

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

**Week Ending 1<sup>st</sup> November 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2024/0328/F	<b>Date Valid</b>	29.04.2024
<b>Description of Proposal</b>	Erection of replacement dwelling	<b>Location</b>	186 Ballylesson Road, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking/loss of privacy concerns.	<p>The proposed new dwelling will be set further rearward than the original dwelling. Suitable separation distances are achievable from neighbouring property No.184 Ballylesson Road with a distance of approximately 10.6 metres maintained between no. 184 and the shared boundary. Furthermore, the proposed plans as submitted indicated sufficient replanting along the shared boundaries. Due to the scale, sitting and design of the proposed replacement dwelling, in addition to the boundary treatments proposed, officers consider the proposal would have an acceptable impact on the neighbouring amenity of no.184 Ballylesson Road.</p> <p>The neighbouring property of no.188 Ballylesson Road is sited approximately 17 metres further rearward than the proposed dwelling. The proposal includes the retention of the mature vegetation to the southern boundary. Due to the scale, sitting and design of the proposed replacement dwelling, in addition to the boundary treatments retained, officers consider the proposal would have an acceptable impact on the neighbouring amenity of no.188 Ballylesson Road.</p>		
Ground levels significant difference, soil stabilisation concerns.	Officers note levels have been annotated on the plans as submitted. Officers note the existing ground levels of the existing dwelling sit at +36.15, the plan denotes the ground levels proposed will measure + 36.3. It is contended that the ground levels proposed are minimal and it is contended that any impact on neighbouring amenity would be acceptable.		
Removal of hedge suggests retaining wall.	No retaining walls have been indicated on the proposed plans, as such it is not thought that the proposal includes a retaining wall as part of the proposal.		



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Cannot determine ridge height of new development.	Clarification was provided regarding the height of the proposed new dwelling. The proposed new dwelling will measure 7.6 metres from ground level to the top of the roof ridge.
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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2023/0490/F	<b>Date Valid</b>	13.06.2023
<b>Description of Proposal</b>	Proposed change of use of 5no existing agricultural barns and installation of a mezzanine level, for self-storage units (use class B4), re-cladding of the external envelope to match existing southwest elevation, and associated external works to create parking spaces and drop off areas	<b>Location</b>	Larchfield Estate, Bailliesmills Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
5	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
The shared laneway.	<p>The shared laneway which is subject of this application is jointly owned by the applicant and neighboring properties. The title deeds of same indicate that the use of the shared laneway is by prescription i.e. long use, that any right of way will only be for the existing use of the lands.</p> <p>The above issue is noted and is seen to be a civil matter. A P2A Form has been completed. All planning applications submitted for consideration are assessed against prevailing planning policy only.</p>		
Increased traffic volume.	Increased traffic volume, congestion and intensification from regular events on the Bailliesmills Road and the laneway leading to the development. This has a direct impact on risk to pedestrians and other vehicle users. This is contrary to planning conditions.		

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	DFI Roads have been consulted and are noted to offer no objections. Any alleged breaches of planning conditions/control relating to the site should be referred to LCCC Planning Enforcement unit for investigation.
No Neighbour notification received.	All neighbour notification letters have been issued to the relevant addresses
Appears to be a total departure from the previous "vision" of Larchfield which was based on tourism, weddings and events.	The planning history of the site is noted and acknowledged. This current proposal has been assessed against prevailing planning policy.
The proposal as described is for class B4 which is described as "storage and distribution".	<p>The proposal as described is for class B4 which is described as "storage and distribution". Development could result in the facility being used by companies such as Amazon for storage and distribution resulting in scores of two-way trips daily.</p> <p>Following a full assessment against prevailing planning policy the proposal as submitted is considered to be acceptable. The proposal shall be run in conjunction with the agricultural operations. In event of approval a condition shall be placed on any decision notice that the applicant shall demonstrate continued joint management of the self-storage facility and agricultural business.</p>
In a previous application ref: LA05/2021/0861/F, great emphasis was placed on these sheds being used for an 'experience room'	Planning approval ref: LA05/2021/0861/F does not relate to the buildings which are the subject of the current application.
Demand for self-storage units.	<p>Question the demand for self-storage units at Larchfield Estate within the stated 5km radius.</p> <p>The supporting information provided in respect of the demand for such a development has been provided for consideration in support of this application. It has been considered in conjunction with an assessment against prevailing planning policy and in turn the development is considered to be acceptable.</p>
Events taking place and suppliers travelling to Larchfield to access goods may use it as a distribution hub further increasing	DFI Roads have assessed the application and are content. Any conflict between traffic on the laneway would be a civil matter

