



15 January 2025

Committee Chair: Councillor J Archibald-Brown

Committee Vice-Chair: Councillor S Cosgrove

Committee Members: Aldermen – T Campbell and M Magill

Councillors – A Bennington, H Cushinan, S Flanagan,
R Foster, R Kinnear, AM Logue, R Lynch and B Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 20 January 2025 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc
Chief Executive, Antrim & Newtownabbey Borough Council

PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café

For any queries please contact Member Services:

Tel: 028 9448 1301/ 028 9034 0107

memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – 20 JANUARY 2025

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore, the decisions of the Planning Committee in relation to this part of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in this part of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

PART ONE - Decisions on Planning Applications

3.1 Planning Application No: **LA03/2024/0704/S54**

Proposed erection of 1No. storage and distribution centre and 3No. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding submission of landscaping scheme) at lands situated approximately 350m south-east of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.

3.2 Planning Application No: **LA03/2024/0824/S54**

Dwelling (retrospective change of house type from approval LA03/2020/0828/F) (Variation of Condition 11 of LA03/2024/0350/F regarding the erection of a fence) at rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX.

3.3 Planning Application No: **LA03/2024/0741/F**

Change of use of first floor retail unit to office, alterations to ground floor retail units, additional entrance to front elevation (Moss Road), alterations to boundary treatment including additional gate (Ballyclare Road) 183-187 Ballyclare Road, Newtownabbey, BT36 5JP.

3.4 Planning Application No: **LA03/2024/0359/F**

Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guardrail installation, landscaping and associated services and works at Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB.

3.5 Planning Application No: **LA03/2024/0467/F**

Change of use from a domestic garage to dog grooming studio to include external alterations at 8 Glenwell Park, Newtownabbey, BT36 7TA.

3.6 Planning Application No: **LA03/2023/0045/F**

2No. single storey dwellings 20m east of 1 Nursery Grove, Antrim, BT41 1QT.

3.7 Planning Application No: **LA03/2023/0190/LBC**

2No. single storey dwellings 20m east of 1 Nursery Grove, Antrim, BT41 1QT.

3.8 Planning Application No: **LA03/2024/0768/O**

Dwelling and garage on a farm at lands approximately 85m north-west of 43B Holystone Road, Doagh.

3.9 Planning Application No: **LA03/2024/0850/S54**

Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height) at 2 Castlewater Wood, Antrim, BT41 4FQ.

3.10 Planning Application No: **LA03/2024/0694/F**

Proposed shed and extension to existing shed at Lands approximately 80m south south-west of No. 223 Seven Mile Straight, Nutts Corner, Crumlin.

3.11 Planning Application No: **LA03/2024/0709/O**

Site for dwelling and garage on a farm at lands approximately 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS.

PART TWO – Other Planning Matters

3.12 Estimates Update Presentation 2025/2026

3.13 Delegated Planning Decisions and Appeals December 2024

3.14 NISRA Planning Statistics Second Quarter 2024/2025 Statistical Bulletin for the Period July to September 2024

3.15 Local Development Plan - Steering Group Minutes

PART ONE - Decisions on Enforcement Cases - In Confidence

3.16 Enforcement Case– LA03/2022/0320/CA - In Confidence

3.17 Enforcement Case– LA03/2023/0181/CA - In Confidence

3.18 Enforcement Case– LA03/2023/0243/CA - In Confidence

3.19 Enforcement Case– LA03/2024/0012/CA - In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 20 JANUARY 2025**

**PART ONE
PLANNING APPLICATIONS**

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2024/0704/S54
DEA	THREE MILE WATER
COMMITTEE INTEREST	MAJOR
RECOMMENDATION	GRANT SECTION 54 APPLICATION
PROPOSAL	Proposed erection of 1no. storage and distribution centre and 3no. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding submission of landscaping scheme).
SITE/LOCATION	Lands situated approx. 350m south-east of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.
APPLICANT	Kenmark No.2 Ltd
AGENT	TSA Planning Ltd
LAST SITE VISIT	22 nd October 2024
CASE OFFICER	Alicia Leathem Tel: 028 903 40416 Email: alicia.leathem@antrimandnewtownabbey.gov.uk
<p>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/692647</p>	
SITE DESCRIPTION	
<p>The application site is located outside the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan. The site comprises an area of land situated off the Doagh Road, made up of a series of agricultural fields, which are largely rectangular in shape.</p> <p>Construction is currently ongoing on the site with Unit 1 substantially complete and Unit 2 complete and occupied. The application site partially abuts the Doagh Road for some 120 metres at its northern boundary and partially abuts the rear gardens of No's 612, 616, 618, 620 and 626 Doagh Road. The southern boundary of the application site abuts a watercourse and the railway line with the eastern and western boundaries defined by hedgerows. The topography of the application site falls from north to south. An existing vehicular access point with a right-hand turning pocket from the Doagh Road has been constructed on foot of a previous grant of planning permission which serves the application site and the adjoining lands.</p> <p>The dwellings at No's 610 – 626 Doagh Road are a mix of single and one and a half storey dwellings while No.616 Doagh Road is a two-storey dwelling. Most of the rear boundaries of the properties along the Doagh Road are well defined with mature trees.</p> <p>The Three Mile Water River flows along part of the southern boundary of the application site. There are a number of drainage ditches within the site which run from north to south and connect to a small undesignated watercourse to the west of the application site which connects to the Three Mile Water River. Mossley Mill and Mossley Train Halt are approximately 1 mile to the east, Houston's Corner</p>	

Roundabout, which links to the Ballynure Road (A8), is approximately 0.2 miles to the west.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2024/0677/DC

Location: 2 Houston Business Park, Newtownabbey, BT36 5RZ

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works. (Discharge of Condition 12 of planning approval LA03/2018/0917/F regarding the submission of a final CEMP [Unit 1 only]).

Decision: Pending

Planning Reference: LA03/2023/0177/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m South of 618 Doagh Road, Newtownabbey.

Proposal: Proposed erection of 1no storage and distribution centre and 3no light industrial units (Discharge of Condition 12 from planning approval LA03/2018/0917/F regarding the submission of a Construction Environmental Management Plan).

Decision: Condition Partially Discharged (04.07.2023)

Planning Reference: LA03/2022/0726/F

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking (Discharge of condition 9 from planning approval LA03/2018/0917/F regarding the submission landscaping scheme)

Decision: Condition not Discharged (13.09.2022)

Planning Reference: LA03/2022/0539/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking (Discharge of condition 9 from planning approval LA03/2018/0917/F regarding the submission landscaping scheme)

Decision: Condition not Discharged (13.09.2022)

Planning Reference: LA03/2022/0506/F

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles)

Decision: Application Withdrawn (30.08.2022)

Planning Reference: LA03/2022/0393/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road, and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works (Amended Plans/Additional Information)

[Discharge of Condition 3 of planning approval LA03/2018/0917/F regarding the submission of a programme of archaeological works]
Decision: Condition Discharged (21.06.2022)

Planning Reference: LA03/2022/0260/PAN
Location: Lands approx. 255m south/east of MT Wholesale Warehouse, Houston Business Park, and immediately south of 610-626 Doagh Road, Newtownabbey
Proposal: Proposed erection of 1 no. storage and distribution warehouse and 1 no. light industrial unit, associated car parking/service yard, landscaping and all other associated site and access works
Decision: Proposal of Application Notice is Acceptable (11.04.2022)

Planning Reference: LA03/2021/1032/DC
Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey
Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles)
Decision: Condition Not Discharged (07.01.2022)

Planning Reference: LA03/2018/0917/F
Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey
Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works
Decision: Permission Granted (15.04.2019)

Planning Reference: LA03/2018/0187/NMC
Location: Land approx. 100m to the south of Doagh Road and to the east side of Ballynure Road, Ballyearl, Newtownabbey,
Proposal: Non-Material Change to Planning Approval Ref No LA03/2017/0135/F for (Erection of Warehousing/Distribution Unit with Associated Offices and Car Parking). Reduction in length of the warehouse by 30.2m. Reduction of eaves height by 1.3m. Omission of the external single storey office accommodation and inclusion of the same within the building envelope of the warehouse.
Decision: Non-Material Change Granted: 24.05.2018

Planning Reference: LA03/2017/0941/PAD
Location: Approx. 350 metres South-east of 632 Doagh Road and 150 metres South of 618 Doagh Road, Newtownabbey,
Proposal: Proposed erection of 1no. storage and distribution centre and 3no. light industrial units. associated car parking, site access from Doagh Road, landscaping and all associated site and access works
Decision: PAD Concluded.

Planning Reference: LA03/2017/0135/F
Location: Land approx. 100m to the south of Doagh Road and to the east side of Ballynure Road, Ballyearl, Newtownabbey,
Proposal: Erection of Warehousing/Distribution Unit with Associated Offices and Car Parking

Decision: Permission Granted: 26.07.2017

Planning Reference: U/2009/0055/F

Location: Lands on the south side of Doagh Road and on the east side of Ballynure Road, Ballyearl, Newtownabbey.

Proposal: Erection of light industrial units & warehousing/distribution units with associated parking.

Decision: Permission Granted: 22.08.2011

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which remains at the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located outside the development limit and is within the inner edge of the green belt. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located outside any settlement limit and is therefore in the countryside. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey and also within the Employment Zoning for a Major Employment Location: Global Point/Ballyhenry (Ref MNY07). A number of key site requirements are set out in dBMAP.

SPPS - Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

No consultations were required.

REPRESENTATION

Thirteen (13) neighbouring properties were notified and eight (8) letters of representation have been received from four (4) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal <https://planningregister.planningsystemni.gov.uk> and the Council's website, under additional information.

A summary of the key points of objection raised is provided below:

- Current level of landscaping is unacceptable and substandard (concerns in relation to ground preparation and status of plants)
- The reduction in dimension of landscaping strip;
- Impact on visual amenity;
- Residential amenity (light and noise pollution), impact on privacy;
- Welfare of horses;
- Biodiversity concerns; and
- Length of time required for plants to reach maturity.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Legislative Framework
- Policy Context and Principle of Development
- Flood Risk
- Conditions
- Other Matters

Preliminary Matters

During the processing of the application amended plans were received on 19th December 2024 by the Planning Section, for the avoidance of doubt the assessment relates to the amended plans.

Legislative Framework

Pre-Application Notice

The current proposal is a Section 54 application, which relates to an already approved major development (Ref's: LA03/2018/0917/F and LA03/2022/0726/F). In cases where Pre-Application Community Consultation (PACC) has already been undertaken, it is not the legislative intention that this Section 54 application would be subject to PACC.

A PAN (Ref: LA03/2017/0940/PAN) was submitted to the Council and was deemed to be acceptable on 18th May 2021 under the core planning permission (Ref: LA03/2018/0917/F). The Pre-Application Community Consultation Report (PACC) (Document 01) with that previous application demonstrated that the applicant carried out their obligations under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.

Environmental Impact Assessment

As the development falls within Schedule 2, Category 2, 10 (b) The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks of the Environmental Impact Assessment Regulations (Northern Ireland) 2017. The Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

Section 54 of the 2011 Act applies to applications for planning permission which seek to develop land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the current application.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, (the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

Within BUAP the site is located outside the settlement limit and as such falls within the countryside, as the BUAP contains no provisions material to the proposal, other

material considerations relevant to this application are examined below. Within draft BMAP the application site is identified as being within the settlement limit of Metropolitan Newtownabbey (MNY 01) and is within an area zoned for Industry and Employment (MNY 07).

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

In this case the principle of development has been established by the planning permission granted by the Council on 15th April 2019 under planning application Ref: LA03/2018/0917/F. This permitted the erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works. Following this a subsequent application was granted Ref: LA03/2022/0726/F which allowed a variation and removal of conditions from the core permission. The current proposal seeks to vary Condition 7 from planning approval Ref: LA03/2022/0726/F regarding the submission of a landscaping scheme.

As outlined above the current application seeks only to vary a condition attached to this permission, the principle of development cannot be revisited. Consideration will be given to the conditions imposed on the previous grant of planning permission and whether the variation of the condition is considered to be acceptable.

Conditions to be Varied

As indicated above the purpose of this application is to vary condition 7 of planning approval Ref: LA03/2022/0726/F which relates to the proposed landscaping scheme required to be submitted to the Council, and thereafter implemented.

Fundamentally the variation of the condition seeks a phased approach to the delivery of the landscaping as the development is built out and the reduction in width of a section of a landscape buffer.

Condition 7 of LA03/2022/0726/F reads;

'Prior to the use of any building or part thereof coming into operation a landscaping scheme for the entire site shall be submitted to and approved by the Council showing the location, numbers and sizes of the native species trees and shrubs to be planted.

The landscape scheme shall contain all details with respect to the 5 - 10 metre wide landscape buffer to be provided around the edges of the site and the planting of the embankment hatched black in Drawing 03, date stamped received 12th October 2018.

The scheme of planting as finally approved shall be carried out during the first available planting season following the use of any building or part thereof coming into operation.

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

Assessment

A Landscape Management Plan (LMP) (Document 01A) has been submitted as part of the proposal along with a landscape masterplan (Drawing 01A) which shows three separate phases with additional drawings for each of the respective phases (Drawings 02A, 03A and 04A). The landscape masterplan details the location, number and size of the species and shrubs to be planted and also includes the boundary treatment located within and around the periphery of the site that constitutes a 2 metre paladin fence, 2 metre high gates and 2.1 metre acoustic fence.

The area associated with phase one comprises lands located to the north and northwest of Unit 4 and includes the pockets of lands between Unit 4 and the rear of the residential properties along the Doagh Road and lands around the periphery of Unit 1 and Unit 4. A landscape buffer measuring 10 metres in width runs parallel to the Doagh Road to the north of Unit 1 and also on the lands located to the north of Unit 4 and to the rear of the neighbouring residential properties. The landscape buffer is reduced to 6 metres in width on a section of lands adjacent to an existing undesignated watercourse, to the east of Unit 1 and to the west of a residential property known as 626 Doagh Road. This 6 metre landscape buffer along the common boundary with No. 626 Doagh Road indicates a total of 23 trees to be planted ranging from 1-1.5 metres in height.

Letters of objection raise concern regarding the reduction of this landscape buffer from 10 metres to 6 metres and the consequential impacts on the residential amenity and the impact on horses kept adjacent to the common boundary. It is noted that a watercourse exists along the boundary between the application site and one of the residential properties (No. 626 Doagh Road) which have submitted an objection to the application and that the landscape buffer indicated within Document 27 of the previous approval is to remain unculverted, thereby preventing a 10 metre landscape buffer from being achievable. In relation to the impact on residential amenity, landscape buffers do not provide any significant sound attenuation, in relation to light intrusion a 2.1 metre acoustic fence is set to the inner side of the landscape buffer thereby acting as both a noise and light barrier. It is therefore considered that the reduction of this section of landscape buffer will not result in any significantly greater impact on the residential amenity of the adjacent properties. The landscape buffer was provided to ensure a level of visual amenity, the reduction of the landscape buffer to 6 metres still achieves this objective and is therefore considered acceptable.

