

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

Week Ending 8th May 2026

Item Number 1			
Application Reference	LA05/2024/0883/F	Date Valid	05.12.2024
Description of Proposal	Change-of-use of Units 16, 17, 20 and 23 from retail to hotel use. Minor adjustments to elevations. [Change of Description].	Location	Units 16, 17, 20 and 23 Lisburn Square, Lisburn [Change of Address]
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
26	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The proposal will result in increased noise and nuisance to those living in Lisburn Square	Within this submission, the applicant has submitted a noise impact assessment which has been reviewed by the Council's Environmental Health department. In their response dated the 18 th of February 2026, Environmental Health confirm that they have no objection to the proposal		
There are already existing noise and nuisance issues from the hotel and bar into the early hours of the morning	The existing noise and nuisance issues that have been brought to light from this application have been reported to the Council's Environmental Health Department and are under investigation		
The hotel extension will be detrimental to this area and the surrounding area	The proposal relates largely to the change of use to already existing vacant units within Lisburn Square. There are minimal changes to the elevations of these units and therefore it is not considered that the external appearance of these units when occupied by the Haslem Hotel would have a detrimental impact on the established character of Lisburn Square. Furthermore, the use of the units by the Haslem Hotel is welcomed as it will create a more active frontage within Lisburn Square		
The extension will result in more anti-social behaviour in this area	It is considered that the proposal alternatively has the capacity to decrease anti-social behaviour within the Square as it will create an active frontage that is currently vacant and encourages loitering and other anti-social behaviour		

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<p>The owners of the hotel have been passing on the operating costs of the hotel onto the residents of the Square. This expansion could cause additional hardship for local people.</p>	<p>The matter of the hotel's operating costs and service charges is not a Planning matter which is given any weight to this planning application. This is a civil matter between the hotel owners and the residents of the square.</p>
<p>The proposal will result in businesses being lost that have been part of the Lisburn community for many years</p>	<p>The proposal will occupy already vacant units and as such is considered to generate new business within Lisburn Square</p>
<p>The proposal would take up more parking spaces in the communal carpark</p>	<p>DfI Roads have been consulted on this proposal and have raised no objection. No additional parking is proposed within this application as the current underground and on-street car parking facilities are considered sufficient to accommodate visitor numbers to the hotel</p>
<p>Residential leases note that there should be a peaceful environment from 11pm onwards. There is already non-compliance with this and the proposal would continue this</p>	<p>While a material consideration, the matter of residential leases do not hold determining weight for this planning application. The Council's Environmental Health Team have reviewed the proposal and raised no objection to the Noise Impact Assessment submitted. Furthermore, Environmental Health have requested a number of conditions are attached to the decision of this application in the event of an approval</p>
<p>The existing circumstances at Lisburn Square, caused by the hotel already result in misery, disturbed sleep and anxiety causing residents to feel afraid and unsafe in their own apartments. There</p>	<p>The Council's Environmental Health Team has raised no objection to the proposal and the existing noise and nuisance issues have also been reported</p>

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<p>is already an impact on mental health and this proposal will make this worse</p>	
<p>The proposal will change the nature of Lisburn Square which was intended to be a tranquil and tidy zone, suited for relaxed shopping as it will become a noisy and crowded place</p>	<p>The proposal is considered to bring more activity into the Square which is currently experiencing a high degree of vacancy</p>
<p>The proposal will decrease public space in the Square.</p>	<p>There is no external extension proposed within this application and so the amount of public space within the Square will remain the same</p>
<p>The building works will decrease property value</p>	<p>While a material consideration, impact on property value does not hold determining weight to this planning application</p>

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Item Number 2			
Application Reference	LA05/2021/0665/F	Date Valid	14.06.2021
Description of Proposal	Proposed change of house type of S/2009/1245/F (farm dwelling), commenced under LA05/2021/0148/LDE	Location	50m north of 83 Halftown Road, Lisburn
Group Recommendation	Approval	Case Officer	Gillian Milligan
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		
Illegality - failing to interpret policy CTY1 and/or Policies CTY8, CTY10, CTY13 and CTY14 of PPS21 and/or the SPPS	<p>This submission was made before the adoption of the Plan Strategy in September 2023, and the policy context is the COU policies in the Plan Strategy. The principle of development has been lawfully established by the granting of planning permission S/20091245/F, and the grant of a Certificate of Lawful Development as having been lawfully commenced (LA05/2021/0148/LDE). Whilst it is recognised that the proposal would fail COU10 policy if it were a new build development The planning history and the lawful fallback are significant material considerations afforded determining weight in the assessment of this proposal against policies that would otherwise preclude development.</p> <p>The proposal would not be contrary to Policy COU8 which relates to infill/ribbon development as there are no buildings beside the site on this side of the laneway for the proposed dwelling to create or add to a ribbon of development. The proposal complies with Policies COU15 and COU16 and will integrate with the surrounding countryside and have no adverse impact on rural character.</p>		
Irrationality - approving a house on a farm without requiring any evidence relating to the farm	<p>The planning history is a material consideration that is afforded determining weight. The principle of development is established and whilst it is recognised that the proposal would fail COU10 policy if it were a new build development with no relevant planning history, that is not the case here and no evidence was sought in relation to the farm business or</p>		

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<p>business, or sales of other development opportunities, or which could identify which farm buildings are visually linked to the proposed development and stating that “no issues with regards to the build-up of development, the pattern of development or ribbon development shall arise”.</p> <p>was irrational</p>	<p>activity for this application as there is a lawful fallback for a dwelling to be built on this site.</p> <p>With regards ribbon development, there are no buildings beside the site on this side of the laneway for the proposed dwelling to create or add to a ribbon of development. It is also considered that a refusal on the grounds of ribbon development could not be sustained as the application is for a change of house type only. There will be no net gain in buildings constructed.</p>
<p>Material Considerations – no consideration of Building on Tradition or the Planning Advice Note dated August 2021</p>	<p>The proposal respects the guidance in Building on Tradition as the design (with the exception of the two storey front return and wall dormers which have been considered as having no demonstrable harm to the surrounding rural area), form and materials of the proposed dwelling will be in keeping with the rural character, the siting will visually link with the farm buildings at no. 83, will use an existing laneway and the layout will integrate with the landscape as the topography is flat, the site faces south to achieve passive solar gain and there are three natural boundaries in situ that will be retained.</p> <p>The Planning Advice Note referred to has been withdrawn and is not required to be considered.</p>
<p>Application was quashed nearly 4 years ago and no there is no justification for the long delay. This is in breach of Order 20 (1) and (2) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.</p>	<p>The provisions of Article 20 are directory rather than mandatory. This is an objection to the proposed development and it is unclear why an objector to a planning application seeks to challenge a state of affairs in which no permission has been granted. The applicant is not a person aggrieved by the said state of affairs. The purpose of Article 20 is to fix a period after which, in the absence of a decision, the planning applicant can appeal to the Planning Appeal Commission</p>

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<p>Bias on behalf of the Council, asserting that the Council wants to approve the application but know it is unlawful to do so</p>	<p>The allegation of bias is untrue and unfounded. The DM officer has considered this matter and applied their own objective, evaluative planning judgment to the issues, mindful of the legal tests and judgments of the courts were appropriate.</p>
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