

<b>COMMITTEE ITEM</b>	<b>3.2 ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0078/F</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Upgrade of existing sports facilities to provide synthetic pitches, replacement floodlighting; canopy covering to cricket training area and associated works.
<b>SITE/LOCATION</b>	Ballyclare Rugby Football Club, The Cloughan, Doagh Road, Ballyclare, BT39 9JD
<b>APPLICANT</b>	Antrim and Newtownabbey Borough Council
<b>AGENT</b>	Braniff Associates
<b>LAST SITE VISIT</b>	18 <sup>th</sup> September 2025
<b>CASE OFFICER</b>	Alicia Leathem Tel: 028 90340416 Email: <a href="mailto:alicia.leathem@antrimandnewtownabbey.gov.uk">alicia.leathem@antrimandnewtownabbey.gov.uk</a>
<b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="https://planningregister.planningsystemni.gov.uk/application/700319">https://planningregister.planningsystemni.gov.uk/application/700319</a></b>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Committee Report, a letter of objection has been received raising concerns in relation to the proposed floodlighting and the subsequent impact on amenity and ecology, the impact on ecology as a result of synthetic pitches replacing natural pitches was also raised. In addition, concerns were raised regarding social activities being carried out on site and the impact on nearby residents due to noise and concerns with access to the rugby club and ongoing relations.</p> <p>Floodlighting is proposed to the 3G pitch and hockey pitch, Drawing Nos. 16 and 17 provide details in relation to the location of the floodlighting and the proposed light spill. Additional information (Documents 09/1 and 12) was also submitted to support the application and consultation was carried out with both the Councils Environmental Health Section (EHS) and DAERA Natural Environment Division (NED) in order to assess the impact on both the amenity of nearby residents and the impact on bats. As indicated within the Committee Report both EHS and NED have no objections in relation to the floodlighting subject to recommended conditions limiting the operation to no later than 23:00 and 22:00 respectively. As such, a condition is recommendation that floodlighting is not operational after 22:00.</p> <p>In relation to the impact on ecology from the change of pitch surface from a natural pitch to a synthetic pitch, a Preliminary Ecological Appraisal (Document 04) was submitted with the proposal which assesses the impact of the ecological value of the site including any proposed mitigation. Consultation was carried out with NED and as detailed within the Committee Report no objections were raised in this regard.</p> <p>Concerns raised in relation to noise emanating from the site relates to existing activities carried out on the site and therefore outside the remit of this application. However, residents may report any ongoing noise concerns to EHS in order for them to investigate. Notwithstanding ongoing activities, a Noise Impact Assessment (NIA)</p>	

(Documents 10 and 13) was submitted in support of the current proposal and EHS have indicated that they have no objections.

Concerns regarding access to the club grounds and relations between the rugby club and nearby residents fall outside the remit of the planning application.

<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
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<b>PROPOSED CONDITIONS</b>	
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1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The operating hours for the floodlighting shall be limited to between 15:00 to 22:00 on any given day.

Reason: In order to protect amenity at nearby sensitive receptors and to safeguard bats.

3. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 5 Ev (lux) on anytime between 07:00 and 22:00hrs

Reason: In order to protect amenity at nearby sensitive receptors.

4. The 3.0m high paladin fencing panels located around the hockey pitch as marked in blue on Drawing Number 04/2 date stamped 6<sup>th</sup> February 2026 shall be fixed to supporting posts with resilient fixings.

Reason: In order to protect amenity at nearby sensitive receptors from rattling noises from impact noise.

5. Kickboards, marked in red, shall be covered in synthetic carpet with shock padding applied to the front, as shown on Drawing Number 19 date stamped 14<sup>th</sup> November 2025.

Reason: In order to protect amenity at nearby sensitive receptors.

6. Kickboards as marked in light blue surrounding the hockey pitch shown on Drawing Number 04/2 date stamped 6<sup>th</sup> February 2026 shall be installed and maintained as per the specification outlined within Document Number 16 date stamped 14<sup>th</sup> November 2025.

Reason: In order to protect amenity at nearby sensitive receptors.