Phase one also includes pockets of maintained grassland and ornamental hedge planting. Phase one is to be carried out during the first available planting season following the occupation of either Unit 1 or Unit 2 as indicated within the LMP. However, following a site visit it is notable that Unit 2 is currently occupied, and an

element of the landscaping has already commenced. It is therefore considered that phase one should be completed in full within the first available planting season following the grant of planning permission, should it be forthcoming, for the avoidance of doubt a planting season constitutes the months from October to March and therefore if planning permission is forthcoming, Phase One should be completed in full before the end of March 2025.

Phase two is to be carried out during the first available planting season following the occupation of Unit 3 and includes lands to the southwest of the site, adjacent to Unit 3 and also includes the lands surrounding the parking area associated with Unit 4. The landscaping within these pockets comprises a landscape buffer and native grassland/wildflower mix along with ornamental shrub planting within the car parking area.

Phase three is to be carried out during the first available planting season following the occupation of Unit 4 and comprises of lands to the south and east of Unit 4. The landscaping proposed includes a landscape buffer ranging in width between 3 metres to 10 metres, includes areas of maintained grassland and areas of native grass/wildflower mix.

The boundaries to the site are to be defined by a 2 metre high paladin fence around the entire site periphery and is also used to enclose the internal units along with a 2 metre high gate providing access. A 2.1 metre acoustic fence is to define the lands along the northern boundary of the site, on the inner side of the landscape buffer.

The LMP (Document 01A) indicates that the overall aim of the landscape proposal is to create an attractive, high quality landscape setting for the development. It is indicated that extra heavy trees are proposed along the main access road, native trees, hedgerow and woodland screening are proposed to the boundaries to enhance the landscape setting with all existing boundary vegetation to be maintained and enhanced. The LMP provides the details of the responsibilities, performance, maintenance, long term management, specification for replacement planting and reviewing and reporting for the lifetime of the development.

It is considered that the requirements of condition 7 of Ref: LA03/2022/0726/F requiring the landscaping as finally approved to be carried out during the first available planting season following the use of any building or part thereof coming into operation is restrictive and potentially unachievable on a large active site. The phasing plan provided is considered reasonable as is the rationale for providing landscaping for each of the phases.

Following a recent site visit it is acknowledged that Unit 2 is occupied whilst Unit 1 is nearing completion. It is noted that the landscaping for phase one is partially complete. It is therefore concluded that the proposed variation of condition 7 is appropriate subject to the following wording;

'All soft and hard landscaping incorporated within Phase One on Drawing Nos 01A and 02A date stamped 19th December 2024 shall be completed in full within the next available planting season following the date of this decision (end of March 2025).

All soft and hard landscaping incorporated within Phases Two and Three as shown on Drawing Nos 01A, 03A and 04A date stamped 19th December 2024 shall be completed in full prior to the occupation of any unit within each respective phase.

The landscaping works shall be carried out to the appropriate British Standard or other recognised Codes of Practice. If any tree, shrub or hedge or other landscaped area is uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub, hedge or area of grass of the same species and size as that originally planted shall be planted at the same place, within the next available planting season unless the Council gives its written consent to any variation.

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

Other Material Considerations

As indicated above the landscaping plan indicates a 2.1 metre acoustic fence defining the lands along the northern boundary of the site, on the inner side of the landscape buffer which is in accordance with the requirements of Condition 5 of the previous planning permission Ref: LA03/2022/0726/F. In order to avoid doubt and for clarity, the drawing number referred to in condition 5 (drawing 03 dated 12th October 2018) will be amended to reflect the current landscape drawing (Drawing No. 01A date stamped 19th December 2024).

A number of concerns have been raised by third parties in relation to the current level of landscaping being unacceptable and substandard (concerns in relation to ground preparation and status of plants). The ground preparation is an issue for the landscape contractor carrying out the planting and fundamentally should be in accordance with the planting specification on Drawing 01A dated 19th December 2024 and as detailed within the LMP. The phasing of the landscaping proposed is not considered to have any detrimental impact on biodiversity and the level of landscaping to be provided is representative of that previously approved with the exception of a reduction along a small section of the site boundary.

Additionally, the impact on the welfare of horses is not considered to be significantly impacted by the proposal. It is accepted that landscaping does take time to reach maturity and provide a high level of screening, however, the proposed landscaping includes a mix of plant types and sizes across a reasonable buffer, critically the existing 2.1 metre acoustic fence along this boundary is to remain. The landscaping within phase one, along the interface with the existing residential properties has already commenced and is required to be completed in full during the next available planting season, as such it is considered that the proposal will not significantly affect the amenity of the nearby residents. Concerns were also raised in relation to the width of the watercourse annotated on the plans measuring 4 metres which is indicated to be over exaggerated, however, officers visited the site and highlight that this measurement includes the sloping embankment and are satisfied with the measurements.

A LMP has been submitted to the Council as part of the landscape scheme for the entirety of the site as a consequential impact the wording of Condition 8 will be

amended to ensure that the landscaping as approved is carried out in accordance with the LMP for the lifetime of the development.

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

- The principle of development is acceptable; and
- The amendment to the wording of condition 7 is acceptable.

RECOMMENDATION

GRANT SECTION 54 APPLICATION

PROPOSED CONDITIONS

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. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 03, date stamped received 12th October 2018, to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. If during the development works unexpected contamination or risks are encountered works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

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.

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

4. After completing the remediation works under condition 3 and prior to occupation 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 Management of Land Contamination (CLR11).

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.

5. Within 8 weeks of this decision the 2.1-metre-high acoustic barrier as indicated in Drawing No. 01A date stamped received 19th December 2024 shall be completed in full.

The acoustic barrier shall be of double boarded overlapped construction with no holes or gaps and the surface weight shall be at least 6 Kilograms per square metre.

The acoustic barrier shall be maintained and retained for the lifetime of the development.

Reason: In order to provide the necessary sound reduction required to preserve the amenity of existing residential properties at No's 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

6. All floodlighting approved herein shall be erected and operated in accordance with the Doc: 15 "Artificial Lighting Assessment, Distribution Centre, Doagh Road Ballyearl Newtownabbey", date stamped received 6th March 2019.

Reason: In order to preserve amenity at existing residential properties at No's 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

7. All soft and hard landscaping incorporated within Phase One on Drawing Nos 01A and 02A date stamped 19th December 2024 shall be completed in full within the next available planting season following the date of this decision.

All soft and hard landscaping incorporated within Phases Two and Three as shown on Drawing Nos 01A, 03A and 04A date stamped 19th December 2024 shall be completed in full prior to the occupation of any unit within each respective phase.

The landscaping works shall be carried out to the appropriate British Standard or other recognised Codes of Practice. If any tree, shrub or hedge or other landscaped area is uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub, hedge or area of grass of the same species and size as that originally planted shall be planted at the same place, within the next available planting season unless the Council gives its written consent to any variation.

Reason: In the interest of visual amenity, to ensure the provision, establishment and maintenance of a high standard of landscape and in the interests of promoting bio-diversity.'

8. The landscape areas as indicated on the stamped approved Drawing 01A, 02A, 03A, 04A date stamped 19th December 2024 shall be managed and maintained in accordance with the Landscape Management Plan, DOC 01A received on 19th December 2024 any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure the successful establishment and ongoing management and maintenance of all landscaped areas in the interests of visual amenity and the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

9. If within a period of 5 years from the date of the planting of any tree, shrub or hedge or other landscaped area, that tree, shrub or hedge or other landscaped area is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub, hedge or area of grass 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.

10. A final Construction Environmental Management Plan (CEMP) associated with the development approved herein shall be submitted to and agreed in writing with the Council by the appointed contractor within four weeks of this decision.

The (final) CEMP shall include a Construction Method Statement (CMS) reflecting and detailing all mitigation measures set out in Doc: 27 'Works to Watercourses', date stamped received 15th March 2019, and to include the methodology for the abandonment works set out at point 8 of that report.

The (final) CEMP shall reflect all the mitigation and avoidance measures to be employed as identified in the outline CEMP, Doc 06, date stamped received 12th October 2018, approved herein and to include the specific measures for the use, care and attention of oil and chemicals as set out on page 14 of the outline CEMP.

The (final) CEMP shall include confirmation of the appointment of the Environmental Clerk of Works and the roles and responsibilities of that employment posting.

The final CEMP, including the CMS, shall be implemented strictly in accordance with the approved details, unless otherwise agreed in writing with 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 any European designated site.

11. Within four (4) weeks of a written request by the Council following a noise complaint from an occupant of any dwelling on Doagh Road abutting the site

the operator of Unit 4 shall, at their expense, employ a suitably qualified and competent person to assess the level of noise emissions from Unit 4 at the complainant's property. Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than two weeks in advance of the date of commencement of the noise monitoring.

Reason: In the interests of the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

12. Within six (6) months of the use of Unit 4 coming into operation the operator shall, at their own expense, employ a suitably qualified and competent person to assess the level of noise emissions from Unit 4 at existing residential properties abutting the site.

Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing.

The Council shall be notified not less than two (2) weeks in advance of the date of commencement of the noise monitoring.

Reason: To ensure Unit 4 is operating in accordance with the predicted mitigated night-time rating levels identified in Figure F of Doc 07: Outward Sound Level Impact Assessment and as referred to at Section 5.2 of that assessment and in the interests of the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

13. There shall be no more than 18 HGVs and 10 car movements per hour along the Unit 4 Northern Access Road during the Night-time period (23:00 to 07:00 hours).

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

14. Servicing/loading/unloading of HGVs shall be restricted to the southern façade of Unit 4 during the Night-time period (23:00 to 07:00 hours).

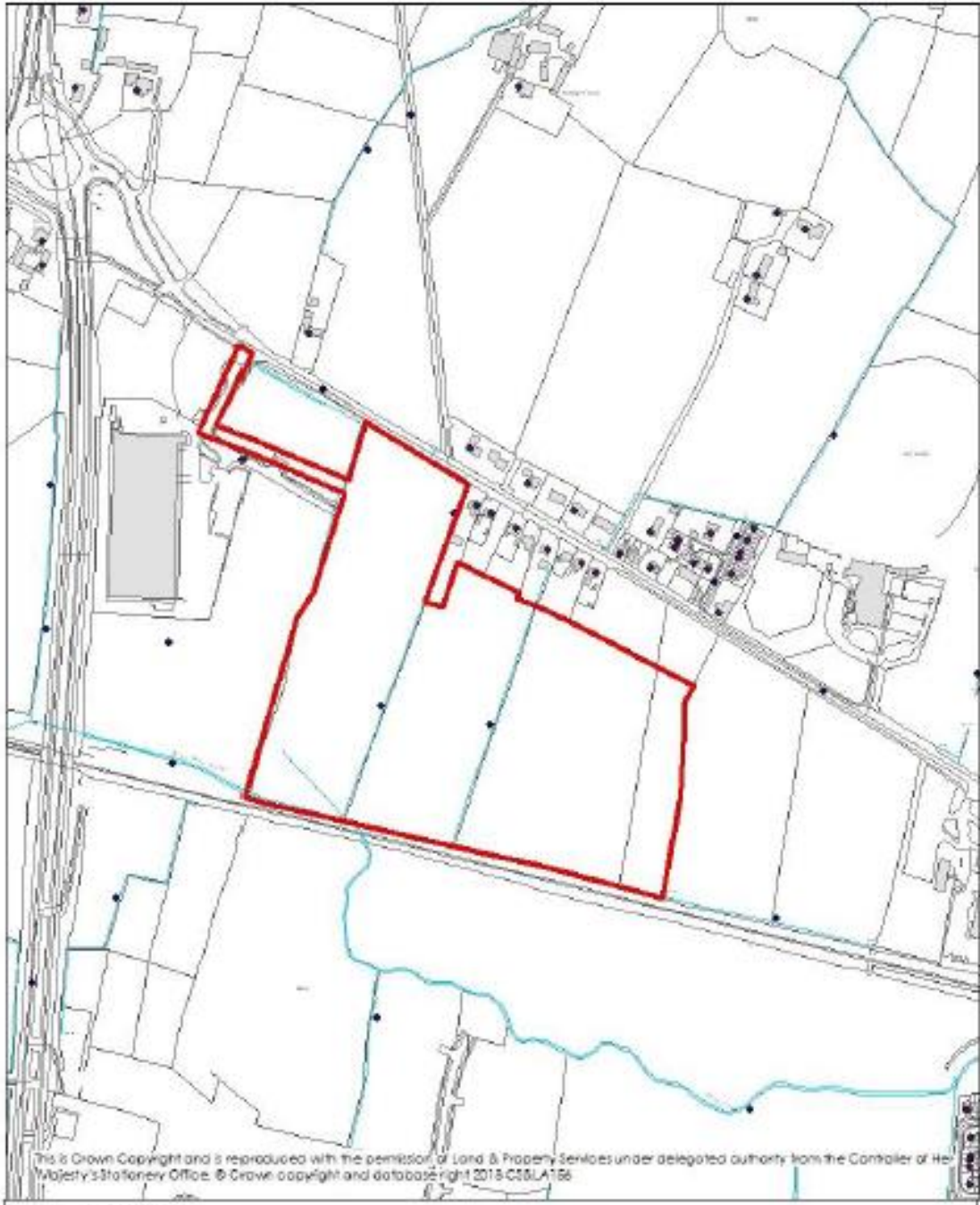
Reason: In order to protect nighttime amenity at nearby sensitive receptors.

15. There shall be no servicing, parking or storing of HGV's for Unit 4 as indicated in the areas shaded on "Drawing Number 02/1" date stamped "Planning Section received 14 Sep 2022" during the Night-time period (23:00 to 07:00 hours).

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

16. The rating levels at nearby sensitive receptors shall not exceed those stated in Table 1 Section 2.6 of the Lester Acoustics report stamped 'Document Number 01', date stamped '10th October 2022' at the identified receptors.

