

**Delegated Applications**  
**Recommendations accepted by Planning Committee members: Week Commencing 2<sup>nd</sup> June 2025**

<b>Reference No.</b>	<b>Proposal</b>	<b>Site Location</b>	<b>Recommendation</b>	<b>Objections</b>
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
LA06/2025/0228/O	Replacement Dwelling	13A (approx. 500m North-East of no 13) Cunningburn Road, Newtownards,  DEA: Newtownards	Refusal	0
LA06/2022/0427/F	Conversion and renovation of former farm buildings into 4 No. dwellings	Ballyalloly Farmyard, approx. 95m SE of Ballyalloly House, 19 Ballymaleddy Road, Comber  DEA: Comber	Approval	0

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 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.