

Delegated Applications

Recommendations to be considered by Planning Committee members: Week Commencing 24th November 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0053/F	Demolition of existing buildings and construction of healthcare facility with associated access and parking	7-9 Greenway, Conlig, Bangor DEA: Bangor Central	Approval	0
LA06/2023/1562/A	Replacement of gable signage with an illuminated sign (retrospective).	Cardy Gospel Hall, 1 Cardy Road East, Greyabbey DEA: Ards Peninsula	Approval	6 (from 3 separate addresses)
LA06/2023/1563/A	Replacement of two-sided fixed prismatic sign with electronic message display panels (retrospective).	Cardy Gospel Hall, 1 Cardy Road East, Greyabbey DEA: Ards Peninsula	Refusal	10 (from 3 separate addresses)
LA06/2024/0082/F	Replacement stables/tack room, extension of site curtilage and retention of retrospective access.	35A Magherascouse Road, Magherascouse, Ballygowan DEA: Comber	Approval	0

LA06/2024/0348/F	Retrospective planning permission for 2 dwellings	103a & 103b Main Street, Conlig DEA: Hollywood & Clandeboye	Approval	0
LA06/2025/0626/F	Storey and a half dwelling with attached double garage and new access	Lands between 43b and 45 Ballyrainey Road, Newtownards DEA: Newtownards	Approval	0
LA06/2025/0814/F	Repositioning / enlarging of equestrian sand menage, timber fenced enclosure and LED floodlighting associated with an established equine livery business (retrospective)	30m SW of 13F Blackabbey Road, Greyabbey DEA: Ards Peninsula	Approval	0
LA06/2025/0157/O	Dwelling, garage and access	Land between 14 and 18 Ballyvester Road, Donaghadee DEA: Bangor East & Donaghadee	Refusal	12 (from 6 separate addresses)
LA06/2024/0599/F	1 No. replacement dwelling and 1 No. new dwelling	5 Ballyeasborough Road, Portavogie DEA: Ards Peninsula	Approval	0

	with associated hard and soft landscaping			
LA06/2025/0405/F	Change of use from bookmakers to hot food unit	61 Castle Street, Comber DEA: Comber	Approval	7 (from 3 separate addresses)
LA06/2024/0297/F	Residential development of 16 dwellings	Lands immediately SW of 6-8 Quarry Court and NE of 18a Manse Road, Carrowdore DEA: Ards Peninsula	Approval	1
LA06/2024/0295/F	2 Dwellings with access from Manse Road.	Land immediately southwest of 5 & 6 Quarry Court, Carrowdore DEA: Ards Peninsula	Approval	0
LA06/2025/0433/F	Two-storey side extension	173 Bangor Road, Seahill, Holywood DEA: Holywood & Clandeboye	Approval	1
LA06/2023/2139/F	Dwelling (including demolition of existing side extension)	82 Bangor Road, Holywood	Approval	4 (from 2 separate addresses)

		DEA: Hollywood & Clandeboyne		
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Refusal Reason for LA06/2023/1563/A

1. The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that the proposed sign does not respect amenity and would detract from the appearance and character of the rural area.

Refusal Reasons for LA06/2025/0157/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 the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not constitute a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built-up frontage.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development, if approved, would create or add to a ribbon of development.