Antrim and Newtownabbey BOROUGH COUNCIL

Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 16 February 2026
Schedule of Applications expected to be considered

PLANNING APPLICATION NO: LA03/2025/0530/F

PROPOSAL: Proposed expansion and redevelopment of existing Balloo Hire business including extension of site to the east, the reconfiguration of existing external storage areas/yard to include the external storage of shipping containers, the demolition of existing buildings, erection of workshop building, wash bays, landscaping, parking, access and ancillary site works.

SITE/LOCATION: Lands incorporating the existing Balloo Hire Centre, including lands the east and to the rear of No. 72 - 76 Nutts Corner Road, Crumlin, BT29 4SJ.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0496/F

PROPOSAL: Erection of Battery Energy Storage System (150MW) including battery enclosures, with 110kV substation with associated transformers, switch house and control room (with photovoltaics (PV) panels to roof), lighting and closed-circuit television (CCTV) columns, boundary fencing, landscaping, installation of water hydrants, and associated ancillary works including the construction of a new access from Lislunnan Road.

SITE/LOCATION: Lands c.40m south and c.130m east of No. 64 Lislunnan Road, c.130m southwest of No. 89A Carncome Road, and c. 60m northeast of No. 56 Lislunnan Road, Kells, Ballymena.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0633/F

PROPOSAL: Retention of hairdressing Salon in cabin to the rear of dwelling (Part time use).

SITE/LOCATION: 41 Groggan Road, Randalstown, Antrim, BT41 3JH

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy and Paragraph 6.87 of the Strategic Planning Policy Statement in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.

The proposal is contrary to the policy provisions as set out in Policies SP 2.12, DM 7.1 and DM 7.2 of the Antrim and Newtownabbey Plan Strategy and paragraphs 6.273 and 6.288 of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre of other retailing area.

PLANNING APPLICATION NO: LA03/2025/0540/F

PROPOSAL: Part-retrospective application for the retention of a workshop building (including ancillary office, storage, and toilet facilities) and the retention of an extension to existing yard (including a concrete ramp); together with proposed landscaping works comprising an earth bund and new planting, improvements to the existing site access, and all associated works.

SITE/LOCATION: Approximately 100m north of No.15 Gallagh Road, Toomebridge, BT41 3QS.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Paragraph 6.87 of the SPPS and Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.
2. The proposal is contrary to paragraph 6.70 of the SPPS, criterion (d) of Policy DM 27.2 and criterion (a) of Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal relies heavily on new landscaping and earthworks for integration, causes a sub-urban style build-up of development and fails to respect the rural character of the area.

PLANNING APPLICATION NO: LA03/2025/0728/O

PROPOSAL: Dwelling and garage.

SITE/LOCATION: Site 50m north-east of No. 3 Carmorn Road, Antrim, BT41 3NX.

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0637/O

PROPOSAL: Site of proposed dwelling.

SITE/LOCATION: Approx 70m southeast of 12 Drumkeeran Road, Antrim.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of DM 18.19 of the Antrim and Newtownabbey Plan Strategy in that;
   a) it has not been sufficiently demonstrated that a new dwelling on the application site is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if permission were to be refused and;
   b) It has not been sufficiently demonstrated that there are no alternative solutions available to the applicant to meet the circumstances of the case.

2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement paragraph 4.12 and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of an existing nearby dwelling (No. 12) in terms of overlooking and loss of privacy.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 52 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated through a site investigation and risk assessment that the site is in a condition suitable for the proposed development and will not cause significant pollution of the environment.

PLANNING APPLICATION NO: LA03/2025/0574/F

PROPOSAL: Retention of extension of servicing yard area (to accommodate storage of shipping containers, concrete aggregate bays and raised concrete hardstanding), retention of lean-to building extension and boundary mesh security fencing.

SITE/LOCATION: 37 Mallusk Road, Newtownabbey, BT36 4PP.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The subject development is contrary to Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the areas of external storage and concrete bays do not make a positive contribution to the area and do not relate well to the character and appearance of the surrounding area.
2. The subject development is contrary to paragraph 6.104 of the Strategic Planning Policy Statement, 10.2 and Policies DM 46 and DM 47 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal constitutes an exception, for development in a fluvial flood plain, and it has not been demonstrated that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

PLANNING APPLICATION NO: LA03/2025/0729/F

PROPOSAL: Retention of timber fence (replacing hedge and fence).

SITE/LOCATION: 114 Ballyrobin Road, Muckamore, Antrim, BT41 4TF.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.

PLANNING APPLICATION NO: LA03/2025/0423/F

PROPOSAL:	Retention of front boundary wall.
SITE/LOCATION:	110 Doagh Road, Ballyclare, BT39 9ES.
RECOMMENDATION:	**REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL	1. The subject development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the subject development is not sympathetic to the existing property and detract from the appearance and character of the surrounding area.

PLANNING APPLICATION NO: LA03/2025/0804/LBC

PROPOSAL:	Retention of 2 no. meeting pods (temporary)
SITE/LOCATION:	Mossley Mill, Carnmoney Road North, Newtownabbey, BT36 5QA, immediately adjacent to the east of the lower ground floor access doors to the Council offices, close to the existing museum building.
RECOMMENDATION:	**GRANT LISTED BUILDING CONSENT**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **11 February 2026.**

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 13 February 2026.**

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.