Welcome

Welcome to this public community consultation event.

This community information event follows a Proposal of Application Notice (PAN) submitted to Lisburn and Castlereagh City Council in July 2026 notifying the Council that a formal full planning application will be submitted after the required 12 week notice period expires in accordance with Section 27 of the Planning Act (Northern Ireland) 2011.

The event and consultation boards have been prepared to illustrate the following development on behalf of Gill Hall Farm:

Proposed holiday park and all ancillary works

Lands at Ballyskeagh Road, Drumbeg; adjacent / west of nos. 156,158, and 160 Ballyskeagh Road and nos. 12 - 18 The Hermitage

Your feedback on the proposal at tonight's event is very much welcomed as all matters raised will be taken into consideration and reflected upon in the formal application submission.



Site Aerial

GILL HALL
ESTATE
HOLIDAY PARK

Site Context

SITE
The site consists of a large agricultural field which falls from west to east and also falls from the road frontage along Ballyskeagh Road towards the middle of the site. The overall area within the red line boundary is 6.4 ha.

The site is bounded by mature hedgerow and trees to the north, south, and west, to the east the site bounds onto residential properties where the boundary is defined by hedgerows.

Access to the site is currently via the existing agricultural access onto the Ballyskeagh Road at the northwest corner of the site. There is also an open access into the site from Ballyskeagh Road close to the north east corner. There are lowered kerbs at this location.

The wider surroundings comprise of agricultural land to the north and south with residential land use to the east and west. The Lagan River is located circa 230m northeast of the site with the M1 located circa 430m to the west.

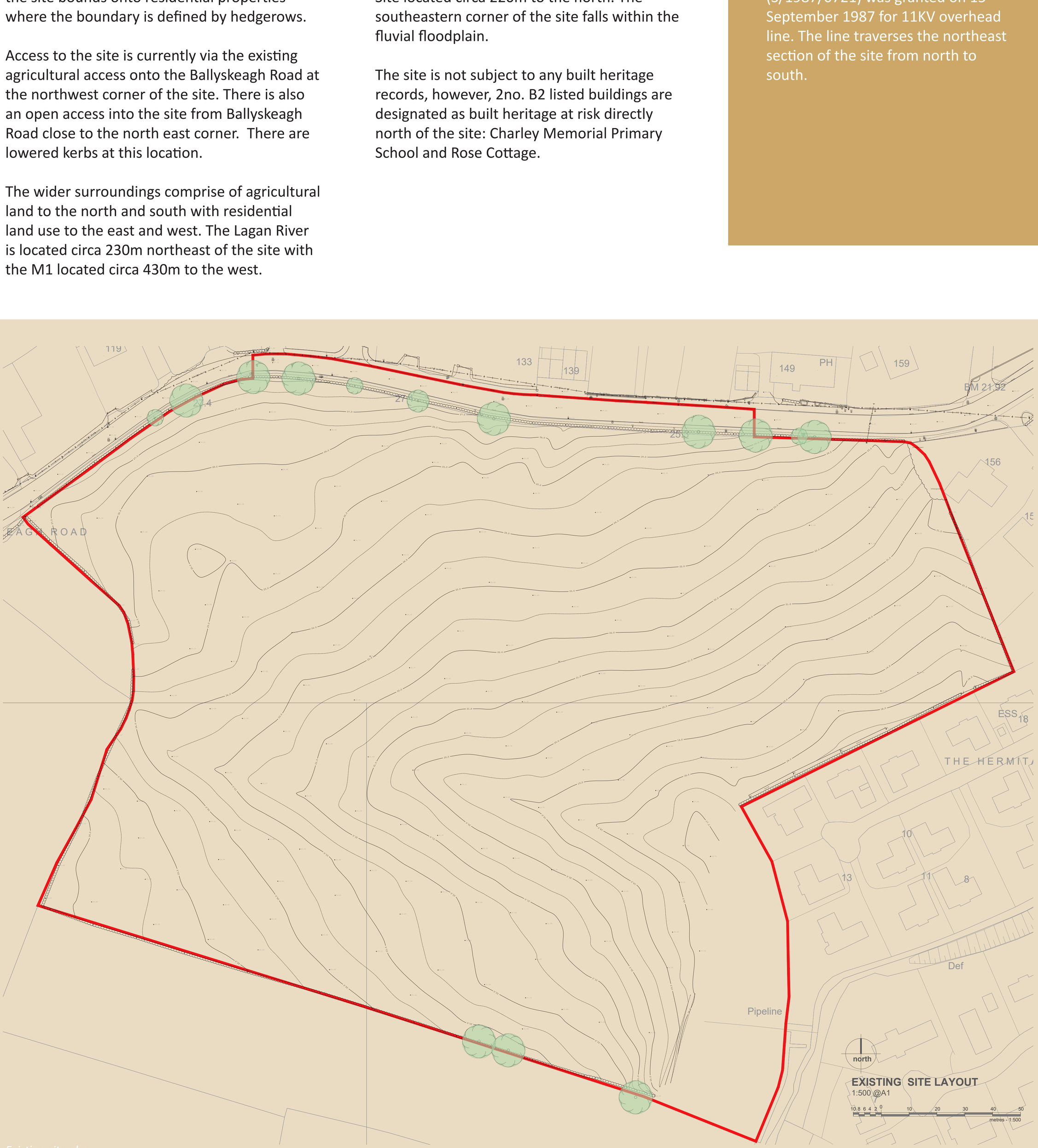
The site falls within the Lagan Valley Area of Outstanding Natural Beauty, with access to the Lagan Towpath a short distance to the northeast at the Drum Bridge Car Park. Other amenities include Lady Dixon Park (accessible from the Towpath), Malone Golf Club, Laganvale Farm and the Laganview Golf Centre.

The nearest priority habitat is a Local Wildlife Site located circa 220m to the north. The southeastern corner of the site falls within the fluvial floodplain.

The site is not subject to any built heritage records, however, 2no. B2 listed buildings are designated as built heritage at risk directly north of the site: Charley Memorial Primary School and Rose Cottage.

