Lisburn & Castlereagh City Council

www.lisburncastlereagh.gov.uk/resident/planning
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Tel: 028 9244 7300
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Application for full permission to develop land

Planning Act (Northern Ireland) 2011

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Does this application include any proposed development work that is considered to be non-residential in nature or development on a farm?

- [x] Yes
- [ ] No

Please indicate any of the following which are relevant to this application for proposed non-residential development work:

- [ ] The use or storage of Liquid Petroleum Gas (LPG) or other hazardous substances? **(Form P1A)**
- [ ] Carrying out of any quarrying/mineral extraction? **(Form P1B)**
- [ ] Development on a farm? **(Form P1C)**
- [ ] Crèche \ day nursery? **(Form P1D)**
- [ ] Nursing \ residential home? **(Form P1D)**
- [ ] Wind farm or single wind turbine? **(Form P1W)**

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Details

Name/Company

Title

First name

Blakiston

Surname

Houston

Company Name

Blakiston Houston Estate Company Ltd.

Address

Address line 1

28 Carrowreagh Road

Address line 2

Address line 3

Town/City

Dundonald

Postcode

Country

Northern Ireland

Contact Details

Telephone number

Mobile number

Email address

Agent Details

Name/Company

Company / Organisation

bell | rolston

Title

First name

Clare

Surname

McParland

Address

Address line 1

The Corner House

Address line 2

183-185 Ballyclare Road

Address line 3

Town/City

Newtownabbey

Postcode

BT36 5JP

Country

United Kingdom

Contact Details

Telephone number

***** REDACTED ******

Mobile number

Email address

***** REDACTED ******

Ref no.

BHE1000

Site Address

Disclaimer: Recommendations can only be based on the answers given to the questions.

If you cannot provide a postcode, then further details must be provided below for 'Description of site location' by providing the most accurate site description you can in order to help locate the site.

Number

Suffix

_

Property Name

28

Address Line 1

Carrowreagh Road

Address Line 2

Town/city

Belfast

Postcode

BT16 1TS

Description of site location (must be completed if postcode is not known)

Description

Lands c. 120m southwest of No. 28 Carrowreagh Road, Dundonald, BT16 1TS

Easting co-ordinates (x)

343543

Northing co-ordinates (y)

374635

Site Area

What is the area of the site?

0.98 Hectares

Do you own or control any adjoining land?

- ☑ Yes
- ○ No

☑ **Please confirm that if you own or control any adjoining land, details will be clearly shown (in blue) on the site location map which is included as part of this application.**

Type of Planning Application

Please indicate what type of application is being requested

- ○ Outline permission
- ☑ Full permission
- ○ Reserved matters

Is the application which is now being made a renewal for an existing permission?

- ○ Yes
- ☑ No

Please give a concise and accurate description of all elements of the proposed development that requires approval, including the purpose for which the land / buildings are to be used. Provide details of all buildings proposed and any ancillary works including access arrangements associated with the proposal. Please also include details of any demolition if the site falls within a designated area.

Description of Proposed Development

Please give a brief description of the proposed development

Proposed Class B3 General Industrial building to be used for anaerobic digestate management, new access, landscaping and ancillary site works

Has any work already started?

- ○ Yes
- ☑ No

Details of Development Proposal

Does the proposal involve a class of development listed in the Schedule of The Planning (Development Management) Regulations (Northern Ireland) 2015?

◯ Yes
⊘ No

Is this application requesting a temporary permission?

◯ Yes
⊘ No

Previous Application

Are you aware of a previous application for a similar proposal on the site?

◯ Yes
⊘ No

Pre-application Advice

Have you received any prior formal advice from the planning authority about this application?

◯ Yes
⊘ No

Access and Parking Arrangements

Is use of an existing unaltered access to a public road being proposed?

◯ Yes
⊘ No

Does the proposal require construction of a new access to a public road?

⊘ Yes
◯ No

Please indicate what the access will be for

☑ Vehicular use
☐ Pedestrian use

For the construction of a new access to a public road, are you aware if the application proposes to access onto a Protected Route?

