

Delegated Applications
Recommendations to be considered by Planning Committee members: Week Commencing 2nd June 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2022/0684/F	Retention of anti-trespassing fence to north-west of site (retrospective)	Lands north of 12-38 The Banks, Groomsport Road, Bangor DEA: Bangor Central	Approval	0
LA06/2025/0122/F	Dwelling	Land immediately west of 18 Seafront Road, Holywood DEA: Holywood & Clandeboye	Approval	0
LA06/2023/1556/O	Farm Dwelling	50m NE of 51 Kempe Stones Road, Newtownards DEA: Newtownards	Refusal	0
LA06/2025/0228/O	Replacement Dwelling	13A (approx. 500m North-East of no 13) Cunningburn Road, Newtownards, BT22 2AN DEA: Newtownards	Refusal	0
LA06/2022/0427/F	Conversion and renovation of former	Ballyalloly Farmyard, approx. 95m SE of	Approval	0

	farm buildings into 4 No. dwellings	Ballyalloly House, 19 Ballymaleddy Road, Comber DEA: Comber		
LA06/2022/0428/F	Replacement dwelling and retention of former farm manager's house as garages, storage and workshops for Ballyalloly House	165m SE of 19 Ballymaleddy Road, Comber DEA: Comber	Approval	2
LA06/2024/0132/F	Infill dwelling and garage	North and immediately adjacent to 169 Moneyreagh Road, Ballygowan DEA: Comber	Approval	0

Refusal Reason for LA06/2023/1556/O

The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route/Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

Refusal Reasons for LA06/2025/0228/O

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that the building was ever used as a dwelling, the building does not exhibit the essential characteristics of a dwelling.