7. Kickboards as marked in light blue surrounding the hockey pitch as shown on Drawing Number 04/2 date stamped 6<sup>th</sup> February 2026 shall be maintained for the lifetime of the development.

Reason: In order to protect amenity at nearby sensitive receptors.

8. A final Construction Method Statement, agreed with the appointed contractor, must be submitted to the Council at least eight weeks prior to any works

commencing. This must identify all potential risks to the adjacent watercourses and designated sites and appropriate mitigation to eliminate these risks. Appropriate areas for the storage of construction machinery, fuels/oils, refuelling areas, must be identified. The Construction Method Statement shall include a section on proposed mitigation measures to be implemented during construction and the development shall be carried out in accordance with the mitigation measures, unless otherwise agreed in writing by the Council.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and to provide effective mitigation ensuring there are no adverse impacts on the integrity of Lough Neagh and Lough Beg SPA/Ramsar.

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance.

In the event of unacceptable risks being identified, a Remediation Strategy shall be agreed with the Council in writing and subsequently implemented and verified to its satisfaction. This strategy should be completed by competent persons in accordance with Land Contamination: Risk Management (LCRM) guidance, available at: <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. After completing the remediation works under Condition 10 and prior to operation of the development, a Verification Report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Land Contamination: Risk Management (LCRM) guidance. The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council. The POW shall provide for:
- The identification and evaluation of archaeological remains within the site;
  - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
  - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
  - Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

12. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 18.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

13. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 18. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with The Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

14. The existing natural screenings of the site shall be retained as indicated on Drawing 03/1 date stamped 9<sup>th</sup> September 2025 unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

15. If within a period of 5 years any existing tree, shrub or hedge, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

16. The proposed landscaping works as indicated on Drawing No. 03/1 date stamped 9<sup>th</sup> September 2025 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The proposed landscaping shall be retained thereafter at a minimum height of 2 metres for shrubs/hedges and existing trees as shown shall be retained at a minimum height of 6 metres unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be given to the Council in writing prior to their removal.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

17. Notwithstanding the detail on Drawing No. 03/1 date stamped 9<sup>th</sup> September 2025 all works to the hockey pitch hereby approved shall be carried out in accordance with Drawing Number 04/2 date stamped 6<sup>th</sup> February 2026 and thereafter retained for the lifetime of the development.

Reason: To safeguard against flood risk and in the interests of residential amenity.

<b>COMMITTEE ITEM</b>	<b>3.5 ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0122/F</b>
<b>DEA</b>	<b>ANTRIM</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Retention of coffee dock, external seating, landscaped accessible entrance to football grounds and coffee dock, new club office and registration point and equipment stores, including proposed changing facilities within a shipping container
<b>SITE/LOCATION</b>	15m east of 51 Castle Road, Antrim, BT41 4NA
<b>APPLICANT</b>	Declan Donaghy
<b>AGENT</b>	Big Design Architecture
<b>LAST SITE VISIT</b>	02/06/2025
<b>CASE OFFICER</b>	Tierna Mc Veigh Tel: 028 90340401 Email: <a href="mailto:tierna.mcveigh@antrimandnewtownabbey.gov.uk">tierna.mcveigh@antrimandnewtownabbey.gov.uk</a>
<p><b>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</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/697865">https://planningregister.planningsystemni.gov.uk/application/697865</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Since publication of the Committee Report, an additional letter of support has been submitted by John Blair MLA. This brings the total number of letters of support to 293.</p> <p>The letter broadly echoes earlier supporting submissions, however, the following additional points have been raised and are considered below:</p> <ul style="list-style-type: none"> <li>• The site supports a repair café;</li> <li>• The café is comparable to other cafes within garden centres; and</li> <li>• Technical concerns regarding visibility or access could be conditioned.</li> </ul> <p>The letter refers to the overall site supporting community initiatives such as repair cafés. The applicant's agent has stated that "Antrim Tool Library utilises the coffee dock with outdoor pop up type meeting" however, it is considered that this does not support the applicant's case that the café is an ancillary function to the football club.</p> <p>The letter of support seeks to draw parallels between the subject development and cafés located outside of town centres, such as those operating within garden centres, however, no specific details have been provided. There are circumstances where cafes, which are ancillary to an established use, may be acceptable within the countryside, the evidence suggests that in this case the café, is not ancillary to the existing established use, rather it operates outside of any other functions of the football club.</p> <p>The central issue is that the scale and nature of the coffee dock now exceeds what could reasonably be regarded as ancillary to the established lawful use of the site as a football club. While it may provide a service to club users, the evidence demonstrates that it operates independently and functions as a café in its own right within the countryside.</p>	