PLANNING HISTORY
Outline planning application (S/1998/0851) was withdrawn on 17 April 2000 for residential development. The proposed site was located in the northeast portion of the site.

Full planning permission (S/1987/0721) was granted on 15 September 1987 for 11KV overhead line. The line traverses the northeast section of the site from north to south.



Existing site plan

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Whittaker & Watt

GILL HALL
ESTATE
HOLIDAY PARK

Who are Gill Hall Farm?

Gill Hall Farm/Estate is a unique 510-acre country estate in Dromore with a rich history and strong agricultural heritage. Established as a home of award-winning livestock and champion herds, Gill Hall has developed a reputation for excellence and careful stewardship of the countryside. In tandem with developing their Dromore estate into an authentic visitor destination, Gill Hall are seeking to build upon these foundations by creating a distinctive holiday park destination at Ballyskeagh Road, Lisburn.

Proposed Development

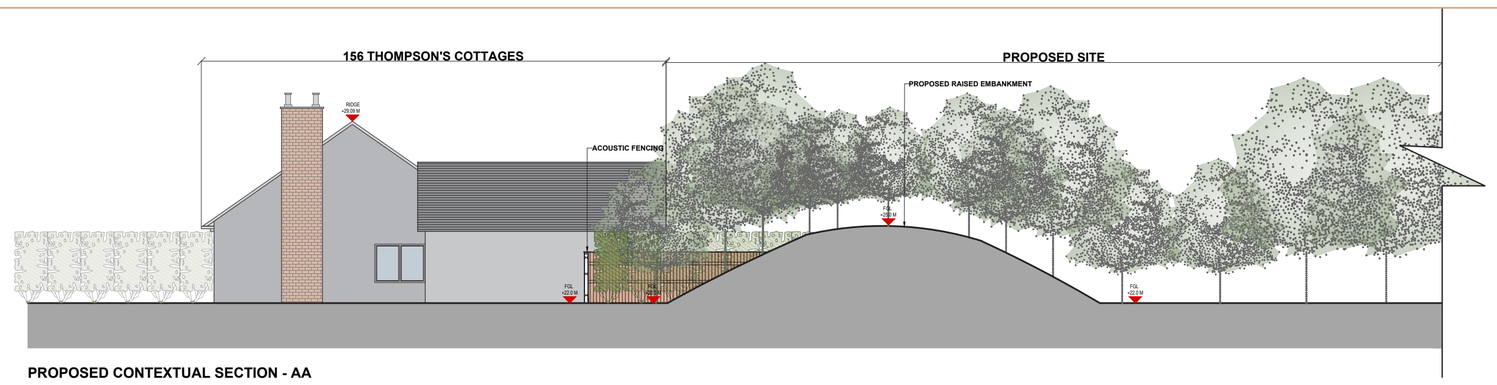
The proposed holiday park will provide a high-quality, low density tourism development that offers visitors the opportunity to experience the natural beauty of this area. Unlike more intensive forms of holiday accommodation, the proposal is centred on spacious layouts, generous landscaping, water features and a carefully planned environment that prioritises quality over quantity.

The development will provide a range of attractive accommodation options together with high-quality on-site facilities and amenities.

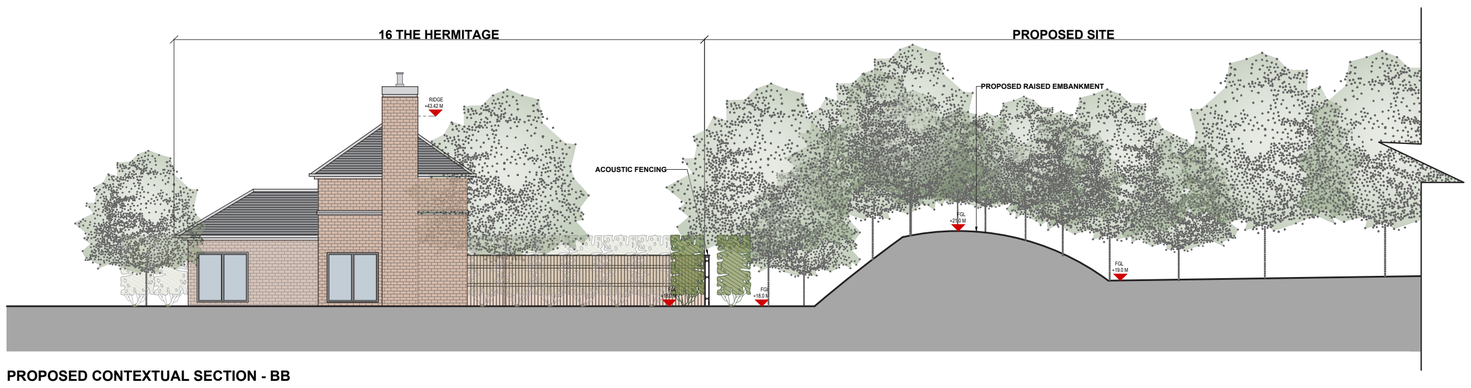
The emphasis is on creating a high-end visitor experience where guests can relax, enjoy outdoor activities and explore the surrounding area while benefiting from well-designed facilities integrated within an attractive landscape setting.

The proposal is for a new holiday park to include 17no. holiday accommodation units fronting onto a lake with 2no. jetties in the western portion of the site. The eastern portion of the site contains tree-lined walking trails with a walkway meandering around and across a second smaller lake and 4no. padel courts proposed to the rear of a holiday park reception building including convenience concession area located in the centre of the site.

