Policy 08 – Housing in Settlements states that:

*The Plan will support development proposals that:*

- a) are in accordance with the Strategic Housing Allocation provided in Table 3*
- b) facilitate new residential development which respects the surrounding context and promotes high quality design within settlements*
- c) promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing*
- d) encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.*

41. The following operational policies in Part 2 of the Plan Strategy also apply.

### **Housing in Settlements**

42. Policy HOU1 - New Residential Development states that:

*Planning permission will be granted for new residential development in settlements in the following circumstances:*

- a) on land zoned for residential use*
- b) on previously developed land (brownfield sites) or as part of mixed-use development*
- c) in designated city and town centres, and within settlement development limits of the city, towns, greater urban areas, villages and small settlements*
- d) living over the shop schemes within designated city and town centres, or as part of mixed use development*

*The above policy applies to all residential uses as set out in Part C of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (As Amended).*

43. Policy HOU3 - Site Context and Characteristics of New Residential Development states:

*Planning permission will be granted for new residential development where it will create a quality and sustainable residential environment which respects the existing site context and characteristics. An overall design concept, in accordance with Policy HOU6 must be submitted for all residential proposals and must demonstrate that a proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.*

*Proposals for residential development will be expected to conform to all the following criteria:*

- a) the development respects the surrounding context, by creating or enhancing a local identity and distinctiveness that reinforces a sense of place, and is*

*appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas*

- b) *archaeological, historic environment and landscape characteristics/features are identified and, where appropriate, protected and suitably integrated into the overall design and layout of the development*

*For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards.*

44. Policy HOU4 - Design in New Residential Development states:

*Proposals for residential development will be expected to conform to all the following design criteria:*

- a) *the design of the development must draw upon the best local architectural form, materials and detailing*
- b) *landscaped areas using appropriate locally characteristic or indigenous species and private open space must form an integral part of a proposal's open space and where appropriate will be required along site boundaries to soften the visual impact of the development and assist in its integration with the surrounding area*
- c) *where identified as a Key Site Requirement adequate provision is made for necessary local community facilities, to be provided by the developer*
- d) *residential development should be brought forward in line with the following density bands:*
- *City Centre Boundary 120-160 dwellings per hectare*
  - *Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare*
  - *Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare.*
  - *Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities*
- e) *a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded*
- f) *dwellings should be designed to be energy and resource efficient and, where practical should include integrated renewable energy technologies to minimise their impact on the environment*
- g) *a proposed site layout must indicate safe and convenient access through*

- provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks; meet the needs of mobility impaired persons; and respect existing public rights of way*
- h) *adequate and appropriate provision is made for car and bicycle parking including where possible electric vehicle charging points*
  - i) *the design and layout must not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance*
  - j) *The design and layout should be where possible, include use of permeable paving and sustainable drainage*
  - k) *The design and layout design must demonstrate appropriate provision is made for householder waste storage and its collection can be facilitated without impairment to the access and maneuverability of waste service vehicles*
  - l) *the development is designed to deter crime and promote personal safety.*
  - m) *Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.*

45. The Justification and Amplification states that:

*Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy.*

46. It also states that:

*Accessible Accommodation*

*Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptations. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.*

47. As more than five residential units are proposed there is a need to consider the requirement for affordable housing beyond what had been previously agreed in the earlier LA05/2020/0545 planning permission. Policy HOU10 - Affordable Housing in Settlements states that:

*Where the need for Affordable Housing is identified, through the Housing Needs Assessment on sites of more than 0.5 hectares or comprising of 5 residential units or more, proposals will only be permitted where provision is made for a minimum 20% of all units to be affordable. This provision will be secured and agreed through a Section 76 Planning Agreement.*

*All developments incorporating affordable housing should be designed to integrate with the overall scheme with no significant distinguishable design differences, in accordance with any other relevant policies contained within this Plan Strategy.*

*In exceptional circumstances where it is demonstrated that the affordable housing requirement cannot be met, alternative provision must be made by the applicant, or an appropriate financial contribution in lieu must be agreed through a Section 76 Planning Agreement. Such agreements must contribute to the objective of creating mixed and balanced communities.*

*Proposals for the provision of specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly, Policy HOU11) will not be subject to the requirements of this policy.*

*Windfall sites will be encouraged for the development of affordable housing in suitable and accessible locations.*

*By exception, proposals for affordable housing could be permitted on land identified as open space, in accordance with Policy OS1, where it can be demonstrated that all of the following criteria have been met:*

- a) *a demonstrable need has been identified by the Northern Ireland Housing Executive*
- b) *the application is made by a registered Housing Association or the Northern Ireland Housing Executive*
- c) *the proposal will bring substantial community benefits that decisively outweigh the loss of the open space.*

*Development proposals will not be supported where lands have been artificially divided for the purposes of circumventing this policy requirement.*

48. The Justification and Amplification states that:

*The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process.*

49. The Glossary associated with Part 2 of the Plan Strategy states that:

*Affordable Housing – affordable housing is:*

- a) *Social rented housing; or*

- b) *Intermediate housing for sale; or*
- c) *Intermediate housing for rent,*

*that is provided outside of the general market, for those whose needs are not met by the market.*

*Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.*

### **Access and Transport**

50. A new access is proposed to a public road. Policy TRA1 - Creating an Accessible Environment states that:

*The external layout of all development proposals will incorporate, were appropriate:*

- a) *facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions*
- b) *user friendly and convenient movement along pathways and an unhindered approach to buildings*
- c) *priority pedestrian and cycling movement within and between land uses*
- d) *ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.*

*Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees.*

*Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.*

*Submission of a Transport Assessment Form (TAF) and a Design and Access Statement may also be required to accompanying development proposals.*

51. Policy TRA 2 – Access to Public Roads states:

*Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:*

- a) *it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) *it does not conflict with Policy TRA3 Access to Protected Routes.*

*Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.*

52. Car parking is required to service the proposed development. Policy TRA7 Car Parking and Servicing Arrangements in New Developments states that:

*Development proposals will provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to published standards<sup>33</sup> or any reduction provided for in an area of parking restraint designated in the Local Development Plan. Proposals should not prejudice road safety or significantly inconvenience the flow of vehicles.*

### **Natural Heritage**

53. The application is supported by a Contamination Report, Biodiversity Checklist and CEMP. The impact of the proposal on ecological species and habitats is therefore considered.
54. Policy NH2 – Species Protected by Law states:

#### *European Protected Species*

*Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.*

*In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:*

- a) there are no alternative solutions; and*
- b) it is required for imperative reasons of overriding public interest; and*
- c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and*
- d) compensatory measures are agreed and fully secured.*

#### *National Protected Species*

*Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.*

*Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration*

*and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.*

55. Policy NH5 – Habitats, Species or Features of Natural Heritage Importance states that:

*Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:*

- a) priority habitats*
- b) priority species*
- c) active peatland*
- d) ancient and long-established woodland*
- e) features of earth science conservation importance*
- f) features of the landscape which are of major importance for wild flora and fauna*
- g) rare or threatened native species*
- h) wetlands (includes river corridors)*
- i) other natural heritage features worthy of protection including trees and woodland.*

*A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.*

*In such cases, appropriate mitigation and/or compensatory measures will be required.*

### **Flooding**

56. More than ten residential units are proposed, the application is accompanied by a Flood Risk Assessment and Drainage Assessment. Policy FLD1 – Development in Fluvial (River) Flood Plains states that:

*New development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:*

#### **Exceptions in Defended Areas**

*On previously developed land protected by flood defences (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event.*

*Proposals that fall into any of the following categories will not be permitted by this exception:*

- a) essential infrastructure such as power supply and emergency services*
- b) development for the storage of hazardous substances*

- c) *bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing*
- d) *any development located close to flood defences.*

*Proposals involving significant intensification of use will be considered on their individual merits and will be informed by a Flood Risk Assessment.*

### **Exceptions in Undefended Areas**

*The following categories of development will be permitted by exception:*

- a) *replacement of an existing building*
- b) *development for agricultural use, transport and utilities infrastructure, which for operational reasons has to be located within the flood plain*
- c) *water compatible development, such as for boating purposes, navigation and water based recreational use, which for operational reasons has to be located in the flood plain*
- d) *the use of land for sport or outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings. This exception does not include playgrounds for children*
- e) *the extraction of mineral deposits and necessary ancillary development.*

*Proposals that fall into any of the following categories will not be permitted by this exception:*

- a) *bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing*
- b) *essential infrastructure*
- c) *development for the storage of hazardous substances*

### **Development Proposals of Overriding Regional or Sub-Regional Economic Importance**

*A development proposal within the flood plain that does not constitute an exception to the policy may be permitted where it is deemed to be of overriding regional or sub-regional economic importance and meets both of the following criteria:*

- a) *demonstration of exceptional benefit to the regional or sub-regional economy*
- b) *demonstration that the proposal requires a location within the flood plain and justification of why possible alternative sites outside the flood plain are unsuitable.*

*Where the principle of development is established through meeting the above criteria, the Council will steer the development to those sites at lowest flood risk.*

### **Minor Development**

*Minor development will be acceptable within defended and undefended flood plains subject to a satisfactory flood risk assessment.*

*Where the principle of development is accepted by the Council through meeting any of the above 'Exceptions Tests', the applicant is required to submit a Flood Risk Assessment (FRA) to demonstrate that all sources of flood risk to and from the proposed development have been identified; and there are adequate measures to manage and mitigate any increase in flood risk arising from the development.*

### **Flood Protection/Management Measures**

*In flood plains the following flood protection and management measures proposed as part of a planning application, unless carried out by DfI Rivers or other statutory body, will not be acceptable:*

- a) new hard engineered or earthen bank flood defences*
- b) flood compensation storage works*
- c) land raising (infilling) to elevate a site above the flood level within the undefended fluvial flood plain.*

57. Policy - FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains states:

*A Drainage Assessment (DA) will be required for development proposals that exceed any of the following thresholds:*

- a) a residential development of 10 or more units*
- b) a development site in excess of 1 hectare*
- c) a change of use involving new buildings and/or hard surfacing exceeding 1,000 square metres in area.*

*A DA will also be required for any development proposal, except for minor development, where:*

- *it is located in an area where there is evidence of historical flooding.*
- *surface water run-off from the development may adversely impact on other development or features of importance to nature conservation, archaeology or historic environment features.*

*A development requiring a DA will be permitted where it is demonstrated through the DA that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere. If a DA is not required, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI, it remains the responsibility of the developer to mitigate the effects of flooding and drainage as a result of the development.*

*Where the proposed development is also located within a fluvial flood plain, then Policy FLD1 will take precedence.*

## Historic Environment and Archaeology

58. The application site contains a Millpond (IHR 02614:002:00), a recorded asset on the Department's Industrial Heritage Record. Historical Ordnance Survey maps also indicate the presence of a millrace associated with the millpond. Additionally, the application site lies in proximity to several archaeological sites recorded on the Sites and Monuments Record, reflecting a prehistoric landscape with a focus on ritual activity and settlement. These include a scheduled prehistoric barrow (DOW005:061), a henge (DOW005:079), ring-ditches (DOW005:080, DOW005:078) and occupation site (DOW005:0840).

59. Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings states that:

*The Council will operate a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. These comprise monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAs). Development which would adversely affect such sites of regional importance or the integrity of their settings must only be permitted in exceptional circumstances. This approach applies to such sites which, whilst not scheduled presently, would otherwise merit statutory protection.*

60. Policy HE2 - The Preservation of Archaeological Remains of Local Importance and their Settings states that:

*Proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings shall only be permitted where the Council considers that the need for the proposed development or other material considerations outweigh the value of the remains and/or their settings.*

61. Policy HE4 - Archaeological Mitigation states that:

*Where the Council is minded to grant planning permission for development which will affect sites known or likely to contain archaeological remains, the Council will impose planning conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate completion of a licensed excavation and recording examination and archiving of remains before development commences or the preservation of remains in situ.*

## **Waste Management**

62. The development seeks to utilise a private on-site wastewater treatment plant to dispose of foul sewage. Policy WM2 – Treatment of Wastewater states that:

*Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1.*

*Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk.*

63. The justification and amplification of this policy states that:

### **Wastewater Treatment Facilities**

*Due to their nature and scale many WwTWs have the potential to cause a significant impact on the environment and on the amenity of local communities. As a result they are often located in the countryside away from residential development. Odours, quality of discharge and visual impact are important considerations in determining new development proposals.*

### **Non-Mains Sewage Provision**

*Where connection to mains sewage is not possible, either because of the location of development or the capacity of existing WwTWs, sufficient information on the means of sewage treatment must be submitted for consideration.*

*In areas where a pollution risk is identified development relying on non mains sewage disposal will only be permitted in exceptional circumstances.*

*The method of non-mains sewage disposal must be to the satisfaction of the Council's Environmental Health Department and the Northern Ireland Environment Agency. A consent to discharge under the Water (Northern Ireland) Order 1999 will also be required from the Department for Agriculture, Environment and Rural Affairs (DAERA) and the onus is on the developer/householder to ensure such consent is, or can be agreed for the development proposed.*

*The provision of a package treatment plant is preferred to the use of a septic tank in the treatment and dispersal of non-mains sewage*

### **Renewable Energy**

64. The use of renewable energy technology is encouraged in all new development. Policy RE2 Integrated Renewable Energy states:

*Planning permission will be granted for a development proposal which integrates renewable energy technology including microgeneration and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.*

## **Regional Policy and Guidance**

### **Regional Policy**

65. The SPPS Edition 2 was published in December 2025. It is the most recent planning policy, and it is stated at paragraph 1.5 that:

*The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.*

66. Paragraph 2.1 of the SPPS recognises that an objective of the planning system is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. It states that:

*planning system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments for the overall benefit of our society*

67. Paragraph 3.6 of the SPPS states:

*planning authorities should make efficient use of existing capacities of land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive*

*environments, assist with economic regeneration and renewal, and reduce the need for green field development.*

68. Paragraph 3.8 of the SPPS states:

*that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.*

69. In practice this means that development which accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.

70. The site is proposed to be developed for housing development. It is stated at paragraph 6.136 that:

*The policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.*

71. There are no implications for this proposal following the publication of the SPPS Edition 2, only paragraph 6.232 is new and the need for integrated renewable energy was taken account of in the preparation of policy within the LDP Plan Strategy.

### **Retained Regional Guidance**

72. Whilst not policy, the following guidance documents remain a material consideration.

#### Creating Places

73. Creating Places – Achieving Quality in Residential Developments’ (May 2000) is the principal guide for developers in the design of all new housing areas. The guide is structured around the process of design and addresses the following matters:

- *the analysis of a site and its context;*
- *strategies for the overall design character of a proposal;*
- *the main elements of good design; and*

- detailed design requirements.

74. Paragraph 7.16 provides guidance on separation distances stating:

*Where the development abuts the private garden areas of existing properties, a separation distance greater than 20 metres will generally be appropriate to minimise overlooking, with a minimum of around 10 meters between the rear of new houses and the common boundary.*

75. Paragraphs 5.19 – 5.20 provides guidance on the level of private open space provision as follows:

*Provision should be calculated as an average space standard for the development as a whole and should be around 70 square metres per house or greater. Garden sizes larger than the average will generally suit dwellings for use by families. An area less than around 40 square metres will generally be unacceptable.*

Development Control Advice Note 8 - Housing in Existing Urban Areas

76. Paragraph 4.10 states that:

*Planning Service will expect applicants and designers to carry out an appraisal of the local context, which takes into account the character of the surrounding area; and new development should respect the architectural, streetscape and landscape character of the area.*

Development Control Advice Note 15 – Vehicular Access Standards

77. The policies in PPS 3 are replaced by the Plan Strategy but the guidance in Development Control Advice Note 15 – Vehicular Access Standards states at paragraph 1.1 explain that:

*The Department's Planning Policy Statement 3 "Development Control: Roads Considerations" (PPS3) refers to the Department's standards for vehicular accesses. This Development Control Advice Note (DCAN) sets out and explains those standards.*

## Assessment

### Housing in Settlements

#### Policy HOU 1 – New Residential Development

78. This application is for 19 residential units within the settlement limit of Metropolitan Castlereagh. The land on which this development is proposed is zoned for housing

under zoning MCH03/06 in the last revision to draft BMAP. This was not objected to, and significant material weight is attached to the draft BMAP designation.

79. As the proposed development is on land within a settlement and zoned for residential use, the application complies with criteria (a) and the policy tests associated with Policy HOU1 are considered to be met.