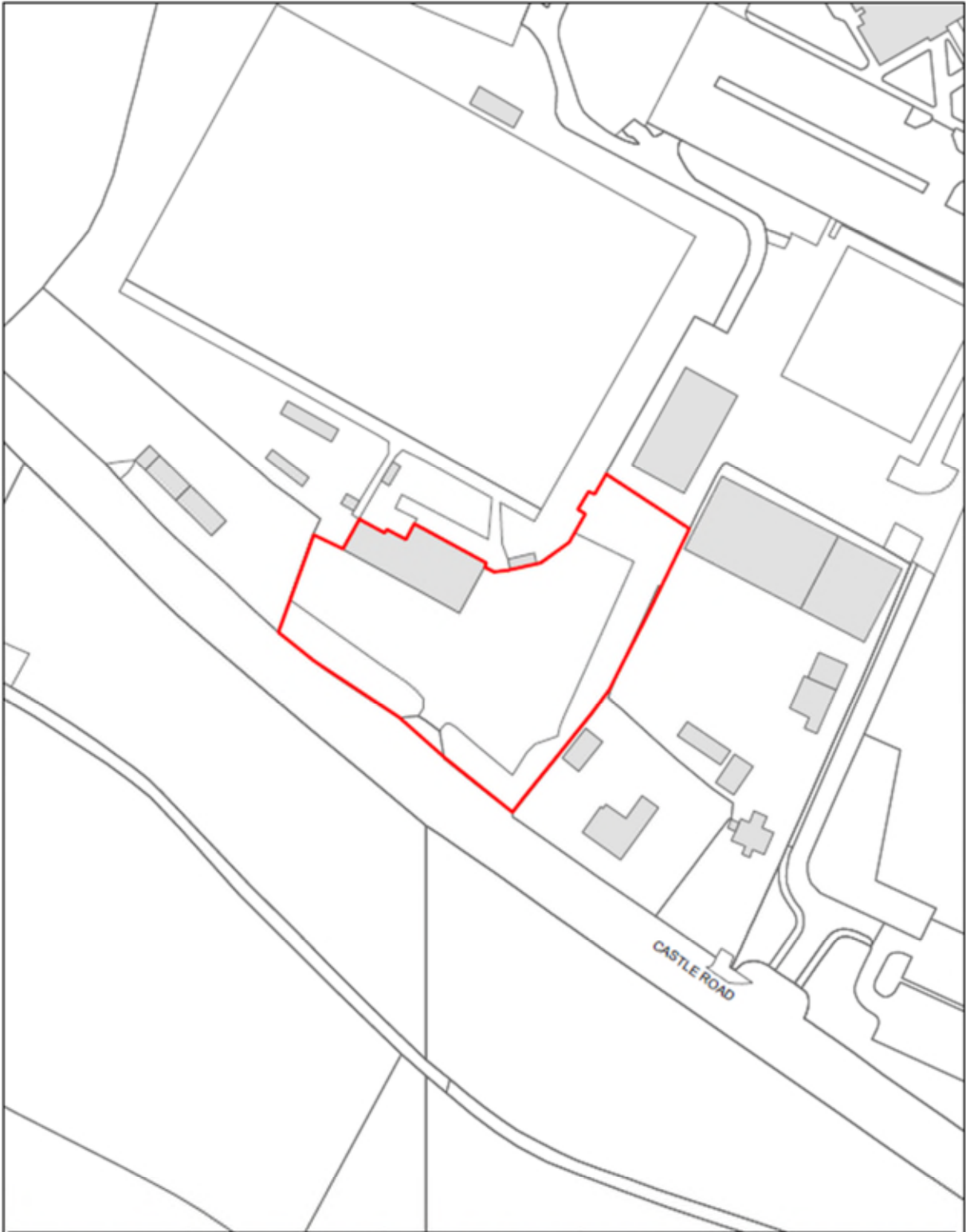
It is suggested within the letter of support that the visibility splays could be covered by condition, however, the required visibility splays are not within the application site and therefore could not be conditioned.