- Reception building
- 11no. camping pitch units of 50sqm per unit.
- 4no. 2-bed units of 253sqm per unit.
- 3no. 3-bed units of 264sqm per unit.
- Walking trails
- Internal circulation roads
- Private car parking provision throughout the site
- 4no. padel courts
- 2no. lakes
- Extensive landscaping
- Dense planting buffer and 2m acoustic buffer to residential boundary



PROPOSED CONTEXTUAL SECTION - AA



PROPOSED CONTEXTUAL SECTION - BB



PROPOSED CONTEXTUAL SECTION - CC



PROPOSED CONTEXTUAL SECTION - DD

Proposed site sections

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GILL HALL
ESTATE
HOLIDAY PARK



PROPOSED SITE LAYOUT
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Proposed site layout

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ESTATE
HOLIDAY PARK

Computer-generated Images of development







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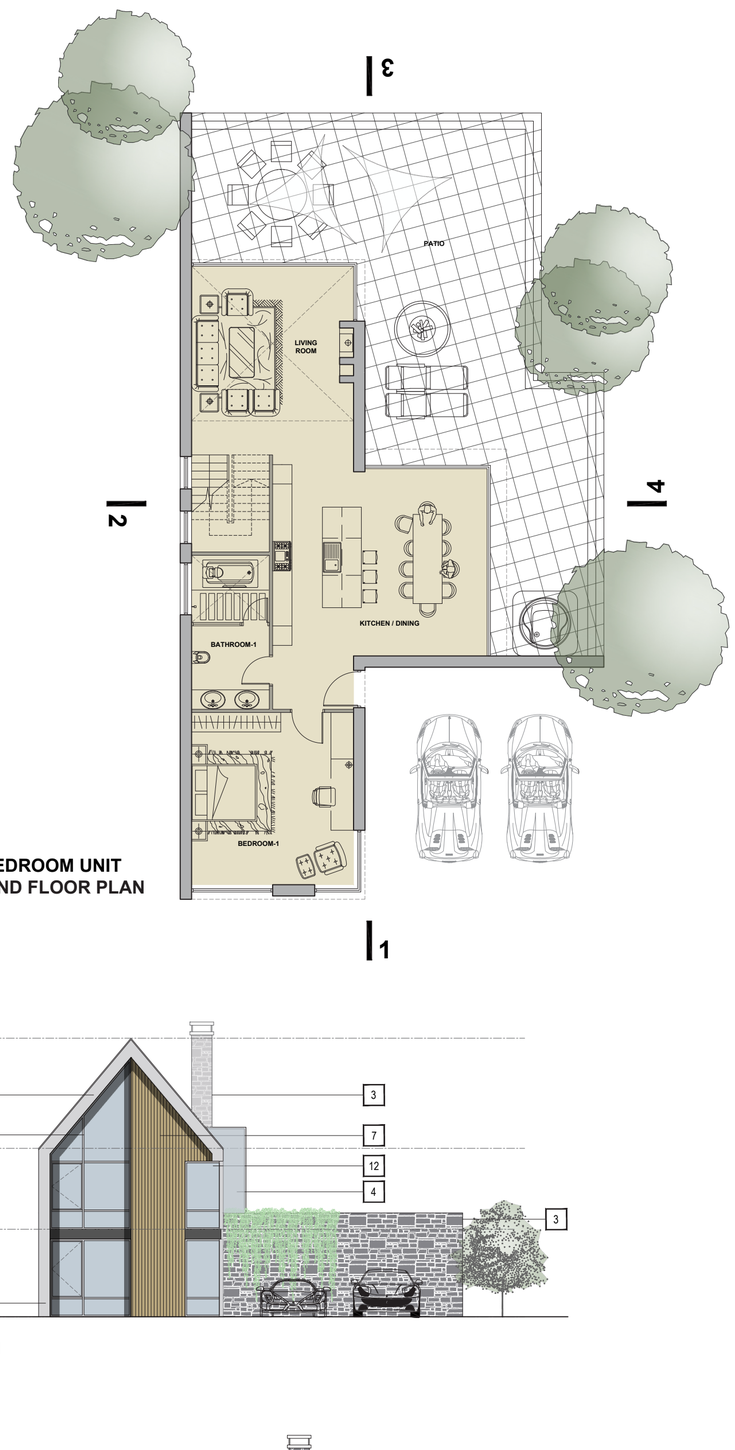
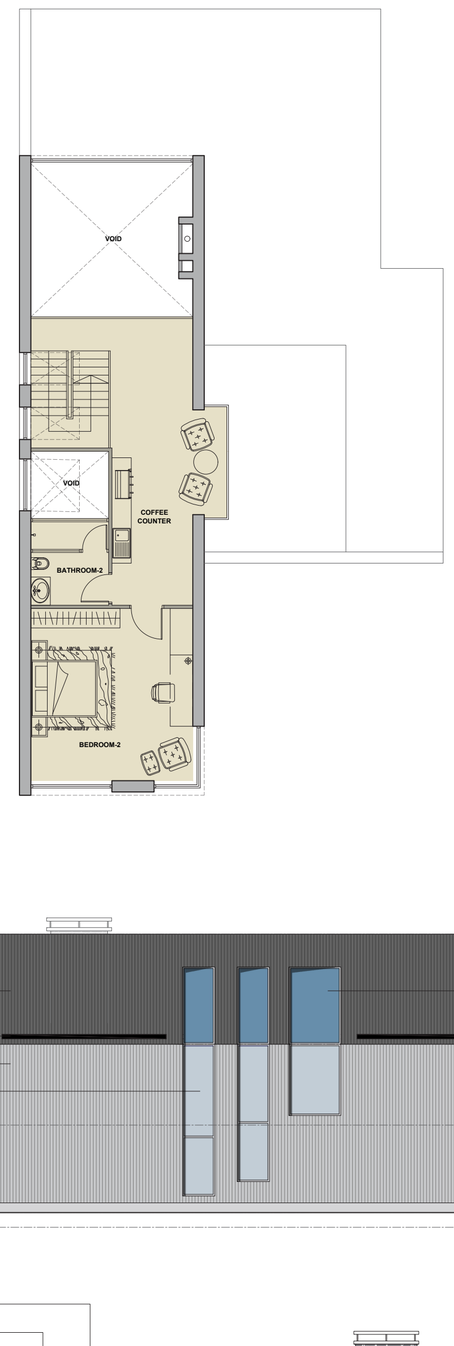
GILL HALL
ESTATE
HOLIDAY PARK