#### Policy HOU3 - Site Context and Characteristics of New Residential Development

80. The application site is located on lands west of Belfast Road, Dundonald, close to its junction with the Upper Newtownards Road. The site is presently undeveloped and is located adjacent to the existing Millreagh residential development which is mainly comprised of detached and semi-detached dwellings.
81. The site is separated from the adjoining Millreagh development by a steep embankment to its western extent, which sits at an elevated level above the application site.
82. The surrounding area is mixed in character. Residential development is located to the west, north-west and south, while commercial uses are also present along the Belfast Road and Upper Newtownards Road. The local context includes a range of housing types, including apartments, semi-detached and detached dwellings.
83. The proposed apartments are arranged in two linked blocks. Apartment Block 'A' fronts towards the soft landscaping area and watercourse to the north but due to its design and forward siting within the site towards the Belfast Road development reads as the more formal principal building within the site.
84. Apartment Block 'B' is set further into the site and reads more as a subordinate linear block. The Planning Statement explains that the buildings have been designed to read as a Georgian style dwelling with associated outbuildings, reflecting the site's location towards the edge of the settlement limit.
85. The submitted site sections (Drawing No. 09/1) show the relationship between the proposed apartment buildings, Belfast Road and the higher land to the west. These sections demonstrate that the proposal has been designed to sit within the lower part of the site with the slope as a backdrop softening the visual impact of the proposed buildings and distinguishing the form, scale and mass of the blocks from the more domestically scaled suburban housing in the area. The housing at Millreagh Avenue on the adjoining higher ground provide a link to the wider housing designation and context for the palette of materials used.
86. The scale and massing of the proposal is considered acceptable when read within this context. Whilst the development would introduce a substantial building into the site, the mass and scale of the blocks are broken into two related elements, and the design approach assists in reducing the perception of

one large apartment block. The contextual streetscape drawings show how the proposed development would sit comfortably along the Belfast Road frontage.

87. Block 'A' has a more formal appearance, with a pitched roof, symmetrical elevational treatment, vertical emphasis and an off-white render finish. The elevational drawings show the use of smooth painted render, facing brick to the plinth, fibrous cement detailing, grey concrete roof tiles and uPVC window frames. This gives block 'A' the appearance of being a large mansion style dwelling house
88. Block 'B' is more linear in form and is finished with selected facing brick, render surrounds, feature cladding and grey concrete roof tiles. The front elevation incorporates a more restrained and utilitarian appearance, with barn-style openings at ground floor level. This assists in allowing block 'B' to read as a subordinate ancillary outbuilding, rather than competing with block 'A'
89. The proposed materials and finishes are considered acceptable in this location. The surrounding area does not display one uniform architectural style, rather a mixture of modern residential development, detached and semi-detached dwellings, apartments and commercial buildings nearby. In this context, the combination of render, brick and cladding is considered to provide sufficient visual interest while still respecting the mixed character of the area.
90. The layout also provides for landscaped areas around the apartment buildings, along the Belfast Road frontage and within the car parking areas. The submitted landscape proposals show new planting along the road frontage, within the parking area and along the embankment to the rear. This planting would assist in softening the appearance of the development, reducing the visual impact of hard surfaced areas and helping the proposal integrate with the site and its surroundings.
91. The proposed development has been designed with regard to the context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance for the reasons set out in the preceding paragraphs and criteria (a) is considered to be met.
92. A number of Historic Environment designations apply as set out at paragraph 58. The application is accompanied by an Archaeological Programme of Works by Gahan and Long Archaeological Services dated 17<sup>th</sup> December 2024. HED have been consulted on the application, have reviewed the Archaeological Programme of Works and confirm that they are content that the proposal satisfies the SPPS and the Plan Strategy policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. Officers have no reason to disagree with the advice provided by HED and therefore it is considered that the development has identified and would protect archaeological/historic features contained within the site.

93. With regard to the landscape features the site is bounded at the east by an undesigned watercourse. The submitted landscape plan provides a five-metre buffer to the watercourse, shown by the blue dashed line. The proposed layout has been designed to respect this feature, with the built development set away from the watercourse and the buffer incorporated into the soft landscaped setting of the scheme. DfI Rivers have also been consulted and raise no objection in principle in terms of the separation distance from the watercourse. Consequently for this and the reasons set out in the preceding paragraph the requirements of criterion (b) are considered to have been met.

#### Policy HOU4 - Design in New Residential Development

94. Apartment block 'A' has twelve apartments over three floors in a mix of eleven two-bedroom apartments (62 to 65 square metres) and one wheelchair accessible unit (82 square metres) at ground floor level
95. Apartment block 'B' has seven apartments over three floors in a mix of six two-bedroom apartments (62 to 76 square metres) and one wheelchair accessible unit (80 square metres) at ground floor level.
96. The buildings are considered to be designed to respond appropriately to the site context. As previously stated rather than presenting as one large apartment block, the development is broken into two visually distinct buildings.
97. Block 'A' reads as the principal building within the site, with a more formal and symmetrical frontage, pitched roof form, off-white render, selected facing brick plinth, fibrous detailing and vertically proportioned openings.
98. Block 'B' is more linear and subordinate in appearance. Its use of facing brickwork, render surrounds, feature cladding and simpler elevational treatment allow it to read as a secondary building within the site.
99. This distinction between the two blocks assists in reducing the perceived bulk and massing of the development and provides visual relief when viewed from Belfast Road and the surrounding public viewpoints along Millreagh Avenue or the Upper Newtownards Road.
100. The surrounding area does not display one uniform architectural style. There is a mixture of modern residential development, including detached, semi-detached and apartment buildings, together with commercial buildings along the Belfast Road and Upper Newtownards Road.
101. In this context, the proposed design, materials and detailing are considered acceptable. The use of render, brick and cladding provides sufficient visual interest, and the buildings would not appear incongruous within the streetscape. It is considered that criteria (a) is met.

102. With regard to criteria (b), the submitted landscaping plans provide soft landscaping around the apartment buildings, within the parking areas, along the Belfast Road frontage and along the rear and watercourse edge of the site. The landscape proposals include new tree and shrub planting which would assist in softening the appearance of the development and reducing the visual impact of hard surfaced areas.
103. The proposal also includes areas of communal amenity space for future residents and 460 square metres of communal amenity space is provided around the buildings which is the equivalent of 24.2 square metres per apartment which exceeds the minimum standard as set out in the guidance in the Creating Places document. Having regard to the form and scale of development proposed the site constraints and in particular the topography and the quantum of amenity space is acceptable.
104. With regard to the development's impact on the streetscape and wider landscape, it is acknowledged that the development would introduce a built frontage onto a currently vacant and cleared site on the Belfast Road. The buildings would be visible from the junction with the Upper Newtownards Road however, any views of the site would be read in the context of the existing residential development at Millreagh Avenue behind, and the mixed residential and commercial character of the surrounding area. The development is considered to provide an acceptable and coherent built edge to this part of Belfast Road. Criterion (b) is considered to be met.
105. There is no requirement for public open space due to the scale of the development. Likewise, there is no requirement for the provision of a local community or neighbourhood facility. Criterion (c) is therefore not engaged.
106. With regards to criterion (d), the site extends to approximately 0.72 hectares. This equates to a density of approximately 26.4 dwellings per hectare. Policy HOU4 indicates a density band of 25-35 dwellings per hectare for the Metropolitan Castlereagh Area. The proposed density therefore falls within the applicable density band. Criterion (d) is considered to be met.
107. With regards to criterion (e), the proposal provides a range of apartment sizes and layouts. The submitted floor plans show that the apartments are predominantly two-bedroom units, with wheelchair accommodation provided at ground floor level in both blocks. The plans also show internal circulation space, activity storage, storage, bathrooms and a kitchen/living/dining areas. The provision of wheelchair accessible units assists in ensuring that the scheme provides accommodation capable of meeting the needs of mobility impaired persons.
108. The internal layout of the apartment blocks includes lift access within block 'A' and stair access serving the upper floors. The provision of ground floor accessible units, together with level managed access arrangements around the buildings, would assist in providing an appropriate standard of access for future residents. It is considered that criterion (e) is met.

109. The dwellings are required to be designed to meet current Building Regulations. The apartment form of development also allows for a relatively compact built form, which can assist with energy and resource efficiency. The proposal would also involve the installation of solar PV panels on the roofs of the apartment blocks. Based on the submitted information, it is considered that the proposal meets criterion (f).
110. With regard to criterion (g), the site layout plan shows vehicular and pedestrian access from the Belfast Road. The internal layout provides pedestrian routes around the apartment buildings and connections between the parking areas, building entrances and landscaped areas. The site is also located adjacent to the existing public road and footway network, providing opportunities for walking to nearby services and public transport routes. DfI Roads have been consulted on the application and raise no objection subject to conditions. Criterion (g) is met.
111. The proposal includes on-site car parking and bicycle storage. The site layout shows parking provision within the development, with the parking areas located to the side/rear of buildings rather than dominating the Belfast Road frontage. The adequacy of the parking provision and access arrangements will be considered in detail under the relevant transport policies below, however it is considered that appropriate provision has been made for car and bicycle parking. Criterion (h) is met.
112. With regard to criterion (i), the design and layout have been considered in terms of their relationship with neighbouring properties and adjacent land uses. The site is located at lower level than the existing dwellings to the west/northwest within Millreagh Avenue. The submitted site sections demonstrate their relationship between the proposed apartments buildings and the higher land to the rear/west.
113. The proposed buildings are set away (approximately 22.7 metres at the closest point) from the existing dwellings at Millreagh Avenue by the intervening embankment, boundary treatment and level differences. The existing dwellings to the west sit at a higher level, and the apartments would be read against this backdrop. The apartment buildings would also be set approximately 42.2 metres and 82.9 metres from the dwellings to the south at 20 Millreagh Avenue and 812 Upper Newtownards respectively. Given the changes in levels, separation distance between properties and orientation of the buildings, it is considered that the proposal would not result in unacceptable dominance, overshadowing or loss of light to neighbouring residential properties.
114. In terms of overlooking, the main outlook from the apartments is directed towards the Belfast Road, internal areas of the site and the landscaping/parking areas. Whilst there would be windows on the rear elevation of apartment block B and to the side elevation of apartment block 'A' these would face onto the existing embankment and not directly overlook the amenity space or habitable rooms of any of the dwellings along Millreagh Avenue. With regards to the

dwellings to the south as mentioned above there would be a separation distance of at least 42.2 metres to the closet neighbour to the south which is considered sufficient. Given the above, it is not considered that the proposal would result in unacceptable overlooking or loss of privacy.

115. With regards to impact of noise, the applicant has submitted an acoustic assessment in regard to the wastewater treatment plant, which included a week-long unattended baseline noise survey undertaken in accordance with BS4142:2014+A1:2019 and BS8233:2014. The survey established external noise criteria of 47 dB LAr during daytime hours (07:00–23:00) for habitable rooms and 40 dB LAr during night-time hours (23:00–07:00) for bedrooms at the nearest residential receptors. Manufacturer data indicated that the Proposed Wastewater Treatment Plant (WWTP) would generate a Rating Level of 36 dB LAr at the closest dwelling. This predicted level is below both the daytime and night-time thresholds.
116. On this basis, the assessment concludes that the operation of the WWTP would result in a low noise impact on neighbouring residential properties. LCCC Environmental Health have been consulted on the application and raise no objection to the proposal subject to conditions which can be placed on any decision notice should the application be recommended for approval. I have no evidence to contradict the findings of the acoustic assessment or comments from Environmental Health and as such it is considered that the development would not create noise disturbance to adjacent neighbours. It is considered that Criteria (i) is met.
117. The site layout includes areas of hardstanding for parking and access, together with soft landscaped areas. The landscaping plans show that SuDS paving is proposed to the parking bays and attenuation in the form of oversized pipes and a controlled greenfield rate of runoff via a hydro brake for storm water discharge is proposed as set out within the Drainage Assessment. It is considered that Criterion (j) is met.
118. The layout plan identifies bin storage provision within the site. The bin storage areas are located so that they can serve the apartment blocks without dominating the road frontage. The internal access and turning arrangements are designed to allow servicing and refuse collection to take place without impairing the manoeuvrability of vehicles within the site. Criterion (k) is met.
119. The proposal has been designed to provide active frontage and natural surveillance. The apartment buildings include windows serving habitable rooms which overlook the Belfast Road frontage, internal access routes, parking areas and communal spaces. The positioning of entrances, windows and circulation areas would assist in promoting personal safety and deterring crime. Criterion (l) is considered to be met.

Policy HOU8 – Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas

120. The design of the buildings draws upon the characteristics of and is broadly in line with the existing built fabric in terms of height, scale and massing and the site layout plan demonstrates a density and ratio of built form to open space that is appropriate to planning policies and is consistent with that found in the immediate vicinity.
121. The separation distance between the proposed buildings and their relationship with the adjacent residential dwellings and its existing boundaries is adequately addressed and respected by this proposal. Therefore, it will not create conflict or unacceptable adverse effects in terms of overlooking, loss of light, overshadowing, noise or other disturbance.
122. The proposed two-bedroom residential units would have a minimum floorspace of 62.6 square metres in block 'A' and 62 square metres in block 'B'. This is in accordance with the minimum space standards set out in the Supplementary Planning Guidance, Part A: Space Standards for Dwellings.

Policy HOU10 – Affordable Housing in Settlement

123. Policy HOU10 states that where the need for affordable housing is identified through the Housing Needs Assessment on sites of more than 0.5 hectares or comprising 5 residential units or more, proposals will only be permitted where provision is made for a minimum of 20% of all units to be affordable. This provision is required to be secured and agreed through Section 76 Planning Agreement.
124. The application site extends to approximately 0.72 hectares and the proposal is comprised 19 residential units. The threshold set out in policy HOU10 is therefore exceeded and the policy requirements for affordable housing is engaged.
125. If considered in isolation from the planning history on the neighbouring site the affordable housing requirement would equate to 3.8 units, rounded up to four affordable units.
126. If considered in the context of the wider Millreagh Phase 4 development LA05/2020/0545/F which included a covenant for the provision of fourteen affordable units then the total affordable housing requirement is seventeen units.
127. The applicant now proposes that all the units in this scheme will be delivered as affordable housing. Consequently, the minimum requirement of seventeen is capable of being met.
128. Policy HOU10 states that all developments incorporating affordable housing should be designed to integrate with the overall scheme with no significant

distinguishable design differences. The scale, massing and appearance of the apartment blocks have been considered against the requirements of policies HOU3 and HOU4 are for the reasons set out at paragraphs 80 to 119 the buildings are similar in quality to the existing housing and designed with the established context in mind.

129. This proposal in isolation does not offer mixed tenure in accordance with the broad thrust of Policy HOU4. That said, having regard to the earlier history of planning permission irrespective of the number of units which are now being delivered as affordable housing this proposal can still be regarded as part of the delivery of a wider mixed-tenure development consistent with the policy.

130. The agent was asked to clarify why a mixed tenure is not proposed on the application site and provided the following response:

*The provision of social housing on this site is linked to the Section 76 Agreement tied to planning permission LA05/2020/0545/F, for Millreagh Phase 4 to the north. Under that permission, 14no. affordable homes must be provided – either on that site, or on the adjacent site i.e. the application site for LA05/2024/0936/F.*

*Management and maintenance requirements, the relatively small developable area on the site and the need to provide an on-site wastewater treatment plant mean that an apartment-only development is the only suitable option. This enables a strong contribution towards meeting social housing need in the area and provides additional planning gain in that 5no. additional apartments will be provided over and above the minimum requirement.*

131. Email correspondence between Radius Housing and the Northern Ireland Housing Executive (NIHE) dated 14<sup>th</sup> May 2026, confirmed support for the proposed housing mix for general needs accommodation. Considering this, the Council are content and accept the proposal in its entirety as affordable accommodation.
132. Notwithstanding this, a modification is required to the Section 76 Agreement to ensure delivery of these units in accordance with the relevant covenant It is recommended that no more than 65 dwellings are occupied in Phase 4 of the Millreagh Development until all nineteen apartments are constructed and available for occupation as affordable housing.
133. The affordable housing tests associated with Policy HOU10 of the Plan Strategy are therefore capable of being met subject to this provision being secured and agreed through a Section 76 Planning Agreement.