The letter of support has been carefully considered, however, it does not raise any matters that would outweigh the concerns previously identified. Accordingly, the recommendation to refuse remains.

<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
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<b>PROPOSED REASON FOR REFUSAL</b>
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1. The proposal is contrary to Policy SP 1.11 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposed development is contrary to paragraph 6.286 of the Strategic Planning Policy Statement and Policy DM 7.9 of the Antrim and Newtownabbey Plan Strategy as it has not been demonstrated that the proposal is an integral and ancillary part of the existing Chimney Corner Football Club facility, nor has it been shown that the existing clubhouse building could not be reused or adapted to accommodate the proposed facility.
3. The proposal is contrary to paragraph 6.280 and 6.281 of the Strategic Planning Policy Statement and Policies SP 2.12 and DM 7 of the Antrim and Newtownabbey Plan Strategy, as it has not been demonstrated that a suitable site does not exist within a town centre or edge of centre location.
4. The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy Statement, SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy as it has not been demonstrated that the development if permitted would not intensify the existing access onto a protected route and it has not been demonstrated that visibility splays of 4.5 metres x 190 metres can be provided in accordance with the standards contained in Development Control Advice Note 15.




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### Site Location Plan

1:1,250 

Reference: LA03/2025/0122/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.6 ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0720/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Retrospective application for retention of hard standing, fencing and associated works for extension to external vehicle display and sales area associated with existing vehicle dealership
<b>SITE/LOCATION</b>	J D Forktrucks Ltd, 5 Sentry Lane, Newtownabbey, BT36 4XX
<b>APPLICANT</b>	JD Fork Trucks
<b>AGENT</b>	GM Design Associates Ltd
<b>LAST SITE VISIT</b>	28 <sup>th</sup> November 2025
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: <a href="https://planningregister.planningsystemni.gov.uk/application/704246">https://planningregister.planningsystemni.gov.uk/application/704246</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Planning Committee Report, the applicant has submitted an additional supporting letter (Document 02, date stamped 15<sup>th</sup> April) in respect of the application. One additional letter of representation has also been received in relation to this supporting letter and the issues raised within it are addressed within Planning Committee Report and any new issues are contained within this addendum.</p> <p>The supporting letter states that when the applicant bought the land, it was not used as open space and they were not aware that the land formed part of the approved open space of the Rogan Manor housing development. It is indicated that the land was overgrown, neglected, abandoned, and not maintained, and that the development would therefore not constitute a loss of open space.</p> <p>DM 23.1 of the ANPS states, the Council will operate a presumption against development that would result in the loss of an area of open space <i>irrespective of ownership, physical condition or appearance</i>. The development also does not meet either of the exceptions for the loss of open space which are set out in DM 23.2 of the ANPS. The applicant also states that pockets of open space remain in Rogan Manor and that the footpath between Rogan Manor and Sentry Lane is retained, however, this does not demonstrate how the proposed development brings significant community benefits which outweighs the loss of open space.</p> <p>The applicant states that the proposal is part of the wider extensive area of employment and economic development land at Mallusk. While much of the Sentry</p>	

Lane area is zoned as existing employment/industrial land, the application site, is zoned for residential use under dBMAP.

The applicant also notes that the work has already been completed, and to a high standard and that they could withdraw the application and remove motor vehicles from the frontage, and they would not require planning permission. Planning permission, however, would still be required for the area of hardstanding, regardless of its use.

The applicant states that the development improves the functioning of the business and provides an extended vehicle sales/display area. However, as discussed within the Committee Report, the planning history of the site allowed for a mixture of industrial use and storage and distribution use and no permission has been granted on the site for vehicle sales.