2 bedroom unit



2 BEDROOM UNIT
GROUND FLOOR PLAN

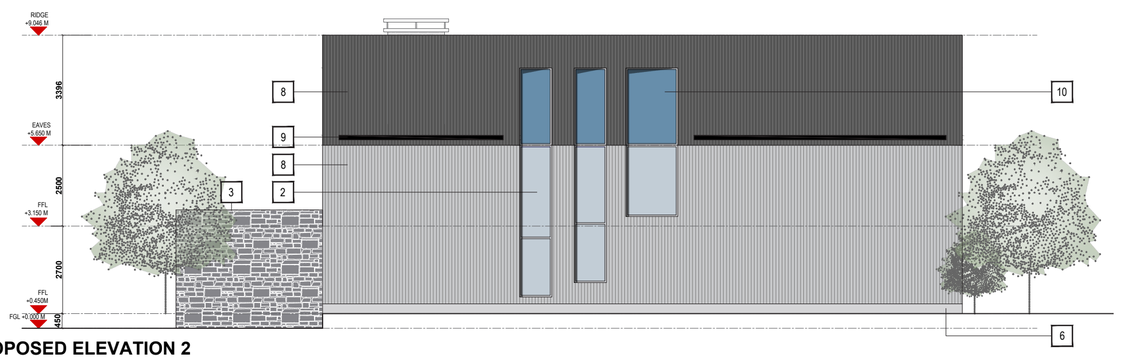


2 BEDROOM UNIT
FIRST FLOOR PLAN

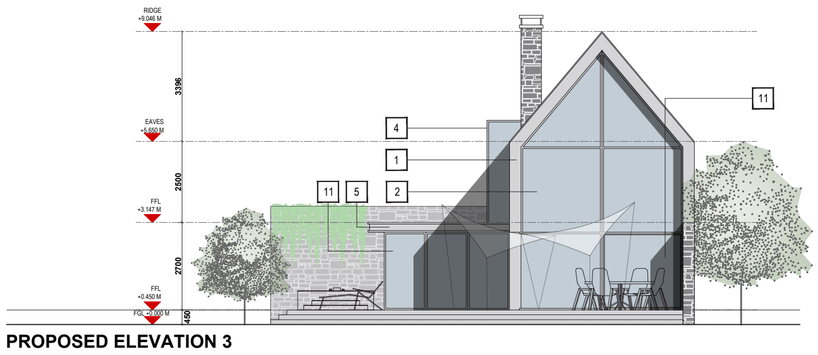
SCHEDULE OF EXTERNAL FINISH

1	SEAMLESS METAL CLADDING SYSTEM COLOUR: DARK GRAY
2	PROPOSED PPC ALUMINIUM THERMA BROKEN DOUBLE GLAZED CURTAIN WALLING
3	PROPOSED STONE FINISH
4	PPC'd ALUMINUM GLASS BOX
5	PROPOSED ALUMINUM POWDER COA CANOPY
6	PROPOSED RENDERED PLINTH COLOUR: GRAY
7	PROPOSED TIMBER EFFECT CLADDIN
8	STANDING SEAM METAL CLADDING S COLOUR: DARK GRAY
9	PROPOSED CONCEALED GUTTER
10	PROPOSED PPC ALUMINIUM THERMA BROKEN DOUBLE GLAZED ROOF LIGH
11	PROPOSED FULLY GLAZED SLIDING D
12	PROPOSED FULLY GLAZED CORNER \
13	PROPOSED PPC'd ALUMINUM WINDO\
14	PROPOSED FULLY GLAZED AUTOMAT MANUAL ENTRANCE DOOR