## **Access and Transport**

### TRA1 – Creating an Accessible Environment

134. The proposed development involves the construction of a new access to a public road for both vehicular and pedestrian use.
135. Based on a review of the submitted plans and having regards to the advice from DfI Roads it is considered that the proposed development complies with policy TRA1 of the Plan Strategy in that the detail demonstrates that an accessible and safe pedestrian environment will be created through the provision of footways and dropped kerbs which is segregated from the vehicular access which includes the appropriate visibility standards

### TRA2 – Access to Public Roads

136. It is also considered that the development complies with Policy TRA2 of the Plan Strategy in that the detail submitted demonstrates that the proposed new access will not prejudice road safety or significantly inconvenience the flow of traffic.
137. The proposal involves accessing the Belfast Road, which is not a Protected Route. A Transport Assessment Form (TAF) is submitted in support of the application. It provides detail of Travel Characteristics, Transport Impacts and Measures to mitigate impacts/influence travel to the site.
138. The detail contained within the TAF illustrates that the proposed site access can accommodate the proposed traffic movements associated with the development proposals. It is stated that there are likely to be approximately 98 two-way people trips per day associated with the proposed site of which approximately 52 of which would be vehicle trips.
139. Regard is also had to the nature and scale of the development, the character of the existing development, the location and number of existing accesses and the standard of the existing road network.
140. The advice received from DfI Roads confirms that they have no objection has been taken account of in concluding no road safety or adverse traffic impact arises from the proposed development.

### TRA7 – Carparking and servicing arrangements in new developments

141. The proposal comprises 19 apartments. The Parking Standards require 1.5 parking spaces per apartment. This results in a requirement of 28.5 spaces which is rounded up to 29 spaces. The site layout plan provides 29 parking spaces within the site, including accessible parking provision. The proposal therefore meets the required parking standard.

142. The parking is located within the site and is arranged so that it does not dominate the Belfast Road frontage. The submitted layout also provides internal manoeuvring space to allow vehicles to enter and leave the site in a forward gear. Servicing and refuse collection arrangements are also accommodated within the site.

### **Natural Heritage**

#### Policy NH2 – Species Protected by Law

#### Policy NH5 Habitats, Species or Features of Natural Heritage Importance

143. The application is supported by a NI Biodiversity Checklist, Construction Environmental Management Plan, Contamination Report and Badger Survey Report.
144. NIEA Natural Environment (NED) and Water Management Unit (WMU) have been consulted on the application. WMU have confirmed in their response dated 31<sup>st</sup> January 2025 that they have considered the impacts of the proposal on the surface water environment and advise that while they have no objection in principle the development as it stands has the potential to have an adverse effect on the aquatic environment.
145. Having read the reports and considered the advice on the consultee officer are satisfied that the development would not have an adverse effect on the aquatic environment.
146. NED in their original response to the consultation dated 31<sup>st</sup> January 2025 requested further information to be submitted to clarify as to whether the badger setts recorded on site (as denoted in the Site Map with ecological notes of the NI Biodiversity Checklist, dated 30 May 2024) are to be retained in their current form or require closure (temporary or permanent).
147. Subsequently, the applicant submitted a Badger Survey Report by Gareth Grindle Associates dated July 2025 which concludes that no badger activity or sets were identified on site or within the survey area and as such the development is unlikely to significantly impact badgers in the area. A re-consultation was issued to NED who confirmed the conclusion of the Badger Report and raised no further concerns with regards to badgers. They did however raise issues regarding the felling and clearing of trees at the site prior to the submission of the application. They advised that the mature trees previously on site may have provided a roost resource for bats in the area and that compensation for the loss of this habitat should be shown on the amended site plan. NED also recommended that a 10m buffer is provided between the watercourse at the site and the development and that this should be shown on amended plans.
148. The applicant then submitted a revised Landscape Plan and associated Landscape Maintenance and Management Plan which included revised trees

species. In regard to the felling of mature trees and the 10m buffer to the watercourse the agent provided the following commentary:

*Whilst we note the comments regarding the previous trees and hedging on the site, a tree condition survey carried out by a qualified arboriculturalist prior to the site clearance (and some time prior to the submission of a planning application) confirmed that all of the surveyed trees were in poor condition and removal was recommended. There were significant issues with Ash Dieback on the site and several trees were within striking distance of Belfast Road. Nevertheless, native trees have been proposed to enhance the habitat on the site and the applicant would be willing to install bat boxes – with the detail to be agreed via suitably worded planning condition.*

*With regard to the request for a 10 metre buffer to the watercourse, this would not be possible given the scale of the site and the steep bank to the west. A 5-metre buffer for this small watercourse has been agreed and accepted by DfI Rivers and we consider that this would provide suitable access to the watercourse and protection for it. The CEMP submitted alongside this application confirms at Page 5 that a 5-metre-wide buffer zone will be established along the northern boundary with additional silt netting. During construction, the washing of equipment/tools and storage containers will be restricted to the Containment Bay which will be designed to avoid contaminant runoff to watercourses. In summary, a 10 metre buffer would render the proposal impossible to deliver and exceed the 5 metre buffer which is acceptable to DfI Rivers.*

149. NED were reconsulted on the details and in their final response dated 05<sup>th</sup> May 2026 provide the following comments:

*NED previously advised that the Landscaping Plan should be amended and that compensation for loss of roost resource for bats should be shown on plans. The agent has suggested that bat boxes should be secured via a planning condition. It is preferable for the type, number and location of bat boxes to be shown on plans prior to permission being granted. However, the Planning Authority may wish to secure this via an appropriate condition. Should plans be amended NED are content to advise. The agent has confirmed trees on site were in poor condition, thus making it more likely that Potential Roost Features (PFRs) such as rot holes, loose bark, hollow branches, cracks/splits, and dense ivy have been lost on site.*

*NED also advised that plans should be amended to show a 10m buffer to the stream on site. This has not been applied. In response to the agents' reference to DfI Rivers advice, NED would highlight that DfI Rivers do not comment on proposals with regards to natural heritage interests and watercourses being a priority habitat which may support protected species. NED's advice remains valid.*

*As per advice from WMU dated 23 January 2025 the applicant should refer to standing advice for multiple dwellings. This advice recommends a 10m buffer is maintained to watercourses. However, a 10m buffer is not being provided and*

*NED notes plans involve connecting a pipeline to the river from a proposed settlement pond and for oil interceptors to be in place along this connection. The applicant also proposes a 5m buffer and silt fencing. The Planning Authority should re-consult NED WMU for advice on the details of works within 10m of the watercourse and to ensure compliance with the requirements of the Water (Northern Ireland) Order 1999.*

150. Having considered the above, it is acknowledged that NED, have maintained their advice that a 10-metre buffer should be provided to the watercourse. However, the DAERA Standing advice for Multiple Dwellings does not specifically require a 10-metre undeveloped buffer as a layout requirement. Rather, the 10-metre reference relates to when NIEA should be consulted and the need for appropriate pollution prevention controls where works are in, near or liable to affect a waterway. It is noted that DAERA Pollution Prevention Guidance refers to works in, rear, (within 10 metres) or liable to affect any waterway should be undertaken in accordance with a site-specific Construction Method Statement. This reinforces the need for appropriate construction-phase mitigation but does not amount to a specific requirement for a 10-metre undeveloped buffer within the approved layout.
151. The application includes a Construction Environmental Management Plan which sets out measures to mitigate potential construction impacts on the watercourse, including pollution prevention, silt control and measures to prevent contaminated run-off. The CEMP was available for review at the time of consultation with Water Management Unit who confirmed that they have no objection in principle to the application. As such, it is considered that the detail within the CEMP that a 5-metre buffer is appropriate and no further consultation with WMU is required.
152. The revised Landscape Proposals Plan and Landscape Management Plan identify replacement planting and the location of bat boxes, the details and implementation of which can be secured via condition.
153. In addition to the above, Shared Environmental Services have been consulted on the application which has been considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council.
154. SES have advised that following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. They have advised that this is subject to two conditions being placed on any decision requiring a final Construction Environmental Management Plan being submitted to the Council prior to work commencing as well as no development commencing on site until a consent to discharge has been granted under the terms of the Water (NI) Order 1999. These conditions can be attached to any decision notice should the application be recommended for approval.

155. Having regard to the mitigation measures set out within the CEMP, a 5 metre buffer shown on the plans, the absence of objection in principle from WMU, and the ability to secure the CEMP, landscaping and bat compensation measures by condition, it is considered that the proposal would not result in unacceptable adverse impacts on protected species, habitats or features of natural importance. The proposal is considered for the reasons set out in the paragraphs above to meet the requirements of policies NH2 and NH5.

### **Flooding and Drainage**

#### Policy FLD1 - Development in Fluvial (River) Flood Plains

156. A Flood Risk Assessment Ref: M03208-03\_FRA01 by McCloy Consulting dated November 2025 and Drainage Assessment Ref: P637 by Marrac Design dated December 2024 were submitted in support of the application.
157. With regards to Policy FLD1, DFI Rivers have reviewed the Flood Risk Assessment, accepts its logic and have provided no reason to disagree with its conclusions, whilst noting that the responsibility for justifying the Flood Risk Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer and their professional advisors (refer to Section 16 of LDP 2032). Therefore, the proposal is considered to comply with Policy FLD1.

#### Policy FLD3 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

158. The proposed storm drainage layout is provided at Appendix F of the Drainage Assessment submitted in support of the application. It shows that attenuation is provided via oversized pipes laid beneath the car parking area and to the rear of Apartment block 'A'. A hydro brake is to be installed within manhole S9 which would limit flow from the site to 5.0l/s before discharging into the culverted watercourse to the south of the site.
159. DFI Rivers have reviewed the Drainage Assessment and confirm that it has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event including an allowance for climate change and urban creep could be contained within the attenuation system, when discharging at existing green field runoff rate, and therefore there will be no exceedance flows during this event.
160. Water Management Unit were also consulted and responding stating that they have considered the impacts of the proposal on the surface water environment and have no objection in principle to the proposed development.
161. NI Water raise no objection to the development and confirm that there is a public water main within 20 metres of the proposed development boundary which can adequately service the development. They also confirm that

Wastewater Impact Assessment (DS83451) finds the only viable option is a site specific dedicated WWTW subject to approval from NIEA.

162. No evidence of consent to discharge is submitted and NI Water will not adopt a private treatment plant. A negative condition is recommended that no buildings are constructed beyond foundation level until detail of the drainage design is submitted to and agreed in writing with the Council.

### **Historic Environment and Archaeology**

#### Policy HE1 - The Preservation of Archaeological Remains of Regional Importance and their Settings

163. The application is supported by an Archaeological Programme of Works by Gahan and Long Archaeological Services dated 17<sup>th</sup> December 2024.

#### Policy HE2 - The Preservation of Archaeological Remains of Local Importance and their Settings

164. Historic Environment Division has been consulted on the application and have considered the impacts of the proposal. HED (Historic Monuments) have advised that they are content that the proposal satisfies policy requirements, subject to the agreement and implementation of a developer-funded programme of archaeological works.

#### Policy HE4 - Archaeological Mitigation

165. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy HE4.
166. HED has reviewed the Archaeological Programme of Works (POW) submitted in support of this application. While they agree with its general conclusions, they do not support the trenching methodology as proposed in Section 3.3 Archaeological Evaluation and in Figure 6: Evaluation Trench Layout. Section 2.3 Cultural Assets within the Application Site and Section 2.5 Archaeological Potential of the Site identify two north–south oriented millraces—one outside the application site and the other potentially within it. As the proposed test trenches are also aligned north–south, there is a risk they may run parallel to the millraces and fail to intersect them.
167. HED advises that any subsequent POW should incorporate a more extensive test trenching strategy comprising multiple east-west aligned trenches, designed to identify potential remains of the millrace and address the more general archaeological potential within the site as indicated by the extensive prehistoric remains revealed nearby.
168. Officers have no reason to disagree with the advice provided by HED and as such I consider that the development would have an acceptable impact upon archaeological assets subject to the imposition of conditions and information.

The development would comply with Policies HE1, HE2 and HE4 of the Plan Strategy.

### **Waste Management**

169. The development seeks to dispose of foul sewage via a wastewater treatment plant which would be installed below ground level towards the southern boundary of the site with treated water to be discharged into the watercourse, subject to DfI Rivers and NIEA agreement.
170. Prior to the submission of this application the applicant engaged with NI Water in an attempt to find a solution to connect to NI Water's network. A Wastewater Impact Assessment (WWIA) application was submitted to NI Water for review. A letter dated 24<sup>th</sup> April 2024 from NI Water Ref: DS83451 provided the following determination of the WWIA:

*I am contacting you to update you on the progress of your Wastewater Impact Assessment application in respect of the above proposal.*

*The assessment of your application has considered foul only flows from this development. The surface runoff from the proposed development site must go to a dedicated storm outfall. The discharge of storm water to the foul sewer is not permitted.*

*This assessment is based on 19 residential units with a peak flow of 0.22 l/s.*

*The issues limiting development at the proposed development site are as follows:*

- *Moat Park Upper Newnards Road CSO : Not Screened*
- *Comber Road Dundonald WwPS : Inadequate Emergency Storage, Not Screened*
- *Abbey Park Barnetts CSO : Inadequate Watercourse Dilution, SDD Storage Need*
- *Gilnahirk Road CSO : Inadequate Watercourse Dilution, Not Screened, SDD Storage Need*
- *Abetta Parade Linen Gardens CSO : Inadequate Watercourse Dilution, SDD Storage Need*
- *Abetta Parade CSO : Inadequate Watercourse Dilution, Not Screened, SDD Storage Need*
- *Sydenham Park Avenue TPS : Not Passing FA, Inadequate Emergency Storage,*
- *extensive lengths of downstream pipeline with no capacity*

*There are no capital works schemes planned to address the issues outlined above.*

*The only available option to permit the development is the provision of a site specific dedicated waste water treatment works.*

*The design and construction of this works will rest with the developer. NI Water require that any waste water treatment works serving two or more properties is the subject of an Article 161 agreement for adoption of the Waste water Treatment Works and associated sewerage system within the development. Type and size of the potential Waste water Treatment Works will be determined by the total PE and related environmental constraints.*

*In order to progress the provision of a waste water treatment works it is necessary to obtain a water order consent from Northern Ireland Environment Agency. When this has been obtained the developer should contact NI Water who will advise of the type of treatment process required to meet the consent and fulfil the requirements for adoption by NI Water.*

171. NI Water have been consulted on the application and in their final response dated 13<sup>th</sup> November 2025 raise no objection to the development and confirm that WWIA (DS83451) finds the only viable solution option is a site specific dedicated WWTW subject to approval from NIEA.
172. NIEA Water Management Unit have also been consulted and have no objection in principle subject to the developing adhering to standing advice. DAERA standing advice has also been provided to be included in any decision notice.
173. Based on the information submitted and taking on board the advice from NI Water and NIEA WMU, it is considered that the proposal will not adversely affect the water environment and complies with policy WM2.

### **Renewable Energy**

174. The applicant has confirmed that the apartments will meet or have lower U-Values than those outlined by Building Control, adding to their energy efficiency. In addition, PV panels have been added to the roof of each apartment block, and the buildings would make use of passive solar gain given their orientation.
175. In addition, given the proposals location close to transport links it would promote a reduction in private transport, resulting in less emissions.
176. It is therefore considered that the proposal meets the requirements of paragraph 6.232 of the SPPS Edition 2 and Policy RE2 of the Plan Strategy as renewable energy technology will be integrated into the design of the proposed development.

### **Contamination and Noise**

177. A Phase 1 Preliminary Risk Assessment (PRA) identified potential pollutant linkages at the site, leading to a Phase 2 intrusive investigation and Generic Quantitative Risk Assessment (GQRA) carried out by OSM. A Generic Quantitative Risk Assessment has been provided in support of the application.

178. As per the GQRA, three boreholes (BH1–BH3) were drilled using window sampling. Made ground was present in all locations, comprising clay, gravel and organic material, extending to a maximum depth of 2.3 m below ground level. Beneath this, glacial till (firm, orange-red gravelly sandy clay) was encountered to the full investigation depth of 3.0 m. Bedrock was not reached. No visual or olfactory evidence of contamination was observed during drilling.
179. Soil samples were analysed and compared against criteria for the proposed residential end-use (with plant uptake). All results were below relevant thresholds, indicating no significant contamination or associated risk.
180. Groundwater was encountered in BH1; BH2 and BH3 remained dry throughout monitoring. Groundwater analysis from BH1 showed no contaminants above assessment criteria.
181. Ground-gas monitoring classified the site as CS1 (very low risk), meaning no gas protection measures are required.
182. Overall, the investigation found no significant human health or environmental risks and no pollutant linkages requiring remediation. No further assessment is recommended.
183. Environmental Health have been consulted on the details and have reviewed the GQRA as part of their consultation response. Environmental Health raise no objection to the proposal subject to the imposition of conditions which can be secured. In light of the comments made by Environmental Health I am content that there will be no adverse contamination effects as a result of this proposal.
184. A Noise Impact Assessment relating to the proposed wastewater treatment plant was also submitted in support of this application.
185. The Environmental Health Department of the Council's final consultation response on the 19<sup>th</sup> November 2025 stated they had no objection to the proposed development subject to appropriate conditions being attached to a decision notice.
186. In light of these comments from Environmental Health, I am content that there will be no adverse noise effects as a result of this proposal.

