Lisburn & Castlereagh City Council

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

Week Ending 6th November 2026

Item Number 1			
Application Reference	LA05/2023/0779/F	**Date Valid**	02.10.2023
Description of Proposal	Demolition of existing dwelling and outbuildings and erection of 3 dwellings and garages	**Location**	48 Culcavy Road, Hillsborough
Group Recommendation	Approval	**Case Officer**	Michael Vladeanu

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

Representations			
Objection Letters	**Support Letters**	**Objection Petitions**	**Support Petitions**
9	N/A	N/A	N/A

Consideration of Objections	
Issue	**Consideration of Issue**
House types don't correlate with plans/Inconsistencies with drawings.	The plans have been revised during the processing of this application, and it is considered that the latest plans are consistent.
No details on heights of proposed dwellings.	The proposed elevations have been scaled at 1:100 on the plans submitted which is normal practice. The ridge heights have not been annotated on the drawings however as the buildings have been shown at scale this allows the Council or the general public to be able to use scaling tools to measure accurately from the drawing
House design shows render which would not be in keeping with area.	While the majority of dwellings are red/brown brick within the general area of the proposed site there are a number of examples of other finishes both in the immediate or wider area including dash and render, therefore the proposed dwellings would provide an acceptable variety within the parameters of what exists close to the site.
Walkers Farm incorrectly labelled as Coachmans Rise.	This relates to the existing site survey and is agreed that this is a typo however this drawing is only used to provide a baseline for which to assess the proposed development plans and this plan would not be used in any decision on the application.
Access point at Walkers Farm will pose safety risk.	This relates to an earlier version of the proposal and the access points into Walkers Farm have been removed from the most recent plans.

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Access point at Walkers farm will reduce amenity space and car parking for existing residents.	As this access point has been removed under the most recent plans there would be no expected impact on parking or amenity space connected with Walkers Farm.
Adversely impact on traffic exiting from Walkers Farm to Culcavy Road.	As access to Walkers Farm has been removed in the latest plans no additional traffic from the proposal will impact upon the junction between Walkers Farm and Culcavy Road.
Use of existing access must meet DCAN15 standards.	The most recent Road Access Plan and Site Layout have been consulted with DfI Roads who have raised no objection. It is contended that this amended plan would comply with the guidance included within DCAN15.
Impact on sewage network.	NI Water in their initial response and most up-to-date response dated May 2026 have raised no objections to the proposal. They have advised that there is available capacity within the receiving wastewater treatment works and no issues relating to network capacity have been cited. It is therefore considered that the development would not result in an unacceptable impact on the existing public sewage system.
Impacts during construction process.	The proposal is considered to be modest and of a proportionate scale to existing dwellings in the area. The impact from construction, therefore, is not anticipated to be significant and any impact from noise will be temporary. Any excessive noise or vibration beyond the standard construction process can be challenged through the Environmental Health department of the Council.
Concerns regarding removal of further trees at the site.	The tree constraint plans as submitted does not show any additional existing trees to be removed to accommodate the development. Plans have been amended to increase the distance between the proposed dwellings and root protection area of the retained trees.
The ridge height/finished floor level would be inappropriate for this area.	It is considered that the proposed ridge height of the dwellings, which as per the drawings submitted would be approximately 7.8 and 7.9 metres in height, would not be out of keeping with existing development at Ogles Grove or Walkers Farm developments.
Garage very close to boundary wall of No 9 Walkers Farm.	The revised plans show the proposed garage a number of metres away from the boundary with No 9 Walkers Farm with the separation distance proposed considered to be acceptable.
Arrangements for upkeep of fence at Walkers Farm.	The latest site layout shows 'existing low wall and high fence retained'. It is expected that this will be retained and maintained by the developer or owner of the site.
Sight lines existing at Culcavy Road would encroach on third party property.	Concern is raised regarding the accuracy of the ownership information submitted with the application, specifically that the achievement of the required visibility splays may be outside the applicant's ownership or control.