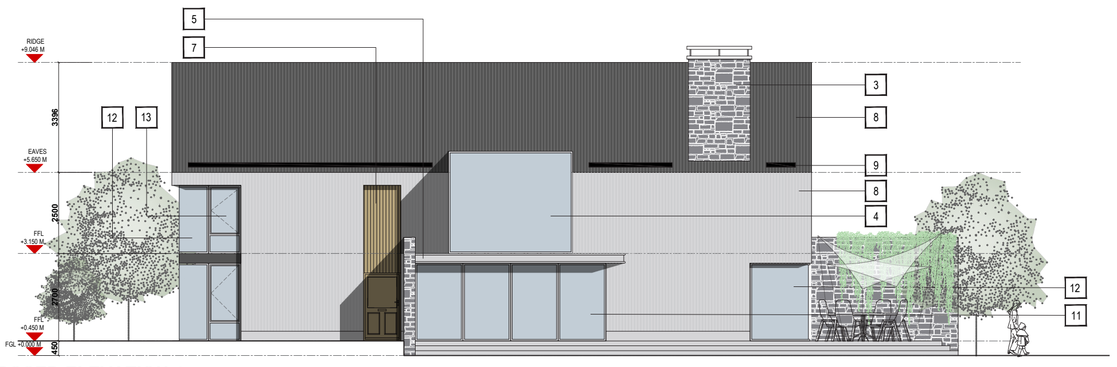
PROPOSED ELEVATION 1



PROPOSED ELEVATION 2



PROPOSED ELEVATION 3



PROPOSED ELEVATION 4

3EDROOM UNIT
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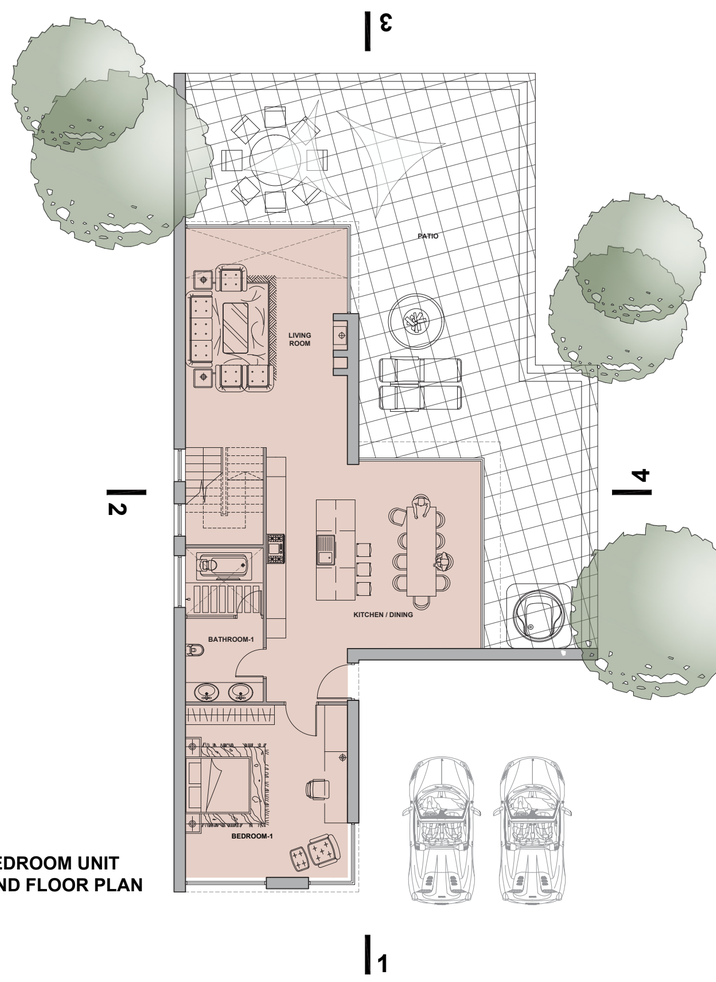
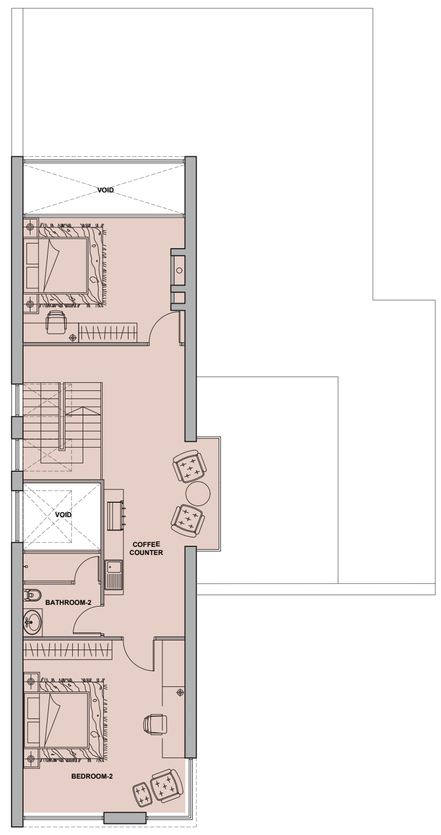
GILL HALL
ESTATE
HOLIDAY PARK



3 bedroom unit



3 BEDROOM UNIT
GROUND FLOOR PLAN



3 BEDROOM UNIT
FIRST FLOOR PLAN

SCHEDULE OF EXTERNAL FINISH

1	SEAMLESS METAL CLADDING SYSTEM COLOUR: DARK GRAY
2	PROPOSED PPC ALUMINIUM THERMAL BROKEN DOUBLE GLAZED CURTAIN WALLING
3	PROPOSED STONE FINISH
4	PPC'd ALUMINUM GLASS BOX
5	PROPOSED ALUMINUM POWDER COAT CANOPY
6	PROPOSED RENDERED PLINTH COLOUR: GRAY
7	PROPOSED TIMBER EFFECT CLADDING
8	STANDING SEAM METAL CLADDING SY COLOUR: DARK GRAY
9	PROPOSED CONCEALED GUTTER
10	PROPOSED PPC ALUMINIUM THERMAL BROKEN DOUBLE GLAZED ROOF LIGHT
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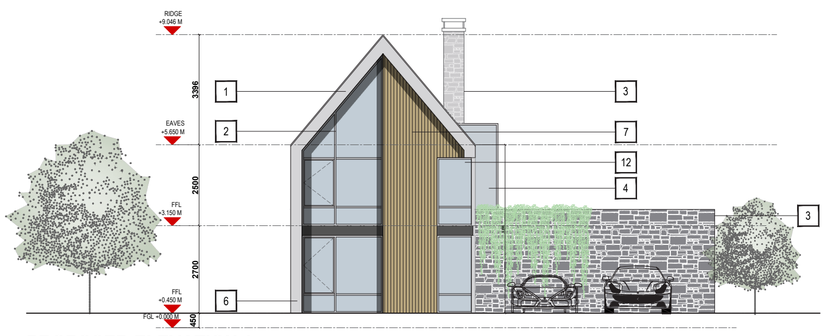
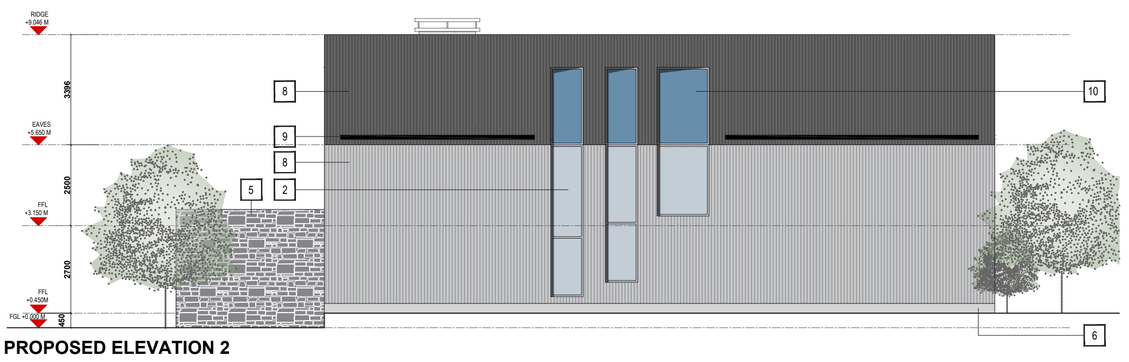
13	PROPOSED PPC'd ALUMINUM WINDOW
14	PROPOSED FULLY GLAZED AUTOMATI MANUAL ENTRANCE DOOR