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traffic and conflict arising from this	
Application LA05/2021/0861/F will be impacted by the noise and vehicular traffic from the SSU. They are not shown on the Site Location Plan.	While it is noted that the silos in question are not illustrated upon the site location plan submitted it is seen that they are included upon both the existing and proposed site layout drawings provided. This is acceptable. The silos have gained planning permission for tourist accommodation, not permanent residential/living accommodation. LCCC EHO unit have been consulted and offered no objections.
The D&A Statement	Concern is expressed over the use of the laneway from application LA05/2021/0861/F and the current proposal.  The application is assessed against the information provided and against the prevailing planning policy. DFI roads have been consulted and offered no objections.
The view is expressed that there are discrepancies in the updated TAF and floorspace that are contradictory and misrepresent the proposal resulting in more self-storage units, larger floorspace and parking concerns.	The information and drawings submitted are considered to be accurate. The layout plans provided by Storage Future are for indicative purposes only as advised by the applicant. The above is noted and in turn the application has been assessed based upon the information provided and has been deemed to be acceptable in principle. DFI Roads have been consulted and offered no objections.
The nature of the development site is to accommodate vehicular traffic.	The view is expressed that there are contradictions over the laneway being accessible for pedestrian/cyclists and public transport that is different to planning application LA05/2021/0861/F.  Application LA05/2021/0861/F does not relate to the buildings which are the subject of the current application. DFI Roads have been consulted and are noted to offer no objections.
The view is expressed relating to employment figures on application LA05/2021/0861/F and the current live application in relation to vehicles at premises daily.	DFI roads have been consulted in relation to daily amount of vehicles at the site daily and offered no objections.

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<p>The application does not give any indication of dates and times of opening for the SSU.</p>	<p>Detail in respect of the above was provided for consideration by LCCC EHO unit. EHO are content and provided an hours of operation condition within its response.</p>
<p>Page 26 of the submitted NI Biodiversity Checklist and PEA is a map of the application site circled in red</p>	<p>Land and buildings to the southeast are owned by 17 Balliesmills road.  The above referenced map is for illustrative purposes only and does not claim to show ownership.</p>
<p>The NI Biodiversity Checklist and PEA outlines that the site was surveyed 28<sup>th</sup> March 2023,</p>	<p>The view is expressed that survey completed are not adequate.  DAERA NED have assessed the information provided and are seen to be content, illustrating that no concerns shall arise regarding any natural heritage features, including bats.</p>
<p>Traffic Survey.</p>	<p>The view is expressed the traffic survey is believed not to be representative of vehicles approaching the shared laneway from both directions. The above traffic survey would fall outside of the remit of this application. Any concerns regarding it would be required to be addressed by DFI Roads.</p>
<p>Work on the perimeter including levelling land and access to the sheds was carried out.</p>	<p>The application has been assessed as submitted. Any potential unauthorized works that have been undertaken would be a matter for the Councils Planning Enforcement unit to investigate.</p>
<p>The view is expressed that the proposal is an industrial scale and will attract criminal elements.</p>	<p>The proposal is considered to run in conjunction with the agricultural operations on the farm and is reusing the existing farm buildings. The supporting documents have been taken into consideration and the scale of the proposal is considered to be acceptable. Any criminal activity is outside the remit of planning control.</p>
<p>The view is expressed that the drawing indicates no parking of larger vehicles. In addition, the GFA is 6285m<sup>2</sup> then 26 parking spaces are required and additional parking for larger vehicles.</p>	<p>Additional drawings numbers 04B and 18 have been provided showing parking that includes larger vehicles and autotracking. The information and drawings submitted are considered to be accurate. DFI Roads have been consulted and are noted to offer no objections.</p>