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	Planning permission does no confer title to land or provide an applicant with authority to undertake works on land which they do not own or otherwise have the legal right to enter. Any dispute concerning land ownership or private property rights is principally a civil matter. The road access plan indicates that the southern splays would be sited to the front of the boundary fence of No 46 Culcavy Road. This point has been further clarified with the applicant who have advised that this visibility splay is within the adopted area relating to the visibility splays of Ogles Grove which are expected to remain unobstructed.
Removal of T1 tree could potentially damage neighbouring property.	The Tree Constraints Plan indicates T1 to be removed due to ill health however this could be done carefully by removing to stump level. Should the entirety of the tree, including the roots, be removed it will be a civil matter to ensure that damage will not occur to the adjacent property.
Retaining trees (principally T2) without any remedial action could impact on structure of neighbouring dwelling.	This issue is outside of the scope of this planning application. Should the applicant wish to remove or carry out works to T2 a consent to works for a protected trees must be submitted to the Council for consideration.

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Item Number 2			
Application Reference	LA05/2025/0697/F	**Date Valid**	29.09.2025
Description of Proposal	Proposed single storey extensions to front and rear of existing dwelling to provide ancillary accommodation and internal alterations including proposed attic study with window to rear	**Location**	58 Quarterlands Road, Lisburn
Group Recommendation	Approval	**Case Officer**	Adam Mitchell

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

Representations			
Objection Letters	**Support Letters**	**Objection Petitions**	**Support Petitions**
9	**N/A**	**N/A**	**N/A**

Consideration of Objections	
Issue	**Consideration of Issue**
Encroachment and landownership.	Revised site location plan Ref. 01B addresses the concerns regarding the application boundary. Certificate A has been completed on the application form by the applicant which confirms ownership, and any outstanding landownership disputes are principally civil matters which do not warrant refusal.
Draft BMAP.	The site is located within the settlement limit of Drumbeg under both the extant Lisburn Area Plan and Draft BMAP. The proposal has been assessed against the relevant policies of the Plan Strategy and is considered acceptable.
Overlooking and residential amenity.	Having regard to the siting, orientation and relationship of the proposed first-floor rear window with No. 56 Quarterlands Road, the development is not considered to result in unacceptable overlooking or loss of privacy.
Neighbour notification.	Statutory neighbour notification requirements have been satisfied, including additional re-notification following revised submissions.
Biodiversity and landscape impact.	The submitted Biodiversity Checklist and DAERA guidance have been considered. Given the domestic scale and siting of the development within the established residential curtilage, no significant ecological impacts have been identified requiring further assessment. The proposal

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	is considered acceptable under Policy NH6 and will have no adverse impact on the character of the Lagan Valley AONB.
Wastewater infrastructure.	NI Water was consulted and raised no objection to the proposed development. There is available capacity at the Wastewater Treatment Works to serve this proposal.
Previous planning history.	The previous withdrawn application is acknowledged. However, the current proposal has been assessed on its individual planning merits and is considered acceptable under the relevant planning policies.

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Item Number 3			
Application Reference	LA05/2026/0711/F	**Date Valid**	09.09.2026
Description of Proposal	Proposed retention of reception/waiting area associated with existing swimming pool	**Location**	Oatlands Pool, 18 Artifinny Road Ballykeel, Artifinny, Down, Hillsborough
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**
1	**N/A**	**N/A**	**N/A**

Consideration of Objections	
Issue	**Consideration of Issue**
Traffic and road safety.	The view is expressed that issues raised regarding the safety of the road, the speed of the vehicles on the road and the volume of traffic remains the same. And that the previous application for the road to be altered to handle the traffic at Oatlands Pool proves that the applicant can see there is a problem on the road, caused by the business. The existing use was approved under LA05/2026/0515/CLEUD. This proposal is for the reception/waiting area to the side of the building and does not involve any intensification of use or changes to the access or parking.

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Item Number 4			
Application Reference	LA05/2024/0398/F	**Date Valid**	23.05.2024
Description of Proposal	Retention of use of existing building as vehicle repair workshop and storage container to the rear	**Location**	15 Carr Road, Lisburn
Group Recommendation	Refusal	**Case Officer**	Adam Mitchell

Reasons for Recommendation

- 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.

- The proposal is contrary to Criteria f) and g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the design of the shipping container is inappropriate for the site, and the ancillary works do not integrate with their surroundings.

- The proposal is contrary to Criteria c), e) and h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the development does not respect the traditional pattern of settlement exhibited in that area, has an adverse impact on the rural character of the area and the ancillary works have a significant adverse impact on rural character.

- The proposal is contrary to Criteria a), k) and n) of Policy ED9 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the use is compatible with the surrounding land uses, the shipping container is of high quality and assists the promotion of sustainability and there are satisfactory measures to assist integration into the landscape.

