Lisburn & Castlereagh City Council

Civic Headquarters
Lagan Valley Island
Lisburn BT27 4RL

Tel: 028 9250 9250
www.lisburncastlereagh.gov.uk

Date: 22 August 2024

Our Ref: LA05/2022/0033/F
(Please quote at all times)

Turley
Hamilton House
3 Joy Street
Belfast
BT2 8LE

Dear Sir/Madam,

Location: Lands between 58 and 66 Quarterlands Road northeast of 54b-c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park Drumbeg

Description: Erection of 17 dwellings in a mix of 15 no. detached and 2 no. semi-detached dwellings with associated parking, landscaping, site works and access arrangements from Quarterlands Road (Revised Design and Access Statement and Rebuttal Statement).

I refer to the above application which was received by the Council on 6 January 2022.

The application site lies within the Lagan Valley Area of Outstanding Natural Beauty, a sensitive area and the development is also considered to fall within category 10(b) of Schedule 2 in that it is an urban development project. Whilst the application is rescreened on the basis of its location in a sensitive area, it is also more than 0.5 hectares in size and would have needed to be screened anyway.

The application is rescreened having regard to amendments to the proposed development and representations from third parties. Regard is also had to the latest guidance published by the Department for Infrastructure in December 2023 with a determination made under Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 the Council.

The Council remains of the view that the planning application as amended does not require to be accompanied by an Environmental Statement.

This, of course is not a planning decision on your proposal

Yours sincerely

[redacted]

Authorised Officer
Lisburn and Castlereagh City Council