Additionally, the trees are indicated to have been removed on the site a number of years ago to facilitate the subject development and therefore the replacement planting scheme as required by Policy DM 42 of the ANPS is not considered necessary and refusal reason 4 has been amended accordingly. Nonetheless, the site is in proximity to a watercourse which is hydrologically connected to Lough Neagh, and a bio-diversity checklist or proposed mitigation measures have not been provided. The precautionary refusal reason in relation to designated sites and Policy DM 37 of the ANPS at refusal reason 4 has been retained. The recommendation remains to refuse planning permission.

## **CONCLUSION**

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

- The principle of development is considered unacceptable as the subject development is located on an area of open space and it has not been demonstrated that the development is acceptable in an out of centre location;
- It is considered that the design of the proposal is acceptable within its context;
- The proposal is not considered to result in adverse impacts on neighbouring properties;
- There are no road safety concerns;
- It has not been demonstrated that the proposal does not mitigate flood risk
- Information has not been provided to mitigate the potential impact upon designated sites.

RECOMMENDATION	REFUSE PLANNING PERMISSION
<b>PROPOSED REASONS OF REFUSAL</b>	
<ol style="list-style-type: none"> <li data-bbox="252 398 1382 600">1. The proposal is contrary to paragraph 6.280 of the Strategic Planning Policy Statement (Edition 2) and policies SP 2.12 and DM 7 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated that the development is acceptable in an out of centre location and that edge of centre options have been assessed and discounted as unsuitable, unviable or unavailable.</li> <li data-bbox="252 640 1382 779">2. The proposal is contrary to paragraph 6.205 of the Strategic Planning Policy Statement (Edition 2) and policies SP 5.2 and DM 23 of the Antrim and Newtownabbey Plan Strategy, in that the development if permitted would result in a loss of an area of open space.</li> <li data-bbox="252 819 1382 958">3. The proposal is contrary to paragraphs 6.107 and 6.111 of the Strategic Planning Policy Statement (Edition 2) and policies SP 10 and DM 47 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated that the proposal would adequately mitigate flood risk.</li> <li data-bbox="252 999 1382 1137">4. The proposal is contrary to paragraphs 6.176 and 6.183 of the Strategic Planning Policy Statement (Edition 2) and policies SP 8 and DM 37 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal would not impact designated sites.</li> </ol>	

<b>COMMITTEE ITEM</b>	<b>3.7 ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2026/0078/S54</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>APPROVAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>GRANT SECTION 54 APPLICATION</b>
<b>PROPOSAL</b>	Proposed residential development comprising 41 no. units including associated road layout, car parking and landscaping. (Variation of Condition 2 from planning approval LA03/2021/0914/F) regarding mains sewer and Wastewater Treatment Works)
<b>SITE/LOCATION</b>	Land 30m northeast of no.146 and opposite Nos. 141-147 Staffordstown Road, Randalstown, BT41 3LH
<b>APPLICANT</b>	Creeve Construction Ltd
<b>AGENT</b>	Doherty Architectural Services
<b>LAST SITE VISIT</b>	N/A
<b>CASE OFFICER</b>	Tierna Mc Veigh Tel: 028 90340401 Email: <a href="mailto:tierna.mcveigh@antrimandnewtownabbey.gov.uk">tierna.mcveigh@antrimandnewtownabbey.gov.uk</a>
<p><b>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</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/707021">https://planningregister.planningsystemni.gov.uk/application/707021</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Planning Committee Report, the applicant, in email correspondence dated 10th April 2026, has proposed an additional amendment to the revised wording of Condition 2 of planning permission Ref: LA03/2021/0914/F, to read as follows:</p> <p><i>“No development of the dwelling units hereby permitted shall proceed beyond the sub-floor construction of Unit 31, as indicated on Drawing Number 02/1, until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works have the capacity to accommodate the wastewater and foul sewerage arising from the development.</i></p> <p><i>Reason: To ensure that an adequate means of sewage disposal is provided and to protect the aquatic environment.”</i></p> <p>The applicant has indicated that the proposed amendment would permit construction to proceed to sub-floor level for the dwelling on Plot 31, thereby enabling lawful commencement of development and safeguarding the extant planning permission, with no further development proceeding until satisfactory sewage disposal arrangements have been agreed.</p> <p>The proposed revised wording is accepted insofar as it would be limited to only allow Unit 31 to be constructed to sub-floor level and would therefore mitigate the concerns in relation to the visual impact that a partially developed site would have on the surrounding area. This view is taken in the context of the proposal allowing the development to sub floor of only one dwelling set within a much larger site and its limited visual impact in the surrounding area.</p>	

There remains a concern that granting this variation of condition would allow the site to become a committed housing site and would remove any opportunity for the Council to revisit or reassess the proposed development following the expiration of the permission in light of circumstances then prevailing.

