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

## Week Ending 30th October 2026

| Item Number 1 | | | |
|---|---|---|---|
| **Application Reference** | LA05/2024/0050/F | **Date Valid** | 17.01.2024 |
| **Description of Proposal** | Proposed Farm Dwelling | **Location** | 60m North West of 15 Moneyreagh Road Moneyreagh Newtownards |
| **Group Recommendation** | Refusal | **Case Officer** | Jordan Campbell |

**Reasons for Recommendation**

- The proposal is contrary to Policy COU1 of the Lisburn & Castlereagh City Council's Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.

- The proposal is contrary to Criteria (a) of Policy COU 10 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that; it has not been demonstrated that the farm business is currently active for at least 6 years.

- The proposal is contrary to criteria c) Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new development is visually linked (or sited to cluster) with an established group of buildings on the farm and no justification has been provided that there are no other sites available at another group of buildings on the farm or out farm, in respect of demonstrable health and safety reasons or verifiable plans to expand the farm business at the to justify the proposed siting.

**Representations**

| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
|---|---|---|---|
| **0** | N/A | N/A | N/A |

**Consideration of Objections**

| Issue | Consideration of Issue |
|---|---|
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Lisburn & Castlereagh City Council

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

## Week Ending 30th October 2026

| Item Number 2 | | | |
|---|---|---|---|
| **Application Reference** | LA05/2026/0193/F | **Date Valid** | 11.03.2026 |
| **Description of Proposal** | Proposed retention of a 250kw operational anaerobic Digestion (”AD”) and combined heat and power (“CHP”) plant, 1 No covered digester tank, 1 No digestate storage tank, 1 No pre-reception tank, drying shed, silage clamps, lighting columns, ancillary plant and proposed landscaping, access alterations, drainage, weighbridge, concrete hardstanding and associated site works. | **Location** | 175m west of 30 Lisleen Road East, Comber |
| **Group Recommendation** | Approval | **Case Officer** | Michael Vladeanu |

| Reasons for Recommendation |
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| All relevant planning material considerations have been satisfied. |

| Representations | | | |
|---|---|---|---|
| **Objection Letters** | **Support Letters** | **Objection Petitions** | **Support Petitions** |
| **3** | **3** | **N/A** | **N/A** |

| Consideration of Objections | |
|---|---|
| **Issue** | **Consideration of Issue** |
| Roads are not suitable to accommodate the volume and size of traffic. | The submitted Transport Assessment Form identifies approximately 7,420 tonnes of feedstock and 6,750 tonnes of digestate annually. Vehicle movements are predominantly agricultural and seasonal, with peak activity associated with silage harvesting and digestate spreading. The assessment anticipates a maximum of eight loads per day during silage harvesting and 13 loads per day during digestate spreading, concentrated over relatively short periods rather than occurring continuously throughout the year. The proposal includes improvements to the existing entrance and sufficient internal space for vehicle manoeuvring. DfI Roads has raised no objection, subject to conditions. Having regard to the scale and seasonal distribution of traffic, the |

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| | proposed access improvements and the consultation response from DfI Roads, the development is considered unlikely to result in an unacceptable impact on the surrounding road network. |
| Impacts upon road safety. | The proposed access improvements comprise a six-metre-wide entrance, ten-metre radii and visibility splays measuring 2.4 metres by 70 metres in both directions. DfI Roads' final consultation response dated 29 June 2026 raises no objection, subject to conditions. Subject to implementation and maintenance of the required works, the development is considered unlikely to prejudice road safety or significantly inconvenience the flow of traffic, in accordance with Policies TRA2 and TRA6 of the Plan Strategy. |
| Unauthorised development / planning enforcement history. | The planning history of the site is noted, and it is acknowledged that the AD plant has been in operation for a number of years. Initially, it was found to be operating within the remit of Part 7, Class D of the GPD Order 2015 'Agricultural Buildings and Operations'. Following further investigations, it was found that the development was not operating within the parameters of Part 7, Class D of the GPD Order 2015. In turn, this application has been submitted in an attempt to regularise the development with additional elements as submitted. |
| Prematurity of determining the application while an enforcement notice remains in effect. | Whilst it is acknowledged that an enforcement notice remains in effect in respect of the development, this does not preclude the submission or determination of a planning application. Section 55 of the Planning Act (Northern Ireland) 2011 makes provision for the granting of retrospective planning permission. |
| Discrepancy between the stated 250kW operational output and alleged 500kW installed capacity. | Whilst the previous planning application related to a 500Kw facility, the current application expressly seeks retention of a 250-kw anaerobic digestion and combined heat and power plant. Accordingly, the Council is assessing the development on the basis of the 250-kw capacity specified within the description of development and accompanying documentation. Any operation beyond the scope of a planning permission subsequently granted would constitute a separate matter for consideration by the Council and may be subject to planning enforcement action where appropriate. |
| Enforceability and monitoring of any output limitation condition. | As outlined above, the current application seeks retention of a 250-kW anaerobic digestion and combined heat and power plant, and it is on this basis that the development has been assessed. Any operation materially exceeding the scope of a planning permission subsequently granted could be subject to investigation by the Council and potential enforcement active where appropriate. Accordingly, it is not considered necessary to impose a separate condition restricting the operational capacity of the facility, given that the development is being assessed and would be permitted on the basis of the 250-kW capacity specified within the description of development. |
| Applicant's history of non-compliance | Whilst the planning and enforcement history of the site is noted, this does not, in itself, preclude the submission or approval of a planning application. The current proposal must be assessed on its own merits, |