### Consideration of Representations

187. Five representations have been submitted in opposition to the proposal, and one representation of support has been received. The issues raised and the Council's responses are provided below:
  - Ecological damage through felling of trees prior to application submission
  - Environmental impact though noise, air, light and odour pollution

- Reduction in natural visible and reflected light
- Compromised ground stability due to lack of retaining walls
- Reduced property value
- The need for more housing
- Risk of contaminated land

### **Ecological damage through felling of trees prior to application submission**

The trees were not protected by a Tree Preservation Order, and the site is not located within a Conservation Area. There is no record of what the landscape features removed from the site. Whilst recognising the applicant has a duty to incorporate these features into the design of a scheme the planning authority can only have regard to the prevailing site conditions at the time the application was lodged.

The watercourse as a ecological feature is considered and landscaping is proposed as part of the proposed development as mitigation. Having sought advice the risk to the remaining ecological characteristics of the site has been carefully considered and accounted for.

### **Environmental impact though noise, air, light and odour pollution**

The application is supported by a Noise Impact Assessment, Construction Environmental Management Plan and Contamination Report. LCCC Environmental Health have been consulted and raised no objection subject to conditions. Other relevant consultees, including NIEA Water Management Unit, DFI Rivers, NI Water and Shared Environmental Services, have also raised no objection or no objection in principle.

Having regard to the nature and scale of the proposed development it is considered that it would not result in unacceptable adverse impacts by reason of noise, air, light or odour pollution.

### **Reduction in natural visible and reflected light**

The proposed apartment blocks are set away from the neighbouring dwellings, and the site is characterised by a significant change in levels, with the existing dwellings to the west/north-west sitting at a higher level than the application site. Having regard to the separation distances, orientation of the buildings, intervening level changes and the position of the proposed development within the site, it is considered that the proposal would not result in an unacceptable loss of light or overshadowing to neighbouring residential properties.

### **Reduced property value**

This is not a material planning consideration.

### **The need for more housing**

The application site is located within the settlement limit and is zoned for housing under dBMAP which is a material consideration. The principle of residential development on the site is therefore acceptable, subject to compliance with the relevant planning policies and other material considerations. The proposal would provide 19 affordable housing units and is also linked to the affordable housing obligations associated with the wider Millreagh Phase 4 development secured through a Section 76 Planning Agreement. The development would therefore contribute to meeting the identified affordable housing need and would make use of land identified for residential development.

### **Risk of contaminated land**

The application is supported by a Phase 2 intrusive investigation and Generic Quantitative Risk Assessment (GQRA). Overall, the investigation found no significant human health or environmental risks and no pollutant linkages requiring remediation and no further assessment is recommended. LCCC Environmental Health have been consulted on the application and raise no objection subject to conditions.

## **Recommendations**

188. The application is presented with a recommendation to approve subject to a modification to the previous Section 76 Planning Agreement to ensure that the developer fulfils their obligations with regards to the delivery of affordable housing in accordance with the requirements of policy HOU10 of the Plan Strategy.

## **Conditions**

189. The following conditions are recommended:
1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
  
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
  2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. P637/R-01e published on the Public Planning Portal by LCCC Planning Service on the 12th December 2025, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users

3. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users

4. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays, forward sight lines or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense

Reason: In the interest of road safety and the convenience of road users.

5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No.R637/R-01e, published on the Public Planning Portal by LCCC Planning Service on the 12th December 2025, and the DfI Roads Private Streets Determination date stamp of the 3rd March 2026

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

6. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling

7. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. P637/R-01e, published on the Public Planning Portal by LCCC Planning Service on the 12th December 2025 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and manoeuvring of vehicles within the site.

8. No building works beyond foundation level shall take place on-site until the method of sewage disposal has been agreed in writing the Council  
Reason: To ensure a practical solution to sewage disposal is possible at this site and to ensure the project will not have an adverse effect on the integrity of any European site

9. Each building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

10. A Final Construction Environmental Management Plan must be submitted by the appointed contractor to the planning authority prior to work commencing. This shall reflect all the mitigation and avoidance measures outlined in the CEMP (Antrim Construction Company, July 2021). The approved CEMP shall include mitigation measures to prevent the spread of invasive non-native species and shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the planning authority.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

11. Prior to the occupation of the development hereby approved, a written management/operational plan shall be submitted and agreed with the Planning Department in consultation with the Environmental Health Service Unit with regard to the waste water treatment plant. The plan shall detail how ongoing operations, e.g. emptying and maintenance, would be undertaken to ensure there is no loss of amenity existing residential dwellings and their associated amenity space with regard to odour, noise and light

Reason: To protect the amenity of neighbouring dwellings with respect to odour, noise and light

12. Construction hours for the development shall be limited to 0730 – 1730 Monday to Friday, 0800 – 1600 on Saturdays, with no activity on Sundays or Bank Holidays

Reason: To protect the amenity of neighbouring dwellings with respect to noise

13. In the event that previously unknown land contamination is discovered development on the site shall cease. The Council should be advised and a

full written risk assessment in line with current government guidance (DAERA, Environmental Advice for Planning, Practice Guide, Redeveloping Land Affected by Contamination and the Environment Agencies LCRM) that details the nature of the risks and any necessary mitigation measures shall be submitted for approval by the Council.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

14. The septic tank/sewage treatment unit shall be sited as indicated with suitable levels and adequate area of subsoil irrigation for the disposal of effluent (if appropriate). This comment is based on an assessment of potential nuisance and in no way does it negate the need to meet the requirements of the Water (Northern Ireland) Order 1999.

Reason: To protect the amenity of neighbouring dwellings with respect to odour

15. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Lisburn & Castlereagh City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

16. No site works of any nature, or development shall take place other than in accordance with the programme of archaeological work approved under condition 18.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

17. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 18. These measures shall be implemented and a final archaeological report shall be submitted to the Lisburn &

Castlereagh City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Lisburn & Castlereagh City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

18. Prior to the construction of the drainage network, the applicant shall submit a final drainage assessment, compliant with FLD 3 and Section 16 of LDP 2032, to be agreed with the Planning Authority which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100 year event including an allowance for climate change and urban creep.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

19. All hard and soft landscape works shall be carried out in accordance the Landscape Proposals, Drawing No. 10/2 published to the planning portal on the 11 May 2026. The works shall be carried out no later than the first available planting season after occupation of the first apartment.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

20. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

21. Prior to any work commencing, all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified on the Landscape Proposals Drawing No. 10/2 published to the Planning Portal on 11 May 2026 and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

22. There shall be no storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees adjacent to the site during the construction period.

Reason: To avoid compaction within the RPA of existing trees to be retained.

23. Should any construction works be required by necessity within the Root Protection Area of any tree that is to be retained, works shall be carried out using hand dig methods of construction only.

Reason: To ensure damage is not caused to protected trees by the development hereby approved.

24. The development shall be carried out in strict accordance with the recommendations and requirements of the Biodiversity Checklist dated 20<sup>th</sup> May 2024 and the Badger Survey dated July 2025 submitted with the planning application.

Reason: To safeguard ecological species.

### Site location Plan – LA05/2024/0936/F



## Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Committee Meeting	1 June 2026
Committee Interest	Local Application
Application Reference	LA05/2026/0118/F
Date of Application	10 February 2026
District Electoral Area	Lisburn North
Proposal Description	Provision of a new sheltered structure and hill-start to existing BMX Track. Provision of a new skate park adjacent to existing BMX track. Provision of a new car park area. Provision of a new spectator area. Erection of new fence and ancillary works.
Location	Bells Lane, Lambeg Road, Lisburn
Representations	None
Case Officer	Jade Gillespie
Recommendation	<b>Approval</b>

### Summary of Recommendation

1. As this is an application submitted by the Council it is presented to the Committee for determination in accordance with the Protocol for the Operation of the Committee as a mandatory application.
2. The application is recommended for approval as it complies with the requirements of policies COU 15, COU 16, OS 6, TRA 1 and TRA 2 of the Lisburn and Castlereagh City Council Plan Strategy (the Plan Strategy) in that it has been demonstrated that the proposed new hill start and sheltered structure to the existing BMX track, the spectator area, the skate park and the carpark would not result in unacceptable harm to the countryside, the established open space or the road network.

## Description of Site and Surroundings

### Site

3. The application site resides within the grounds of Bells Lane Park located at Bells Lane, Lambeg Road, Lisburn.
4. Within the grounds of the park there is a car park, parkland with paths a fenced BMX track and allotments.
5. The boundaries of the wider site are defined by timber fencing, hedging and trees.

### Surroundings

6. Bells Lane Allotments are located to the north of the BMX track, to the east, there is a railway line and beyond that, Aberdelghy Golf Course.. To the south, there is a car dealership and some residential properties which are inside the settlement of Lisburn. To the west, there are agricultural fields. The road running along the western boundary of the grounds (Queensway) is a main arterial road and protected route.

## Proposed Development

7. This application seeks planning permission for the following development:
  - The existing BMX track is proposed to be extended into the parkland to accommodate the new hill start. The proposed new hill start will measure approximately 5.39 metres in height.
  - A sheltered area is proposed at the top of the hill start and will measure approximately 10.50 metres in width, 7.50 metres in depth and 4.00 metres in maximum height. The sheltered area will have a lean to roof and will be finished in timber cladding and corrugated composite profile roof panels and flashings.
  - To the rear and sides of the hill start and sheltered area there will be an area of ornamental shrub planting.
  - The proposed skatepark is on an existing grassed area within the parkland to the southwest of the existing BMX track. The skatepark will comprise of a number of hard standing areas and ramps to allow for skating. The skatepark will also include other apparatus for this such as a flat bar rail, a many pad and a curved ledge to name a few.
  - The skatepark will also integrate new landscaping in the form of native trees, grassed areas, native wildflower areas, native hedge planting and ornamental shrub planting.

- Also within the skatepark, a number of benches, picnic benches and litter bins are proposed.
- The proposed new gravel car park for the BMX Club will comprise of gravel and will be located to the south of the existing track.
- The plans indicate that the new car park will accommodate 62no spaces and 4no disabled spaces.
- At present, there is a road leading through the park to the BMX track from the existing carpark. The new carpark is will be accessed via this same road and the existing vehicle access into the BMX track will be utilised.
- Edging the carpark, there will be a grassed area, with wildflower areas and native trees.
- The proposed new spectator area will reside adjacent to the proposed hill start. The plans indicate that the area will measure 10.00 metres by 5.00 metres and that it will not be a structure but rather an area for people to stand and watch the track. The plans also note that the area will be temporarily fenced off with portable guarding while the track is active.
- The plans indicate that a new mesh fence is proposed to surround the extended BMX track where the hill start and sheltered area will reside along with the new carpark.
- The existing pathway along the edge of the grassed area where the skatepark is proposed to reside will be resurfaced.

### Relevant Planning History

8. The following planning history is associated with the site.

Reference	Address	Description	Decision
S/1984/0083	Junction Bells Lane and Queensway (with access to Queensway), Lambeg.	BMX track.	Approved.
LA05/2017/0914/F	Bells Lane Park, Bells Lane, Lambeg, Lisburn, BT27 4QH	Retrospective permission to rebuild the existing BMX track to current national standard.	Approved.

		Proposal includes fencing around site boundary, hard-standing area for pitching of trackside gazebos and spectating, parking area, storage containers (one of to facilitate commentating area with covered canopy), floodlighting, wind sock poles and track finish line.	
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**Consultations**

9. The following consultations were carried out:

Consultee	Response
DfI Roads	No objection in principle
NI Water	No Objection

**Planning Policy Context**

**Local Development Plan Context**

10. Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that in making a determination on Planning applications, regard must be had to the requirements of the local development plan and that determination of applications must be in accordance with the plan unless material considerations indicate otherwise.

**Plan Strategy 2032**

11. Lisburn and Castlereagh City Council adopted their Local Development Plan 2032 Plan Strategy in September 2023.

12. The Council's adopted Plan Strategy provides a 15-year framework to support the economic and social needs in line with regional strategies and policies, while providing for the delivery of sustainable development.
13. The Plan Strategy is divided into two parts over two documents.
14. It is stated at Part 1 of the Plan Strategy that:
15. *'Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulation 1 states that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.'*
16. *The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety un-adopted.*
17. *BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports.'*
18. In accordance with the transitional arrangements, the development plan is the Plan Strategy and the Lisburn Area Plan 2001 (LAP). Draft BMAP remains a material consideration.
19. The application site is the rural landscape wedge between the settlement limits of Lisburn City and Lisburn Greater Urban Area as defined with the Lisburn Area Plan (2001).
20. In draft BMAP (2014), the application site also resides between the settlement limits of Lisburn City and Lisburn Greater Urban Area.
21. The site is located in a Local Landscape Policy Area (LLPA) McKinstry Road (LC 24) and also zoned as an area for Open Space and Policy OS1 and OS6 apply.
22. Local Landscape Policy Areas are designated to help protect those areas within and/or adjoining settlements which are considered to be of greatest amenity value, landscape quality or local significance and are therefore worthy of protection from undesirable or damaging development.

23. With an increased emphasis on the quality of new development and greater environmental awareness care must be taken to ensure that new development does not dominate the townscape / landscape characteristics of settlements.
24. Environmental assets, identified as part of the process of Countryside Assessment, will normally form the basis for the designation of local landscape policy areas. These consist of those features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development. They may include:
- archaeological sites and monuments and their surroundings;
  - listed and other locally important buildings and their surroundings;
  - river banks and shore lines and associated public access;
  - attractive vistas, localised hills and other areas of local amenity importance;
  - areas of local nature conservation interest, including areas of woodland and important tree groups.
25. Policy ENV3 of draft BMAP states that in designated LLPA's planning permission will not be granted for development that would be liable to adversely affect those features, or combination of features, that contribute to environmental quality, integrity and character.
26. Within McKinstry Road LLPA, draft BMAP advises that the features or combination of features within the designated LLPA that contribute to the environmental quality, integrity and character of this area are:

#### **Nature Conservation**

- The hedgerows, trees, scrub and shelter belt plantings on the landform and within Bells Lane Park and along the railway embankment are of nature conservation and habitat value, providing a network of wildlife corridors.

#### **Amenity Value**

- Bells Lane Park and the allotment gardens to the north, provide an important community facility of landscape and visual importance within a densely populated area, viewed by many passing motorists and extensively used by local people for both passive and active recreation.
- A contemporary formal park that includes BMX facility and allotment gardens and provides linkage to the Lagan Valley Regional Park.

#### **Heritage Interest**

- The LLPA contains unscheduled archaeological sites and monuments including a Rath on Braithwaite's Hill, and Mullenchrone Church and Graveyard.

27. In relation to the LLPA, it is considered that the existing use of the site as a BMX track at this location along with the careful design of the scheme will ensure that the proposal will not detract from the environmental quality, integrity and rural character of the McKinstry Road LLPA.
28. There are equivalent policies in the Plan Strategy to the regional policies described in LAP and draft BMAP.

### **Part 1: Plan Strategy 2032**

29. This is part redevelopment of parkland and a BMX track for an extended BMX track and skatepark. The following Strategic Policies are considered relevant to this planning application:

#### **Strategic Policy 01 Sustainable Development**

30. The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

#### **Strategic Policy 05 Good Design and Positive Place-Making**

31. The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.

#### **Strategic Policy 17 Open Space, Sport and Outdoor Recreation**

32. The Plan will support development proposals that: a) protect and enhance existing open space and provide new open space provision b) support and protect a network of accessible green and blue infrastructure c) support and promote the development of strategic and community greenways.