However, it is considered on balance, that permission to vary the wording of Condition 2 of planning permission Ref: LA03/2021/0914/F is considered acceptable in this instance.

<b>RECOMMENDATION</b>	<b>GRANT SECTION 54 APPLICATION</b>
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<b>PROPOSED CONDIITONS</b>
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1. The development hereby permitted shall be begun before the expiration of 11th January 2028.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development of the dwelling units hereby permitted shall proceed beyond the sub floor construction of Unit 31, as indicated on Drawing Number 02/1 date stamped 9th June 2022, until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works have the capacity to accommodate the wastewater and foul sewerage arising from the development.

Reason: To ensure that an adequate means of sewage disposal is provided and to protect the aquatic environment.

3. Notwithstanding the provisions of the Planning (General Permitted Development) Order (NI) 2015, or any Order revoking and re-enacting that Order, no extension or enlargement (excluding additions to roofs) shall be made to the dwelling houses hereby permitted, or any detached building, on Plot No. 6 and Plot No. 31 as indicated on Drawing Number 02/1, date stamped 9th June 2022, without the grant of a separate planning permission in writing of the Council.

Reason: The erection of buildings within the curtilage of these dwellings requires detailed consideration in the interests of residential amenity.

4. The provision of the area of open space, entitled 'Communal Amenity Space' on Drawing Number 02/1, date stamped 9th June 2022, shall be provided and made functional prior to the occupation of the 41st dwelling.

Reason: To ensure open space is provided as an integral part of the development in the interests of the residential amenity of proposed residents.

5. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing Number 55/2, date stamped 31st October 2022.

Reason: To ensure there is a safe and convenient road system within the development.

6. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Number 55/2, date stamped 31st October 2022.

Reason: To ensure there is a safe and convenient road system within the development.

7. Provision shall be made to the satisfaction of the Department for Infrastructure Roads to accommodate the existing roadside drainage and to ensure that surface water does not flow from the public road onto the site.

Reason: In the interest of public safety and traffic management.

8. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

9. The existing hedgerow along the eastern and southern site boundaries, as edged green on the approved Drawing Number 01, date stamped 15th September 2021, shall be retained at a minimum height of 2 metres for the lifetime of the development.

Reason: To ensure the maintenance of screening to the site.

10. No development shall take place until measures to protect the existing hedgerows along the eastern and southern site boundaries, as edged green on the approved Drawing Number 01, date stamped 15th September 2021, from damage during the construction period have been agreed in writing with the Council. The agreed measures shall be put in place before the commencement of the development and retained throughout the construction period.

Reason: To ensure that the trees and hedgerows to be retained are not damaged or otherwise adversely affected by building operations.

11. The proposed landscaping as indicated on Drawing Number 12/1, date stamped 9th June 2022, shall be carried out within the first planting season following the completion of the development hereby approved and shall be retained for the lifetime of the development at a minimum height of 2 metres for hedging and a minimum height of 4 metres for trees unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

12. No dwellings shall be occupied until a landscape management and maintenance plan for the lifetime of the development has been submitted to

and approved by the Council. The plan shall set out the long-term objectives, management responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.

Reason: To ensure successful establishment and ongoing management and maintenance of all landscaped areas in the interests of visual and residential amenity.

