PLANNING ACT (NORTHERN IRELAND) 2011: SECTION 169

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

The Planning Appeals Commission hereby certifies that on 29 January 2026 the use and operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate was lawful within the meaning of section 169 of the Planning Act 2011, for the following reason:

- No enforcement action could be taken in respect of the use of the garden room for homeworking (office and part-time hairdressing) and ancillary amenity use because they do not require planning permission and constitute permitted development.

Signed

DMcShane

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COMMISSIONER MCSHANE
12 October 2026

FIRST SCHEDULE

Garden room for homeworking (office and part-time hairdressing)
and ancillary amenity use

SECOND SCHEDULE

41 Springhill Meadows, Ballyclare, BT39 9LD

As shown on the following drawings:

- LPA Drawing No.01: Site Location Plan (Scale 1:1250)
- LPA Drawing No.02: Site Layout (Scale 1:200)
- LPA Drawing No.03: Plans and Elevations (Scale 1:100)

Notes:

(1) This certificate is issued solely for the purpose of section 169 of the Planning Act 2011.
(2) It certifies that the use and operations described in the First Schedule taking place on the land described in the Second Schedule were lawful on the specified date and, thus, were not liable to enforcement action under section 138 or 139 of the Planning Act (Northern Ireland) 2011
(3) This certificate applies only to the extent of the use and operations described in the First Schedule and to the land specified in the Second Schedule and identified on the referenced drawings. Any use and operations which are materially different from those described or which relate to other land may render the owner and occupier liable to enforcement action.