PROPOSED ELEVATION 1



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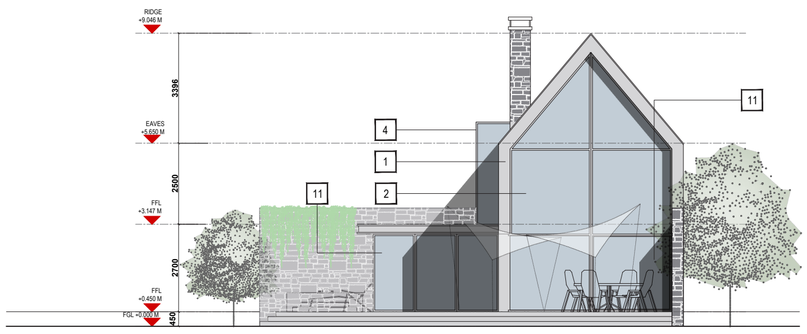
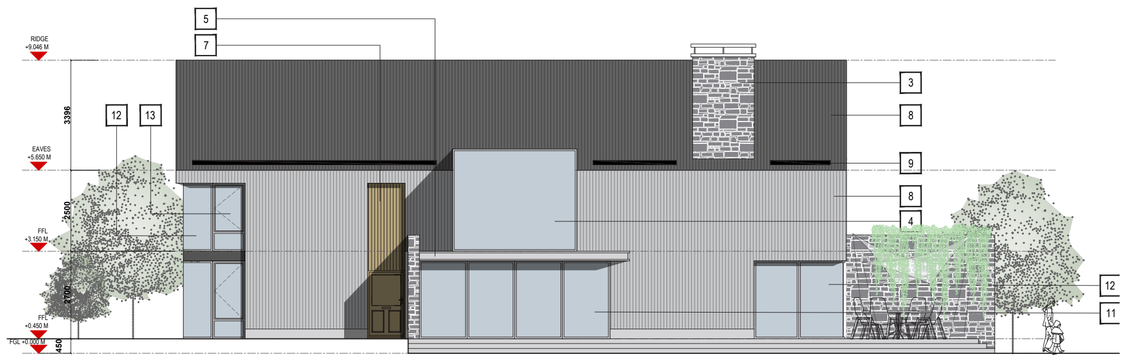


PROPOSED ELEVATION 3



PROPOSED ELEVATION 4

2 1 0 5

3 BEDROOM UNIT
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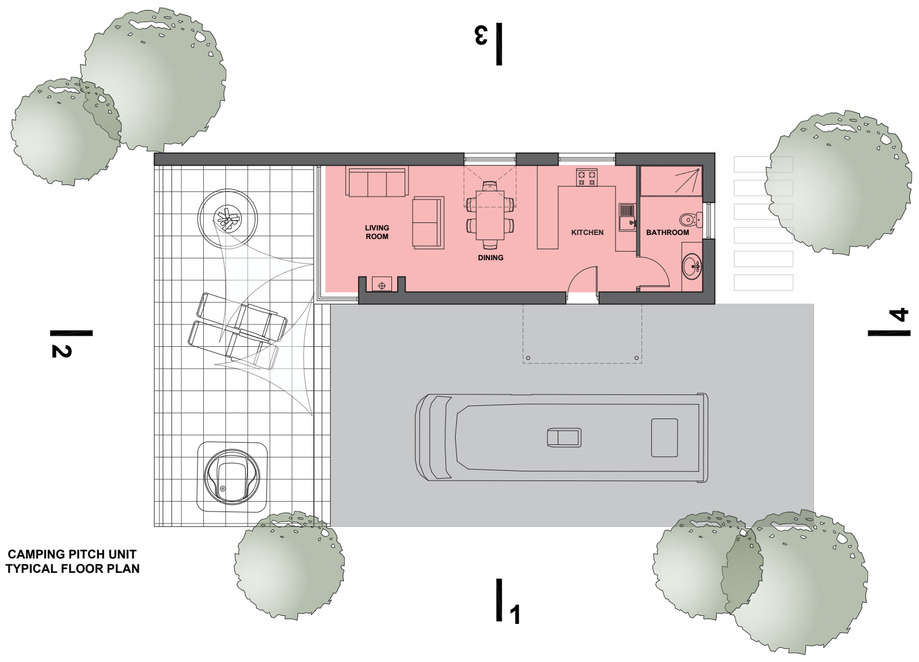
HOLIDAY PARK

Camping pitch unit



CAMPING PITCH UNIT
TYPICAL FLOOR PLAN

SCHEDULE OF EXTERNAL FINISHES:

1	SEAMLESS METAL CLADDING SYSTEM COLOUR: DARK GRAY
2	PROPOSED PPC ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED CURTAIN WALLING
3	PROPOSED STONE FINISH
4	PPC'd ALUMINUM GLASS BOX
5	PROPOSED ALUMINUM POWDER COATED CANOPY
6	PROPOSED RENDERED PLINTH COLOUR: GRAY
7	PROPOSED TIMBER EFFECT CLADDING
8	STANDING SEAM METAL CLADDING SYSTEM COLOUR: DARK GRAY
9	PROPOSED CONCEALED GUTTER
10	PROPOSED PPC ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED ROOF LIGHT
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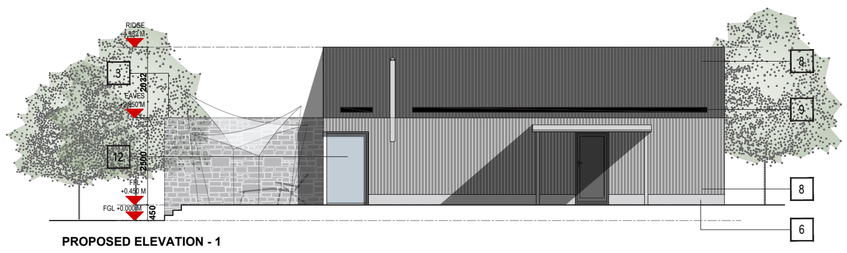
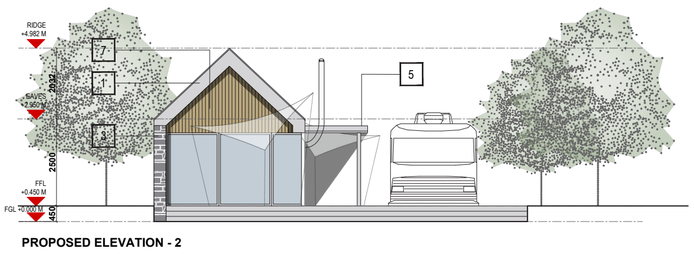
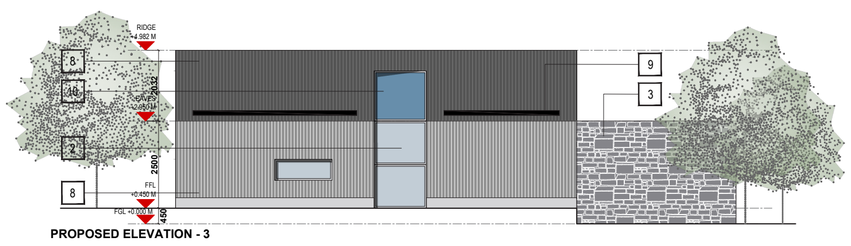
14	PROPOSED FULLY GLAZED AUTOMATIC AND MANUAL ENTRANCE DOOR



