

Delegated Applications

Recommendations to be considered by Planning Committee members: Week Commencing 20th July 2026

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2026/0531/O	Renewal of application LA06/2022/0738/O – Dwelling and garage	Lands adjacent and immediately south of 12c Cardy Road, Greyabbey DEA: Ards Peninsula	Approval	2 (from 2 addresses)
LA06/2025/0848/S54	2no. semi-detached dwellings and garages, associated site works and landscaping. Proposed variation of condition 2 of approval LA06/2023/1688/F from: “No development shall take place on site until the method of sewage disposal has been agreed in writing with NI Water or a consent to discharge has been granted under the terms of The Water NI Order 1999 by the relevant authority.	Lands approximately 40m NE of 12 Craigavad Park, Holywood (Plot 16) DEA: Holywood & Clandeboye	Approval	0

	Reason: To ensure no adverse effect on the water environment." To: "The approved development shall not be occupied until the method of sewage disposal has been agreed in writing with NI Water or a consent to discharge has been granted under the terms of The Water NI Order 1999 by the relevant authority. Reason: To ensure no adverse effect on the water environment."			
LA06/2025/1008/F	Change of use from existing domestic garage to AirBnb accommodation	5A Abbacy Road, Portaferry DEA: Ards Peninsula	Refusal	0
LA06/2026/0179/F	Extension of domestic curtilage and erection of fence (retrospective)	21 Cambourne Park, Newtownards	Approval	3 (From 2 addresses)

		DEA: Newtownards		
LA06/2025/0902/F	Retention of 5 dwellings, access and parking, and erection of new dwelling (Change of house type to approval LA06/2017/0877/RM)	9-15 Crawfords Farm Grove, Bangor DEA: Bangor West	Approval	0
LA06/2024/0536/F	Retrospective application for 5 detached tourist accommodation units	86 Ballydrain Road, Comber DEA: Comber	Approval	0
LA06/2025/1089/F	Replacement of fire damaged shop unit, raise roof level to rear of No. 13, raise roof level and facade alterations to No. 4.	Cordners, 13 Conway Square & 4 Lower Mary Street, Newtownards DEA: Newtownards	Approval	0

Refusal Reasons for LA06/2025/1008/F

1. The proposal is contrary to paragraph 6.73 of The Strategic Planning Policy Statement for Northern Ireland Edition 2 in that the building to be converted is not a locally important building.
2. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland Edition 2 and Policy CTY1 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.

3. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland Edition 2 and Policy TSM5 of Planning Policy Statement 16, Tourism, in that it fails to comply with any of the circumstances outlined in criteria (a), (b) or (c) as required by the policy as detailed below:

a) one or more new units all located within the grounds of an existing or approved hotel, self-catering complex, guest house or holiday park; b) a cluster of 3 or more new units are to be provided at or close to an existing or approved tourist amenity that is / will be a significant visitor attraction in its own right; c) the restoration of an existing clachan or close, through conversion and / or replacement of existing buildings, subject to the retention of the original scale and proportions of the buildings and sympathetic treatment of boundaries.