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



Location Map

Application Reference: LA03/2024/0704/S54



Site Boundary



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2024/0824/S54
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	PREVIOUS PLANNING COMMITTEE DECISION
RECOMMENDATION	REFUSE SECTION 54 APPLICATION
PROPOSAL	Dwelling (Retrospective change of house type from approval LA03/2020/0828/F) (Variation of Condition 11 of LA03/2024/0350/F regarding the erection of a fence).
SITE/LOCATION	Rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX
APPLICANT	Framework Construction
AGENT	HR Jess Ltd
LAST SITE VISIT	16th December 2024
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>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 https://planningregister.planningsystemni.gov.uk/application/694349</p>	
SITE DESCRIPTION	
<p>The application site is located at lands at 34 Glebecoole Park, Newtownabbey which is within the development limits of Metropolitan Newtownabbey as defined by the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan (published 2004).</p> <p>The application site comprises an existing semi-detached dwelling together with the subject dwelling, which is currently under construction. The subject dwelling is located in the southwestern portion of the application site and to the rear of the dwelling at No. 34 Glebecoole Park.</p> <p>The northern boundary of the application site is currently defined with temporary metal fencing. The eastern/southeastern boundary of the application site is defined with existing mature vegetation. It is noted that 2 no. portions of this vegetation appear to have been removed/cut back leaving 2 no. obvious gaps along the common boundary with Nos. 1 and 3 St Quentin Park. The site's southwestern boundary is also mostly defined with existing vegetation. The rear garden area of the existing original dwelling at No. 34 Glebecoole Park is enclosed by close boarded wooden fencing at a height of 1.8 metres.</p> <p>The topography within the site is relatively flat and the application site is located within an existing residential area. The area is characterised mainly by two-storey, semi-detached, redbrick dwellings with some rendered properties. Lilian Bland Pavilion is to the northwest of the application site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2024/0350/F Location: Rear of 34 Glebecoole Park, Newtownabbey</p>	

Proposal: Dwelling (retrospective change of house type from LA03/2020/0828/F)
Decision: Permission Granted - 19th August 2024

Planning Reference: LA03/2024/0209/F
Location: Adjacent to 34 Glebecoole Park, Newtownabbey
Proposal: 2 no. Apartments
Decision: Permission Refused - Appeal ongoing

Planning Reference: LA03/2020/0828/F
Location: 34 Glebecoole Park, Newtownabbey
Proposal: Erection of 1no. detached dwelling and retention of existing dwelling
Decision: Permission Granted – 31st March 2022

Planning Reference: LA03/2019/0928/F
Location: 34 Glebecoole Park, Newtownabbey, BT36 6HX
Proposal: Erection of 2no. detached dwellings (& retention of existing dwelling)
Decision: Application Withdrawn (20.07.2020)

Planning Reference: LA03/2018/0843/F
Location: 32 Glebecoole Park, Newtownabbey
Proposal: 4no. residential apartments with parking, landscaping and associated site works
Decision: Permission Granted (08.01.2019)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which remains at the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located on un-zoned land within the development limit of the Belfast Urban Area. Policy H7 Infill Housing applies.

Draft Belfast Metropolitan Area Plan (published 2004): The application site is located on un-zoned land within the settlement limit of Metropolitan Newtownabbey.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

No consultations were carried out as the application is to vary a condition in relation to fencing only.

REPRESENTATION

Fifteen (15) neighbouring properties were notified and one (1) representation has been received from one (1) notified property.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal (<https://planningregister.planningsystemni.gov.uk>).

A summary of the key points of objection is provided below:

- Ongoing concern with loss of privacy and security at No. 1/3 St Quentin Park;
- The Council's Planning Committee emphasised at the previous planning meeting that existing neighbours should have their privacy retained; and
- Allowing this variation would devalue, discredit and demean the Council's authority.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Appropriateness of Variation of Condition
- Other Matters

Policy Context and Appropriateness of Variation of Condition

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs).

The purportedly adopted Belfast Metropolitan Area Plan 2015 (BMAP 2015) was for a period of time deemed to be the statutory development plan for this area, however the purported adoption of the Plan by the then Department of the Environment in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, the Belfast Urban Area Plan (BUAP) remains the statutory Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

Both of the relevant development plans identify the application site as being on un-zoned land within the settlement limit of Metropolitan Newtownabbey. Since publication of this Plan regional policy for the consideration of such proposals has been brought forward through Planning Policy Statement 7.

Planning approval was granted by the Council's Planning Committee for a dwelling (retrospective change of house type from planning approval reference LA03/2020/0828/F) on 22nd August 2024. A number of conditions were attached to this planning approval, which includes Condition 11 which reads:

'Within 4 weeks of the date of this decision notice, a 2 metre high close boarded wooden fence must be erected along the areas indicated in blue along the southeastern boundary of the application site as shown on Drawing No. 02 bearing the date stamp 13th May 2024. Thereafter but prior to the occupation of the dwelling hereby approved, a 2 metre high close boarded wooden fence must be erected along the remainder of the southeastern boundary. All fencing required by this condition will be retained for the lifetime of the development.

Reason: In order to prevent overlooking of the nearby residential properties.'

This application seeks to vary this condition to read:

'Prior to occupation of the dwelling a 2 metre high close boarded wooden fence must be erected along the areas indicated in blue along the southeastern boundary of the application site as shown on Drawing No. 02 bearing the date stamp 13th May 2024. Prior to the occupation of the dwelling hereby approved, a 2 metre high close boarded wooden fence must be erected along the remainder of the southeastern boundary. All fencing required by this condition will be retained for the lifetime of the development.

In August 2024, the Council's Planning Committee voted to approve the retrospective application with an amended proposal to specifically include an additional condition that would require that a 2 metre high fence be erected within the gaps evident along the southeastern boundary of the application site within 4 weeks of the approval, with the remainder to be defined with fencing prior to occupation of the dwelling.

The Planning Committee felt this was a necessary measure to prevent overlooking from the application site into the neighbouring property at No. 1- 3 St Quentin Park. Given that there has been no change in circumstances at the application site or at the adjacent neighbouring property and that the Committee felt that the fencing was necessary during the construction phase, it is considered that the proposed variation of condition should be refused.

It is noted that one (1) representation has also again raised concern with the proposal in relation to the impact on privacy and security at No. 1 – 3 St Quentin Park and that granting a variation would demean the authority of the Council's Planning Committee.

In the absence of any supporting information to justify the delay in erecting the fence until the occupation of the dwelling, it is considered that the variation of condition should not be granted and that the fencing referred to in Condition 11 should be erected on site as soon as possible to avoid enforcement action. Failure to erect this fencing would result in a detrimental impact on neighbour amenity by way of overlooking and loss of privacy.

Other Matters

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

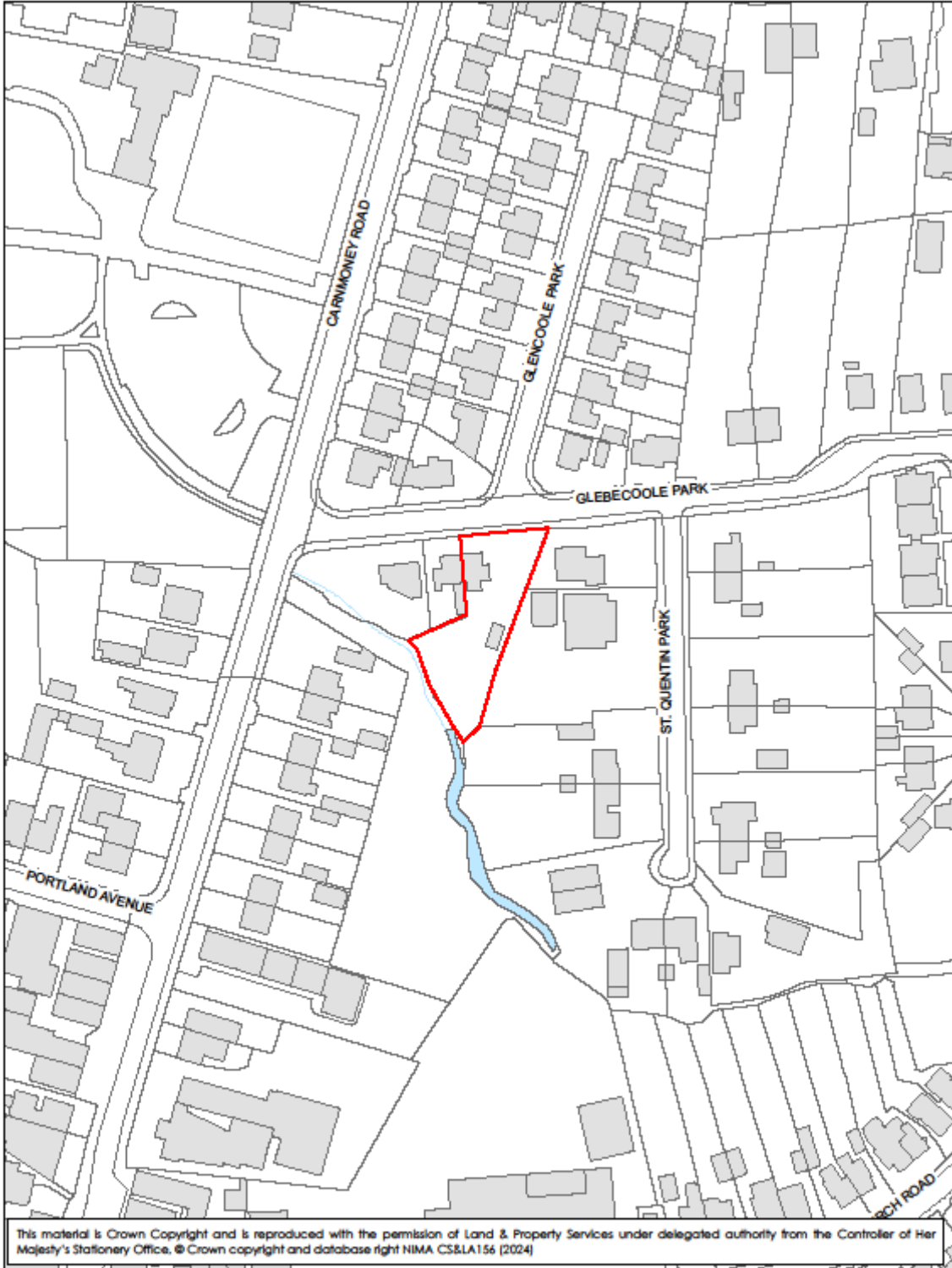
- The proposal would result in a detrimental impact on the amenity experienced at No. 1 – 3 St Quentin Park by way of overlooking and loss of privacy.

RECOMMENDATION

REFUSE SECTION 54 APPLICATION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it would result in a detrimental impact on neighbour amenity by way of overlooking and loss of privacy.



Site Location Plan

1:1,250

Reference: LA03/2024/0824/S54

 Site Location



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2024/0741/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Change of use of first floor retail unit to office, alterations to ground floor retail units, additional entrance to front elevation (Moss Road), alterations to boundary treatment including additional gate (Ballyclare Road).
SITE/LOCATION	183-187 Ballyclare Road, Newtownabbey, BT36 5JP.
APPLICANT	Gavin Rolston
AGENT	Gavin Rolston
LAST SITE VISIT	24 th October 2024
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>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</p> <p>https://planningregister.planningsystemni.gov.uk/application/693170</p>	
SITE DESCRIPTION	
<p>The application site is located at Nos. 183-187 Ballyclare Road, Newtownabbey which is located on a corner plot at the junction of Ballyclare Road and Moss Road on un-zoned lands within the development limits of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limits of Metropolitan Newtownabbey as defined within the draft Belfast Metropolitan Area Plan published 2004 (dBMAP).</p> <p>The application site occupies a detached two storey building fronting onto the Ballyclare Road with a single storey rear return. The application site is currently vacant but has previously operated as a deli café. Residential properties surround the application site to the north, east and south with further properties located west along Ballyclare Road. Located further to the southwest is a row of commercial properties including a hairdressers, café and florist.</p> <p>An area of hardstanding is located to the north of the application site which is used informally for car parking. The west and south of the application site are defined by a low-lying wall and a 1.2m high fence which fronts on to both the Ballyclare Road and Moss Road.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2018/0348/F Location: 183-185 Ballyclare Road, Carrmoney, Newtownabbey, BT36 5JP Proposal: Proposed change of use to café deli Decision: Permission Granted (28/08/2018)</p> <p>Planning Reference: U/2013/0094/F Location: 183-185 Ballyclare Road, Glengormley Proposal: Change of use to day nurse. Removal of rear shop units to provide parking</p>	

Decision: Permission Granted (16/01/2014)

Planning Reference: U/2009/0356/F

Location: 183-187 Ballyclare Road, Carnmoney, Newtownabbey

Proposal: Erection of 3no. ground floor shop units, 2no. two-bedroom apartments and 1no. 1 bed apartment

Decision: Permission Granted (03/02/2010)

Planning Reference: U/2008/0466/F

Location: 183-187 Ballyclare Road, Carnmoney, Newtownabbey

Proposal: Erection of 3no. shop premises with 3no. first floor two-bedroom apartments

Decision: Application Withdrawn (20/07/2009)

Planning Reference: U/2007/0669/F

Location: 183-187 Ballyclare Road, Carnmoney, Newtownabbey, BT36 5JR

Proposal: Erection of 6no. one-bedroom apartments

Decision: Application Withdrawn (28/02/2008)

Planning Reference: U/2002/0348/O

Location: 183-187 Ballyclare Road, Newtownabbey

Proposal: Site for erection of a two-storey building to provide 3no. shop units on ground floor and 3no. apartments above.

Decision: Permission Granted (18/06/2003)

Planning Reference: U/1977/0419

Location: 183-187 Ballyclare Road, Glengormley

Proposal: Change of use to flats/and or offices, change of use for catering

Decision: Permission Refused (18/11/1977)

Planning Reference: U/1973/0001E

Location: 185-187 Ballyclare Road, Glengormley

Proposal: Alterations and additions to premises

Decision: Permission Granted (29/01/1974)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy

and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located on un-zoned land within the development limit of the Belfast Urban Area (Newtownabbey). The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the development limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interest of acknowledged importance.

SPPS: Town Centres and Retailing sets out planning policies for town centres and retail developments and incorporates a town centre first approach for retail and main town centre uses.

PPS 3 – Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4- Planning and Economic Development: sets out planning policies for economic development uses.

CONSULTATION

Council Environmental Health Section: No objection

Northern Ireland Water Strategic: Refusal Recommended

DFI Roads: No objection

REPRESENTATION

Twenty-two (22) neighbouring properties were notified of the application and three (3) letters of objection have been received from notified properties.

The full representation made regarding the proposal is available to view on the Planning Portal <https://planningregister.planningsystemni.gov.uk/application/693170>
The issues raised in the representation have been considered as part of the assessment of this application.

A summary of the key points of the objections raised are provided below:

- Insufficient parking spaces;
- Loss of green space;

- Impact on wildlife;
- Impact on local businesses;
- Impact on employment opportunities for local residents;
- Community displacement;
- No community input;
- Safety concerns;
- Aesthetic concerns;
- Loss of character;
- Decrease in property values;
- Infrastructure concerns;
- Traffic congestion; and
- Increased noise

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development;
- Design and Appearance and Site Layout;
- Neighbour Amenity;
- Access, Traffic and Manoeuvring; and
- Other Matters

Policy Context

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The application site is located within the development limits of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (published 2004) (dBMAP).

