

COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2025/0721/A
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE ADVERTISEMENT CONSENT
PROPOSAL	Retention of 1 no. Digital Sign and 1 no. Projecting Sign
SITE/LOCATION	Safe Gas (NI Ltd), 245 Carrmoney Road, Newtownabbey, BT36 6JR
APPLICANT	Safe Gas
AGENT	McGurran Associates Ltd
LAST SITE VISIT	11/12/2025
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/703410	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, notwithstanding the detail within the Committee Report, one letter of objection has been received. The issues raised within the letter of objection include:</p> <ul style="list-style-type: none"> • Non-compliance with policy; • Impact on road safety; • Light pollution; • Impact on residential amenity; • Visual impact; • Environmental disturbance; and • Increase in anti-social behaviour; <p>With regards to road safety the objector sets out the details of a recent vehicular accident, asserting that this demonstrates road safety deficits with the digital sign increasing driver distraction and creating an unacceptable safety risk. DfI Roads has indicated that they have no objection to the signage and it is considered that there would not be a significant risk with regards to road safety.</p> <p>The objector has also stated that the digital sign would have a detrimental impact on residential amenity by way of light spill and glare. Due to the positioning of the sign and separation distances from residential properties and the lack of any concerns being raised from the Council's Environmental Health Section, it is considered the signage will not have a significant detrimental impact on residential amenity.</p> <p>The third party also states that the signage will have environmental impacts and impact on wildlife including bats particularly as a result of the lighting. Given the LED sign is located within the urban area, on the gable of an existing building and facing onto Prince Charles Way with existing street lighting, it is considered that there would not be a significant impact on wildlife or bats. Whilst there is no detail with regards</p>	

to the illumination, this matter could be controlled by way of a planning condition should advertisement consent be forthcoming.

The objector raises concerns that the digital sign exacerbates anti-social behaviour. No evidence has been submitted to show that the proposal would lead to increased levels of anti-social behaviour, however, if at any time it is considered that anti-social behaviour is taking place at the site this should be reported to the business operator or the PSNI who can investigate.

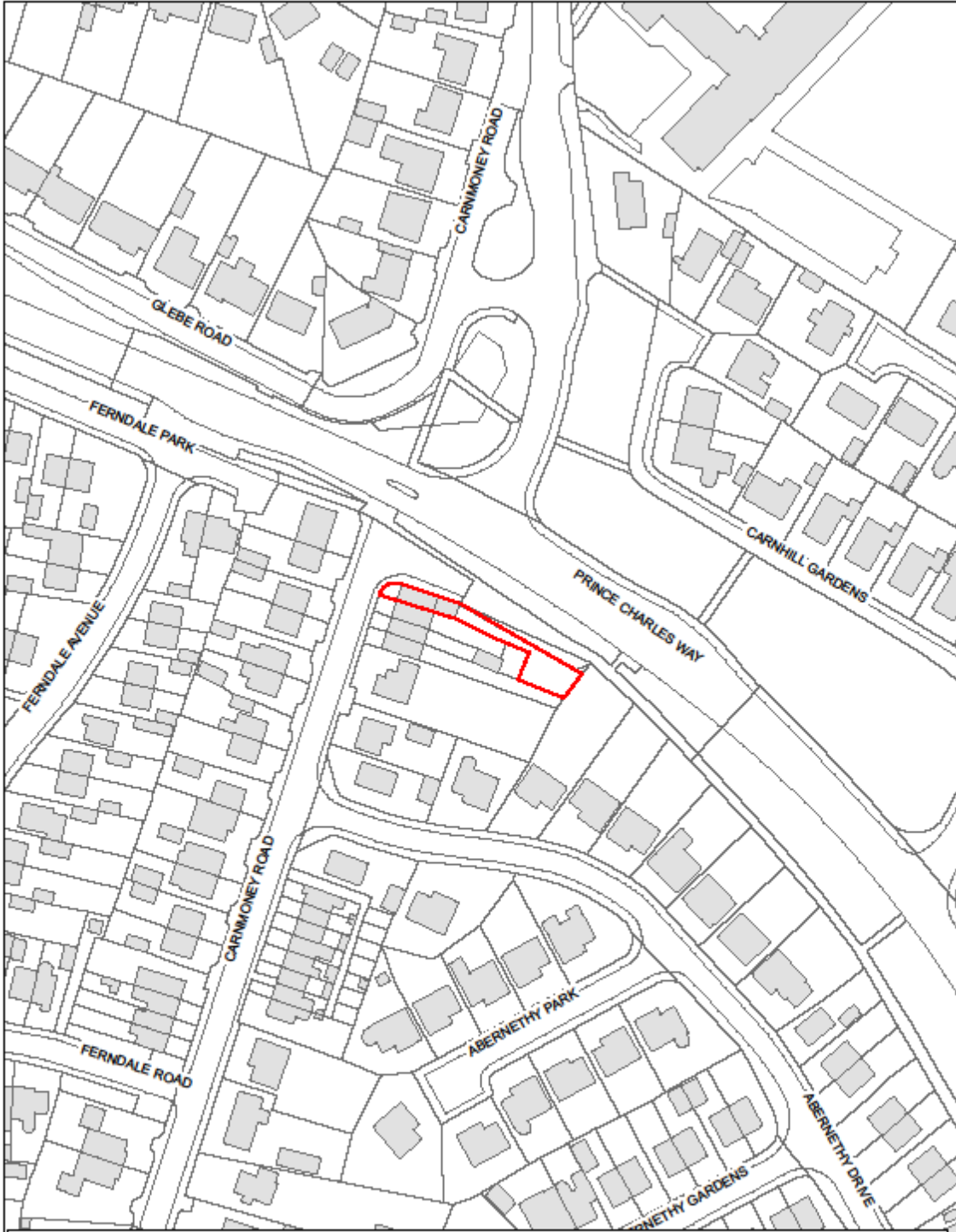
It has also been raised within the letter of objection that the sign is visually dominant, would have a detrimental impact on the residential character of the area and would be typically associated with commercial areas. This matter has been covered within the Committee Report and a refusal has been recommended on the basis that the sign would detract from the visual amenity of the area and the style of sign is not sympathetic to its location.

