

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

Week Ending 25th April 2025

Item Number 1			
Application Reference	LA05/2024/0274/F	Date Valid	09.04.2024
Description of Proposal	Erection of 4no. retail units including covered canopy, re-configuration of existing car parking with landscaping and associated works	Location	Lands within car park at Lesley Forestside shopping centre Lesley Forestside Shopping Centre, Upper Galwally, 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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overdevelopment with the recent development of 4 restaurants on the same site. No problem with further development in the area however disagrees with expanding the existing Forestside buildings on the same site.	The proposal is for 4no. retail units within an existing District Centre known as Forestside. The Local Development Plan Retail Capacity Study finds that in terms of the Forestside Catchment, in terms of comparison retail expenditure there is some spare capacity that could support minor additions to the existing centre and retail park. The proposal is for 4no. units providing 548 square metres of gross retail space. In the context of the overall 33,148 square metres gross floor space of Forestside, the proposal represents a modest addition to the existing District Centre. The proposal is in keeping with the Local Development Plan and is not considered to be overdevelopment.		
Loss of and impact on parking.	The recent approval for a number of restaurants has already reduced the car parking capacity, the underground car parking has been re-configured to add additional spaces that are not fit for long term purpose (heavily restricted views and turning space), there is a lot of spaces that cannot be used due to columns and structure from the centre and the centre		

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Week Ending 25th April 2025

	<p>management have also recently started enforcing a time limit on how long people can park.</p> <p>Concerns expressed that since the construction of the restaurants approved within Forestside grounds there has been an increase in cars being parked in Church Lane and entrance to Galwally Avenue Areas by customers and staff working within Forestside as staff parking is not provided. Fear that if this application is approved without consideration of the parking implications in the surrounding areas this is going to make an already dangerous situation worse. Concern that the car parking analysis submitted with the application does not reflect the situation of the car park which is heavily congested throughout the day. Also, that this application should be declined until a point when the management of Forestside shopping centre can provide more car parking spaces as well as facilities for staff to park without impacting local residential areas.</p> <p>The development is proposed to be a complementary use for those already visiting Forestside Shopping Centre and there would be an element of new and majority shared trips to the site. The proposal would involve the loss of 18no. parking spaces from the surface level car park, 13no. of these are disabled car parking spaces. The 13no. disabled spaces will be relocated throughout the existing car park provision, with the majority of spaces relocated to the basement car park which provides covered sheltered car parking provision with access to both lifts and travelators. A small number of spaces will be provided within the car park adjacent to M&S.</p> <p>Based on the information submitted including the Transport Assessment Form, Car Parking Statement and additional information including the car parking analysis it is demonstrated and accepted that the proposal along with the existing retail/commercial/restaurant offerings can be accommodated within the existing car parking provision. DfI Roads have been consulted on the application and have no objections and provided a standard condition and informatives to be placed on the decision notice. Car parking charges are outside the remit of this planning application. 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 the proposal complies with Policies TRA1, TRA2 and TRA7.</p>
Content of the submitted Forestside Retail Statement.	<p>The view is expressed that the retail statement mentions that the centre is under trading and not maximising its trading ability, and that in the last 6 months there have been four new restaurants added as well as a number of small shops and kiosks inside the centre. The view is also expressed that the retail statement includes a number of assumptions that now seem contradictory to the amended scheme. It states that the proposal does not meet the threshold whereby a full retail impact assessment, required to assess the impact of a proposal on the vitality and viability of</p>

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Week Ending 25th April 2025

	<p>existing centres is required, and that now that units are over 1000 square metres, they assume this full retail assessment will take place.</p> <p>The submitted Forestside Retail Statement details that the Forestside Catchment is currently under trading and therefore not maximising its trading ability. This is supported by the Local Development Plan Technical Supplement 5: Retail Capacity Study that found that there is very slight under-trading in the Forestside catchment. Through the processing of the application the number of units has been reduced from 8no. to 4no. units with a proposed gross floor space of 548 square metres (411 square metres net floor area). The proposal does not meet the threshold for a full retail impact assessment.</p>
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Week Ending 25th April 2025

Item Number 2			
Application Reference	LA05/2024/0186/F	Date Valid	07.03.2024
Description of Proposal	Proposed dwelling within an existing cluster	Location	60 metres south of 162 Old Ballynahinch Road, Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council 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 Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster is not associated with a focal point such as a social/community building. The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law. The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 25th April 2025

Item Number 3			
Application Reference	LA05/2024/0832/RM	Date Valid	15.11.2024
Description of Proposal	Replacement single dwelling with detached garage	Location	6A Temple Road, Ballinderry Upper, Lisburn
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Ownership issues on application form and right of way/easement concerns.	Certificate A on the P1 Form has been completed to certify that all of the site is within the ownership of the applicant. Planning permission does not confer title, and it is the responsibility of the developer to ensure that they control all the lands necessary to carry out the proposed development. Rights of way/legal easement are civil matters that are outside of planning remit.		
Surface water issues expressed.	In relation to surface water NIEA - Water Management Unit, NI Water and LCCC Environmental Health have been consulted during the processing of the application and offered no concerns to the proposal. It is the developer's responsibility to assess the drainage impact and to mitigate the risk to the development and any impacts beyond the site.		
The right of way will pass to the replacement dwelling and there will be no right of way to No 6A that will have to be removed.	The building at 6A Temple Road is due to be used as an ancillary store as conditioned under outline permission LA05/2021/1294/O. The condition shall be placed on any subsequent planning decision notice. Rights of way are civil matters that are outside of planning remit.		