### **Part 2: Plan Strategy 2032**

33. The following Operational Policies are considered relevant to this planning application.
34. The extension of an existing BMX track and provision of a new skatepark is proposed in the open countryside between two settlements. Policy COU1 - Development in the Countryside states:

*There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.*

*Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.*

*Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11-COU14.*

*There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development. Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6.*

*Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15 - COU16.*

The justification and amplification section states:

*The countryside is a unique resource in terms of its landscapes, cultural heritage, nature conservation and biodiversity. It is home to our agricultural industry and rural communities, providing a recreational and tourism asset. However, there has been an accelerating pressure for development throughout the countryside, in particular new dwellings. It is recognised this development pressure must be balanced against the needs of rural communities, as such these operational policies are considered appropriate to facilitate sustainable development in the countryside.*

Policy COU15 Integration and Design of Buildings in the Countryside states:

35. In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design. A new building will not be permitted if any of the following apply:
- a) it is a prominent feature in the landscape
  - b) it is not sited to cluster with an established group of buildings
  - c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
  - d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape
  - e) it relies primarily on the use of new landscaping for integration
  - f) the design of the building is inappropriate for the site and its locality
  - g) ancillary works do not integrate with their surroundings.

Policy COU16 Rural Character and other Criteria states:

36. In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) it is unduly prominent in the landscape
- b) it is not sited to cluster with an established group of buildings
- c) it does not respect the traditional pattern of settlement exhibited in that area
- d) it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl
- e) it has an adverse impact on the rural character of the area
- f) it would adversely impact on residential amenity
- g) all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality
- h) the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character
- i) access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.

The land is existing open space. Policy OS1 Protection of Open Space states:

*Development that will result in the loss of existing open space or land zoned for the provision of open space will not be permitted, irrespective of its physical condition and appearance.*

*An exception will be permitted where it is demonstrated that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.*

*An exception may also be permitted where it is demonstrated that the loss of open space will have no significant detrimental impact on amenity, character or biodiversity of an area in either of the following circumstances:*

- a) *an area of open space of 2 hectares or less, where alternative provision is made by the developer and is as accessible to current users and equivalent in terms of size, usefulness, attractiveness, safety and quality*
- b) *playing fields and pitches within settlement limits, where it is demonstrated by the developer that the retention and enhancement of that facility can only be achieved by the development of a small part of the existing open space, limited to a maximum of 10% of overall area, which will have no adverse impact on the sporting potential of the facility.*

The site also involves the construction of a new skatepark on parkland in the open countryside. Policy OS6 - Outdoor Recreation in the Countryside states:

*Proposals for outdoor recreational use in the countryside will be permitted where all of the following criteria are met:*

- a) there is no adverse impact on features of importance to natural environment/nature conservation, or the historic environment*
- b) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography*
- c) there is no adverse impact on the amenities of people living nearby*
- d) any ancillary buildings or structures are designed to a high standard, taking into account the needs of people with disabilities, are of a scale appropriate to the local area, and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment*
- e) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed.*

37. The proposal involves the intensification of the use of an existing access. Policy TRA1 Creating an Accessible Environment states:

*The external layout of all development proposals will incorporate, where appropriate:*

- a) facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions*
- b) user friendly and convenient movement along pathways and an unhindered approach to buildings*
- c) priority pedestrian and cycling movement within and between land uses*
- d) ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.*

*Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees. Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.*

38. Policy TRA2 Access to Public Roads states:

*Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:*

- a) it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,*
- b) it does not conflict with Policy TRA3 Access to Protected Routes*

*Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.*

### **The approach to the statutory Development Plan and Regional Policy**

39. The SPSS Edition 2 was published in December 2025. It is the most recent regional planning policy and it is stated at paragraph 1.5 that:

*The provisions of the SPSS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.*

40. Paragraph 3.8 of the SPSS Edition 2 states:

*The guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.*

41. Paragraph 4.12 of the SPSS Edition 2 states:

*That other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing.*

42. It also advises that adverse environmental impacts associated with development can also include sewerage, drainage, waste management, and water quality.

43. The above mentioned considerations are not exhaustive and the planning authority is best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.

44. Paragraph 4.26 of the SPSS Edition 2 that:

*Design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process and must be encouraged across the region. Particular weight should be given to the impact of development on existing buildings, especially listed buildings, monuments in state care and scheduled monuments, and on the character of areas recognised for their landscape or townscape value, such*

*as Areas of Outstanding Natural Beauty, Conservation Areas, Areas of Townscape Character and Areas of Special Archaeological Interest. Appropriate and adequate amenity space, especially in residential developments (including unconventional solutions), is an important element of good design.*

45. Paragraph 6.232 of the SPPS Edition 2 states that:

*In plan-making and decision-taking, planning authorities should encourage and support the appropriate use of micro-generation energy, including the retrofitting of renewable and low carbon energy technologies.*

### **Development Control Advice Note 15 – Vehicular Access Standards**

46. The policies in PPS 3 are replaced by the Plan Strategy but the guidance in Development Control Advice Note 15 – Vehicular Access Standards states at paragraph 1.1 that:

*The Department’s Planning Policy Statement 3 “Development Control: Roads Considerations” (PPS3) refers to the Department’s standards for vehicular accesses. This Development Control Advice Note (DCAN) sets out and explains those standards.*

47. The SPPS remains a material consideration of significant weight irrespective of what stage the Local Development Plan making process is at. The policies in the Plan Strategy have been drafted to be consistent with the SPPS.

### **Parking Standards.**

48. The Parking Standards document sets out the parking standards that the Council will have with regards to assessing proposals for new development. The document states:

*In assessing the parking provision in association with development the Department will normally expect developers to provide an access to the site in accordance with the current standards. Where appropriate, developers will be required to demonstrate there is adequate provision of space within the site, for parking, manoeuvring, loading and unloading to fulfil the operational requirements of the proposed development.*

## **Assessment**

49. The proposed development is comprised of an extension to an existing BMX track and the provision of a new skatepark. This is a form of non-residential

development that may be acceptable in the open countryside in accordance with the requirements of policy COU1 subject to complying with all policy requirements contained in the operational policies in the Plan relevant to the development.

50. The relevant operational policies for the extension and/or provision of new open and any ancillary facilities are described in the preceding section of this report.

### **Open Space and Outdoor Recreation in the open countryside**

51. In respect of the loss of existing parkland in Bells Lane Park the exception test of policy OS1 is met as the investment by the Council in improving access to the existing BMX track and increasing the range of uses by building a skatepark means that a broader range and age of user will have access to the Park. This is a substantial community benefit particularly as this is now the main hub for these two outdoor sports in the Council area.
52. There is no net loss of land within the Park and there remains sufficient parkland for the use of other users attracted to Bells Lane for passive outdoor recreation uses such as dog walking.
53. The construction of a skatepark is a new outdoor recreation use in the open countryside and it is stated that these uses will be permitted where the criteria of policy OS6 are met.
54. In addition to being designated as open space, the application site also resides within a local landscape policy and a landscape wedge. A biodiversity checklist has been submitted with this application. In part 3 of the checklist it is stated that

*‘Taking into account an active railway line and mature vegetation separates the Site and the AONB, and no hydrological links were identified between the Site and the AONB, it is considered highly unlikely for any proposed works to result in the degradation of habitat within the AONB.’*
55. Given the nature, scale and siting of the proposal, officers are satisfied that the proposed development would not have a detrimental impact on the adjacent AONB, the local landscape policy area or the landscape wedge and that no important features are highlighted in a Plan that require protection.
56. Part 3 of the checklist highlights concerns that the proposal may have on the wildlife within dense vegetation located along the railway line to the east of the site.
57. This vegetation is not located within the boundaries of the application site. Furthermore, the proposal involves no alteration to this line of vegetation. As such, officers are content that the proposal would result in no significant impact to wildlife or vegetation. There are no features relating to the historic environment within the application site. The requirement of criterion a) is met in full.

58. The scale and design of the proposal has been carefully considered and with the exception of the new ramp the other hard landscape feature are set down in the landscape to take account of existing mature boundary treatments. Where necessary the impact is mitigated by new landscaping.
59. The scheme has been developed not to disrupt the visual amenity or the character of the local landscape. The boundaries of the wider BMX Club grounds are vegetated with hedging and trees. The proposed landscaping will assist in absorbing the development into the landscape over time. The requirement of criterion b) is met in full.
60. As has been highlighted in the paragraphs above, the proposal will have no adverse impact on residential amenity as the closest residential properties are separated from the site by other development and the landscape wedge. The requirements of criterion c) is met in full.
61. The ancillary works included within this application are designed to a high standard, have taken account of the needs of people with disabilities and are of a scale appropriate to the local area. The works are also sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment.
62. The proposed benches, picnic benches and bins have been positioned around the proposed skatepark. The path surrounding the skatepark will be resurfaced but will be brought to the same levels as the existing. The proposed fence will be erected around the hill start and sheltered area and the car park. The ancillary works proposed are considered to be acceptable. The requirements of criterion d) are met in full.
63. Bells Lane Park and the related open spaces uses are managed and maintained by the Council or on lease to a local community of interest group. Public safety is not prejudiced and the development is compatible with other countryside uses adjacent which include the allotments, the golf course and existing BMX track.
64. The nature, scale, extent and frequency or timing of the recreational activities proposed are managed with the greatest impact arising from competitions or exhibitions.
65. Additional parking is provided to ensure public safety or access to the other uses is not comprised at these times. The requirements of criterion e) are met in full.

### **COU15 Integration and Design of Buildings in the Countryside**

66. As already detailed, the application site resides within the grounds of the Lisburn BMX Club. The proposal, when considered cumulatively, is considered moderate in its scaling in relation to the established use of the site. The largest structure included within the proposal is the new hill start and the associated sheltered area.
67. These elements of the proposal are considered to be subordinate to the use of the BMX Club. The proposed skatepark, carpark, spectator's area and other ancillary works are not of an excessive scaling or design and are not considered to appear unduly apparent within the context of the wider BMX grounds or the surrounding area. As such, the proposal in its entirety is not considered to appear as a prominent feature within the landscape.
68. The proposal is considered an expansion of the existing BMX club to provide further facilities. Given the established use of the wider grounds, the proposed expansion is considered acceptable. The only actual structure within this proposal is the sheltered area at the top of the hill start. There are presently no buildings within the application site or the wider grounds.
69. However, at the time of the site visit, a number of storage containers were present on the site. To a degree, the proposed sheltered area could be considered to cluster with the containers on the site however, the temporary nature of containers raises concern regarding their permanence on the track.
70. With this in mind while the sheltered area may not effectively cluster with an established group of buildings, its nature, scaling and design are not considered so excessive to prevent the structure from the acceptably integrating into the landscape.
71. The proposal in its entirety is considered to be suitably scaled and sited within the context of the wider BMX grounds and as such will successfully blend with the existing landform, trees, slopes and other natural features which provide a backdrop.
72. The boundaries of the wider BMX Club grounds are vegetated with hedging and trees. In addition to this, new planting is included within the proposal. As such, the proposal will be suitably enclosed by the existing and proposed vegetation and as such will suitably integrate into the landscape.
73. As detailed above, the proposal in its entirety is appropriately scaled, designed and sited. New vegetation and planting is included within the proposal however, it is considered that the proposal is not primarily reliant on this to successfully integrate into the landscape.
74. The only building within the proposal is the sheltered structure at the top of the hill start. The shelter is considered to be appropriately scaled, designed and sited and is not considered to be inappropriate to the locality.

75. The proposed ancillary works, including the fencing, picnic benches, benches, bins and planting are considered to be appropriately scaled and sited and will successfully integrate with their surroundings.
76. The proposal in its entirety is considered to be in compliance with the requirements of policy COU15.

#### **COU16 Rural Character and other Criteria**

77. As discussed above, given the appropriate scaling and siting of the proposal within the grounds of an established BMX Club, it is not considered to appear unduly prominent in the landscape.
78. The only building included within this proposal is the sheltered area at the top of the proposed hill start. It has already been determined that the shelter would not cluster with an established group of buildings. However, despite this, given its intended purpose and its scaling, it is not considered to have a detrimental impact on the rural character of the area.
79. The application site lies within the wider grounds of Lisburn BMX Club. The grounds reside between the settlement limits of Lisburn City and Lisburn Greater Urban Area. As such, the application site does reside within the countryside. Given the nature of the proposal and fact that it involves expansion of the established BMX Club which is defined within the Plan Strategy 2032 as open space, it is not considered to mar the distinction between a settlement and the surrounding countryside, or otherwise result in urban sprawl.
80. The scaling, design and positioning of the proposal is found to be acceptable within the context of the established BMX Club grounds and the wider area. At present, the boundaries of the wider application site provide a degree of screening through vegetation in the form of trees and hedging. The application proposes further landscaping surrounding the skate park, hills start and car park. The introduction of this further planting is considered to assist in the proposal integrating into the landscape while preserving the established rural/open space character of the area.
81. There are no residential properties abutting the boundaries of the application site and so in a direct sense, it is considered that the proposal would have no impact on residential amenity. In addition to this, given its nature and scaling, the proposal is not considered to have the capacity to harm residential amenity in regard to causing loss of light, loss of privacy or appearing overbearing. It is acknowledged that the expansion of the BMX track and introduction of the skate park will encourage further use which may result in further noise and disturbances.
82. Any noise and disturbance generated from the proposal will be related to its use and is not considered to be to such a scale that would be significantly detrimental. It has been noted above that there are some residential properties to the south of BMX Club grounds. These properties reside a significant

distance from the application site and as such will not be impacted in any manner.

83. There are no toilets or connections to the wastewater network included within this proposal. NI Water have been consulted on this application in regard to the drainage of the proposal. The Council are awaiting their response.
84. The proposed ancillary works, including the fencing, picnic benches, benches, bins and planting are considered to be appropriately scaled and sited and are considered to have an acceptable impact on rural character.
85. The proposal will utilise the existing access to the public road and as such will have no impact on road safety or the flow of traffic. DfI Roads have been consulted on this application. In their response dated the 3<sup>rd</sup> of March 2026, they requested the applicant to provide detail on the parking provision for the proposal.
86. A revised plan has since been submitted by the applicant indicating that the proposed car park will provide 62 spaces and 4 disabled spaces. The consultation is still open with DfI Roads to comment on this revision however, the plans indicate that the spaces meet the parking space standards of 2.40 metres by 4.80 metres. In principle, the proposed parking within the proposal should be acceptable to DfI Roads.
87. Overall, the proposal is considered to be compliant with the requirements of policy COU 16 and as such will have an acceptable impact on the rural character of the area.

### **TRA1 Creating an Accessible Environment**

88. At present, within the park area where the application site resides, there are level, flat paths which allow movement around the small park. These will be retained. The path surrounding the proposed skatepark will be resurfaced and the plans notes that the existing levels of this path will be reinstated.
89. The proposal includes 4no disabled car parking spaces within the new carpark.
90. The proposal is found to be in compliance with the requirements of policy TRA 1.

### **TRA2 Access to Public Roads**

91. The proposal will utilise the existing access to the public road and as such will have no impact on road safety or the flow of traffic. DfI Roads have been consulted on this application. In their response dated the 3<sup>rd</sup> of March 2026, they requested the applicant to provide detail on the parking provision for the proposal. A revised plan has since been submitted by the applicant indicating that the proposed car park will provide 62 spaces and 4 disabled spaces. The

consultation is still open with DfI Roads to comment on this revision however, the plans indicates that the spaces meet the parking space standards of 2.40 metres by 4.80 metres. In principle, the proposed parking within the proposal should be acceptable to DfI Roads.

92. The road to the west of the Club grounds is designated as the Belfast to Lisburn protected route (Queensway). Access to the Club however is not taken from this road. The proposal does not conflict with policy TRA 3 Access to Protected Routes.
93. The proposal is in compliance with the requirements of policy TRA 2.

### Conclusions

94. The assessment demonstrates there is a clear community benefit in upgrading the existing BMX facilities and providing a new skatepark for the citizens of the Council Area. All the operational policies requirements related to this form of development are fully considered in the assessment of this application, and the proposal is therefore in accordance with the requirements of policy COU1.