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is Planning Policy Statement 4 'Planning and Economic Development' (PPS 4) which provides the appropriate context for the proposed development.

The application seeks permission for the change of use of the first floor to offices and alterations to ground floor retail units. The change of use to offices on the first floor is identified as a Class B1 use within The Planning (Use Classes) Order (Northern Ireland) 2015. It is noted that the existing and approved use on site is Class A1 under the above-mentioned Order which was approved under planning reference LA03/2018/0348/F. Whilst the above approval granted permission for change of use to a café, the use was restricted to retail sales of goods other than hot food and was therefore Class A1. The proposal only seeks minor amendments to the existing ground floor retail units.

Policy PED 1 of PPS 4 relates to economic development within settlements. This policy states that a Class B1 Business Use will be permitted in the city or town centre and in other locations that may be specified for such a use in a development plan, such as a district or local centre.

Policy PED 1 goes on to state that elsewhere in cities and towns a development proposal for a Class B1 business use will only be permitted where all the following criteria are met:

- (a) there is no suitable site within the city or town centre or other location specified for such use in the development plan;
- (b) it is a firm rather than a speculative development proposal for business use; and
- (c) the proposal would make a substantial contribution to the economy of the urban area.

Where a development proposal for Class B1 business use satisfies the above criteria, applicants will be expected to demonstrate that an edge of town centre location is not available before a location elsewhere in the urban area is considered. However, with respect to Class B1 offices, the SPPS states at paragraphs 6.84 and 6.85,

“Within larger settlements such as cities and towns, planning decisions must, to a large extent, be informed by the provisions made for economic development through the LDP process. In these larger settlements appropriate proposals for Class B1 business uses (such as offices and call centres) should be permitted if located within city or town centres, and in other locations that may be specified for such use in a LDP, such as a district or local centre. Elsewhere, such proposals should be determined on their individual merits, taking account of the potential impacts and the likely economic benefits, both local and regional.”

As the proposal is located on the edge of a retailing centre and includes a part change of use of an existing commercial premises to an office, it is not considered to have any detrimental impact on the area, the nearby retailing centre and is considered acceptable in principle in line with the SPPS, while having regard to Policy PED 9 of PPS 4 which is discussed in detail below.

Design and Appearance and Site Layout

Policy PED 9 requires that the site layout, building design, associated infrastructure and landscaping arrangements are of a high quality and assist with the promotion of sustainability and biodiversity.

Concerns were raised through letters of objection regarding the aesthetics of the proposal which may lead to a loss of character. The proposal relates to the internal change of use of first floor to office, alterations to ground floor retail units, additional entrance to front elevation (Moss Road), alterations to boundary treatment and addition of gate (Ballyclare Road).

The majority of the works proposed are internal and relate to the reconfiguration of floorspace. On the ground floor, the 3no. retail units will be reconfigured to accommodate the additional entrance to Moss Road. On the first floor, the floorspace will be altered to provide an office area and meeting room. Externally, there are no alterations to the front elevation fronting onto the Ballyclare Road. The gable elevation fronting Moss Road will be altered to include a new

entrance for the office accommodation, along with mesh panel gates to enclose the existing bin store, the existing boundary wall along this elevation will be rendered and increased to 2.4m in height. One (1) additional pedestrian door and ground floor window will be proposed to the left gable elevation which provides a new entrance to existing retail unit 1.

The proposal also includes the erection of a 1.5m high sliding gate and fence along the western (front) elevation to enclose the existing car parking area and define the front elevation of the site.

Having reviewed the criteria set out under PED 9, it is considered that the proposal is compatible with the surrounding area and land uses and given that the proposed works relate solely to the building's aesthetic appearance and internal reconfiguration of floorspace.

Overall, it is considered that the design and appearance of the proposed works and internal reconfiguration of floorspace is sympathetic with the built form and appearance of the existing building and will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

Policy PED 9 of PPS4 requires that the proposal will not harm the amenities of nearby residents and that no noise nuisance is created. Concerns were raised through letters of objection regarding the potential for increased noise levels to the adjacent apartments.

The application site is directly adjacent to a number of residential properties to the north and east of the site and an apartment building which is approximately 10m south of the site. The proposal comprises an internal change of use from a café seating area to a first-floor office with external design changes. The nature of an office is not considered to give rise to any significant neighbour amenity concerns regarding noise or odour.

Although, the external appearance of the building will change with an additional window and door proposed to the left gable elevation, this is proposed on the ground floor and the window is to serve an existing bathroom which will be finished in obscure glazing. It is considered that no neighbouring property would experience any significant detrimental impact to amenity resulting from the proposed change of use.

Although there is the potential for noise nuisances during the construction phase of development, this should not arise outside reasonable times and would be temporary in nature. Given the nature of the proposed office use some noise and disturbance is to be expected, however, this is likely to be at a low level associated with the daily operating of the office and should not arise outside normal office hours and would be anticipated to be lower than the existing approved use.

No representations have been submitted regarding the proposal. Furthermore, the Council's Environmental Health Section (EHS) was consulted and raised no objections with regards to human health or adverse environmental impact.

Access, Traffic and Manoeuvring

Policy PED 9 of PPS 4 requires that the existing road network can safely handle any extra vehicular traffic and adequate access arrangements, parking and manoeuvring areas are provided. Letters of objection refer to limited parking at the site and the existing traffic congestion in the area which the proposal may exacerbate along with safety concerns with the additional traffic and infrastructure provision.

The proposal utilises the existing accesses located off the Ballyclare Road, Drawing Number 04/1, date stamped 11th November 2024 shows 9no. parking spaces to be provided which aligns with DfI Parking Standards which would indicate that the office space would require 4no. spaces based on the number of staff members and the retail units would require 5no. spaces based on the gross floor area. Sufficient parking has been indicated to be provided to serve the development and is considered acceptable.

In addition, the application site is within an urban location in Newtownabbey and well connected to existing public transport links with several bus stops located in the local vicinity. The site is connected to the existing public footway network along Ballyclare Road and Moss Road and is within easy walking distance of the neighbouring residential areas including properties along Ballyclare Road, Moss Road, Carwood Park, Carwood Crescent and St Anne's Crescent. The proposal is not considered to give rise to a significant increase in traffic in this area as this relates to a change of use of existing retail to office with no additional floorspace created.

DfI Roads was consulted on the proposal and is satisfied that the proposal will not intensify the use of the existing access and that safe and appropriate parking arrangements are provided, subject to informatives.

Other Matters

With reference to the criterion-based tests of Policy PED 9 of PPS 4 that have not been referred to directly or indirectly within the main body of the report it is considered that the development proposal is compatible with surrounding land uses and it does not adversely affect features of the natural or built heritage. Additionally, no effluent or emissions are associated with the development proposal and there are no outdoor areas of storage that require to be screened via the provision of landscaping.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Council's draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

Northern Ireland Water

Northern Ireland Water has been consulted on the proposal and has responded recommending a refusal as the receiving foul sewer network in the area has reached

capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process unless it is demonstrated that the development would result in adverse impacts on the environment. In this case the adverse impacts would arise from the development causing capacity issues to Waste Water Treatment Works resulting in an overloading of the system.

NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

In conclusion, the imposition of the recommended planning condition will ensure the proposed development has no significant risk of environmental harm and public disamenity including pollution, flooding and detrimental impact on existing properties.

Objections

A number of concerns were raised through letters of objection

Devaluation of Existing Properties

With respect to concerns regarding the devaluation of existing neighbouring properties, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what effect this proposal is likely to have on property values. As a consequence there is no certainty that this would occur as a direct consequence of the proposed development nor would there be any indication that such an effect in any case would be long lasting or disproportionate. Accordingly it is considered that this issue should not be afforded determining weight in the determination of this application.

No Community Input

Concerns were raised that the community has not been adequately involved in the planning process and that their concerns have not been considered.

Article 8(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO) requires a planning authority, where a planning application is made to it, to notify any neighbouring occupiers. In this case neighbours were notified of the proposal on the 23rd October 2024 and given the opportunity to raise concerns. Three (3) letters of objection have been received and it is considered that appropriate neighbour notification has been carried out in respect to the legislation above.

Regulation 5(2) of the Development Management Regulations indicates that for a major application the prospective applicant must hold at least one public event in the locality in which the proposed development is situated where members of the

public may make comments to the prospective applicant regarding the proposed development.

However, this application does not fall within the major category as prescribed in the Development Management Regulations. This application is categorised as a local application and as such there is no statutory requirement for the application to conduct any form of pre-application consultation or discussion in this instance.

Loss of Green Spaces and Impact on Local Wildlife

Concerns were raised regarding the loss of green spaces and impact on local wildlife associated with the proposal. The proposal seeks permission for a change of use from retail to offices and does not propose the erection of any new buildings or the creation of any additional floorspace. As such, it is not considered that the proposal results in the loss of green space or will have any impact on local wildlife.

Impact on Local Businesses

Concerns were raised over the impact the proposal may have on existing businesses. The proposal seeks permission for office accommodation within an existing retail unit within the development limit of Glengormley. The agent has outlined in Document 03, date stamped 11th November 2024 that the proposal is not speculative but refers to a specific business which does not rely on passing trade and is not considered to impact surrounding businesses.

No information has been submitted to detail exactly how the proposal will impact local businesses. Given the site's location and the existing use of the building it is considered that the proposal will not undermine the viability or vitality of surrounding businesses within Glengormley and the local area.

Employment Opportunities for Local Residents

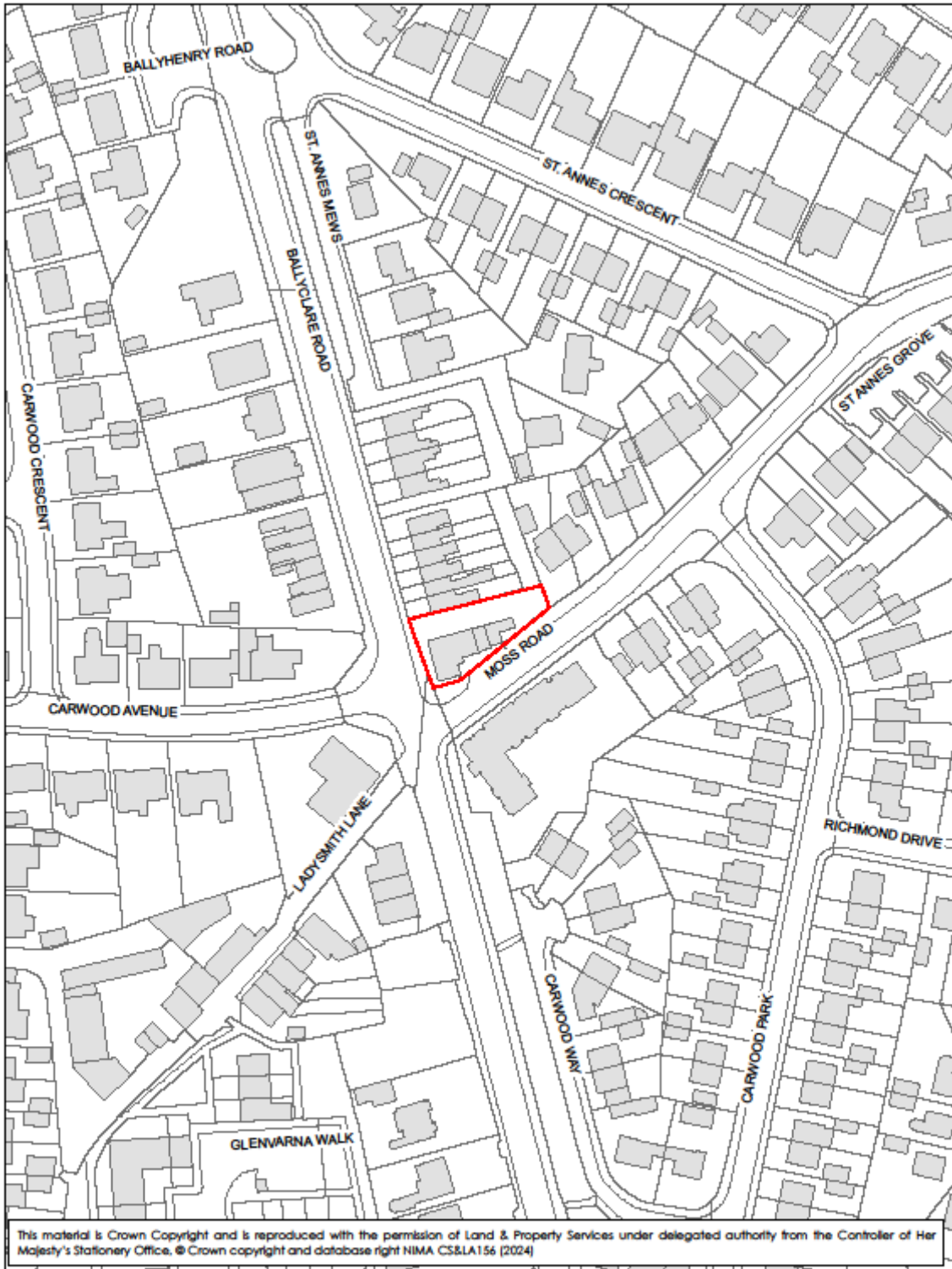
Concerns were raised about whether the proposal would result in job opportunities for local residents or if they will attract workers from outside the area. As part of the planning process the Council considers the principle of development, determines if a site is suitable for such a proposal and assesses the specific development proposals. The Council has no remit in respect of who will be employed in the offices following completion of development.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The design and appearance of the proposal is considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- The proposal will not prejudice road safety or significantly inconvenience the flow of traffic and adequate car parking has been retained.

RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITIONS	
<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.</p> <p>Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any designated site.</p> <p>3. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 04/1, date stamped received 11th November 2024, to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.</p>	



Site Location Plan

1:1,250

Reference: LA03/2024/0741/F

 Site Location



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2024/0359/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works
SITE/LOCATION	Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB
APPLICANT	Translink
AGENT	Braniff Associates
LAST SITE VISIT	03/05/2023
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>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</p> <p>https://planningregister.planningsystemni.gov.uk/application/688126</p>	
SITE DESCRIPTION	
<p>The application site is situated at the existing Jordanstown railway halt, along the Jordanstown Road in Newtownabbey. The site is located within the development limit of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP). The site is also located within the Lenamore Area of Townscape Character (ATC) and is within the development limit of Metropolitan Newtownabbey as defined within the draft Belfast Metropolitan Area Plan (Published 2004).</p> <p>The application site comprises the existing railway halt and 2no. platforms with associated hardstanding, lighting and seating areas. The site is located in close proximity to residential properties to the southeast in Railway Court and to the northwest of the site is the area of car parking associated with the train station.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: U/1986/0348 Location: Jordanstown Railway Halt, Jordanstown Road Proposal: Environmental Improvements Decision: Permission Granted (23/12/1986)</p> <p>Planning Reference: U/2010/0171/LDP Location: Jordanstown Station, Immediately East of 98 Jordanstown Road, BT37 ONU Proposal: Platform Extension Decision: Permission Granted (25/11/2010)</p> <p>Planning Reference: LA03/2018/0767/F Location: Jordanstown Train Station, Newtownabbey, BT37 0QZ</p>	

Proposal: The installation of secure cycle compound, including erection of 2m high fence. Extension of existing wall, mono-pitch roof and gates around cycle storage facilities.

