

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

Week Ending 10th October 2025

Item Number 1			
Application Reference	LA05/2025/0175/F	Date Valid	14.03.2025
Description of Proposal	Retention of extension to existing yard and storage use in shipping containers	Location	252B Hillhall Road, Lisburn, BT27 5JQ
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
N/A	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbour Notification of adjacent landowner.	Neighbour notification is based on the red line of the application site. The Council serves notice of the application to any identified occupier on neighbouring land. The subject lands do not abut the redline of this application. The Council has fulfilled its statutory obligations with regards to neighbour notification.		

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Item Number 2			
Application Reference	LA05/2025/0592/F	Date Valid	08.08.2025
Description of Proposal	Provision of a small Rehabilitation Centre to the rear and within the grounds of the Smart Physiotherapy & Fitness	Location	48 Ballynahinch Road, Belfast, BT8 8DL
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking/Privacy	Concern is raised that the proposal would cause overlooking into 1 Meadowvale Park and affect the privacy of 6 Winchester Grove. The proposal is positioned to the rear of the existing building on the site. It is single storey with a pitched roof. The proposed windows and door look onto the properties own rear garden area. Rooflight panels are proposed on the roof however these do not open and are to provide light into the building. The site is also enclosed to the rear by existing vegetation/tree boundaries and one portion of a wooden fence. Due to the design and positioning, the proposal would not cause any overlooking into any neighbour's private amenity space.		
Noise	Concern is raised that as the business is open 8am to 9pm the noise entering and leaving the new building could be heard in the bedroom of 1 Meadowvale Park. And the view is expressed that the boundary vegetation/trees would not distract from noise. The clinic is an established use on the application site with the proposal to be used by existing clients. The existing use is considered to be a compatible use with the adjacent residential properties. There are no concerns with regards to noise impact on neighbouring properties. Environmental Health have no objections to the proposal.		
Car Parking	The view is expressed that the established clinic has currently got eight parking spaces for staff and clients which at the minute are not sufficient for the clinic. And that if there is more room surely the number of clients would increase thus requiring more parking spaces. Due to lack of		

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	<p>parking spaces clients continue to park in an inconsiderate way in Meadowvale Park.</p> <p>The proposal is for an additional room to be used by existing clients of the existing business on the site and not to attract additional clients and increasing the need for additional parking. The supporting statement with the application details that the applicant is not seeking to attract any additional traffic or customers at any one time, merely trying to provide the extended service to existing customers. In addition, the statement details that there are no additional members of staff required for the facility to run as it is a patient centred facility which is supervised on a one-to-one basis by the existing staff. DfI Roads have been consulted on the proposal and have no objections. Based on the information submitted and taking on board the advice from DfI Roads it is considered that there is no requirement for additional parking and that the existing parking can facilitate the proposal.</p>
Design/ Security	<p>Concern is expressed that a low-level building with a flat roof could be used by anyone wishing to use it as an elevated platform to throw things into the garden or at the house of 6 Winchester Grove. And that it is of particular concern as the building is unoccupied during the night and early hours of the morning and has unrestricted access from the main road. The proposal is for a single storey pitched roof building. There is no flat roof element to the proposed design. Anti-social behaviour is a material planning consideration that is not given determining weight.</p>
Light	<p>Concern is expressed that the new building would restrict natural light to 6 Winchester Grove. The design, height and positioning of the proposal ensures that there would no unacceptable loss of light to any neighbouring properties.</p>

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Item Number 3			
Application Reference	LA05/2023/0643/F	Date Valid	04.08.2023
Description of Proposal	Proposed farm dwelling to be erected at lands 230m East of 34 Waterloo Road, Lisburn BT27 5NW	Location	230m East of 34 Waterloo Road, Lisburn, BT27 5NW
Group Recommendation	Refusal	Case Officer	Helen Mc Guinness
Reasons for Recommendation			
<ol style="list-style-type: none"> 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 Criteria (c) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm. 3. The proposal is contrary to Criteria (b) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development will be sited to cluster with an established group of buildings. 4. The proposal is contrary to Criteria (b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposed development will be sited to cluster with an established group of buildings. 5. The proposal in contrary to Criteria (j) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic. 6. The proposal in contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic. 7. The proposal in contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to harm a European Protected Species. 8. The proposal in contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to result in an unacceptable adverse impact on, or damage to habitats, species or features of Natural Heritage Importance. 			



