

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

Week Ending 30th January 2026

Item Number 1			
Application Reference	LA05/2025/0381/F	Date Valid	27.05.2025
Description of Proposal	Change of use from 3 bed dwelling to 5 bed / 5 person HMO	Location	949 Upper Newtownards Road, Belfast
Group Recommendation	Approval	Case Officer	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
40	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concern regarding parking/traffic.	Two in-curtilage parking spaces are incorporated within the application site. A Parking Survey was conducted as part of the application process which demonstrates that sufficient on-street car parking would be available to service the proposed scheme. DfI Roads were consulted as part of the processing of the application. In their final consultation response, DfI Roads offer no objection to the application and provide a series of informatives to be included with any approval. Therefore, it is not perceived that the proposed scheme would have a detrimental impact on parking/traffic.		
Concern regarding noise.	LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, LCCC Environmental Health offer no objection to the application. In light of this, Planning has no concerns regarding the proposal and noise.		
Concern regarding waste and vermin.	LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, LCCC Environmental Health offer no objection to the application. Taking this into account, Planning have no concerns in relation to the proposed scheme and waste/vermin.		
High tenant turnover damages community stability.	This is not contended to be a material Planning consideration of determining weight in the assessment of the application.		
Impact on water supply and sewage.	NI Water, DAERA Water Management Unit and LCCC Environmental Health were all consulted as part of the processing of the application. In their final consultation responses, none of said consultees offer any		

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	objection to the proposed scheme, subject to the inclusion of stipulated informatives with any approval.
Impact on healthcare facilities.	This is not contended to be a material Planning consideration of determining weight in the assessment of the application. It is, however, noted that it is anticipated that the proposed HMO would accommodate healthcare workers employed in the Ulster Hospital.
Set a precedence in area resulting in lack of family homes.	Each Planning application is assessed on its own merits.
Concern regarding fire safety.	Building Control oversee the requirement for fire alarms in new builds and major alterations in Northern Ireland. These are required to be in accordance with British Standards. Landlords are also required to comply with tenancy rules by installing the required alarm systems in properties.
Concern regarding room sizes.	The room sizes have been measured, and they are contended to be of a size which exceeds the thresholds as prescribed in the Houses in Multiple Occupation Act (Northern Ireland) 2016. Therefore, there are no concerns in relation to rooms sizes.
HMO license.	HMO licensing is controlled by Environmental Health, which is a separate entity within the Council.
Cost of HMO rooms unethical.	The cost of HMO rooms is not a material Planning consideration of determining weight in the assessment of the application.
Lack of children resulting in a risk of schools closing.	This is not a material Planning consideration of determining weight in the assessment of the application.
Dundonald is overpopulated.	Dundonald is deemed to be an urban area.
Concern regarding flooding.	It is acknowledged that Dunleady Stream Overflow abuts the application site to the rear. DfI Rivers were consulted as part of the processing of the application. In their final consultation response, DfI Rivers offer no objection to the proposed scheme, subject to the inclusion stipulated informatives with any approval. Therefore, the Planning unit has no concerns regarding potential flooding arising from the proposed scheme.
Would damage demographic of area.	It is unclear what this refers to. No evidence has been provided to justify this statement.
No requirement for HMO.	The Lisburn and Castlereagh City Council Plan Strategy allow for the provision of HMOs, subject to policy requirements. It is contended that the proposed scheme satisfies those policy requirements.

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Item Number 2			
Application Reference	LA05/2022/0640/F	Date Valid	23.06.2022
Description of Proposal	Subdivision and alterations of existing convenience store into 3 retail service units following relocation of the operator of this store to a new building on the same site under Planning Application Ref: LA05/2021/0972/F	Location	156 Belsize Road, Lisburn
Group Recommendation	Approval	Case Officer	Sinead Mc Closkey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
More retail outlets therefore more customers, cars and increased business hours.	DFI Roads have been consulted on several occasions on the application and offer no objection to the development, providing conditions to be attached to a decision. Environmental Health have raised no concerns or provided conditions to control business hours.		
Traffic congestion, accident blackspot, road safety from promotions.	DFI Roads have raised no concerns with regard to traffic congestion, accidents or road safety from promotions. They have been consulted on several occasions with the application and have offered no objections.		
Noise pollution, air pollution.	No concerns in this regard were raised by Environmental Health during the consultation process. Any undue noise or air pollution arising from the development should be reported to the Environmental Health Department of the Council who deal with such matters. If there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on noise and air pollution.		
Anti-social behaviour, loitering.	The Planning Authority has no remit over the potential for anti-social behaviour or loitering. It is the responsibility of the owner of the site to ensure that the site is managed appropriately to prevent these issues. If		