Decision: Permission Granted (10/10/2018)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Belfast Urban Area Plan (BUAP): The application site is located within the development limit of the Belfast Urban Area and within the Lenamore Area of Townscape Character. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the development limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limit of Metropolitan Newtownabbey within the Lenamore ATC (Zoning MNY 33).

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interest of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3 – Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 6: Areas of Townscape Character: sets out planning policy and guidance relating to Areas of Townscape Character, for demolition of buildings, new development and control of advertisements.

PPS 13: Transportation and Land Use: sets out planning policies to promote sustainable transport choices; promote accessibility for all; and to reduce the need to travel, especially by private car.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

Planning Strategy of Rural Northern Ireland (PSRNI): The PSRNI incorporates regional policies and associated practice for the planning and control of development in rural areas.

CONSULTATION

DfI Roads- No objection, subject to condition

Historic Environment Division- No objection

DfI Rivers- No objection

Translink- No objection

DAERA Natural Environment Division-No objection, subject to conditions

DAERA Water Management Unit-No objection, subject to conditions

Environmental Health Section- No objection

REPRESENTATION

Nine (9) neighbouring properties were notified of the application and fourteen (14) letters of objection have been received from seven (7) notified properties.

The full representations made regarding the proposal are available to view on the Planning Portal <https://planningregister.planningsystemni.gov.uk/application/688126>
The issues raised in the representation have been considered as part of the assessment of this application.

A summary of the key points of the objections raised is provided below:

- Loss of privacy;
- Need for the proposal;
- Impact on Lenamore ATC;
- Removal of trees;
- No prior consultation with neighbouring residents;
- Inaccuracy in submitted plans and documentation;

- Overlooking;
- Not in keeping with the surrounding area;
- Anti-social behaviour;
- Decrease in property values;
- Increase in noise and light pollution;
- Loss of planting and biodiversity;
- Drawings previously not submitted;
- Lighting proposal previously not detailed;
- Environmental concerns;
- Lack of communication;
- Noise and disturbance through working hours;
- Negative impact on neighbour residents health and wellbeing;
- Issues raised within Outline CEMP;
- No consultation with PSNI; and
- No risk assessment

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development;
- Design and Impact on Character and Appearance of the Area;
- Neighbour Amenity;
- Impact on the Quality of the Area and Lenamore Area of Townscape Character;
- Natural Heritage;
- Flood Risk; and
- Other Matters

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014, was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

The application site lies within the settlement limit of Metropolitan Newtownabbey and within Lenamore ATC in both plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPS). In respect of the proposed development, one of the relevant policies in the determination of this

application is retained from 'A Planning Strategy for Rural Northern Ireland (PSRNI)'. This policy justification and amplification of Policy PSU 8 of PSRNI 'New Infrastructure' states that "the need for new infrastructure including extensions to existing facilities will be balanced against the objective to conserve the environment and protect amenity."

The proposal seeks planning permission for the erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works at the existing Jordanstown Railway Halt.

General Principle 11 of PPS 13 states that innovative measures should be developed for the safe and effective management of traffic. The proposal is ancillary to the wider approved use on site as a train station which has planning approvals dating back to 1986. Concerns were raised over the need for this proposal given that there are fewer passengers using the station since the move of Ulster University Campus and whether a risk assessment had been undertaken with regards to the current situation on site. Supporting information within the submitted Design and Access Statement, Document 01, date stamped 17th May 2024 details that the proposal is required to increase public safety as Translink estimate that approximately 1200 people per day use the level crossing.

It is considered that subject to the proposed development meeting the requirements of all other material considerations and the development not causing demonstrable harm to interests of acknowledged importance, the principle of development has been established on the site.

Design and Impact on Character and Appearance of the Area

Concerns were raised that the proposal is not in keeping with the character of the area. The glazed pedestrian footbridge is proposed to connect the two (2) platforms at the station, set approximately 5.9m above ground level and extends approximately 18.2m in length. The footbridge also includes graded steps up either side of the platforms, indicated as finished in obscure glazing. The structure itself is typical of this style of development and will not appear out of character within the context of the wider train station. The proposal also includes ancillary upgrades of the train station which includes the refurbishment of the waiting area canopies at Platforms 1 and 2. The canopy at Platform 1 measures approximately 3.3m in height by 16.5m in length and the canopy at Platform 2 measures approximately 3.4m in height by 8.5m in length, both canopies are finished in blue panelling, aluminium roofing and cladding.

The layout, scale and design of the proposal is considered to be acceptable and will not detract from the appearance or character of the surrounding area.

Neighbour Amenity

It is noted a number of sensitive receptors are located within close proximity of the application site. Approximately 10 metres southeast of the application site is a residential cul-de-sac known as Railway Court.

Concerns were raised through letters of objection regarding overlooking from the proposed footbridge, loss of privacy, increased noise, lighting and increased anti-social behaviour. The proposal involves the erection of a footbridge which is

located some 5.9m above ground level, whilst there are residential properties located approximately 10m southeast of the site, the footbridge is indicated to be finished in high level 1.8m obscure glazing at the end of the footbridge and along the steps to reduce any potential for overlooking. However, it is considered that obscure glazing would potentially result in the perception of overlooking whereby the occupants may be aware of movements from passengers crossing along the footbridge and therefore it is considered more appropriate to condition a solid material at the end of the footbridge in order to overcome overlooking concerns. In addition to this, the proposal is not considered to result in a situation whereby passengers would be encouraged to congregate for a long period of time, instead it is considered that passengers will use the footbridge to cross from one platform to another.

Concerns were raised due to the removal of vegetation to the southeastern boundary which provides a barrier from the application site and the railway station and the potential increase for noise and light pollution due to its removal. It is noted that a landscaped area is to be retained to the southeastern portion, closest to Railway Court. The Council's Environmental Health Section (EHS) were consulted on the application and noted that existing lighting is to be retained and 2no. lamp posts are to be relocated as a result of the proposal, and the removal of vegetation may allow artificial light through to sensitive receptors. Additionally, low level integral lighting is proposed on the bridge itself. EHS have indicated that they have no objections to the proposal.

Concerns were raised with regards to the working hours of the construction phase and the impact this would have on the health and wellbeing of occupants of neighbouring residential properties. In relation to the impact on health and wellbeing of neighbouring residents, no evidence has been presented to suggest human health will be adversely impacted by this proposal which relates to a pedestrian footbridge. Although there is potential for noise nuisances during the construction phase of the development, this should not arise outside reasonable times and would be temporary in nature. Given the context of the development some noise and disturbance is to be expected, however this is likely to be at a low level associated with the daily requirements of the train station. The proposal is considered to be ancillary to the main use on site as a train station and is not considered to result in a significant increase in the number of passengers using the train station daily.

Further concerns were raised regarding anti-social behaviour at the site and it was questioned whether the PSNI has been consulted on the design of the proposal to mitigate risks including noise and anti-social behaviour. It is not considered that it is necessary that the PSNI are consulted on the design of the bridge during the processing of this planning application. The agent confirmed in an email dated 6th November 2024 that the site has CCTV surveillance and that there are cameras beside the level crossing and at the station building. 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.

EHS were consulted on the proposal who raised no objection to the proposal. The proposal is not considered to give rise to any significant neighbour amenity concerns.

Impact on the Quality of the Area and Lenamore Area of Townscape Character

Concerns were raised regarding the impact the proposal would have on the Lenamore ATC and the wider Jordanstown area. The application site is located within the designated Lenamore ATC as designated by BUAP. Policy ATC 2 of PPS 6 Addendum 'Areas of Townscape Character' outlines that proposals will only be permitted in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area. Any proposals will also require that any trees, archaeological or other landscape features which contribute to the distinctive character of the area are protected and integrated in a suitable manner into the design and layout of the development.

The proposal includes a pedestrian footbridge which is located at the railway halt and is ancillary to the main use. The proposal will read as part of the existing railway halt and will not appear out of character in the immediate area. The proposal does include the removal of vegetation along the southeastern boundary to accommodate the proposal. However, it is noted that a strip of planting is to be retained to separate the site from neighbouring properties in Railway Court. It is therefore considered that the proposed development will not result in an adverse impact on the character and appearance of the Lenamore ATC or the surrounding area.

Natural Heritage

Policy NH 1 of PPS 2 states that planning permission will only be granted for a development proposal that is not likely to have a significant effect on a European Site, SPA, proposed SPA, or a listed or proposed Ramsar Site. Policy NH 3 states planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of an ASSI.

Concerns were raised regarding the removal of trees and planting and the impact this would have on the biodiversity of the area including protected species. The application site is approximately 1m northwest of the Belfast Lough SPA and Ramsar and Belfast Lough Open Water SPA. Informal consultation with SES confirmed that there are no watercourses providing hydrological connectivity to any designated site and as such there is no viable pathway for pollution impacts and a formal consultation with SES is not required.

A Northern Ireland Biodiversity Checklist and A Preliminary Ecological Appraisal (PEA), Document 02, date stamped 17th May 2024, was submitted as the proposal includes the removal of 30m of mixed woodland to the north of the site to facilitate development. The PEA indicated no further survey work was required as the proposal was not considered to have a significant negative impact on any protected species. However, consultation was carried out with DAERA Natural Environment Division who indicated that an Outline Construction Environmental Management Plan (OCEMP) should be submitted.

Concerns were raised by objectors that this response received from Natural Environment Division highlights the environmental risks associated with the proposal. Further concerns were raised in relation to the plans not showing the lighting proposed which was omitted originally.

DAERA Natural Environment Division were consulted with regards to amended plans (Drawing Numbers 04/1, 05/1, 10 and email from agent dated 02/09/2024) on the 2nd September 2024 and again on the 25th October with the OCEMP (Document 05). Natural Environment Division along with Water Management Unit have reviewed the OCEMP and additional information and are content that the proposal is not likely to have any significant environment impacts.

Additional planting is proposed as indicated on Drawing No. 11, date stamped 28th October 2024 and includes compensatory planting along the southeastern boundary abutting residential properties in Railway Court along with additional planting to the northwestern boundary. Natural Environment Division have reviewed the proposed landscaping and are content with the scheme, subject to a condition regarding protective fencing being installed to protect the trees to be retained.

Flood Risk

The application site is not located within the 1 in 100-year fluvial floodplain but is within an area of surface water flooding as indicated by NI Flood Maps.

The proposal includes additional hardstanding (approximately 130sqm) located around the new footbridge and upgraded canopies, as such a Drainage Assessment is not required for the proposal but it is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site. It is therefore considered that the proposal will not lead to any significant increase in level of flooding at the application site or elsewhere in accordance with PPS 15.

Other Matters

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

Lack of communication

Concerns were raised through letters of objection that there has been limited communication with residents and that letters sent out are not sufficient as a means of communication.

Article 8(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO) requires a planning authority, where a planning application is made to it, to notify any neighbouring occupiers. In this case neighbours were notified of the proposal and amended information on the 5th June, 3rd September

and 16th September 2024 and given the opportunity to raise concerns. Fourteen (14) letters of objection have been received and it is considered that appropriate neighbour notification has been carried out in respect to the legislation above.

Devaluation of Properties

With respect to concerns regarding the devaluation of existing neighbouring properties, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence, there is no certainty that this would occur as a direct consequence of the proposed development nor would there be any indication that such an effect in any case be long lasting or disproportionate. Accordingly, it is considered that this issue should not be afforded determining weight in the determination of this application.

Inaccuracy in submitted plans and documentation

Concerns were raised over inaccuracies within the submitted plans and documentation. The submitted plans, Drawing Nos. 01-08 date stamped 17th May 2024 and Documents 01-03 date stamped 17th May 2024 have been checked and are not thought to contain any discrepancies or errors.

Concerns were raised that Drawing No. 10 date stamped 2nd September 2024 was submitted during the processing of the application and additional information was submitted regarding lighting which was not previously part of the scheme. While this may be the case there is no restriction on the applicant or agent submitting amended information and additional plans during the processing of an application.

No prior consultation with neighbouring residents

Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application, if the development falls within the major category as prescribed in the Development Management Regulations. However, this application does not fall within the major category as prescribed in the Development Management Regulations. This application is categorised as a local application and as such there is no statutory requirement for the application to conduct any form of pre-application consultation or discussion in this instance.

Historic Environment Division

Consultation was carried out with Historic Environment Division (HED) as the proposal falls within the consultation zone of a historic monument enclosure ANT052:050. HED indicated the proposal is considered acceptable and is not considered to negatively impact any historic monument.

CONCLUSION

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

- The principle of development is considered acceptable;
- The layout, scale and design of the proposal is appropriate;
- There will be no detrimental impact on the character and appearance of the area;
- The proposal will not unduly affect the amenity of neighbouring residents; and

- The proposal will not have a detrimental impact on any designated sites and or protected species.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

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. A detailed programme of works and any required / associated traffic management proposals shall be submitted to and agreed with the Council, prior to the commencement of any of the works.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

3. The existing planting to be retained as outlined on approved Drawing Number 11, date stamped 28th October 2024 shall be retained and allowed to grow on with the hedgerows retained at a minimum of 2 metres and the trees retained at a minimum height of 4 metres.