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Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
N/A	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 4			
Application Reference	LA05/2023/0615/F	Date Valid	28.07.2023
Description of Proposal	Proposed conversion of office to residential unit with some proposed/retrospective external alterations (Amended description)	Location	17a Warren Park, Lisburn, BT28 1LW
Group Recommendation	Approval	Case Officer	Kevin Maguire
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Structure and condition of the existing building unsuitable for residential purposes.	It is acknowledged that the previous use at the site related to offices which are now being proposed for residential use. The site relates to a permanent structure however the condition of the building, including an insulation requirement, would not be a material planning consideration and would relate to building control legislation.		
Dual purpose of this site to be unsuitable for residential and storage on the grounds of noise and disturbance.	The original plans submitted indicated a storage unit to the rear of proposed residential unit however in more recent amended plans this has been changed and this rear section of the existing building is to be used as a storage and utility room ancillary to the dwelling to the front.		

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Item Number 5			
Application Reference	LA05/2025/0392/F	Date Valid	02.06.2025
Description of Proposal	Roofspace conversion to existing two storey detached dwelling to include formation of dormer, installation of two rooflights and a window in each gable end	Location	1 Thorndale Way, Belfast, BT8 8GR
Group Recommendation	Approval	Case Officer	Jade Gillespie
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The gable end window will result in overlooking and loss of privacy.	<p>The east gable end window is considered not to have an unacceptable impact on the amenity of No.31 Hillsborough Road due to the proposed separation distance between the host property and the dwelling at No.31 which is approximately 22.00 metres away due to the road (Thorndale Way).</p> <p>The west gable end window will face onto the side garden of No.1 Thorndale Park but not onto the dwelling at this neighbouring site. It is acknowledged that there is an existing first floor gable end window on the host property which faces onto No.1's side garden but this is obscure glazed. Given that the proposed window does not face directly onto the dwelling at No.1, its impact on loss of privacy and overlooking is considered to be minimal. The existing first floor window on the rear elevation of the host property is considered to have more view of No.1 than the proposed second floor gable end window. As such, the new gable window would not overlook this neighbour any more than the existing windows on the rear elevation of the host property. In the event of an approval, this window will be conditioned to be obscure glazed to prevent any overlooking or loss of privacy to No.1 Thorndale Park.</p> <p>The proposed gable end windows are not considered to have any impact on the amenity of No.2 Thorndale Way or No.3 Thorndale Park</p>		

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Item Number 6			
Application Reference	LA05/2022/0842/F	Date Valid	13.09.2022
Description of Proposal	Amended site layout for 12 Ballymullan Manor (Plot 7 of approval LA05/2017/0909/F) and erection of 13no dwellings with associated road, open space, landscaping and site works.	Location	12 Ballymullan Manor and Land north of 5-13 Plantation Mews and East of 24-59 Mount Royal, Lisburn
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
<ol style="list-style-type: none"> 1. The proposal is contrary to strategic policies 03 - Creating and Enhancing Shared Space and Quality Places and 08 - Housing in Settlements c) and operational policy HOU10 - Affordable Housing in Settlements of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that provision for the required 20% affordable housing provision has not been provided for on the application site and therefore the proposal would fail to deliver a balanced community due to a lack of variety of house types, sizes and tenures. 2. The proposal is contrary to strategic policies 03 - Creating and Enhancing Shared Space and Quality Places and 08 - Housing in Settlements c) and operational policy HOU10 - Affordable Housing in Settlements of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the applicant has failed to demonstrate exceptional circumstances to warrant the provision of the required 20% affordable housing off site, and therefore the proposal would fail to deliver a balanced community due to a lack of variety of house types, sizes and tenures. 3. The proposal is contrary to strategic policy 21 a) Renewable Energy and operational policy RE2 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the applicant has failed to provide any form of renewable energy generating facilities or technologies. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concern regarding road safety and additional traffic	DFI Roads were consulted and offer no objections subject to conditions		