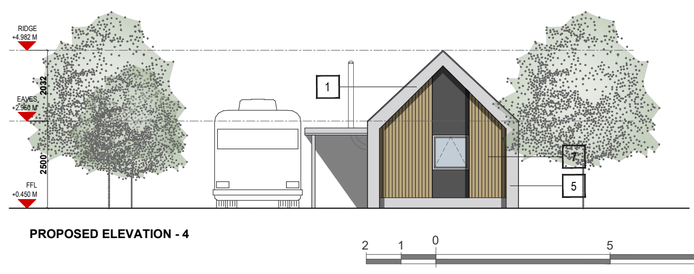
PROPOSED ELEVATION - 1



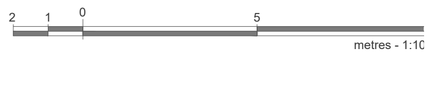
PROPOSED ELEVATION - 2



PROPOSED ELEVATION - 3

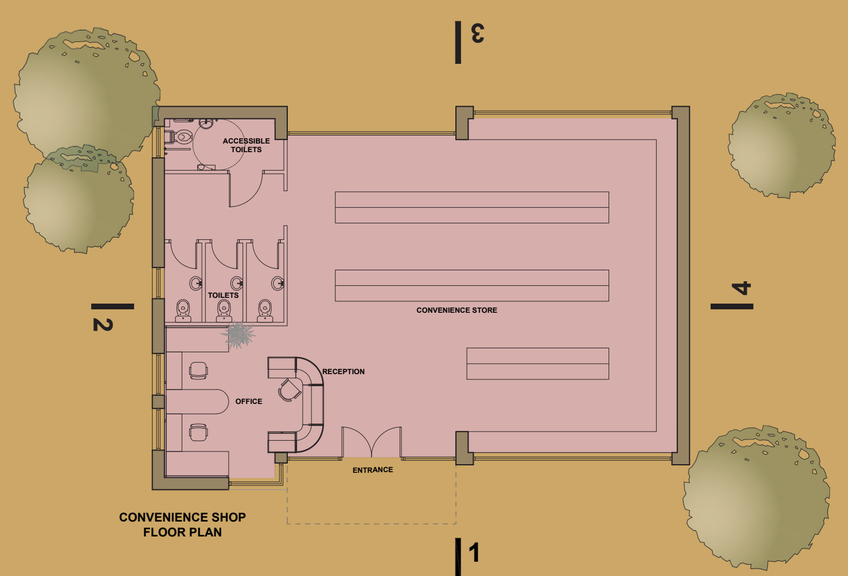


PROPOSED ELEVATION - 4



CAMPING PITCH UNIT
1:100 @A2

Convenience shop



CONVENIENCE SHOP
FLOOR PLAN

SCHEDULE OF EXTERNAL FINISHES:

1	SEAMLESS METAL CLADDING SYSTEM COLOUR: DARK GRAY
2	PROPOSED PPC ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED CURTAIN WALLING
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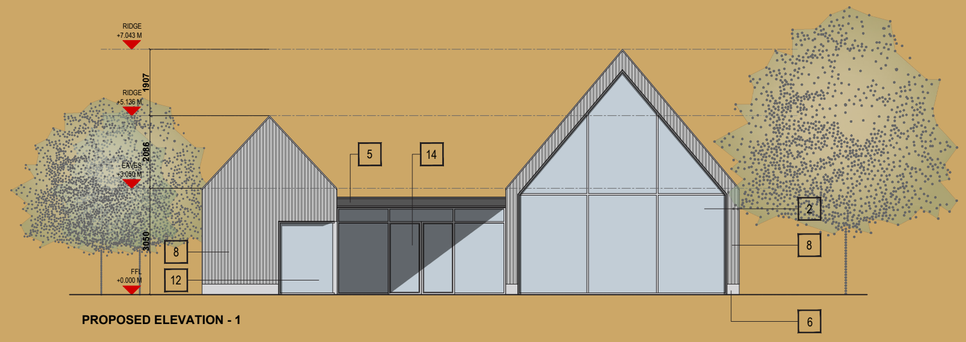
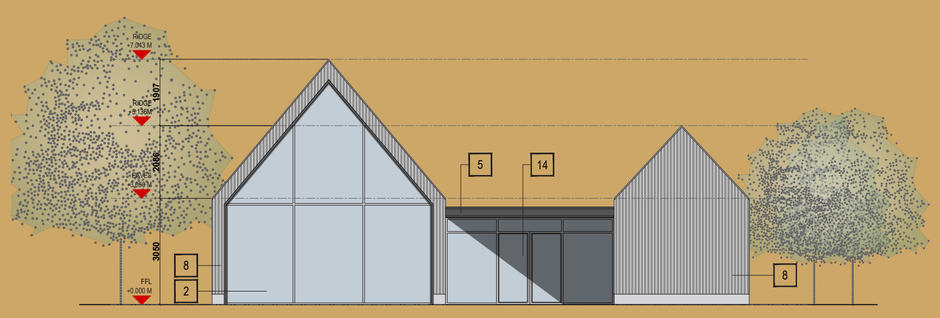