### Recommendations

95. It is recommended that planning permission is approved.

### Conditions

96. The following conditions are recommended:
  1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.





<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Noting
<b>Subject:</b>	Item 2 – Statutory Performance Indicators – April 2026

1.0	<p><b><u>Background</u></b></p> <ol style="list-style-type: none"> <li>1. The Planning Act (Northern Ireland) 2011 sets out the legislative framework for development management in NI and provides that, from 1 April 2015, Councils now largely have responsibility for this planning function.</li> <li>2. The Department continues to have responsibility for the provision and publication of official statistics relating to the overall development management function, including enforcement. The quarterly and annual reports provide the Northern Ireland headline results split by District Council. This data provides Councils with information on their own performance in order to meet their own reporting obligations under the Local Government Act (Northern Ireland) 2014.</li> </ol> <p><b><u>Key Issues</u></b></p> <ol style="list-style-type: none"> <li>1. The Department for Infrastructure has provided the Council with monthly monitoring information against the three statutory indicators. A sheet is attached (see Appendix) summarising the position for each indicator for the month of April 2026.</li> <li>2. This data is unvalidated management information. The data has been provided for internal monitoring purposes only. They are not validated official statistics and should not be publicly quoted as such.</li> <li>3. Members will note that the performance against the statutory target for local applications for April 2026 was 16 weeks. This is the first month of the new financial year and reducing the number of older applications and improving the timeliness of decision making for local applications remains a performance improvement objective for the Council.</li> <li>4. A higher than anticipated number of local applications were received in April. While the number of applications decided was less than the number received there remains a focus on managing caseloads effectively to ensure that the performance objectives set out above are achieved.</li> <li>5. There was no opportunity to perform against the major application category this month.</li> <li>6. Enforcement is reported separately on a quarterly basis but for completeness Members are advised that the Council remains on target to achieve the statutory</li> </ol>
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	target of processing 70% of cases within 39 weeks. In April 84.6% of cases were decided in 39 weeks.	
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that the Committee notes the information in relation to the April 2026 Statutory Performance Indicators.</p>	
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>There are no finance or resource implications.</p>	
4.0	<p><b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b></p>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out</p> <p>This is a report outlining progress against statutory targets and EQIA is not required.</p>	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>This is a report outlining progress against statutory targets and RNIA is not required.</p>	

<b>Appendices:</b>	Appendix 2 – Statutory Performance Indicators – April 2026
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Statutory targets monthly update - April 2026 (unvalidated management information)

Lisburn and Castlereagh

	Major applications (target of 30 weeks)				Local applications (target of 15 weeks)				Cases concluded (target of 39 weeks)			
	Number received	Number decided/withdrawn <sup>1</sup>	Average processing time <sup>2</sup>	% of cases processed within 30 weeks	Number received	Number decided/withdrawn <sup>1</sup>	Average processing time <sup>2</sup>	% of cases processed within 15 weeks	Number opened	Number brought to conclusion <sup>3</sup>	"70%" conclusion time <sup>3</sup>	% of cases concluded within 39 weeks
April	1	0	-	-	87	51	16.0	47.1%	29	13	29.4	84.6%
May												
June												
July												
August												
September												
October												
November												
December												
January												
February												
March												
<b>Year to date</b>	<b>1</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>87</b>	<b>51</b>	<b>16.0</b>	<b>47.1%</b>	<b>29</b>	<b>13</b>	<b>29.4</b>	<b>84.6%</b>

Source: NI Planning Portal

Notes:

1. DCs, CLUDS, TPOS, NMCS and PADS/PANs have been excluded from all applications figures

2. The time taken to process a decision/withdrawal is calculated from the date on which an application is deemed valid to the date on which the decision is issued or the application is withdrawn. The median is used for the average processing time as any extreme values have the potential to inflate the mean, leading to a result that may not be considered as "typical".

3. The time taken to conclude an enforcement case is calculated from the date on which the complaint is received to the earliest date of the following: a notice is issued; proceedings commence; a planning application is received; or a case is closed. The value at 70% is determined by sorting data from its lowest to highest values and then taking the data point at the 70th percentile of the sequence.



<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Noting
<b>Subject:</b>	Item 3 – Appeal Decision – LA05/2024/0186/F

1.0	<p><b><u>Background</u></b></p> <ol style="list-style-type: none"> <li>1. An application for a proposed dwelling within an existing cluster on lands 60 metres south of 162 Old Ballynahinch Road Lisburn was refused on 20 June 2025.</li> <li>2. Notification that an appeal had been lodged with the Planning Appeals Commission was received on 18 August 2025.</li> <li>3. The procedure followed in this instance was written representation and accompanied site visit held on 15 April 2026.</li> <li>4. The main issues in the appeal relate to whether the proposal would be acceptable in principle in the countryside.</li> <li>5. In a decision received on 21 April 2026 the Commission confirmed that the appeal was dismissed.</li> </ol> <p><b><u>Key Issues</u></b></p> <ol style="list-style-type: none"> <li>1. The key issue identified in this appeal was whether a dwelling would be acceptable in principle in this part of the open countryside.</li> <li>2. The appellant presented a case that the proposed dwelling formed part of a cluster. The Commissioner agreed with both the appellant and the Council that the appeal site lies within an existing cluster of development for the purposes of assessing the proposal against the requirements of policy COU2.</li> <li>3. The Council’s refusal reason related to the appeal proposal not satisfying criterion (c) of policy COU2, due to the proposed cluster not being associated with a recognised focal point, such as a social or community facility.</li> <li>4. The appellant considered a former post office at No 158 Old Ballynahinch Road, a telephone exchange, bus stop, commercial premises, an old mill building, a nearby crossroads, and a Masonic Hall to constitute focal points under criterion (c).</li> <li>5. The Commissioner agreed with the Council that examples of focal points provided by the appellant are located some distance from, and lie outside, the identified cluster. As the examples could not be relied upon the Council’s refusal reason was sustained.</li> </ol>
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6. The appeal decision emphasises the need for careful assessment of the relationship between a building highlighted as a focal point and the associated cluster of development. Distance from the cluster is a key consideration when examining this type of proposal and it is not sufficient for an applicant to merely state there is one. The focal point must be visually significant within the cluster and a different built form and use to the rest of the buildings within it.

2.0 **Recommendation**  
 It is recommended that the Committee notes the report and decision of the Commission in respect of this appeal.

3.0 **Finance and Resource Implications**  
 No cost claim was lodged by any party in this instance.

4.0 **Equality/Good Relations and Rural Needs Impact Assessments**

4.1	Has an equality and good relations screening been carried out?	No
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4.2	Brief summary of the key issues identified and proposed mitigating actions <b><u>or</u></b> rationale why the screening was not carried out  This is a report updating the committee on a decision by the PAC and EQIA is not required.	
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4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
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4.4	Brief summary of the key issues identified and proposed mitigating actions <b><u>or</u></b> rationale why the screening was not carried out.  This is a report updating the committee on a decision by the PAC and RNIA is not required.	
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<b>Appendices:</b>	Appendix 3 – Appeal Decision – LA05/2024/0186/F
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Email: [info@pacni.gov.uk](mailto:info@pacni.gov.uk)

Website: [www.pacni.gov.uk](http://www.pacni.gov.uk)

Our reference: **2025/A0052**  
Authority  
reference: **LA05/2024/0186/F**  
21st April 2026

Dear Sir / Madam,

**Re:**

**Appellant name: Mrs. Lyndsey Kenny**

**Description: Proposed dwelling within an existing cluster**

**Location: 60m south of 162 Old Ballynahinch Road, Lisburn**

Please find enclosed Commission decision on the above case.

Yours Sincerely,

Robert Reilly  
PACWAC Admin Team



# Appeal Decision

Planning Appeals Commission  
4<sup>th</sup> Floor  
92 Ann Street  
Belfast  
BT1 3HH  
T: 028 9024 4710  
E: info@pacni.gov.uk

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<b>Appeal Reference:</b>	2025/A0052
<b>Appeal by:</b>	Mrs Lyndsey Kenny
<b>Appeal against:</b>	Refusal of full planning permission
<b>Proposed Development:</b>	Proposed dwelling within an existing cluster
<b>Location:</b>	60m south of 162 Old Ballynahinch Road, Lisburn
<b>Planning Authority:</b>	Lisburn and Castlereagh City Council
<b>Application Reference:</b>	LA05/2024/0186/F
<b>Procedure:</b>	Written Representations and Commissioner's site visit of 15 <sup>th</sup> April 2026
<b>Decision by:</b>	Commissioner G McCallion, dated 21 <sup>st</sup> April 2026

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## Decision

1. The appeal is dismissed.

## Reasons

2. The main issues are whether the proposal would be acceptable in principle in the countryside.
3. Section 45(1) of the Planning Act (Northern Ireland) 2011 indicates that in dealing with an appeal, regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act requires that where, in making any determination under this Act, regard is to be had to the LDP, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4. The Lisburn and Castlereagh City Council Local Development Plan 2032, Plan Strategy (PS) sets out the strategic policy framework for the Council area. In accordance with the transitional arrangements set out in the Schedule to the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended), where the PS is adopted by the Council, a reference to the local development plan in the Act is a reference to the Departmental Development Plan (DDP) and the PS read together. In this appeal the relevant DDP is the Lisburn Area Plan (LAP).
5. In accordance with the legislation, any conflict between a policy contained within the DDP and those of the PS must be resolved in favour of the latter. In the DDP, the appeal site is in the Greenbelt. There are no objections before me with respect to this designation and there are no policies contained within the DDP that

are pertinent to these proposals, so no conflict arises with the PS. The Court of Appeal declared the adoption of the 2014 Belfast Metropolitan Area Plan (BMAP) unlawful. Consequently, no reliance can be placed on its provisions. However, while draft BMAP 2004 is not a DDP, it could still be a material consideration in certain cases. Within it the appeal site is in the greenbelt.

6. Regional planning policy is set out in the Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' Edition 2 (SPPS). It sets out the transitional arrangements which will operate until the local authority has adopted a PS for the whole of their council area. In accordance with the SPPS, as the Council has now adopted a PS, the previous retained policies, such as Planning Policy Statements have now ceased to have effect within this Council area. Therefore, the appeal proposal falls to be considered against the provisions of the most up to date operational policies for the area, which are contained within the PS and set out below.
7. Policy COU1 'Development in the Countryside' states that certain types of development are acceptable in principle and contribute to sustainable development. Acceptable residential proposals are detailed in Policies COU2 through to COU10, including Policy COU2 'New Dwellings in Existing Clusters'. All countryside development must also comply with Policies COU15 'Integration and Design of Buildings in the Countryside' and COU16 'Rural Character and Other Criteria', to which no objections have been raised.
8. There is no dispute that the appeal site lies within an existing cluster. The Appellant initially refers to 31 associated dwellings but ultimately identifies the cluster as comprising Nos. 160, 162, 164a and 164b Old Ballynahinch Road. While the Council agrees these dwellings form part of the cluster, it also includes Nos. 156, 158 and 166 Old Ballynahinch Road, Nos. 55, 55A–55D and 57 Bailliesmills Road, and a telephone exchange.
9. Policy COU2 advises that planning permission will be granted for a dwelling at an existing cluster of development provided all five stated criteria a) through to e) are met. The Council direct that the appeal proposal does not meet with criterion (c) which requires the cluster to be associated with a focal point such as a social/community building.
10. The Appellant contends that a building, formerly used as a post office at No. 158 Old Ballynahinch Road, the telephone exchange, a bus stop, the premises of Complete Fleet Solutions, old mill building and also the crossroads, where River and Bailliesmills Roads meet the Old Ballynahinch Road, are all focal points pursuant to criterion (c) of the Policy. The Appellant also directs to a Masonic Hall in the vicinity of the appeal site. The Council indicate that, during their deliberations, they also took account of the Masonic Hall and local Presbyterian Church and its associated Hall but discounted them, as they are located beyond the cluster and some distance from the appeal site.
11. The justification and amplification of Policy COU2 advises that a focal point is usually visually significant within the cluster and which defines a different built form and use to the rest of the buildings within it.

12. Following my site inspection, I note that No. 158, the former post office, is now in residential use and no longer functions as a community building. Thus, it does not qualify as a focal point under criterion (c). The former mill building is likewise in residential use, as confirmed in the Appellant's evidence, which directs to a change-of-use permission some years ago. While the building remains visually distinctive due to its historic use and materials, it is located approximately 180 metres directly northeast of the appeal site, on the eastern side of the Old Ballynahinch Road. At this distance, and due to the curvature of the road and intervening vegetation, it is neither visible from the appeal site nor perceptible within the cluster. Accordingly, as the use no longer qualifies under criterion (c), and given both the distance involved and the absence of any visual relationship, the former mill building does not meet the requirements of the policy.
13. Although the telephone exchange is located within the cluster, it is not a social or community building and is physically segregated from surrounding properties by substantial fencing. Whilst the telephone exchange differs in its built form from other buildings in the cluster, it lacks visual significance when viewed from either the appeal site or within the cluster. I also discount the bus stop. While the policy criterion does not prescribe a definitive building typology, a bus stop does not constitute a building and therefore cannot reasonably be regarded as a focal point for the purposes of the policy. The same conclusion applies to the crossroads, which similarly fails to satisfy the requirements of the criterion.
14. Regarding the Complete Fleet Solutions vehicle recovery and maintenance premises, no cogent evidence has been provided by the Appellant to demonstrate why, in this instance, the premises should be regarded as a focal point within the cluster for the purposes of the criterion. Consistent with appeal decision 2024/A0084, appended to the Council's evidence, I concur that its function as a private commercial enterprise does not amount to a focal point or a building that residents of the cluster would routinely visit or use. Therefore, I do not consider it a social or community building and thus a focal point for the purposes of the criterion.
15. Neither party provided directional locations for the Masonic Hall or the Presbyterian Church and Hall and referred to the former by different names (Balliesmills or Cargycreevy). However, the Council advised that these buildings were located approximately 423m and 742m from the appeal site respectively. From the Appellant's plans and my site visit, the Masonic Hall lies to the southeast of the site, while two Presbyterian churches are nearby: Balliesmills Presbyterian Church to the northeast off Drennan Road, which I calculated to be around 710m from the appeal site, and Cargycreevy Presbyterian Church and Hall which I calculated at around 660m to the southeast of the appeal site, beyond the Masonic Hall, on Old Ballynahinch Road. Having regard to the distances cited and my own observations on site, I consider the Council's deliberations to relate to Cargycreevy Presbyterian Church, though I have taken both church buildings into account.
16. None of the identified buildings are visible from the appeal site, nor are either of the churches visible from within the cluster. Whilst partial views of the roof of the Masonic Hall are available from No. 166 Old Ballynahinch Road, which the Council recognises as forming part of the cluster, such views are fleeting due to the

curvature of the road, intervening topography and vegetation. At this distance, the Masonic Hall is neither visually significant nor associated with the cluster. In any event, and consistent with appeal decision 2024/A0005, appended to the Council's evidence, the churches and the Masonic Hall are located at some distance from, and outside of, the identified cluster of development. Accordingly, they do not constitute focal points within the cluster for the purposes of criterion (c) of Policy COU2. For these reasons, the proposal offends criterion (c) of Policy COU2, and the Council's second reason for refusal is sustained.

17. Consequently, as I have found that the proposal is not a type of development which in principle is acceptable in the countryside, it follows that the Policy COU1 is not met. Thus, the Council's first reason for refusal is also sustained.
18. Appeals 2021/A0065, 2022/A0019 and 2023/A0043 were referenced by the Appellant, but the decisions were not provided in full. Likewise, planning applications S/2010/1055, S/2011/0742 and LA05/2020/0586 were cited as evidence of incremental cluster development associated with the appeal site, but no supporting decisions or details were appended. In appeals, the burden of proof rests with the party relying on such matters. As this evidence has not been substantiated, contextually it cannot be compared to the appeal before me.
19. I acknowledge the Appellant's assertion that the appeal site is found within an area locally referred to, and identified online and on a bus timetable, as a village. I also recognise his viewpoint that it should be regarded as a hamlet. However, I must have regard to the LDP, and my decision must be in accordance with it, unless material considerations indicate otherwise. The fact that the cluster is referred to as a village online and on a bus timetable do not outweigh the provisions within the statutory LDP. Furthermore, whilst I acknowledge that there are no objections in respect of design, integration, landscaping or ecology, these matters also do not outweigh the proposals failure to comply with the principle of development in this location.
20. Thus, as the proposal is contrary to Policies COU1 and COU2 of the PS, and the Council's first and second reasons for refusal have been sustained and are determining, the appeal must fail.

The decision relates to the following plans:

- Site location plan, scale 1:2500, Plan No. 18505NW;
- Proposed site layout and entrance details, scale 1:500, dated January 2023, amended 11-4-25;
- Existing levels, scale 1:500, dated January 2023, amended 11-4-25;
- Proposed levels, scale 1:500, dated January 2023, amended 11-4-25;
- Proposed plans and sections, scale 1:100, dated January 2023;
- Proposed elevations, scale 1:100, dated January 2023;
- Garage details, scale 1:100, dated January 2023; and
- Proposed landscape plan, scale 1:500, dated January 2023.