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

4. If within the lifetime of the development, any retained tree is removed, uprooted or destroyed or dies it shall be replaced within the next available full planting season by another tree or trees in the same location and of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

5. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

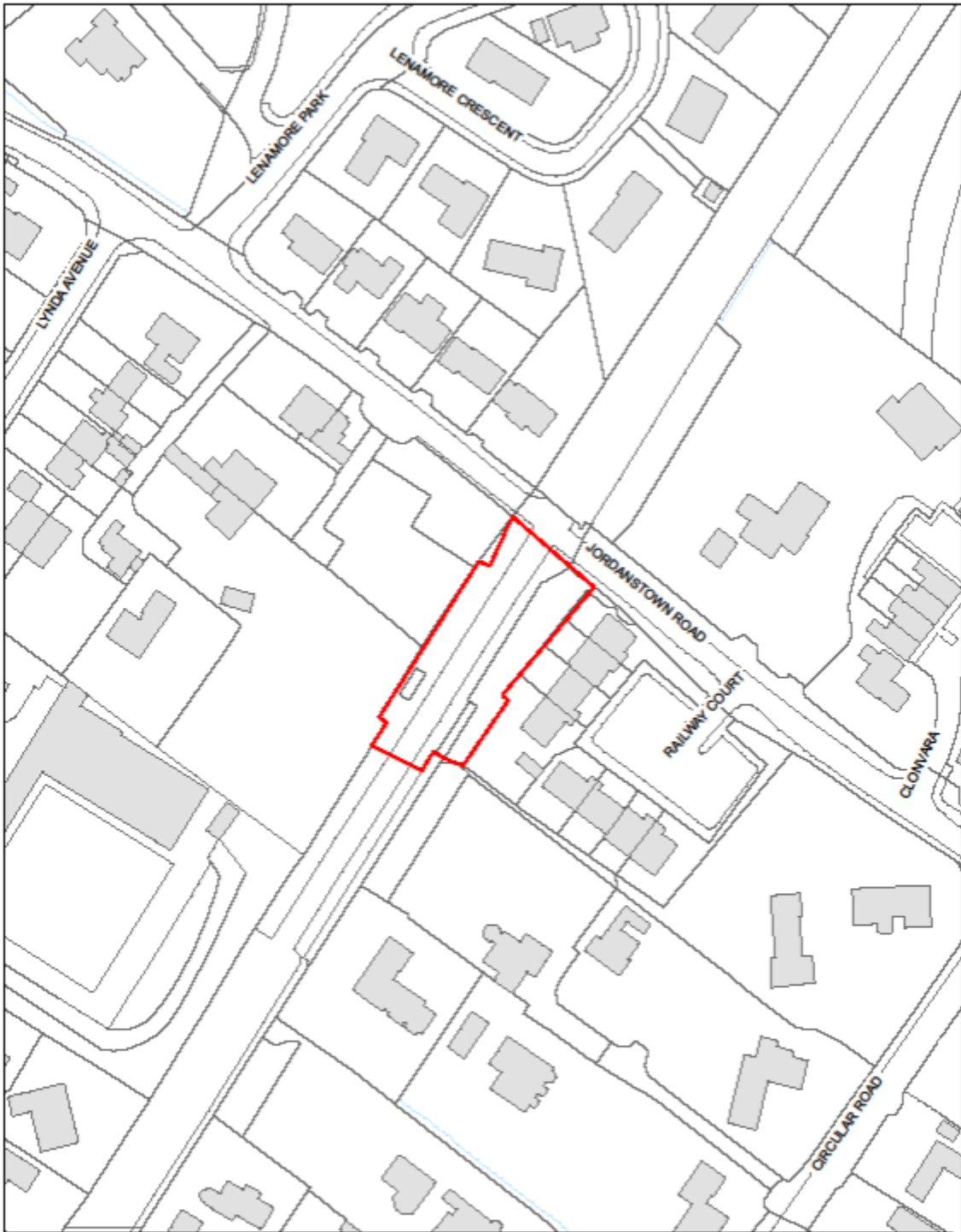
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. Prior to the commencement of development, all existing trees to be retained shown on Drawing Number 11, date stamped 28th October 2024, shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.

Reason: To protect the biodiversity value of the site, including protected species.

7. Notwithstanding the approved plans, the 'end of bridge structure' noted as 'opaque glazing' as coloured green on Drawing No. 05, date stamped 17th May 2024 shall be finished in solid metal and retained for the lifetime of the development. Details of such will be submitted to and approved in writing with the Council prior to the commencement of development.

Reason: In order to prevent overlooking to neighbouring properties.



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Site Location Plan

1:1,250 

Reference: LA03/2024/0359/F

 Site Location



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2024/0467/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	COUNCILLOR CALL-IN
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Change of use from a domestic garage to dog grooming studio to include external alterations
SITE/LOCATION	8 Glenwell Park, Newtownabbey, BT36 7TA
APPLICANT	Laura Neill
AGENT	Arca Design
LAST SITE VISIT	30/10/2024
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@antrimandnewtownabbey.gov.uk
<p>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</p> <p>https://planningregister.planningsystemni.gov.uk/application/690962</p>	
SITE DESCRIPTION	
<p>The application site is located at No. 8 Glenwell Park, within the development limits of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limit of Metropolitan Newtownabbey as defined by the draft Belfast Metropolitan Area Plan (published 2004) (dBMAP).</p> <p>The application site comprises a single storey, detached dwelling with a detached single storey garage at the rear (west) of the application site. An area of hardstanding runs along the western boundary providing car parking provision of one car for the site. The dwelling and garage are finished in a white render dash with interlocking concrete roof tiles.</p> <p>The garage sits above the neighbouring property at No. 6 Glenwell Park, while the application site sits slightly below the neighbouring property at No. 10 Glenwell Park. The northern boundary of the application site is defined by a mature hedgerow approximately 2m in height that extends the length of the site, as well as the eastern boundary of the site. The southern boundary of the site is defined by a low wall, approximately 0.4m in height, while the western boundary is defined by a fence, approximately 1.8m in height.</p> <p>The application site is located within a predominantly residential area, comprising of similar house types, designs and sizes.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	

PLANNING POLICY AND GUIDANCE

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case are: the Draft Belfast Metropolitan Area Plan (2004) dBMAP; the draft Belfast Metropolitan Area Plan 2014 (BMAP 2014); and the draft Newtownabbey Area Plan 2005 (NAP). Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the Belfast Urban Area.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the settlement limit of Newtownabbey. The plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limit of Newtownabbey. The plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic and development uses.

CONSULTATION

DfI Roads: No objection

Environmental Health Section: No objection, subject to conditions

REPRESENTATION

Six (6) neighbouring properties were notified of the proposal and one (1) letter of objection has been received from one (1) notified property.

The full representations made regarding the proposal are available to view on the Planning Portal <https://planningregister.planningsystemni.gov.uk/application/690962>

The issues raised in the representations have been considered as part of the assessment of this application.

A summary of the key points of the objections raised are provided below:

- Increased traffic
- Impact on road safety
- Parking provision

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development;
- Design and Layout;
- Neighbour Amenity;
- Access and Parking; and
- Other Matters

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. The draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions in this part of the Borough.

In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in the assessment of the current application. Given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for this part of the Borough and should therefore be afforded greater weight than dNAP in the decision-making process. dBMAP 2004 identifies the application site as being within the settlement limit of Newtownabbey. There are no specific operational policies to the determination of the application in the plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

The proposal seeks full permission for the change of use from a domestic garage to a dog grooming studio. In accordance with The Planning (Use Classes) Order (NI) 2015, a dog grooming parlour is defined as a 'Sui Generis' use, which is a use falling outside any other use class specified within the above legislation. The applicant's supporting information (Document 02, date stamped 7th October 2024) considers that the dog groomers should be assessed under Policy PED 9 of PPS 4. While PPS 4 states that the PPS does not provide policy for retail uses or other services it notes the policy approach and guidance contained within the document may be useful in assessing proposals for other sui generis employment uses and refers to 'homeworking' at Annex A.

Annex A is not an exhaustive list of acceptable uses and does not define what constitutes homeworking, however, does list a number of criteria that may lend themselves to the definition of homeworking and states that homeworking is likely to be ancillary to the residential use if:

- work is carried out primarily by persons living in the residential unit;
- the business use is clearly secondary to the main use of the property as a dwelling house;
- the use is carried out totally within the building;
- there will be no loss of amenity for neighbouring residents, for example, from noise, advertising, impact on visual amenity or traffic generation; and
- the use is not one which by its nature would attract more than occasional visitors.

The applicant has confirmed that the proposal seeks to operate on a part time basis, grooming an average of four dogs a day. Furthermore, to combat the issue around traffic, the applicant states within the supporting document that they intend to pick up and drop off the dogs at the client's address or at an arranged meeting point. It is therefore considered that any traffic creation and parking would be limited and business would not have a detrimental impact on the established character of the area and the amenity of neighbours. A condition has been recommended with regards to the number of days the dog groomers can open and a further condition is recommended with regards to the pick-up and drop-off of dogs.

It is therefore considered that any traffic generation will be away from the residential development and not attract any customers to the application site. The proposal is therefore considered acceptable on the basis that it fits within the definition of homeworking and the dog groomers is considered to remain ancillary to the existing dwelling. The proposal is deemed to be ancillary to the main use of the property as a dwelling house. Therefore, the proposal is deemed to be acceptable, and the principle of development has been established, subject to meeting all other material considerations.

Design and Appearance

Policy PED 9 requires that the site layout, building design, associated infrastructure and landscaping arrangements are of a high quality and assist the promotion of sustainability and biodiversity. The application seeks full planning permission for a change of use from a domestic garage to a part-time dog grooming business. The single storey garage measures a maximum height of 3.4m with a length and width of approximately 3.3m. The garage includes a roller shutter door to the front

elevation, one (1) pedestrian door and one (1) window to the side elevations and one (1) window to the rear.

The floorspace utilised for the dog groomers is 18.7sqm and requires both internal and external works. The external works are minor and the only proposed change externally is to remove the garage door and replace it with a pedestrian door and large window. The external appearance of the garage remains largely unaltered by the proposal, despite the changes, due to their sympathetic design and will continue to appear as a garage. It is considered that there will not be a detrimental impact on the character and appearance of the area.

The existing character is well established comprising modest detached dwellings within detached garages / outbuildings. The subject building is located immediately adjacent to the party boundary and behind the building line. The external works to the building are modest and the incorporation of a singular door and window to the front elevation do not appear particularly incongruous within this residential area and are unlikely to affect visual amenity.

It is therefore considered that the general appearance of the building is acceptable and does not unacceptably impact on the character and appearance of the area and complies with Policy PED 9 of PPS 4 in this regard.

Neighbour Amenity

Policy PED 9 of PPS4 requires that the proposal will not harm the amenities of nearby residents and that no noise nuisance is created. Given the nature of this development proposal issues of noise and odours and general impact on neighbour amenity are relevant material considerations in the assessment of this planning application. It is noted that a number of sensitive receptors are located within close proximity of the application site. Approximately 2.5m north of the site is No. 9 Glenwell Park and approximately 12.5m south of the site is 10 Glenwell Park. No. 1 Glenwell Grove is located approximately 12.2m northeast of the site.

Information contained within the Supporting Statement, Document 01/1, date stamped 2nd September 2024 confirms that the business opening hours are 10:00 to 16:00 three days a week, and only one dog is groomed at a time. It is further stated that on average, the number of dogs groomed per week is around ten (10) to twelve (12) and between three (3) to four (4) dogs are groomed a day for a three-day period during the week. It was also confirmed by the applicant that no dogs stay overnight and are brought at their appointment time and taken straight into the garage where they are groomed, then dropped back to their owner at their address or arranged meeting point.

Although there is a potential for noise nuisance, it is considered that this should not arise outside reasonable times as per the opening hours. Furthermore, as highlighted on Drawing 02, date stamped 1st August 2024, the garage is to be fitted with insulation for sound and thermal properties, on all walls, floor and ceiling. The Council's Environmental Health Section was consulted and has advised that there will be no adverse impact on nearby residential dwellings, subject to the attachment of certain noise control conditions, including no dogs being kept overnight and a restriction on opening times between Monday to Saturday 10:00 hours to 16:00 hours. A further condition is recommended that during all grooming

appointments, doors and windows outlined on Drawing Number 02, stamped 'Received by Planning Section 1 August 2024,' shall remain closed except for access and egress.

The opening hours will be restricted by way of a planning condition and if at any time any member of the public has concerns that the development is in breach of any condition imposed on its decision notice, this should be referred to the Council's Planning Enforcement Section who can investigate. The proposal is considered to comply with Policy PED 9 of PPS 4 in this regard.

Policy PED 9 of PPS 4 also requires that the proposal must be compatible with the surrounding land uses. The application proposes a change of use to a sui generis commercial use within an existing domestic garage in a predominately residential area. However, given the small scale of the proposal and no significant impact on residential amenity, it is therefore considered the dog groomers is compatible with the surrounding land uses.

It is considered that the proposal is compliant with Policy PED 9 of PPS4 in so far as the proposal will not harm the amenities of nearby residents and that no noise nuisance is created.

Access and Parking

Policy PED 9 requires that the existing road network can safely handle any extra vehicular traffic and adequate access arrangements, parking and manoeuvring areas are provided. Concerns have been raised from one (1) objector with regards to an increase in traffic in the area and with regards to parking provision. The objection also raised concerns in relation to road safety.

The application site hosts a driveway, which has sufficient space for two (2) vehicles at any one time. The proposal does not alter the existing parking arrangements for the site. The applicant confirms within Document 01/1 that the client will operate a pick-up and drop-off service at the dog owners address or arranged meeting point away from the application site. This will ensure minimal disruption in terms of traffic to the site.

In terms of traffic generation, the applicant has advised that the proposed dog groomers will be used on a part-time basis (3 days a week between 10 am – 4 am). The supporting information indicates that only a single dog will be in attendance at a time, and this seems clear from the facilities available. Based on the limited facilities it is unlikely that significant number of trips will be taken by the applicant, however, a condition is recommended to be attached limiting the hours of operation and proposed use to prevent the extent of activities exceeding the limits of homeworking.

It is considered that the access arrangements are also satisfactory and that the existing road network will be equipped to safely handle extra road traffic. DfI Roads has been consulted and has raised no objection to the proposal.

Policy PED 9 also required that a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and

convenient access to public transport. The application site is located within the development limits of Metropolitan Newtownabbey and is highly accessible by foot and is not wholly dependent on private car movements.

Other Matters

With reference to the criterion-based tests of Policy PED 9 of PPS 4 that have not been referred to directly or indirectly within the main body of the report it is considered that the dog groomers does not adversely affect features of the natural or built heritage, is not located in an area of flood risk and will not cause or exacerbate flooding. No effluent or emissions are associated with the development proposal and there are no outdoor areas of storage that require to be screened via the provision of landscaping and the development is laid out in such a way to help deter crime and promote personal safety.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Council's draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

- The principle of the development has been established;
- The design and appearance of the proposal is considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- The access and parking arrangements are considered acceptable.

RECOMMENDATION

GRANT PLANNING PERMISSION

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 dog groomers hereby approved shall only operate between the hours of 10:00-16:00hours Monday to Saturday.

Reason: In order to preserve amenity at nearby residential dwellings.
3. No dogs shall be kept overnight on the premises, except for the owners own dogs.

Reason: In order to preserve amenity at nearby residential dwellings.
4. During all grooming appointments, the doors and windows outlined on Drawing Number 02, stamped 'Received 1 August 2024,' shall remain closed except for access and egress.

Reason: In order to preserve amenity at nearby residential dwellings.

5. There shall be no customer/client pick up or drop off of dogs to or from the site or from within the Glenwell development.