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utilising the Plantation Road, Saintfield Road and Clogher Road	
Concern regarding capacity of the Plantation Road and Saintfield Road junction	DFI Roads were consulted and offer no objections subject to conditions
Application LA05/2023/0501/F further compound road safety concerns	DFI Roads were consulted and offer no objections subject to conditions
Increase in pollution, road noise and detrimental t the health and wellbeing of existing residents	Environmental Health were consulted and offer no objection to the proposal

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Item Number 7			
Application Reference	LA05/2023/0501/F	Date Valid	13.06.2023
Description of Proposal	Erection of 12 no dwellings with associated road, open space, landscaping and site works	Location	Land to the rear (east) of 23 Mount Royal, Lisburn, BT27 5BF
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
<ol style="list-style-type: none"> 1. The proposal is contrary to strategic policies 03 - Creating and Enhancing Shared Space and Quality Places and 08 - Housing in Settlements c) and operational policy HOU10 - Affordable Housing in Settlements of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that provision for the required 20% affordable housing provision has not been provided for on the application site and therefore the proposal would fail to deliver a balanced community due to a lack of variety of house types, sizes and tenures. 2. The proposal is contrary to strategic policies 03 - Creating and Enhancing Shared Space and Quality Places and 08 - Housing in Settlements c) and operational policy HOU10 - Affordable Housing in Settlements of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the applicant has failed to demonstrate exceptional circumstances to warrant the provision of the required 20% affordable housing off site, and therefore the proposal would fail to deliver a balanced community due to a lack of variety of house types, sizes and tenures. 3. The proposal is contrary to strategic policy 21 a) Renewable Energy and operational policy RE2 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the applicant has failed to provide any form of renewable energy generating facilities or technologies. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concern regarding road safety and additional traffic utilising the Plantation Road, Saintfield Road and Clogher Road	DFI Roads were consulted and offer no objections subject to conditions		

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Concern regarding capacity of the Plantation Road and Saintfield Road junction	DFI Roads were consulted and offer no objections subject to conditions
Application LA05/2022/0842/F further compound road safety concerns	DFI Roads were consulted and offer no objections subject to conditions
Proposed infilling of land by approximately 3m, significant volume of imported fill material required and associated approximately 1400 deliveries for this application and LA05/2022/0842/F	This is outside the remit of planning. The applicant may need to seek further relevant consents/licences
Impact on road surface of commercial delivery vehicles in regard to the infilling of land	This is a matter for DFI Roads
Impact on drainage	NIEA Water Management Unit (WMU) have been consulted and offer no objection, referring to standing advice. NI Water and DFI Rivers have both been consulted and offer no objection subject to conditions
Difference in levels between plot 30 and 23 Mount Royal, steep garden in plot 30, retaining structure of embankment	The cross section drawing for section EE, shows a level garden area for plot 30 with a sloping embankment to the western and northern boundaries of the plot
Potential flooding to 23 Mount Royal	The cross section drawing for section EE shows an earth bund located to base of slope to deflect overland flow from entering adjacent garden. NIEA Water Management Unit (WMU) have been consulted and offer no objection, referring to standing advice. NI Water and DFI Rivers have both been consulted and offer no objection subject to conditions
Proposed plots visually imposing to existing residents	The cross section drawing for section EE, shows a 2.5m difference in finished floor level between plot 30 and the dwelling at 23 Mount Royal. Whilst the plot will sit elevated, the boundary vegetation to be retained and the site layout plan shows a separation distance of 27.6m. The dwelling at plot 30 will sit at an oblique angle to the dwelling at 23 Mount Royal, and therefore it is considered that the proposal will not

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	detrimentally impact on the residential amenity of the residents of no.23 Mont Royal to an unacceptable degree
Removal of three boundary trees between plot 30 and 23 Mount Royal. Presence of bats has been noted	The landscaping plan notes 'Existing boundary and tree planting to be retained and protected on site during construction, therefore no impact to shall result as the boundary trees are to be retained