13. If within the lifetime of the development any tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

14. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Antrim and Newtownabbey Borough Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

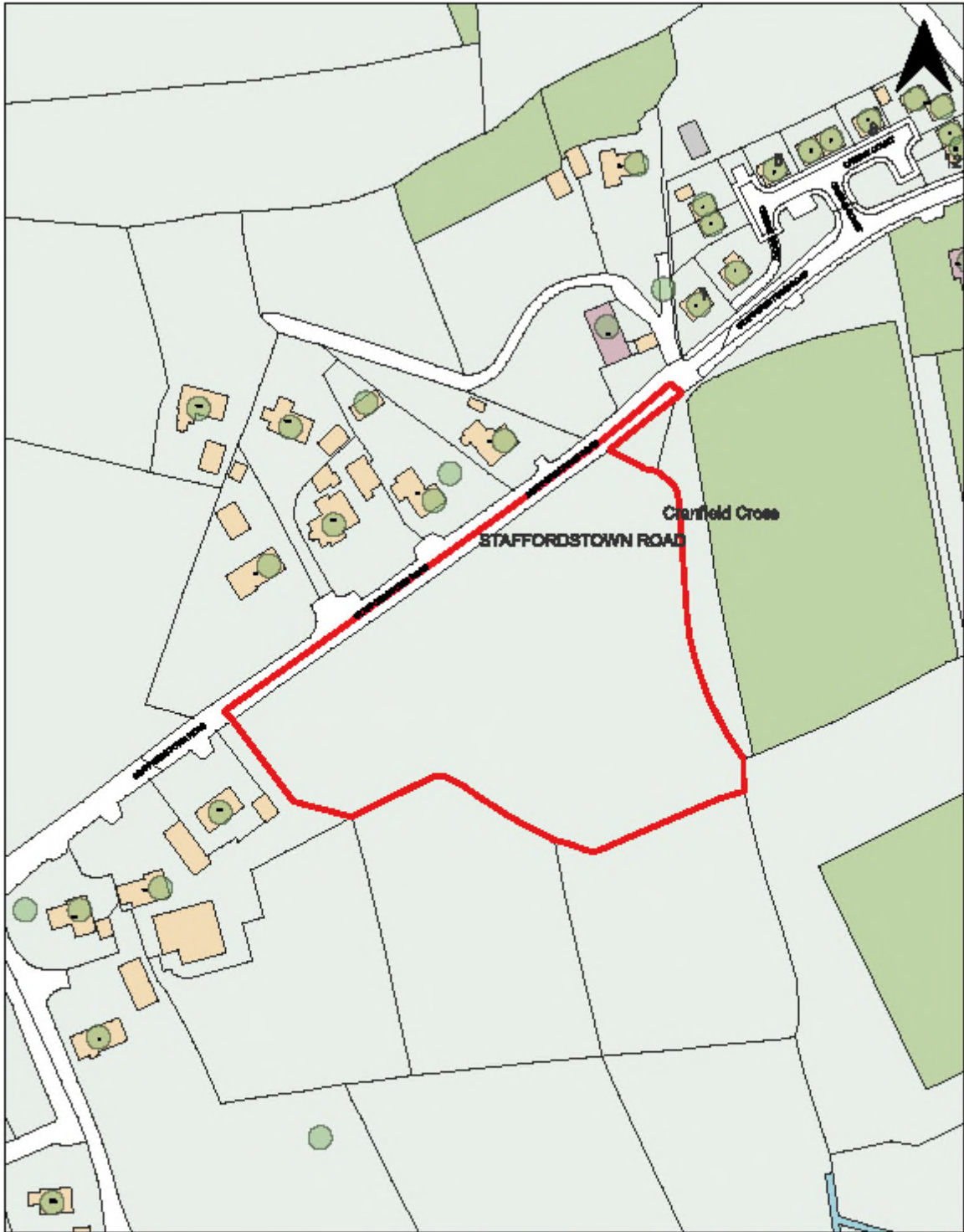
Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

15. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 14.


Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

16. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 14. These measures shall be implemented and a final archaeological report shall be submitted to by Antrim and Newtownabbey Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with by Antrim and Newtownabbey Borough Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.