The recommendation remains to refuse advertisement consent.

RECOMMENDATION	REFUSE ADVERTISEMENT CONSENT
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PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and DM 29.1 of the Council's Plan Strategy, in that the signage would detract from the visual amenity of the area in which it is sited and is not sympathetic to its location in terms of the style of sign.



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Reference : LA03/2025/0721/A

1:1,250 

 Site Location



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2025/0854/O
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Proposed dwelling
SITE/LOCATION	Approximately 12m northeast of No. 39 Cullyburn Road, Newtownabbey, BT36 5BN
APPLICANT	Jonathan Wilson
AGENT	Arca Design
LAST SITE VISIT	03/12/2025
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/703470</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Following the publication of the Planning Committee Report, a consultation response was received from Shared Environmental Services (SES) on 12th March 2026 stating it has no objection to the development subject to conditions relating to the storage and refuelling of machinery, culverting and a Consent to Discharge being obtained prior to development commencing. There was no refusal reason on this issue presented in the previous Planning Committee Report as the application was subject to a refusal in any case and therefore there is no change in the recommendation.</p> <p>Additionally, on 12th March 2026, the agent requested that the planning application be deferred until the April Planning Committee meeting. The agent was advised that they could either request a deferral in writing which could be presented to Members on the night, or they can attend in person to ask for the deferral. The Agent advised they were unable to attend the March Planning Committee meeting, and as such they were advised to set out the reasoning for the seeking the deferral.</p> <p>On 13th March 2026 the agent provided the following reasons for deferral:</p> <ul style="list-style-type: none"> • The agent had no contact from the Officer regarding the application from 5th February until they were notified on Tuesday 10th March that the application was going to Planning Committee with a recommendation for refusal, leaving inadequate time for the applicant and agent to give the application their full attention; • The agent/applicant feels the reasons for refusal warrant further discussion, considering the location of the application site on the Cullyburn Road and its visual amenity; and • If the agent/applicant had received further notice of the result they may have decided to withdraw the application. 	

It is noted that the agent was notified of the application being presented as a recommendation for refusal at Planning Committee on 16th March 2026 in line with standard protocol. The details of the engagement with the agent are set out within the Planning Committee Report and the agent was given adequate opportunity to put forward their case on how the proposal met with the policies contained within the Council's Plan Strategy. There is no further information provided and the recommendation remains to refuse outline planning permission.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of development has not been established as the application site is not a small gap site which forms part of a substantial and continuously built-up frontage;
- The proposal does not meet the policy requirements for a dwelling within a cluster as the site is within a farm holding and the cluster of farm buildings is not closely associated with a local focal point;
- The proposed dwelling could integrate into the surrounding area if an appropriate ridge height restriction was imposed;
- It is considered that mitigation measures could be put in place so as not to compromise the amenity of the proposed dwelling or neighbouring occupiers;
- It is considered that it may not be possible to develop the site due to the watercourses that traverses the site which requires a minimum of 5m wide working strip;
- It is considered possible to mitigate any flood risk at the application site; and
- It is considered that there will be no significant adverse impacts on natural heritage.

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASON 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 Policies SP1.11 and DM 18C of the Antrim and Newtownabbey Plan Strategy in that the development does not comply with; criterion (a) as the proposal is not considered to form part of a substantial and continuously built-up frontage and criterion (b) as the proposed dwelling is not located within a frontage that appears as a visual entity in the landscape.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policies SP1.11 DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with; criterion (a) as the proposed dwelling is located within a farm holding and criterion (b) as the proposed dwelling is not located within a cluster which incorporates or is closely associated with a local focal point.

Reviewed by Senior Planning Officer – Johanne McKendry and Date 16/03/2026

Reviewed by Head of Planning – Barry Diamond and Date

Reviewed by Deputy Director of Planning – Sharon Mossman and Date

Reviewed By Director of Planning and Economic Development – Majella McAlister
and Date

*In reviewing this report, the officers above have confirmed that they have no
perceived or confirmed conflict of interest.*