Reason: In the interests of residential amenity and to ensure that the proposal remains a form of homeworking.




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Site Location Plan

1:1,250

Reference: LA03/2024/0467/F

 Site Location



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2023/0045/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	2no. single storey dwellings
SITE/LOCATION	20m East of 1 Nursery Grove, Antrim, BT41 1QT
APPLICANT	Mr E Cooke
AGENT	Big Design Architecture
LAST SITE VISIT	7 th March 2023
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>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 https://planningregister.planningssystemni.gov.uk/application/666749</p>	
SITE DESCRIPTION	
<p>The application site is located 20m east of No. 1 Nursery Grove, Antrim, within the development limit of Antrim Town as defined in the Antrim Area Plan 1984-2001.</p> <p>The application site forms an irregular shape and is positioned between No. 81 Belfast Road, which is a Grade B1 Listed Building to the east, No. 1 Nursery Grove is located to the west and a railway line bounds the site to the south. It is noted that the application site is significantly elevated above No. 81 Belfast Road and the railway line by approximately 10-12m. The site benefits from a number of mature trees along the southern boundary. There is extensive planting adjacent to the eastern boundary of the application site, which screens the development from the listed building at No. 81 Belfast Road to the east. There is also extensive planting beyond the northern site boundary. Access to the site is to be achieved from the Belfast Road. The surrounding area is predominantly residential with a variety of house types and designs.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: T/2005/0297 Location: Adjacent to 1 Nursery Grove, Belfast Road, Antrim Proposal: Site of Dwelling Decision: Invalid- Application returned (11.05.2005)</p> <p>Planning Reference: T/2006/0357 Location: Lands to rear of 81 Belfast Road, Antrim Proposal: Proposed erection of 4No dwellings and private drive access Decision: Permission Refused (31.05.2007)</p> <p>Planning Reference: LA03/2023/0190/LBC Location: Lands 20m East of No.1 Nursery Grove, Antrim, BT41 1QT Proposal: 2no. new single storey dwellings Decision: Under consideration</p>	

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the settlement limits of Antrim. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

DfI Roads - No objection subject to conditions

NI Water – Refusal recommended

Environmental Health - No objection subject to conditions

DfC Historic Environment Division - No objection

Translink - No objection

Internal advice for protected trees – proposal is unacceptable, representing over development of the site

REPRESENTATION

Seven (7) neighbouring property were notified of the application and three (3) letters of objection were received from two (2) properties located outside of the neighbour notification area.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal:

(<http://www.planningregister.planningsystemni.gov.uk/simple-search>)

A summary of the key points of objection raised is provided below:

- Impact on character;
- Access, traffic and road safety;
- Lack of a Traffic Risk Assessment;
- Built heritage concerns;
- Impact on trees;
- Impact on natural heritage including bats;
- Ground stability;
- Views/privacy;
- Neighbour notification; and
- The development is the first step towards subsequent larger development

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Impact on Protected Trees
- Neighbour Amenity
- Access, Movement and Parking
- Impact on Historic Buildings and Monuments
- Other Matters
- Other Material Considerations

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that, where, in making any determination under

the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is Planning Policy Statement 7: Quality Residential Environments the Addendum to Planning Policy 7: Safeguarding the Character of Established Residential Areas (APPS 7). Considering the transitional arrangements of the SPPS, retained PPS 7 and APPS 7 provides the relevant policy context for consideration of the proposal.

The application site is located within the development limits of Antrim as designated by the Antrim Area Plan 1984-2001. It is considered that the principle of development has been established on the site, subject to the proposal meeting all other material considerations, including compliance with Policy QD 1 of PPS 7 and the associated guidance contained within the 'Creating Places Design Guide'.

The application seeks planning permission for the erection of two (2) single storey dwellings located to the east of and adjacent to Nursery Grove, Antrim.

It is considered that the principle of development for residential use is acceptable within the development limits of Antrim subject to the proposal complying with the Plan's provisions for residential development and the creation of a quality residential environment as well as meeting other requirements in accordance with regional policy and guidance, which are addressed in detail below.

Scale, Massing, Design and Appearance

The SPPS emphasises that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. Good design is paramount and schemes should be sensitive in design terms to people living in the existing neighbourhood and to local character.

In existing residential areas development must be balanced with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS 7 reiterates the need for sensitivity and in Policy QD 1 the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'.

The first criterion (a) of Policy QD 1 requires that the proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaces areas.

The application seeks planning permission for the erection of two (2) single storey dwellings (House A and House B) located off Nursery Grove. The Established Residential area (ERA), including Nursery Grove and Belfast Road, consists of

detached dwellings situated within large plot sizes. There are a variety of house designs within the ERA.

House A is positioned on the upper northern portion of the site. The proposed single storey dwelling adopts a modern design and is to be finished in grey/white painted render, black/grey windows and a tropical charcoal grey flat roof. House B is positioned on the lower southern portion of the site and this single storey dwelling also adopts a modern design and is to be finished in locally sourced natural Irish stone, painted sand-cement render, black/grey windows, timber cladding effect and charcoal grey concrete roof tiles.

Two objectors raised concerns that the proposal will have an impact on the historic character of the area. However, the proposals will not be visible from any critical viewpoints given the land level difference of the application site and the adjacent roadways in combination with intervening boundary treatments and structures would screen any views into the site. Whilst it is accepted that the proposal has modern design elements which are not currently exhibited in the area, it should be noted that policy criterion (a) reads:

'The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas'.

The policy states that the development respects the surrounding context, and thereby does not prohibit new design styles and features from being introduced.

Furthermore, given that no public views of the scheme will be achieved, it is considered that the proposal will not have a detrimental impact on the ERA.

Criterion (c) of Policy QD 1 requires adequate provision for private open space as an integral part of the development. Supplementary planning guidance on amenity space is provided in 'Creating Places' which indicates a minimum requirement of 40sqm for any individual dwellings. Creating Places further indicates that development of this nature requires an average of 70sqm. The rear private amenity space for both of the dwellings is over 70sqm (not including that within the crown spread of the protected trees). The proposal is considered to comply with Criterion (c) of Policy QD 1. Therefore, it is considered that the proposal is acceptable in terms of scale, massing, appearance and design.

Given the aforementioned points, it is considered the proposal respects the existing character of the area, providing adequate amenity space, whilst respecting the surrounding context and character of the wider area.

Impact on Protected Trees

Criterion (b) of Policy QD 1 requires landscape features to be identified and where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development. The site is subject to a Tree Protection Order (reference TPO/2007/0062) and the objectors raised concerns regarding the impact of the proposed development upon protected trees. The issue was raised with the agent who consequently submitted an amended Site Layout and Location Plan, Drawing No. 01/1 date stamped 28th August 2024, a Tree Survey and a Tree Report,

Documents 05 and 06 respectively, both date-stamped 28th August 2024, to address this issue. Internal consultation advised that the proposal was unacceptable and represented over development of the site. Four protected trees were proposed to be removed and the size of the dwellings within the site meant that suitable amenity distance could not be achieved between the root protection areas of the trees and the dwellings. Concerns were also raised regarding the impact of hard surfacing and other servicing arrangements or lack of information about the possible impacts upon the protected trees.

The Council's concerns regarding the protected trees were raised with the agent and consequently an amended Site Layout and Location Plan, Drawing No. 01/2 and a Tree Overlay Plan, Drawing No. 04/1 both date stamped 14th November 2024 were submitted. The revised plans indicated an amendment to the access laneway serving the dwellings and slightly altered the siting of the dwellings, however, no changes were made to the overall size of the dwellings.

The realignment of the proposed access allowed four protected trees to be retained, however, it consequently required the removal of a different protected tree. Following internal re-consultation, the advice remained that the proposal was unacceptable and represented over development of the site. It was advised that a significant amendment to this scheme would still be required to address concerns regarding the protected trees, as the space between the dwellings and the Root Protection Areas (RPAs) of the protected trees remained unacceptable. The consultation response advised that further clarification was required regarding the materials for hard surfacing, the mitigation measures for the proposed driveway, and how the new wall required for the visibility splays can be constructed without damaging the RPA's of the protected trees. In addition, it was advised that the provision of a compensatory replanting scheme, the location of protective fencing, and the existing and proposed ground levels should be shown on the plans. However, these have not been satisfactorily addressed by the agent.

Accordingly, it is considered the proposal is contrary to criterion (b) of Policy QD 1 as the proposal has an unacceptable impact upon protected trees and therefore does not appropriately protect and integrate these landscape features into the site.

Neighbour Amenity

Criterion (h) of Policy QD 1 requires that there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance on both existing and proposed properties. In this case as outlined above the proposal is for an additional dwelling onto an existing row of terraced dwellings.

Concerns regarding overlooking were raised by the objectors. No. 1 Nursery Grove is located to the west of the application site and the proposed dwellings contain a number of ground floor windows along their western elevations. A 1.8m close boarded fence defines the western site boundary and screens potential views from the proposed dwellings towards this neighbouring dwelling. As such, there are no adverse amenity impacts upon this neighbouring property from this development.

No. 81 Oldstone Road is situated to the east of the site and sits at a lower ground level than the application site. Proposed House A has a separation distance from this

neighbouring property of approximately 35m and proposed House B has a separation distance of approximately 21.5m. The mature trees situated adjacent to the eastern boundary of the application site, screen views towards this neighbouring dwelling. Accordingly, the amenity of this neighbouring dwelling is not adversely impacted by this development.

No. 2 Nursery Park abuts the proposed laneway access of the application site to the south. Whilst there may be some impact upon this dwelling by an increase in traffic movements, the potential increase in traffic movements for two additional dwellings is not considered to be significant and the development site itself is situated some 70m from this dwelling. As such, it is considered the amenity of this dwelling is not significantly adversely impacted by the proposed development.

Nos. 3 and 4 Nursery Park have a separation distance from the development site in excess of 70m and No. 1 Nursery Park is situated between these dwellings and the application site. As such, it is not considered the amenity of these dwellings are adversely impacted by the development.

Concerns were raised by objectors that they were not adequately notified by the Council with regards to the development proposal. As the objectors' properties do not abut the application site they were not required to be notified by way of neighbour notification. However, advertisement of the current application has been carried out in line with statutory requirements and neighbour notification letters have been issued to all relevant properties in line with neighbour notification procedures.

Regarding concerns raised by objectors relating to the potential for further development, the proposal is for two dwellings only, no further development is currently proposed within the site and the Council can only assess what is proposed within the application.

Objectors also raised concerns regarding potential ground slippage given the differing land levels and alleged instability of the ground at this location. However, no evidence was submitted in regard to these claims.

In summary, no detrimental impact on any neighbouring properties is considered to occur as a result of the development proposal.

Access, Movement and Parking

Objectors raised concerns regarding the proposed access, additional traffic, road safety and noted the lack of a Traffic Risk Assessment. Access to the proposed dwellings is via the entrance to Nursery Grove and continuing along the front amenity area of No. 1 Nursery Grove. DfI Roads was consulted regarding the proposed access arrangements and responded noting that the existing access is onto a protected route, and subject to the Council being satisfied that the scheme meets the protected routes policy for intensification, the proposal can be approved subject to conditions. No assessments relating to traffic were requested by DfI Roads.

In terms of Policy AMP 3 Access to Protected Routes, access cannot reasonably be taken from any other adjacent minor road, as the listed building is located to the east of the site, and the railway line to the south is situated on lands approximately 10-12m below the application site. The only viable access arrangement to the

application site is as proposed. Furthermore, the proposal proposes to improve the substandard sightlines at the junction with the Belfast Road and provide a minimum 4.2m wide access driveway to serve the proposed dwellings. It is considered that the proposal meets the policy provisions of the Policy AMP 3 of PPS 3, subject to the attachment of conditions on any forthcoming planning approval.

Impact on Historic Building and Monuments

DfC Historic Environment Division (HED) was consulted regarding the proposal due to its proximity to a number of scheduled monuments and a listed building. HED Historic Monuments responded stating it was content that the proposal is satisfactory to policy requirements of the SPPS and PPS 6.

Following consultation, HED Historic Buildings responded having assessed the proposal's impact on the neighbouring Listed Building at 'Moylena', 81 Belfast Road, Antrim (HB/20/10/003 Grade B1), and requested further information be submitted. Following the submission of additional information by the agent and re-consultation, HED responded advising that the proposal satisfies the policy requirements of PPS 6, and that the proposal is sufficiently removed and screened so as to pose no greater demonstrable harm upon the setting of the listed asset. Their response also notes that the proposed finishing materials would not normally be considered to meet the policy requirements, however, as the use of non-traditional and unsympathetic building materials in the surrounding area is prolific and the screening vegetation is substantial, HED could not sustain a refusal.

Other Matters

Environmental Health

The Council's Environmental Health Section (EHS) were consulted regarding the proposal and responded with a number of concerns relating to the application site's proximity to a railway line. EHS requested that additional information be submitted, including a Noise Impact Assessment (NIA), a Contaminated Land Survey, and a Vibration Assessment. Following the submission of information by the agent, EHS confirmed that only a Noise Impact Assessment (NIA) was required given the application site's elevated position 10m above the land levels of the railway line to the south, and there being a sufficient separation distance from the proposed dwellings to the line. Following the submission of a NIA, EHS responded with no objections, subject to the attachment of conditions on any forthcoming planning approval.

NI Water

NI Water was consulted with regards to the development proposal and has responded recommending a refusal as the receiving foul sewer network in the area has reached capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process unless it is demonstrated that the development would result in adverse impacts on the environment. In this case the adverse impacts would arise from the development causing capacity issues to Waste Water Treatment Works resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the

sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

Natural Heritage

The objector has raised concerns regarding the impact the development would have upon the site with regards to natural heritage matters and more specifically on bats. A number of mature trees are proposed to be removed on the site to facilitate the development, which would normally trigger the submission of a NI Biodiversity Checklist. This was not submitted by the applicant and given the principle of development was unable to be established with regards to the protected trees a Biodiversity Checklist was not requested.

Additionally, given the presence of mature trees on and in proximity to the site and the Six Mile Water, which is situated approximately 70m to the south of the application site, it is considered there is bat foraging potential on the site. Accordingly, as no ecological information or surveys have been submitted, a precautionary reason for refusal has been added to ensure that any protected species are not adversely impacted.