**COMMISSIONER GARETH McCALLION**

**List of Documents**

Planning Authority: -

Statement of Case, Lisburn and Castlereagh  
City Council  
Rebuttal Statement, Lisburn and Castlereagh  
City Council

Appellant: -

Statement of Case, on behalf of Mrs Lyndsey  
Kenny  
Rebuttal Statement, on behalf of Mrs Lyndsey  
Kenny



<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Decision
<b>Subject:</b>	Item 4 – Pre-application Notice (PAN) for the proposed subdivision of Unit C1 at the Sprucefield Shopping Centre to create two units for the display and sale of Class A1 comparison goods and associated elevation changes

1.0

**Background**

1. Section 27 of the Planning Act (Northern Ireland) 2011 requires a prospective applicant, prior to submitting a major application, to give notice to the appropriate Council that an application for planning permission is to be submitted.

**Key Issues**

2. Section 27 (4) of the Planning Act (Northern Ireland) 2011 stipulates what information a PAN must contain. The attached report sets out how the requirement of the legislation and associated guidance has been considered as part of the submission.
3. Section 27(5) of the Planning Act (Northern Ireland) 2011 also stipulates that regulations may require that the PAN be given to persons specified in the regulations and prescribe (i)the persons who are to be consulted as respects a proposed application, and (ii)the form that consultation is to take.
4. It is stated in the Planning (Development Management) Regulations (Northern Ireland) 2015 as amended by the Planning (Miscellaneous Amendments) Regulations (Northern Ireland) 2025 that the prospective applicant must:
  - a) hold at least one public event in the locality in which the proposed development is situated where members of the public may make comments to the prospective applicant as regards the proposed development; maintain a website to display details of the proposed development and facilitate comments from members of the public relating to the proposed development; and
  - b) publish in a newspaper circulating in the locality in which the proposed development is situated a notice containing (i)a description of, and the location of, the proposed development, (ii)details as to where further information may be obtained concerning the proposed development, (iii)the date, time and place of the public event, (iv)a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so, (v)a statement that comments made to the prospective applicant are not representations to the council or as the case may be the Department and if the prospective applicant submits an application there will be an opportunity to make representations on that application to the council or as the case may be the Department at a later

	stage, (vi) details of the website maintained in accordance with 2(a), and (vii) the period of time to display details of the proposed development on the website.	
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that the Members note the information on the content of the Pre-application Notice attached and agree that it is submitted in accordance with the relevant sections of the legislation and related guidance.</p>	
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>There are no finance and resource implications.</p>	
4.0	<p><b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b></p>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out</p> <p>This is a report in relation to the serving of a Pre-Application Notice on the Council in relation to a major application. EQIA is not required.</p>	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>This is a report in relation to the serving of a Pre-Application Notice on the Council in relation to a major application. RNIA is not required.</p>	

<b>Appendices:</b>	<p><b>Appendix 4(a)</b> - Report in relation to LA05/2026/0378/PAN</p> <p><b>Appendix 4(b)</b> – LA05/2026/0378/PAN – PAN Form</p> <p><b>Appendix 4(c)</b> – LA05/2026/0378/PAN – Site Location Plan</p>
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## Lisburn & Castlereagh City Council

Council/Committee	Planning Committee
Date of Meeting	1 June 2026
Responsible Officer	Conor Hughes
Date of Report	15 May 2026
File Reference	LA05/2026/0378/PAN
Legislation	Section 27 of the Planning Act (Northern Ireland) 2011
Subject	Pre-Application Notice (PAN)
Attachments	PAN Form and Site Location Plan

### Purpose of the Report

1. The purpose of this report is to advise Members of receipt of a Pre-application Notice (PAN) for the proposed subdivision of Unit C1 at the Sprucefield Shopping Centre to create two units for the display and sale of Class A1 comparison goods and associated elevation changes.

### Background Detail

2. Section 27 of the Planning Act (Northern Ireland) 2011 requires that a prospective applicant, prior to submitting a major application must give notice to the appropriate council that an application for planning permission for the development is to be submitted.
3. It is stipulated that there must be at least 12 weeks between the applicant giving the notice (through the PAN) and submitting any such application.
4. The PAN for the above-described development was received on 1 May 2026. The earliest possible date for the submission of a planning application is week commencing 27 July 2026.

### Consideration of PAN Detail

5. Section 27 (4) stipulates that the PAN must contain:
 

**A description in general terms of the development to be carried out.**
6. The description associated with the FORM PAN1 is as described above.

7. Having regard to the relevant section of the legislation and bullet point 1 of paragraph 2.4 of Development Management Practice Note 10, it is considered that an adequate description of the proposed development has been provided.

**The postal address of the site, (if it has one).**

8. The postal address identified on the FORM PAN1 is as described above.
9. Having regard to the relevant section of the legislation and bullet point 2 of paragraph 2.4 of Development Management Practice Note 10, it is accepted that an adequate description of the location has been provided.

**A plan showing the outline of the site at which the development is to be carried out and sufficient to identify that site.**

10. Having regard to the relevant section of the legislation and bullet point 3 of paragraph 2.4 of Development Management Practice Note 10, it is accepted that a site location plan with the extent of the site outlined in red and submitted with the PAN form is sufficient to identify the extent of the site.

**Details of how the prospective applicant may be contacted and corresponded with.**

11. Having regard to the relevant section of the legislation and bullet point 4 of paragraph 2.4 of Development Management Practice Note 10 it is noted that the FORM PAN1 as amended and associated covering letter includes details of how the prospective applicant may be contacted and corresponded with.
12. The Form PAN1 includes the name and address of the agent. Any person wishing to make comments on the proposals or obtain further information can contact the agent Inaltus Limited, Eamonn Loughrey, 15 Cleaver Park, Malone Road, Belfast.
13. In addition to the matters listed above, regulation 4 of the Planning (Development Management) Regulations (Northern Ireland) 2015 sets out that a PAN must also contain the following.

**A copy (where applicable) of any determination made under Regulation 7 (1)(a) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015 in relation to the development to which the proposal of application notice relates.**

14. Having regard to the relevant section of the legislation and bullet point 1 of paragraph 2.5 of Development Management Practice Note 10 that the FORM PAN 1 indicates that no environmental impact assessment determination has been made.
15. It is accepted that this reference is made without prejudice to any future determination being made or the applicant volunteering an Environmental Statement.

**A copy of any notice served by the Department under Section 26(4) or (6) i.e. confirmation (or not) of the Department's jurisdiction on regionally significant developments.**

16. Having regard to the relevant section of the legislation and bullet point 2 of paragraph 2.5 of Development Management Practice Note 10 it is considered that the form of development proposed is not specified in the Planning (Development Management) Regulations (Northern Ireland) 2015 as a major development (i.e. regionally significant) prescribed for the purpose of section 26 (1) of the Planning Act (Northern Ireland) 2011 and it is noted that consultation with the Department has not taken place.

**An account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.**

17. Having regard to the relevant section of the legislation and bullet point 3 of paragraph 2.5 of Development Management Practice Note 10 the account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take has been provided.

The PAN form indicates that a public consultation event fully staffed will take place between 3pm and 7pm on Tuesday 16 June 2026. The venue identified on the PAN form is Unit C1, Sprucefield Retail Park, Lisburn.

The event will be published in the Ulster Star starting on 15 June 2026.

A notification letter will issue to all properties within 800 metres of the site boundary. Information relating to the proposed development will be available to view online at [www.sprucefieldnewretail.com](http://www.sprucefieldnewretail.com) during the period 15 June 2026 to 17 July 2026.

A copy of the Notice has also issued to Elected Members of the DEA and others as identified on the PAN form on 1 May 2026.

## Recommendation

18. In consideration of the detail submitted with the Pre-Application Notice (PAN) in respect of community consultation, it is recommended that the Committee agrees the information is submitted in accordance with the legislation and related guidance.



[www.lisburncastlereagh.gov.uk/resident/planning](http://www.lisburncastlereagh.gov.uk/resident/planning)  
Lisburn & Castlereagh City Council, Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL  
Tel: 028 9244 7300  
E-mail: [planning@lisburncastlereagh.gov.uk](mailto:planning@lisburncastlereagh.gov.uk)

## Combined application for pre application discussion & proposal of application notice Planning Act (Northern Ireland) 2011

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Are you an agent acting on behalf of the applicant?

- Yes  
 No

### Applicant Details

Name/Company

Title

Ms

First name

L

Surname

Scott

Company Name

M&S Scottish Ltd Partnership

### Address

Address line 1

Waterside House

Address line 2

35 North Wharf Road

Address line 3

Town/City

London

Country

172

## Contact Details

Telephone number

Mobile number

Email address

## Agent Details

### Name/Company

Company / Organisation

Title

First name

Surname

## Address

Address line 1

Address line 2

Address line 3

Town/City

Postcode

## Contact Details

173

Telephone number

Mobile number

Email address

Ref no.

## Site Address

**Disclaimer:** Recommendations can only be based on the answers given to the questions.

If you cannot provide a postcode, then further details must be provided below for 'Description of site location' by providing the most accurate site description you can in order to help locate the site.

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

### Description of site location (only complete if postcode is not known)

Description

Easting co-ordinates (x)

362025

### Ownership

Please state applicant's interest in the site

Owner

### Site Area

What is the area of the site?

0.1

Hectares

### Type of Planning Application

Please indicate what type of application is being requested

- Outline permission
- Full permission
- Reserved matters

Is the application which is now being made a renewal for an existing permission?

- Yes
- No

Please select all categories of development which are relevant to this application

- Residential
- Retail
- Industrial/business use
- Community use
- Other

Does the proposal include non-residential floor space?

- Yes
- No

If yes, please provide the non-residential floor space area in square metres

2000

Site Area (ha)

0.1

- How to make an application
- The information required to support an application
- Which regional and local planning policies apply
- Whether the proposal is acceptable in principle
- Design issues
- Heritage
- Amenity issues
- Transport
- Flood risk
- Drainage
- Need for a Section 76 planning agreement
- Environment Impact Assessment
- Other

Please explain why you wish to discuss the matter(s) which are indicated above

To ensure the Council have adequate information from the outset.

Please tell us what you are trying to achieve through your proposal

Sub division of the Unit and relaxation of classes of goods that can be sold. Associated amendments to the elevations.

## Related Proposals

Have you submitted a Proposal of Application Notice or any other pre-application/application in relation to this development?

- Yes
- No

Please give a concise and accurate description of all elements of the proposed development that requires consent, including the purpose for which the land / buildings are to be used. Provide details of all buildings proposed and any ancillary works including access arrangements associated with the proposal. Please also include details of any demolition if the site falls within a designated area.

## Description of Proposed Development

Please give a brief description of the proposed development

Proposed Subdivision of Unit C1 to create two Units for the Display and Sale of Class A1 Comparison Goods. Associated Elevation Changes

## Floorspace Summary

Does the proposal include floorspace?

- Yes
- No

What is the total gross floor space of proposed development (sq m)?

2000

**Renewable Energy**

Does your proposal involve renewable energy development?

 Yes  No

176

**Determinations**

Has a determination been made as to whether the proposed development would be of Regional Significance?

 Yes  
 No

Has an Environmental Impact Assessment determination previously been made?

 Yes  
 No**Details of Proposed Consultation**

Please add separate details for each proposed consultation

Proposed public event: A drop in public information event will be held in the Vacant unit (C1, formerly Mothercare), Sprucefield Retail Park, Lisburn between 3pm and 7pm on Tuesday 16th June 2026.

Venue: Unit C1, Sprucefield Retail Park, Lisburn, BT27 5UJ.

Date and time: 16/06/2026 15:00

Please add separate details for each publication used for the above consultation

Publication

Name of publication Ulster Star

Proposed advert date start 05/06/2026

Proposed advert date finish 05/06/2026

Please specify details of any website and any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc.) and method of notification (please include date, time and with whom)

Public information leaflets distributed to neighbouring properties (at least 800m from site).

Website to be set up at "www.sprucefieldnewretail.com" including Live Chat function and online feedback form. Website will be live from Monday 15th June until Friday 17th July 2026.

Consultation phone line and project email address made available and promoted on project leaflet and website.

Hard copies of materials will be made available via post to anyone unable to access digital materials.

Details of any other publicity methods (e.g. leaflets, posters)

**Details of Other Parties Receiving a copy of this PAN**

Are there any other parties receiving a copy of this PAN?

 Yes  No

Details for elected member(s) for District Electoral Area

**Elected member(s) for District Electoral Area:**

Downshire West DEA: - Alderman Allan Ewart (DUP) - Alderman Owen Gawith (Alliance Party) - Cllr Alan Martin (UUP) - Cllr Caleb McCready (DUP) - Cllr Gretta Thompson (Alliance Party)

**Date notice served:**

01/05/2026

**Elected member(s) for District Electoral Area:**

- Robbie Butler MLA (UUP) - Paul Given MLA (DUP) - Michelle Guy MLA (Alliance Party) - David Honeyford MLA (Alliance Party) - Emma Little-Pengelly MLA (DUP) - Sorcha Eastwood MP (Alliance Party)

**Date notice served:**

01/05/2026

Details for Other Parties

### Authority Employee/Member

Are you/the applicant/applicant's spouse or partner, a member of staff within the council or an elected member of the council?

- Yes
- No

Are you/the applicant/the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

- Yes
- No

It is an important principle of decision-making that the process is open and transparent.

Developers and applicants should be aware that information related to a Pre Application Discussion may be subject to requests under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004. The Act and Regulations provide for some exemptions from the need to disclose information, for example if it is commercially sensitive. In cases where applicants consider that specific information is exempt from the requirements of the Act or the Regulations, the justification for their position should be provided to the relevant authority.

- I acknowledge that this request and any resulting advice may be disclosed as part of any related Freedom of Information request
- I do not wish this request or resulting advice disclosed as part of any related Freedom of Information request

This information may be shared with other departments within the authority for the purposes of promoting investment. Please indicate by ticking the box below that you are providing your personal data on the basis of consent and are positively agreeing that it is shared with these departments and used for the purpose described, who may contact you and consider tailored support to meet your needs. Please note that availing of this service will have no influence on the planning process or the likelihood of you receiving planning permission.

- I consent for my personal data to be shared with other departments within the authority

discussion process, is not binding on any future decision the authority may make once a formal planning application has been submitted.

It is important to note all pre-application advice is given based on the information available at the time. This is without prejudice to the formal consideration of a planning application as other information may arise from consultations, third party representations or policy changes during the regulatory determination process. Moreover, not all planning decisions are made by officers, with some applications, including all proposals for Major development, decided by the Planning Committee.

## Declaration

Pre-Application Discussions are provided by officers on behalf of the Authority. It is informal advice only and not binding on any future decision that the Authority may make once a formal planning application has been submitted. All advice given is on the basis of the information available at the time. The planning application process involves consultation with neighbours and technical consultees and it will not be possible to predict all the issues that will arise once a planning application is submitted. Moreover, not all planning decisions are made by officers, with some applications, including all proposals for Major development, decided by the Planning Committee and Minister. The information I / We have given is correct and complete to the best of my knowledge and belief.