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	there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on anti-social behaviour.
Pest/vermin issues.	No concerns in this regard were raised by Environmental Health during the consultation process. It is the responsibility of the owner of the site to ensure that the site is maintained and kept clean to prevent these issues. Pest/vermin control are dealt with by the Environmental Health Department of the Council, and it is they who should be notified should there be concerns in this regard.
Litter pollution.	The Planning Authority has no remit over litter pollution. It is the responsibility of the owner of the site to ensure that the site is maintained and kept clean to prevent these issues. If there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on littering.
Ability to access/leave our homes.	The proposal does not include any development inside or outside of the red line demarcating the site, that would obstruct any adjacent residents obtaining access to or from their property. Likewise, there were no concerns raised from DFI Roads in this regard.
A retaining wall would have to be built to prevent subsidence.	This application pertains to the existing building on the site only. No demolition works are proposed in this application, with the proposal relating only to the subdivision and alteration of the existing building. The other application within the site (LA05/2021/0972/F) involves demolition works and it is thought that these concerns raised by the objector relate more so to this application. In this regard this matter is addressed in this other application where it is stated that the proposed site plan indicates that there is to be a 2.2m high timber fence with retaining wall below built along the southern boundary and part of the western boundary (Type B). The southern boundary is the common boundary between this dwelling and the site. Drawing No.06 shows the proposed boundary details. Boundary type B is shown to be a timber fence above a dry block retaining wall. The plans show a 2.3m retaining wall with a 2.2m timber fence above.
There will be more lighting at night - we hope there will be no high-powered lighting/spotlights covering our house at night.	Environmental Health have been consulted twice on the application and have raised no concerns on either occasion with regard to lighting. No flood lights are included within the proposal. Any lighting emitted from the proposed units will be expected to be within the parameters of normal light emissions. Any concerns with regard to light disturbance should be reported to the Environmental Health Department of the Council.
Object to 24 hours opening.	No opening hours have been indicated with the proposals nor have any conditions relating to opening hours been suggested by Environmental Health. If noise and disturbance are experienced as a result of the proposal, these matters should be reported to the Environmental Health Department of the Council.

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Item Number 3			
Application Reference	LA05/2021/0972/F	Date Valid	07.09.2021
Description of Proposal	Demolition of existing commercial building to rear of site and erection of new retail unit, associated customer parking areas, new boundary treatments/retaining walls and additional parking area provided to front of site. Existing fuel pumps, canopy, forecourt and site entrance and exit to remain as existing	Location	156 Belsize Road Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Attract more customers/cars, traffic congestion, accident blackspot, difficulty for children/adults to cross the road safely to bus stops, emergency services unable to access Belsize Road/Manor.	DFI Roads have been consulted on several occasions and offer no objection to the development, providing conditions to be attached to a decision.		
Noise pollution, air pollution.	No concerns in this regard were raised by Environmental Health during the consultation process. Any undue noise or air pollution arising from the development should be reported to the Environmental Health Department of the Council who deal with such matters. If there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on noise and air pollution.		

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Anti-social behaviour, loitering.	The Planning Authority has no remit over the potential for anti-social behaviour or loitering. It is the responsibility of the owner of the site to ensure that the site is managed appropriately to prevent these issues. If there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on anti-social behaviour.
Pest/vermin issues.	No concerns in this regard were raised by Environmental Health during the consultation process. It is the responsibility of the owner of the site to ensure that the site is maintained and kept clean to prevent these issues. Pest/vermin control are dealt with by the Environmental Health Department of the Council, and it is they who should be notified should there be concerns in this regard.
Litter pollution.	The Planning Authority has no remit over litter pollution. It is the responsibility of the owner of the site to ensure that the site is maintained and kept clean to prevent these issues. If there are concerns in this regard, there is a Council web-based Report IT system which can be used to report concerns on littering.
Ability to access/leave our homes.	The proposal does not include any development inside or outside of the red line demarcating the site, that would obstruct any adjacent residents obtaining access to or from their property. Likewise, there were no concerns raised from DFI Roads in this regard.
The adjacent house @ No.154a is at a higher level and the ground slopes down considerably to the level of the building that is to be demolished, unless substantial walls are built subsidence will occur this area will have to be strengthened considerably.	The proposed site plan indicates that there is to be a 2.2m high timber fence with retaining wall below built along the southern boundary and part of the western boundary (Type B). The southern boundary is the common boundary between this dwelling and the site. Drawing No.06 shows the proposed boundary details. Boundary type B is shown to be a timber fence above a dry block retaining wall. The plans show a 2.3m retaining wall with a 2.2m timber fence above.
High powered lighting/spotlights at night which would cover our house (No. 154a Belsize Road)	Environmental Health have been consulted on the application and have raised no concerns on either occasion with regard to lighting. No flood lights are included within the proposal. Any lighting emitted from the proposed units will be expected to be within the parameters of normal light emissions. Any concerns with regard to light disturbance should be reported to the Environmental Health Department of the Council.