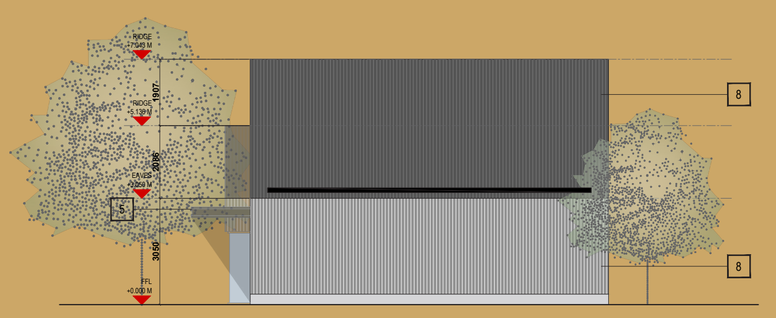
PROPOSED ELEVATION - 1



PROPOSED ELEVATION - 2



PROPOSED ELEVATION - 3



PROPOSED ELEVATION - 4



CONVENIENCE SHOP
1:100 @A2

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GILL HALL
ESTATE
HOLIDAY PARK

Environmental Matters

In developing a preliminary design for the proposal, a number of factors have been taken into account, both in terms of optimising the operation of the development and ensuring that all environmental matters have been satisfactorily addressed.

ACCESS AND TRANSPORT
The proposal will close the existing agricultural access which serves The proposal will close the existing agricultural accesses and create a new improved access immediately south of 139 Ballyskeagh Road. As mentioned, the proposal includes private parking provision for each unit with further parking provision at the site entrance. Internal circulation roads are proposed to provide access to each individual unit. The final planning application will be supported by a Transport Assessment Form to ensure all access and transport issues have been fully considered.

All parking and internal circulation areas will be designed in accordance with the relevant guidance.

SITE HYDROLOGY
The proposal does not include significant areas of hardstanding. The southeastern portion of the site falls within the fluvial floodplain. A Drainage Assessment will be conducted to determine risk and suitable mitigation measures for the proposed development. The drainage assessment will ensure runoff from the site is appropriately dealt with and will not exacerbate surface water flooding elsewhere.

ECOLOGY
The site is not subject to any priority habitat or environmental designation, the nearest priority habitat is a Local Wildlife Site located circa 220m to the north. Existing vegetation will be retained where possible with extensive landscaping proposed across the site to include a dense planting buffer along the residential boundary. A Preliminary Ecological Appraisal will be prepared to demonstrate that no unacceptable impact on habitats, species or protected designations is likely to occur as a result of the proposed development.

LANDSCAPE AND VISUAL
The immediate surroundings are characterised by residential development, the site currently provides visual relief when travelling along the Ballyskeagh Road. The proposal retains and augments this visual relief with extensive landscaping across the site and at the boundary with the Ballyskeagh Road.

All proposed elevations will use high-quality materials.

NOISE
The scheme has been designed so that the proposed tourist accommodation is situated away from the main area of housing adjacent to the east of the site. In addition, a dense planting buffer and 2m high acoustic fencing is proposed along this boundary. A Noise Impact Assessment is being carried out to assess and ensure that there is no excessive noise burden on surrounding properties. This report will confirm what further mitigation measures are required, if any, to ensure that there is no unacceptable adverse impact on the amenity of nearby residential properties and businesses.

ARCHAEOLOGY
The site is not subject to any built heritage designations. Two B2 listed buildings are designated as built heritage at risk directly north of the site: Charley Memorial Primary School and Rose Cottage. An Archaeological Impact Assessment is being prepared to ensure the proposal results in no negative impacts on heritage assets.

CONSTRUCTION
A Construction Environmental Management Plan will be provided with the future planning application to demonstrate the best practice measures that will be employed on site during construction, to ensure there will be no adverse impact to the water environment, ecology and nearest receptors.



GILL HALL
ESTATE
HOLIDAY PARK



Summary

In summary, the proposal for a holiday park comprising a small number of pitches and tourist lodges, along with associated facilities and amenities has been designed to a high quality to ensure that it respects the existing and surrounding rural location.

Measures will be taken to ensure that:

- There will be no adverse impact upon existing residential amenity by way of noise.
- There will be no unacceptable adverse impact on nature conservation interests.
- There will be no unacceptable adverse impact on built heritage interests.
- The southeastern corner of the site is at risk of flooding, the proposal will be designed as to not cause or exacerbate flooding elsewhere.
- The proposal will visually integrate into the existing landscape.
- The access to the site and the nature and frequency of associated traffic movements will not prejudice the safety and convenience of road users.

What Happens Next?

We kindly thank you for taking the time to look through the consultation boards and welcome your feedback on the project and the prospect of the proposed development proceeding through planning.

Your feedback will be taken into consideration by the design team and potential amendments made when finalising the proposal.

A formal planning application will be submitted to Lisburn and Castlereagh City Council following the end of the 12 week notice period for public consultation.

The application will be accompanied by a Pre-Application Community Consultation (PACC) report, Planning Supporting Statement, Design and Access Statement, Environmental reports and a suite of detailed application drawings for consideration by the Council and its statutory consultees.

Once submitted, the opportunity for public engagement in the decision-making process will take place in the normal manner through the submission of representations to the Council following the application's advertisement and neighbour notification procedures.

We Welcome Your Feedback

Any comments regarding the proposed development are welcomed and can be provided in the feedback forms available.

Alternatively, you can post or email your comments by 3rd November 2026 to:

enquiries@bellrolston.com

bell | rolston
The Corner House
183-185 Ballyclare Road
Newtownabbey
BT56 5JP

Alternatively, the information displayed can be viewed online at bellrolston.com with the opportunity to provide feedback via the website.

If you have any queries regarding the information contained on these boards please ask a member of the project team who will be happy to assist. A copy of the information displayed can be provided on request.

bell I rolston

Whittaker & Watt