◯ Yes
⊘ No

Does the proposal require alteration of an existing access to a public road?

◯ Yes
⊘ No

Is there a public right of way within or adjoining the site?

◯ Yes
⊘ No

Parking Arrangements

How many vehicle parking spaces currently exist on the site in total?

0

How many vehicle parking spaces are proposed on the site in total?

8

Existing Use

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Agricultural

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Application advice: If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

You may wish to contact your local planning office for advice on what information may be required.

Water Supply

What is the source of the water supply?

- [x] Mains
- [ ] Other

Water and Drainage

How will surface water be disposed of?

- [ ] Soakaway
- [ ] Main sewer
- [ ] Sustainable drainage system
- [x] Existing water course
- [ ] Pond/lake
- [ ] N/A

Is the site within an area of known risk of flooding?

◯ Yes
⊘ No
◯ Unknown

Application advice: If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application may be determined.

You may wish to contact your local planning office for advice on what information may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☑ N/A
☐ Other

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

Biodiversity, Trees and Hedges

On the application site, are you aware of the existence of any wildlife protected under the Wildlife (NI) Order 1985 (as amended)?

⊘ Yes
◯ No

If Yes, please provide more details including what species (if possible)

See ecology information provided.

Are there any trees or hedges on or adjacent to the application site?

⊘ Yes
◯ No

If yes, please confirm if details of trees/hedges can clearly be shown on drawings provided as part of this application (including known protected trees, indicating if they are to be removed or cut back).

⊘ Yes
◯ No

Has a Bio-diversity checklist been completed?

⊘ Yes
◯ No

Planning Application Certificate under Section 42 of the Planning Act (Northern Ireland) 2011

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate Selected

Certificate A

Certificate of Ownership - Certificate A - Planning Application Certificate under Section 42 of the Planning Act (Northern Ireland) 2011

Please indicate which type of entitlement is relevant for this application

- [x] Fee simple absolute
- [ ] Fee tail
- [ ] Life estate
- [ ] Tenancy

I certify/the applicant certifies that I have/the applicant has actual possession of every part of the land to which the said application relates and has an entitlement as noted of which at least 40 years remain unexpired in the land.

- [x] Declaration of Certificate A status of ownership (please confirm)

Non Residential Development

Does your proposal involve industrial development?

- [ ] Yes
- [x] No

What is the anticipated daily water requirement on the site (m3)?

0

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [ ] Yes
- [x] No

Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

Floorspace use - please add details for each floorspace type which is relevant to this application:

Type of floorspace:
Production

GROSS Area - before:
0

GROSS Area - after:
2598

Calculated change in GROSS area (m2):
2598

NET Area - before:
0

NET Area - after:
2598

Calculated change in NET area (m2):
2598

Totals

Total of GROSS area - before development (m2)	0
Total of GROSS area - after development (m2)	2598
Total of change in GROSS area (m2)	2598
Total of NET area - before development (m2)	0
Total of NET area - after development (m2)	2598
Total of change in NET area (m2)	2598

Average No. of vehicles at premises daily

	Existing total	Anticipated total	Net change
Staff vehicles	0	5	5
Visitor/Customer vehicles	0	0	0
Goods vehicles	0	13	13
Total	0	18	18

Average No. of persons attending premises daily

	Existing total	Anticipated total	Net change
Employees	0	5	5
Others Attending *	0	13	13
Total	0	18	18

* Others attending include visitors, customers, diners, spectators, pupils etc.

Loss or gain of rooms

For hotels, guest houses or other residential accommodation, please indicate how many existing rooms will be lost by change of use or demolition, and what the new proposed total rooms will be

Authority Employee/Member

Are you/the applicant/applicant's spouse or partner, a member of staff within the council or an elected member of the council?

◯ Yes
⊘ No

Are you/the applicant/the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

◯ Yes
⊘ No

It is an important principle of decision-making that the process is open and transparent.

Declaration

The information provided for this application is correct and complete to the best of my knowledge and belief. I apply for planning permission for the development described in this application and the accompanying plans.

☑ I / We agree to the outlined declaration

Signed

Clare McParland

Date 03/06/2025