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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Item Number 5			
Application Reference	LA05/2025/0885/F	**Date Valid**	04.12.2025
Description of Proposal	Provision of a drive-thru lane for the Costa Coffee unit, including a canopy and service hatch on the Northwest side of the unit, a height restrictor / entrance barrier on the access lane, 3.5m wide drive-thru lane, and associated hard and soft landscaping; Associated alterations to the existing car parking layout including the removal of 6 no. existing car parking spaces; Relocation of the new bin store to North of the Costa Coffee unit; An increase in the floor area of the building by 18 sq.m; and Alterations to landscaping, outdoor seating area and all associated development.	**Location**	Costa Coffee Unit at Drumkeen Retail Park Bradford Court, Belfast
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**
12	N/A	N/A	N/A

Consideration of Objections	
Issue	**Consideration of Issue**
Traffic.	Concern is raised about increase in traffic that the proposal may bring and expresses the view that it is already difficult to exit the park and that this would add to the problem.

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	The proposed entry and exit points to the drive thru is as demonstrated on the site layout plan. A transport assessment form has been submitted for consideration with a parking statement including parking surveys. The Parking Statement includes parking surveys. The current car park has 260 spaces, of which a maximum of 171 were observed to be occupied at peak time. Reducing the car parking to 254 spaces will still leave 58 empty spaces. The Parking Statement demonstrates through parking surveys that the site can accommodate the modest loss of parking to accommodate the proposed extension. DfI Roads have been consulted on the application and have no objections and provided informatives to be placed on the decision notice if approved. It is considered that the proposal would not prejudice road safety or significantly inconvenience the flow of traffic, that there is adequate provision for parking and complies with Policies TRA1, TRA2 and TRA7.
Noise pollution and Air Quality.	Concern is raised about increased noise from the proposal and about the reduction in air quality due to cars sitting in a queue for the drive thru with engines running. The view is expressed that the proposal would directly affect neighbours' ability to enjoy sitting and using their garden due to breathing in car fumes and the noise of running engines. And that leaving windows open would be restricted due to the same issue. The use has already been established at the site and sits within a mixed-use area within Drumkeen Retail Park. Environmental Health have been consulted and have raised no concerns with regards to noise or air quality. Standard conditions are proposed by Environmental Health which include hours of operation and that the development shall be carried out in accordance with the noise assessment, and this can be conditioned if the proposal is approved.
Devalue the area.	Concern is raised that the proposal would devalue the area. The value of properties is a material consideration that is not given determining weight.
Privacy and private amenity.	The view is expressed that the proposed loss of hard and soft landscaping would result in a total lack of privacy and that the existing landscaping is essential for privacy. Through the processing of the application, amended plans were submitted detailing a change from the original proposal to the boundary treatment between the adjacent neighbours and where the drive thru lane is proposed. The scheme now proposes the existing trees to be retained along with a new acoustic fence. Environmental Health have been consulted on the proposal and have no objections subject to standard conditions which include hours of operation and that the development shall be carried out in accordance with the noise assessment. It is not considered that the proposal would lead to an unacceptable loss of privacy or private amenity.

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Removal of vegetation/green space/trees.	Concern is raised about the removal of any vegetation along the boundary or removal of green space and its impact on the adjacent neighbouring properties. Concern is expressed about the effect of the light from the proposal and surrounding area. And concern is expressed that the existing trees would be negatively impacted by the development. The extent of the removal of the vegetation/green space/trees has been reduced through the processing of the application. As detailed in the proposed site layout plan the existing mature trees are being retained along the boundary. Environmental Health have no objections to the proposal and considered the concerns raised with regards to lighting. They propose a standard condition with regards to artificial light, which can be conditioned if the proposal is approved, to protect the amenity of neighbouring dwellings with respect to obtrusive light. The onus is on the applicant/developer to ensure that the trees to be retained are maintained.
Plans are not accurate.	The view is expressed that the proposed site layout plan is not accurate. Through the processing of the application amended plans have been received and the plans are now considered to be accurate.
Excessive activity.	The view is expressed that the proposal would be excessive activity on top of an already busy area. The proposal is to complement the existing use of the established Costa Coffee and is considered to be acceptable. The proposal complies with the Lisburn and Castlereagh City Council Plan Strategy.