

Lisburn & Castlereagh City Council Local Development Plan 2032
Independent Examination Draft Plan Strategy
MATTERS ARISING
Week 4 Monday 23rd May – Friday 27th May 2022

Date: Monday 23rd May 2022

Topic 17

Housing in Settlements (Operational Policy)

Matter Arising MA 013

In response to Question 3, Lisburn & Castlereagh City Council ask the examiner to recommend modifications in respect of Policy HOU3, draft Plan Strategy, Part 2, Page 13 (SUBDOC-002).

Council Response

To amend the wording of paragraph 3 of Policy HOU3 to state: “For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. *All development should be in accordance with available published ~~and~~ space standards ~~should be in accordance with published Departmental guidance.~~”*

Date: Tuesday 24th May 2022

Topic 19

A Connected Place (Operational Policy)

Matter Arising MA 014

In response to Question 5, Lisburn & Castlereagh City Council to ask the examiner to recommend modifications in respect of the last paragraph, Page 136, under heading Strategic Road Schemes (SUBDOC-001).

Council Response

To amend text of the last paragraph on Page 136 under heading Strategic Road Schemes as follows:- **M1 to A1 Link M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn)** – ~~this~~ *these* schemes involves the widening of the M1 between Blacks Road and Sprucefield Regional Shopping Centre; *and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.*’

DfI Roads (Eastern Division) Response

We acknowledge the Commissioner’s comments during the hearings that participants (apart from the Council) should not suggest improvements / forms of words. We do however think the wording suggested by the Council (in MA 014) could be improved, but, we cannot say that Soundness would be affected if the suggested wording is used in the Plan Strategy.

Access to Protected Routes (Operational Policy)

Matter Arising MA 015

In response to Question 10, Lisburn & Castlereagh City Council to ask the examiner to recommend modifications in respect of Policy TRA 3 draft Plan Strategy, Part 2, Page 94 (SUBDOC-002). This modification is in addition to the Focussed Change FC12 of SUBDOC-019.

Council Response

To amend the wording of Policy TRA3 under sub-heading 'Other Protected Routes – Outside Settlement Limits' to state:

~~“Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access where it is demonstrated that access cannot reasonably be taken from an adjacent minor road in the following circumstances: An exception will apply For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the protected route; for a farm dwelling, or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably obtained from an adjacent minor road; and, for other developments which would meet the criteria for development in the countryside, where access cannot be reasonably obtained from an adjacent minor road, proposals will be required to make use of an existing vehicular access onto the protected route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.”~~
After proposed modification a single paragraph under this sub-heading will now read:

~~“Planning permission will only be granted for a development proposal in the following circumstances: For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the protected route; for a farm dwelling, or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably obtained from an adjacent minor road; and, for other developments which would meet the criteria for development in the countryside, where access cannot be reasonably obtained from an adjacent minor road, proposals will be required to make use of an existing vehicular access onto the protected route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.”~~

DfI Roads (Eastern Division) Response

The proposed modification (below the underlined sentence “After proposed modification a single paragraph under sub-heading will now read:”) is not fully in accordance with SPPS and PPS21 - Annex 1 – Consequential amendment to Policy AMP 3 of PPS 3 Access, Movement and Parking. The wording suggested in relation to - a farm dwelling and a dwelling serving an established commercial or industrial enterprise - allows for the creation of an access to a protected route if access cannot be reasonably obtained from an adjacent minor road, therefore, not in accordance with SPPS or PPS 21.

The long and complex structure of the sentence making up the proposed modification introduces ambiguity with regards to - a farm dwelling and a dwelling serving an established commercial or industrial enterprise.

Date: Thursday 26th May 2022

Topic 16

Infrastructure

Matter Arising MA 016

In response to Question 77, Lisburn & Castlereagh City Council to provide the updated version of the Waste Water Treatment Works Headroom.

Response

The most up to date version, dated March 2022 is provided ([MA016](#))

SMU01 West Lisburn / Blaris

Matter Arising MA 017

In response to Question 81, Lisburn & Castlereagh City Council to provide a copy of the West Lisburn Development Framework (2015).

Response

The West Lisburn Development Framework 2015 is provided ([MA017](#))