I / We agree to the outlined declaration

Signed

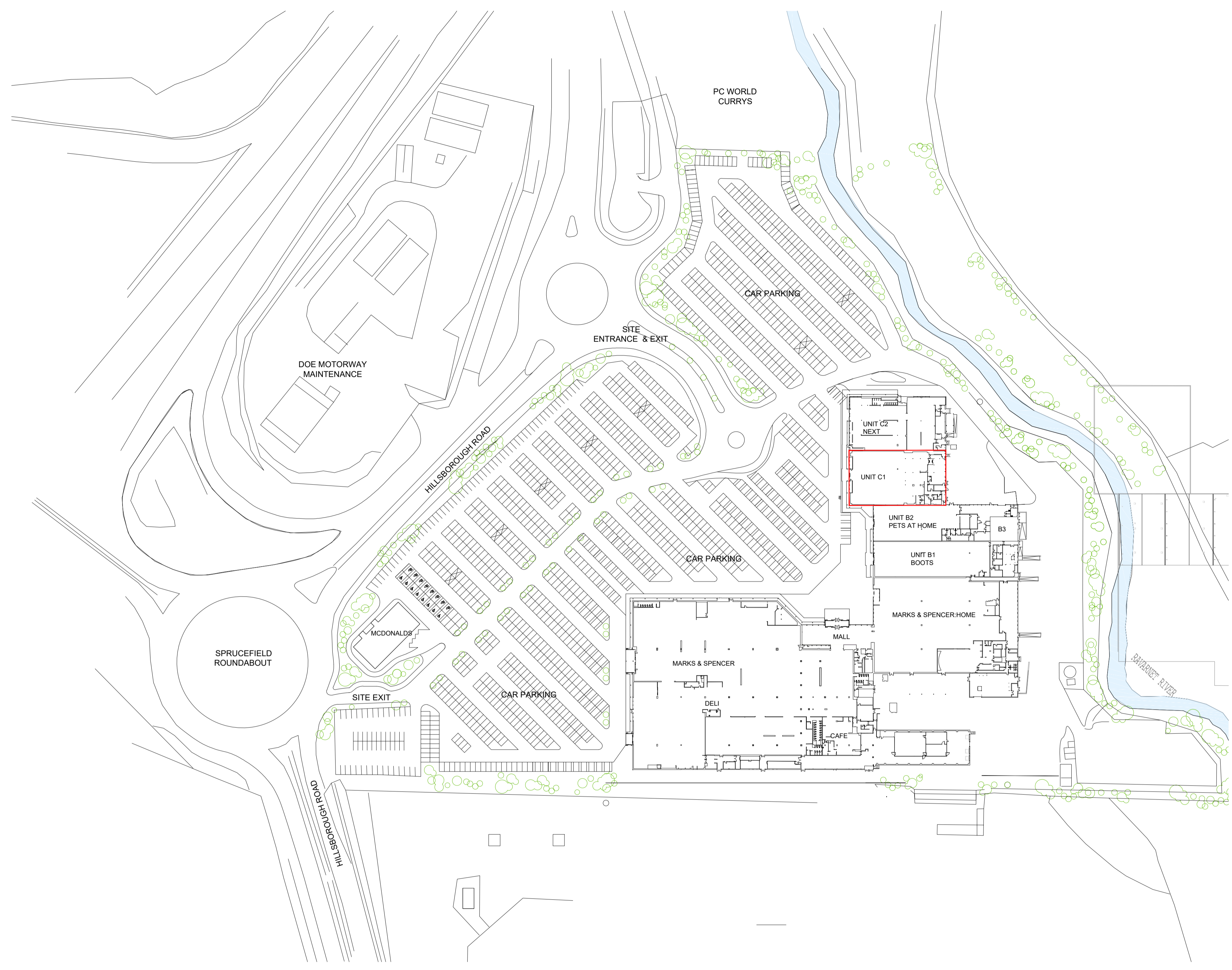
Eamonn Loughrey

Date

01/05/2026

This information may be shared with other departments within the authority for the purposes of promoting investment. Please indicate by ticking the box below that you are providing your personal data on the basis of consent and are positively agreeing that it is shared with these departments and used for the purpose described, who may contact you and consider tailored support to meet your needs. Please note that availing of this service will have no influence on the planning process or the likelihood of you receiving planning permission.

I consent for my personal data to be shared with other departments within the authority



DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO START OF WORKS AND MONO TO BE INFORMED OF DISCREPANCIES IMMEDIATELY. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL MATERIALS AND WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE APPROPRIATE BRITISH STANDARDS OR EURO CODE, PLANNING APPROVAL, CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE. PARTY WALL ACT - NOTICES UNDER THE PARTY WALL ACT ARE TO BE SERVED BY THE PROPERTY OWNER OR APPOINTED THIRD PARTY BY PROPERTY OWNER. HEALTH AND SAFETY - CDM 2015 REGULATIONS APPLY TO ALL CONSTRUCTION WORKS TO BE CARRIED OUT AND APPLY TO DESIGNERS, CONTRACTORS AND THE CLIENT. AS SUCH ALL PARTIES HAVE DUTIES UNDER THESE REGULATIONS.

**Notes**



Rev	Description	Date	Rev by	Chk by
<b>Revisions</b>				

Client  
Marks & Spencer, Waterside House, 35 North Wharf Road, London W2 1NW

Project  
SPRUCEFIELD

Drawing  
LOCATION PLAN

Project Number  
25179

Purpose of Issue  
PLANNING

Scale @ A1  
1:1250

Drawn by  
LMC

Checked by

Revision  
-

Date  
MARCH 2026



**MONO ARCHITECTURAL DESIGN**

MONO Architectural Design Ltd  
Salts Mill, Suite J, Victoria Road, Saltaire, BD18 3LA  
www.mono-ad.co.uk hello@mono-ad.co.uk  
Registered in England & Wales No: 14857583

**DO NOT USE FOR CONSTRUCTION**



<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Noting
<b>Subject:</b>	Item 5 – Proposed abandonment at Quay Street Car Park, Lisburn

1.0	<p><b><u>Background</u></b></p> <p>1. In a letter dated 20 April 2026, the Department for Infrastructure (DfI) Roads notifies the Council of a proposed abandonment at Quay Street Car Park, Lisburn.</p> <p><b><u>Key Issues</u></b></p> <p>1. The letter explains that DfI Roads are proposing to abandon the land at Quay Street Car Park, Lisburn which is one of the on-street car parks transferred to the Council following the re-organisation of local government in 2015.</p> <p>2. The abandonment does not give rise to any site-specific planning issues currently. There are no live applications for the site. Should proposals come forward in the future for equipment associated with the operation of car park or for redevelopment of the land these will be subject to separate committee approvals.</p>	
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that the Committee note the abandonment at Quay Street Car Park, Lisburn.</p>	
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>There are no finance or resource implications.</p>	
4.0	<p><b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b></p>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <b>or</b> rationale why the screening was not carried out.</p> <p>This is a report for noting in relation to a proposed abandonment at Quay Street Car Park, Lisburn. The screening for EQIA is a matter for the Department for Infrastructure as part of their decision-making process.</p>	

4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>This is a report for noting in relation to a proposed abandonment at Quay Street Car Park, Lisburn. RNIA not required.</p>	

<b>Appendices:</b>	<b>APPENDIX 5</b> – Letter from DfI in relation to the proposed abandonment at Quay Street Car Park, Lisburn.
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EASTERN DIVISION



Department for

Infrastructure

An Roinn

Bonneagair

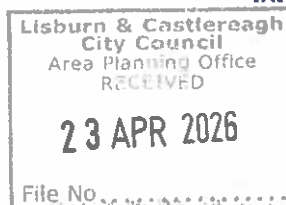
Department for

Infrastructure

www.infrastructure-ni.gov.uk

182

Local Planning Office  
Lisburn & Castlereagh City Council  
Lisburn Civic Centre  
The Island  
LISBURN  
BT27 4RL



Hydebank House  
4a Hospital Road  
Ballydollahan  
BELFAST  
BT8 8JL

Telephone: 0300 200 7899  
Textphone number: 028 9054 0022

Being Dealt With By: Lillian Lewis

Email: [lillian.lewis@infrastructure-ni.gov.uk](mailto:lillian.lewis@infrastructure-ni.gov.uk)

Direct Line: 02890 526161

Your Ref:

Our Ref: MD2/Z/03/1638

Date: 20 April 2026

Dear Sir/Madam

**ROADS (NI) ORDER 1993  
PROPOSED ABANDONMENT QUAY STREET CAR PARK, LISBURN**

DFI Roads are proposing to abandon the land as shown hatched on the attached map.

Please let me have your comments on the above proposal.

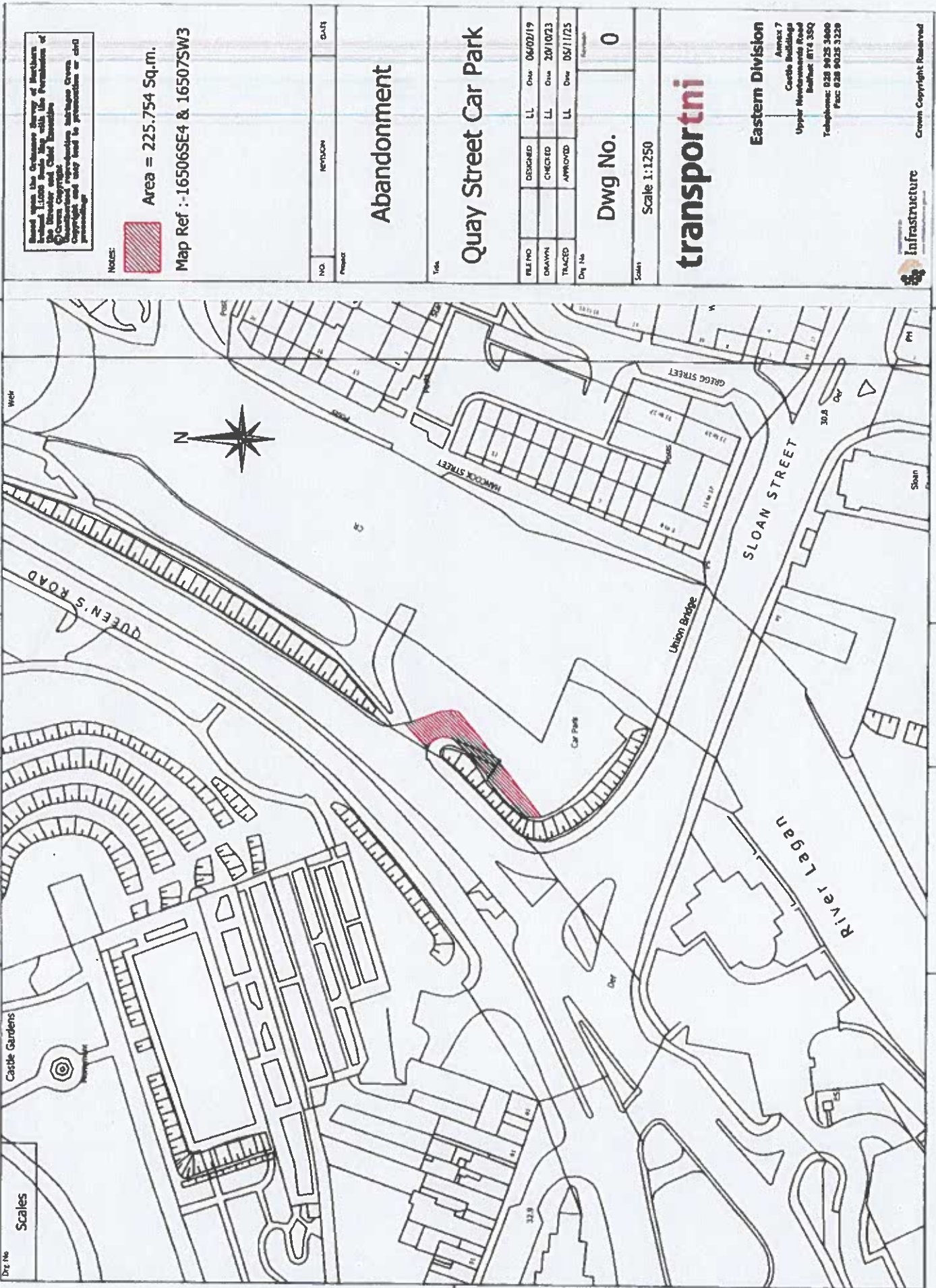
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

*Lillian Lewis*

Lillian Lewis  
Lands Section

ENC



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NOTES:



Area = 225.754 Sq.m.

Map Ref :- 16506SE4 & 16507SW3

NO.	REVISION	DATE

## Abandonment

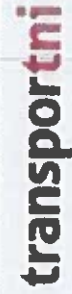
Title

## Quay Street Car Park

FILE NO	DESIGNED	LL	Date
			06/02/19
DRAWN	CHECKED	LL	Date
			20/10/23
TRACED	APPROVED	LL	Date
			05/11/25

Dwg No. **0**

Scale 1:1250



**Eastern Division**  
 Annex 7  
 Corbie Buildings  
 Upper Newmans Road  
 Belfast BT4 3SQ  
 Telephone: 028 9625 3400  
 Facs: 028 9025 3220



Crown Copyright Reserved

Dwg No

Scales

Castle Gardens

Weir



QUEEN'S ROAD

HANCOCK STREET

GREGG STREET

SLOAN STREET

Union Bridge

River Lagan

Car Park

Stair

32.9

35

30.8

PH

<b>Committee:</b>	Planning Committee
<b>Date:</b>	01 June 2026
<b>Report from:</b>	Head of Planning and Capital Development

<b>Item for:</b>	Noting
<b>Subject:</b>	Item 6 – Notification by telecommunication operator(s) of intention to utilise permitted development rights.

1.0	<p><b><u>Background</u></b></p> <ol style="list-style-type: none"> <li>1. The Council is notified by Cornerstone, Openreach and Avison Young, of their intention to utilise permitted development rights to install communications apparatus at six separate locations within the Council area.</li> <li>2. The works consist of the installation of broadband and telecommunication apparatus, upgrades to existing radio base stations and alteration or replacement of a mast or antenna in accordance with Part 18 (Development by Electronic Communications Code Operators) F31 of the Planning (General Permitted Development) Order (Northern Ireland) 2015.</li> </ol> <p><b><u>Key Issues</u></b></p> <ol style="list-style-type: none"> <li>1. The notifications advise the Council of the location of the apparatus where they intend to utilise permitted development rights. Detail is also provided in relation to the nature and scale of the works proposed.</li> <li>2. Only the schedule of locations where the works are proposed has been appended to the report (<b>see Appendix</b>). However, the content of notifications detailed above are provided separately on Decision Time to assist Members in understanding the scope and nature of the proposed works.</li> <li>3. No comment is provided on the requirement for planning permission for the equipment listed. This letter is also referred to the enforcement section of the Unit. They will write separately to the operator should it be considered that the requirements of the Regulations cannot be met at any of the locations specified.</li> </ol>
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that Members note the detail of the notifications specific to the sites identified.</p>
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>There are no finance or resource implications.</p>

4.0	<b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <b>or</b> rationale why the screening was not carried out  This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. EQIA not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <b>or</b> rationale why the screening was not carried out.  This is a report providing notification by telecommunication operator(s) of intention to utilise permitted development rights. RNIA not required.	

<b>Appendices:</b>	Appendix 6 – Notifications from an Operator in respect of intention to utilise permitted development rights
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## List of Notifications from Telecommunication Operators in relation to intentions to utilise Permitted Development Rights June Planning Committee

	Applicant/Agents	Operator	Location	Summary of details	Date received
1.	Cornerstone	WHP Telecoms Ltd	Ballymacross, footpath adjacent to Longstone Street, Lisburn	The removal and replacement of the existing 20.0m monopole with the proposed 20.0m monopole supporting 9 antennas, the removal and replacement of 1 equipment cabinet and ancillary development thereto.	21/04/2026
2.	Cornerstone	WHP Telecoms Ltd	Dundonald TE, Upper Newtownards Road, Dundonald	The relocation of the existing 20.0m tower on to proposed extended concrete tower base. The removal and replacement 6no. existing antennas and 12no. existing ERS' with 6no. new antennas, 30no. new ERS' and 2no. new 300mm dishes. All ancillary works thereto.	28/04/2026
3.	Openreach	BT	Cyril Johnston Hire Ltd, 135A Ballynahinch Road, Carryduff	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	29/04/2026
4.	Cornerstone	Clarke telecom Ltd	7 Hungry House Lane, Lisburn	The proposed installation of 1no. 300mm dish on a new standoff bracket fixed to the existing tower leg. Proposed link equipment to be installed within the existing equipment cabin and all ancillary development thereto. The proposed dish will have a minimal overall impact on the site and will have an overall negligible aesthetic input on the existing tower. The c/l of the proposed 300mm dish will be at a height of 14.5m mounted on the existing tower This ensures that the visual impact of the development on the surrounding area has been minimised so far practicable. The proposed dish will not cause detrimental harm to the landscape and will be no more impacting than the existing antennas/equipment that is already currently in situ.	05/05/2026
5.	Cornerstone	WHP Telecoms Ltd	SW site located near entrance to Thievpal Barracks, Magheralave Road, Lisburn	Existing 20m pole to be removed and replaced with a 20m pole Allocated 6no. antennas Allocated 2no. cabinets Allocated 3no. ER's Existing cabinet to be removed	13/05/2026

6.	Avison Young	3	Millars Farm, Loughview, 46 Middle Branial Road, Castlereagh, BT5 7TX	The removal of 1no. existing equipment cabinet and the installation of 2no. new equipment cabinets, 1no. GPS node, 1no. new power generator and associated ancillary development thereto.	14/05/2026
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