Legend

Site Boundary 

LA03/2026/0078/S54



1:1,750

<b>COMMITTEE ITEM</b>	<b>3.9</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0850/O</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Offsite replacement dwelling and garage (replacement of 17A Cloghogue Road, Toomebridge, Antrim, BT41 3PW)
<b>SITE/LOCATION</b>	35m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW
<b>APPLICANT</b>	Mark Carey
<b>AGENT</b>	N/A
<b>LAST SITE VISIT</b>	3rd December 2025
<b>CASE OFFICER</b>	Alice Gallagher Tel: 028 903 40424 Email: <a href="mailto:alice.gallagher@antrimandnewtownabbey.gov.uk">alice.gallagher@antrimandnewtownabbey.gov.uk</a>
<p><b>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</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/703470">https://planningregister.planningsystemni.gov.uk/application/703470</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Following the publication of the Planning Committee Report, the applicant (who is also acting as the agent) submitted a Rebuttal Statement (Document 04 date stamped 17th April 2026) which requested that the planning application be deferred until the May Planning Committee meeting. This Statement outlines that there has been a recent family bereavement, and the applicant's wife is due to give birth within the next week, meaning they have not been able to give the application the necessary attention. The applicant has suggested that if the application was deferred until the May Planning Committee, they may be able to seek planning advice to see if a solution to the concerns raised can be provided.</p> <p>Moreover, in the Rebuttal Statement the applicant has raised concerns with regards to three (3) of the reasons for refusal.</p> <p>In relation to Refusal Reason No. 1, the applicant has stated that it was previously accepted under planning application Ref: T/2010/0164/F for a replacement dwelling at 17a Cloghogue Road, Toomebridge that the existing curtilage was too restricted, and that this has not changed giving justification for the offsite location.</p> <p>However, the former application was determined by a previous planning authority and the Planning Section considers that the proposal remains contrary to Criterion (a) of Policy DM 18.7 of the ANPS in that a dwelling could be replaced within the larger site curtilage, and the offsite replacement does not provide any demonstrable landscape, heritage, access or amenity benefits as per the requirements of the current policy contained within the Antrim and Newtownabbey Plan Strategy.</p> <p>In relation to Refusal Reason No. 4, the applicant has stated that it was previously stated within the consideration of planning application Ref: LA03/2024/0481/O, "it is considered that a suitably designed dwelling with appropriate landscaping could</p>	

integrate successfully on the application site." The applicant has stated that nothing has changed and has suggested that a suitably designed dwelling could integrate into the landscape. However, the Planning Section considers that the proposed dwelling would rely heavily on new landscaping to integrate with the surrounding area.

An earlier application, on the site was refused permission and the Planning Appeals Commission under appeal Ref: 2024/A0109 endorsed the Councils position that a dwelling on the application site would result in a detrimental change to the rural character of the area. As such the Planning Section considers that the proposal remains contrary to Policy DM 18.7 of the ANPS.

In relation to Refusal Reason No. 8, DfI Roads has returned a consultation response, with no objection subject to a condition being attached to any forthcoming planning approval and this refusal reason can now be removed.

It is noted that no further additional information in support of the application has been 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 a replacement dwelling is not acceptable;
- The proposal relies on new landscaping for enclosure and integration;
- The proposal would result in a detrimental change of rural character through the extension of the existing ribbon of development;
- It is considered that the proposed dwelling would not compromise the amenity of neighbouring occupiers;
- The natural heritage impacts of the proposal have not been demonstrated;
- It is the applicant's responsibility to assess the flood risk at the application site and carry out appropriate mitigation if necessary; and
- It is considered that any impact on the neighbouring listed building could be mitigated by an appropriately sited and designed dwelling.

#### **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 Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with Criterion (a) in that the proposal is not sited within the established curtilage of the existing dwelling to be replaced and the offsite replacement does not provide any demonstrable landscape, heritage, access or amenity benefits.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as the proposed dwelling would have a significantly greater visual impact than the existing building to be replaced.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18.12 of the Antrim and Newtownabbey Plan Strategy in that the proposal seeks the replacement of a building which has already been replaced.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal relies on new landscaping for enclosure and integration.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 27.3 of the Antrim and Newtownabbey plan Strategy in that the proposal would result in a detrimental change of rural character through the extension of the existing ribbon of development along the Cloghogue Road.
6. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.
7. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (d) of DM 18.7 as the proposed dwelling cannot be absorbed into an existing cluster through rounding off and consolidation and will significantly alter its existing character and visually intrude into the landscape.