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| with planning control. | having regard to the provisions of the Plan Strategy and all other material planning considerations. Any previous breaches of planning control remain a separate enforcement matter and do not automatically render the current proposal unacceptable. |
| Visual impact and lack of landscape screening. | Whilst the scale and functional appearance of the development are acknowledged, the facility is positioned beside and to the rear of an established group of agricultural buildings, which occupy higher ground and provide a backdrop to the development. Existing topography, mature vegetation and intervening field boundaries restrict views from the surrounding roads. Where visible, the development is viewed in the context of the existing farm complex rather than as an isolated feature within the countryside. Additional earth bunding and native woodland planting are proposed along the southern and western boundaries to supplement the existing screening. Implementation and maintenance of this landscaping can be secured by condition. Accordingly, it is considered that the development would satisfactorily integrate into its surroundings without causing an unacceptable impact on visual amenity or rural character. |
| Light pollution and impact on neighbouring residential amenity. | The potential impact of lighting on neighbouring residential amenity has been assessed through the submitted Outdoor Lighting Report dated 20 February 2026. The Council's Environmental Health Unit has considered the information and raises no objection, subject to a condition requiring the lighting design to accord strictly with the submitted assessment and the specified limits for Environmental Zone E2 (Rural). The nearest neighbouring dwelling is located approximately 172 metres northwest of the development. Having regard to the submitted assessment, the separation distance and the consultation advice, it is considered that the lighting would not result in an unacceptable impact on neighbouring residential amenity, subject to compliance with the recommended condition. |

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

## Week Ending 30th October 2026

| Item Number 3 | | | |
|---|---|---|---|
| **Application Reference** | LA05/2026/0360/F | **Date Valid** | 01.05.2026 |
| **Description of Proposal** | Proposed installation of telephone kiosk on public footpath | **Location** | Public Footpath approximately 16m south of 1 Thornleigh Court, Lisburn |
| **Group Recommendation** | Refusal | **Case Officer** | Jade Gillespie |

**Reasons for Recommendation**

- The proposal is contrary to criteria b) of Policy AD1 of the Lisburn and Castlereagh City Council Plan Strategy in that digital display would prejudice public safety.

**Representations**

| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
|---|---|---|---|
| **0** | **N/A** | **N/A** | **N/A** |

**Consideration of Objections**

| Issue | Consideration of Issue |
|---|---|
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# List of delegated planning applications with objections received / recommendation to refuse

## Week Ending 30th October 2026

| Item Number 4 | | | |
|---|---|---|---|
| **Application Reference** | LA05/2024/0634/F | **Date Valid** | 29.08.2024 |
| **Description of Proposal** | Proposed car sales showroom with ancillary workshop, paint bay, office accommodation, and car storage area. | **Location** | Approximately 115m south of Stewartstown Road roundabout, City Business Park, McKinstry Road, Dunmurry |
| **Group Recommendation** | Approval | **Case Officer** | Helen McGuinness |

| Reasons for Recommendation |
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| 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** |
| Drainage - existing connections for the adjacent properties have not been indicated. It is crucial that these existing services are maintained throughout the construction to ensure that the existing operations are not disrupted. | A Drainage Assessment was submitted and DfI Rivers consulted. DfI Rivers commented that there is no reason to object to the proposed development from a drainage or flood risk perspective. It is the responsibility of the developer during construction to ensure the existing connections on adjacent sites are not impacted by the development. |

Lisburn & Castlereagh City Council

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