

Questions high-lighted from the Quarterlands Document re the LAO5/2022/0033/F planning application and key notes

Problems in development application and key notes

Q Doc refers to the Quarterlands Document supplied by residents

(LDP) refers to the Lisburn and Castlereagh City Council (LCCC) Local Development Plan 2032 (Draft Plan Strategy October 2019)

- Why do we find that one of the houses, No. 66 Quarterlands Road on the 2022 plan, has already been built without site permission?
See Q Doc. 2.1 – 2.5
- Is the Planning Department aware that the land for the access to and site for house 1 is outside the Housing Land Use Policy Area (HLUPA) See Q Doc. 2.3
- Why has the house and access been approved on land outside the BMAP housing policy area? Either the permission was wrong or the BMAP was wrong as they contradict each other?
See Q Doc. 2.3
- The Application is misleading about dBMAP and BMAP 2015 and 2008 permission – these documents have been used interchangeably when expedient. There are discrepancies between the three documents, so they cannot be referred to as a coherent reference unit for the 2022 Planning Application to build 17 houses. In the past 15 years the Drumbeg area has seen an additional 14 houses and a potential hotel – all on non-designated land. For that reason, **the site labelled DG 03/02 should no longer be designated as a Housing Land Use Policy Area (HLUPA) as the housing requirement has already been satisfied elsewhere.**
See Q Doc. Section 2.2
- The Application is misleading using the 2006 application which is used as reference in the application it was clearly a very different proposal and should have no relevance to this proposal.
See Q Doc. Section 2.5
- How are the LCCC protecting us from excessive development? Why are we facing more and more development if the LCCC LDP wishes to “Support towns, villages and small settlements in the Council Area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy **whilst protecting their identity from excessive development.**”
(LDP) Page 54.
See Q Doc. Section 8
- How have 14 houses outside the HLUPA been granted planning permission?

Sewerage and Flooding

- How can more houses be added? The LDP in Page 173 in 2019 states that Drumbeg had almost reached Wastewater Treatment Works (WwTWs) capacity?
- Why is there a Planning application at all when the 17 houses will cause the Drumbeg WwTW to be well over capacity.?

- How can more houses be added? We know that NI water have said that there is no public storm water sewer available at the site.
- NI Water state that” under no circumstances will storm water be permitted to enter a public foul sewer.”
- Has the developer got Permission from the Rivers Agency to discharge storm water anywhere else?

Flood Risk

- Increased flood risk? There is no evidence of farm drains or provision in the development, so water finds its way by overland flow. There are two areas on the Quarterlands Road close to this site which frequently flood. [See Q Doc. Section 6.1](#)
- Why are planners risking our area to becoming more liable to flooding?

Road/Transport/Parking

- Quarterlands Road is a narrow country road used as a short-cut from the Hillhall road. [See www.quarterlands.com/gallery](http://www.quarterlands.com/gallery)
- Quarterlands Road is too narrow in places for two cars to pass. [See www.quarterlands.com/gallery](http://www.quarterlands.com/gallery)
- The Application is misleading. How can more houses require fewer parking spaces? [See Q Doc. Section 2.5](#)

Biodiversity

- Paul Donnelly, Chief Executive of the Northern Ireland Environment Agency (NIEA) said: *“We need to be mindful where new housing developments are planned for this area as this is an incredible opportunity to protect what is precious today for future generations”*
[See Q Doc. 3.1](#)
- **Why destroy habitat for around 67+ Protected Species 21 of which are Priority Protected Species proven to live in the area?**
[See Q Doc. 3.3](#)
- Dr Andrew Bridge, Manager Lagan Valley Regional Park firmly objects to this development 30/03/22:

“Increased traffic, loss of open green space and biodiversity. Pressure for new build, redevelopment or infill housing poses a serious threat to the integrity of the buffer zone between Urban and Rural” [See Q Doc. 3.5](#)

- Why destroy more of the open green space between Lisburn and Belfast? “The Lagan Valley Area of Outstanding Natural Beauty (ANOB) is situated within the Lisburn and Castlereagh City Council Area (LCCC). It comprises of some settlements and is part of the buffer between the built edge of Lisburn and Belfast.

[See \(LDP\) Page 114.](#)

- Why would we not “Safeguard key/tourism/recreation assets from inappropriate development?”
[\(LDP\) Page 108](#)
- Why would we not “Protect and enhance open space recognising its value in promoting health and well-being”?
[See \(LDP\) Page 108](#) Why ignore The Local Development Plan designed to: - [See \(LDP\) Page 126](#)
 - a) Protect, conserve, and where possible enhance and restore our natural heritage.
 - b) Maintain landscape quality and distinctiveness and attractiveness of the area.
 - d) Safeguard the Lagan Valley Regional Park.
 - The Local Policies Plan will protect and integrate features of the natural heritage through appropriate designations and when zoning sites for development. [See \(LDP\) Page 127](#)
 - Neighbourhoods are designed and regenerated to promote well-being. [See \(LDP\) Page 168](#)
- The Application states that the development will consist of "affordable homes", but no actual figure is given. It is likely that the market value of these properties will be around three times the price of an average detached house and so will only be 'affordable' to a very small market.
[See Q Doc. 8.](#)

Drumbeg Lacks Services and Amenities

- The Application is misleading about public **transport** the TRICS model has ‘Public Transport Provision’ selected - one bus which passes the end of the Quarterlands Road not at commuting or school times is not a useful provision.
[See Q Doc. 8.1](#)
- The Application is misleading that “The development is within 400M of local facilities”
 - Church – half a mile away
 - Restaurant – 600m away
 - [See Q Doc. 8.1](#)
- Why is the LDP being ignored again by developers “In accordance with Regional Transportation Policy reducing reliance on the private car?”
[\(LDP\) Page 47](#)
- Why is another Car Driven development being proposed when we all know the reality of the environmental impact?
- Why do the developers claim that there is a playground for local children when there isn’t one?
[See Q Doc. 8.1](#)
- Why is there no local Primary School as mentioned?

- Why is there no central area in Drumbeg for older people or Mums with children to meet in line with the [\(LDP\) Page 116](#)
- Why is there no local convenience shop? [\(LDP\) Page 109](#)
- What does the Local Development Plan 2032 mean to the Planning Department?
- What do AONB (Area of Outstanding Natural Beauty) and LVRP (Lagan Valley Regional Park) mean to the Planning Department and the Council Committee.?
- Why are Brown field sites such as the old Barbour Threads and the 30 acres at the Coca-Cola bottling plant not being built on? before destroying more of the greenfield Area of Outstanding Natural Beauty.
- Why is more emphasis not being placed on sustainable development?
- Why are planners allowing building within the LVRP boundaries and are not protecting the natural heritage for future generations.

We also learned that the developers had personally visited homes near the proposed site and had made it clear to residents “that nothing could be done and that the approval would be granted.”

Why has this been said to residents before the Application LAO5/2022/0033/F has been brought to the committee for determination? This needs to be further investigated.

Consultation

- Why were incorrectly addressed letters sent.
- Why was a letter sent to Number 50 Quarterlands Road which does not exist
[See Q Doc. 8.2](#)
- Why was Number 50 Hambleden Park opposite the proposed entrance to the development NOT notified by the Council.
- Why do planners allow houses to be built outside the Housing Land Use Policy?