Other Material Considerations

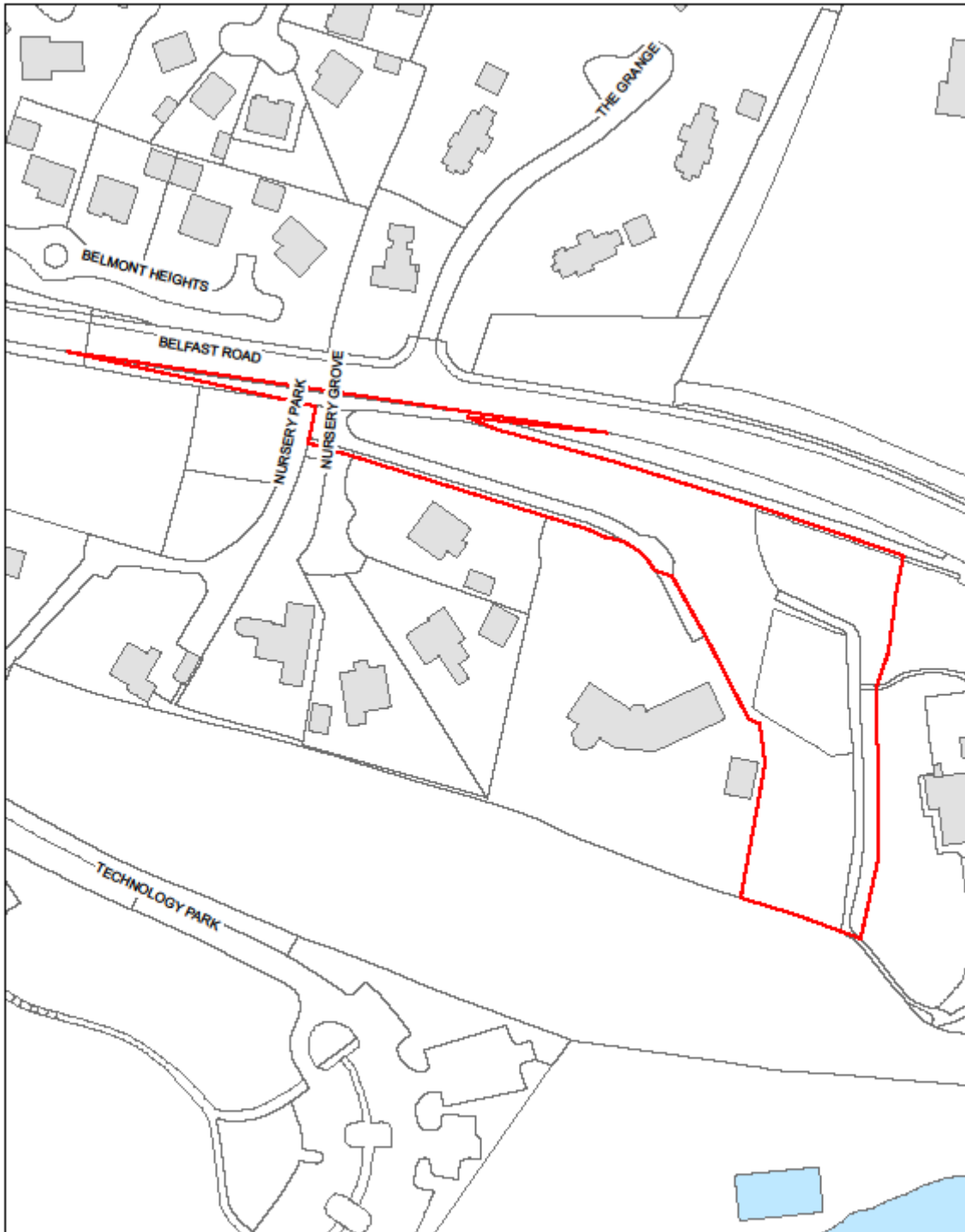
The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

- The principle of the development is considered acceptable;
- It is considered that the proposed development would not have a detrimental impact on the character and appearance of the area;
- The existing protected trees are adversely impacted by the development;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents;
- There are no concerns regarding road safety;
- The proposal is not unduly impacted by way of noise;
- There are no concerns regarding impacts on listed buildings;
- NI Water concerns can be addressed by way of a negative condition; and
- It has not been demonstrated that protected species are not adversely impacted by the development.

RECOMMENDATION	REFUSE FULL PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criterion (b) of Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that the development does not appropriately protect and integrate existing landscape features, that being the existing protected trees, into the site 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH 2 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not detrimentally impact upon protected species. 	



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Site Location Plan

1:1,250

Reference: LA03/2023/0045/F

 Site Location



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2023/0190/LBC
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE LISTED BUILDING CONSENT
PROPOSAL	2no. single storey dwellings
SITE/LOCATION	20m East of 1 Nursery Grove, Antrim, BT41 1QT
APPLICANT	Mr E Cooke
AGENT	Big Design Architecture
LAST SITE VISIT	7 th March 2023
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>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</p> <p>https://planningregister.planningsystemni.gov.uk/application/668392</p>	
SITE DESCRIPTION	
<p>The application site is located 20m east of No. 1 Nursery Grove, Antrim, within the development limit of Antrim Town as defined in the Antrim Area Plan 1984-2001.</p> <p>The application site forms an irregular shape and is positioned between No. 81 Belfast Road, which is a Grade B1 Listed Building to the east, No. 1 Nursery Grove is located to the west and a railway line bounds the site to the south. It is noted that the application site is significantly elevated above No. 81 Belfast Road and the railway line by approximately 10-12m. The site benefits from a number of mature trees along the southern boundary. There is extensive planting adjacent to the eastern boundary of the application site, which screens the development from the listed building at No. 81 Belfast Road to the east. There is also extensive planting beyond the northern site boundary. Access to the site is to be achieved from the Belfast Road. The surrounding area is predominantly residential with a variety of house types and designs.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: T/2005/0297 Location: Adjacent to 1 Nursery Grove, Belfast Road, Antrim Proposal: Site of Dwelling Decision: Invalid- Application returned (11.05.2005)</p> <p>Planning Reference: T/2006/0357 Location: Lands to rear of 81 Belfast Road, Antrim Proposal: Proposed erection of 4No dwellings and private drive access Decision: Permission Refused (31.05.2007)</p> <p>Planning Reference: LA03/2023/0045/F Location: Lands 20m East of No.1 Nursery Grove, Antrim, BT41 1QT Proposal: 2no. new single storey dwellings Decision: Under consideration</p>	

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the settlement limits of Crumlin. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

DfC Historic Environment Division (HED) - No objection

REPRESENTATION

No neighbours were notified of this application as it is an application for Listed Building Consent.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Impact upon Listed Building
- Other Material Considerations

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

Under Section 80 (7) of the Planning Act (Northern Ireland) 2011, a listed building is defined as a building included in a list compiled under that section and also:

- a) Any object or structure within the curtilage of the building and fixed to the building.
- b) Any object or structure within the curtilage of the building which, although not fixed to the building forms part of the land and has done so since before 1st October 1973.

The application relates to two proposed dwellings within the curtilage of No. 81 Belfast Road, Antrim, which is also known as 'Moylena'. No. 81 Belfast Road is identified as a Grade B1 listed building of architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011. The Historic Buildings reference number for the site is HB/20/10/003

Policy BH 11 of PPS 6 considers the impact of proposed development on the setting of a listed building, stating that its setting is often an essential part of the building's character. The policy states that development proposals will normally only be considered appropriate where all the following criteria are met:

- the detailed design respects the listed building in terms of scale, height, massing and alignment;
- the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
- the nature of the use proposed respects the character of the setting of the building.

This application has been assessed in conjunction with an accompanying application for full planning permission under application Ref: LA03/2023/0045/F. The application for full planning approval has been recommended for refusal and as such the principle for development cannot be established as a suitable development scheme for two dwellings at this location has not been provided.

Impact upon listed Building

Planning application Ref: LA03/2023/0045/F seeks full planning permission for two detached dwellings within the historic curtilage of 'Moylena', 81 Belfast Road, Antrim (HB20/10/003, Grade B1) which is a building of special architectural and historic interest and is protected by Section 80 of the Planning Act (NI) 2011.

The full planning application seeks planning permission for the erection of two (2) single storey dwellings (House A and House B) located off Nursery Grove. House A is positioned to the upper northern portion of the site. The proposed single storey dwelling adopts a modern design and is to be finished in grey/white painted render, black/grey windows and trocal charcoal grey flat roof. House B is positioned to the lower southern portion of the site and this single storey dwelling also adopts a modern design and is to be finished in locally sourced natural Irish stone, painted sand-cement render, black/grey windows, timber cladding effect and charcoal grey concrete roof tiles.

The proposals will not be visible from any critical viewpoints given the land level difference of the application site and the adjacent roadways in combination with intervening boundary treatments and structures, which would screen any views into the site.

Following consultation with regards to the impact of the development proposal and its impact on the adjacent Grade B1 Listed Building at 'Moylena', 81 Belfast Road, Antrim (HB/20/10/003 Grade B1), DfC HED Historic Buildings requested further information. Following the submission of additional information by the agent and re-consultation, HED responded advising that the proposal satisfies the policy requirements of PPS 6, and that the proposal is sufficiently removed and screened so as to pose no greater demonstrable harm upon the setting of the listed asset. Their response also notes that the proposed finishing materials would not normally be considered to meet the policy requirements, however, as the use of non-traditional and unsympathetic building materials in the surrounding area is prolific, and the screening vegetation is substantial within the curtilage of the subject site, HED could not sustain a case against the proposal under the policy requirements of paragraph 6.12 of the SPPS or Policy BH 11 of PPS 6. Nonetheless, as outlined above, a suitable development scheme has not been provided for two dwellings within the associated planning application Ref: LA03/2023/0045/F, and as such Listed Building Consent cannot be granted in isolation.

Other Material Considerations

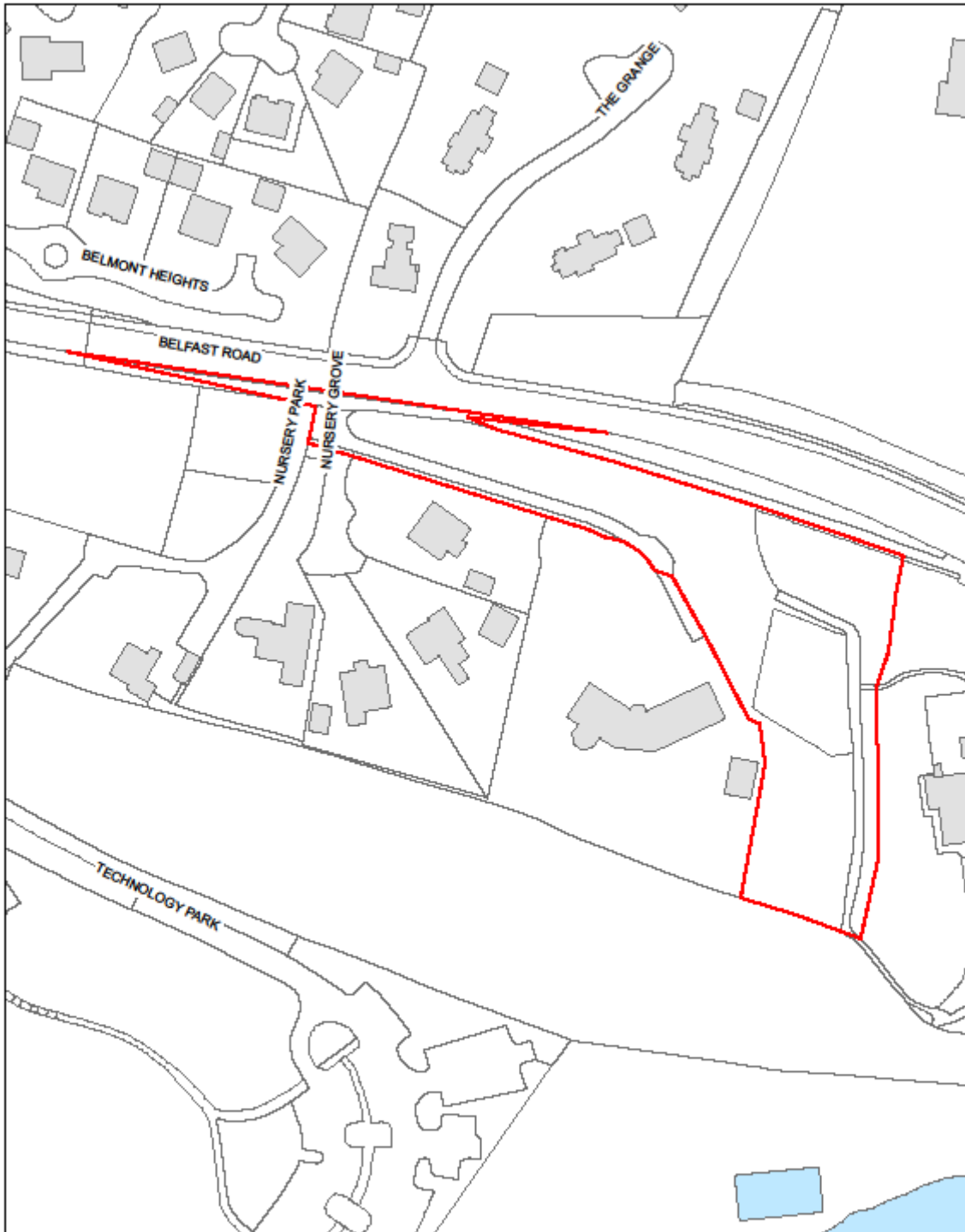
The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

- The principle of the development is unable to be established as the associated full planning permission is not deemed to be acceptable;
- The proposed design, layout and appearance of the proposed development is considered acceptable and in accordance with the SPPS and PPS 6; and
- It is considered that there will be no undue harm upon the character of the neighbouring listed building.

RECOMMENDATION	REFUSE LISTED BUILDING CONSENT
PROPOSED REASON FOR REFUSAL	
1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH 11 of Planning Policy 6 'Planning, Archaeology and the Built Heritage' in that the applicant has failed to provide a suitable development scheme to permit the erection of two dwellings at this location.	



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Site Location Plan

1:1,250

Reference: LA03/2023/0190/LBC

 Site Location



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2024/0768/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Dwelling and garage on a farm
SITE/LOCATION	Lands approx. 85m north-west of 43B Holestone Road, Doagh
APPLICANT	Michael Robson
AGENT	Mervyn McNeill
LAST SITE VISIT	14th November 2024
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>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 https://planningregister.planningsystemni.gov.uk/application/693437</p>	
SITE DESCRIPTION	
<p>The application site is located on lands approximately 85m northwest of No. 43B Holestone Road, Doagh, Ballyclare, which is within the countryside and outside any development limit as defined in the Antrim Area Plan 1984-2001.</p> <p>The application site is set back approximately 125m from the Ballymena Road and is accessed from this road via an existing laneway. The site is taken from an existing agricultural field and is defined by mature hedgerow approximately 2m in height along its northern, eastern and western site boundaries. The southern boundary is undefined and the topography of the site rises gradually from south to north.</p> <p>The surrounding area is rural in character with dwellings and outbuildings spread throughout intermittently. A farm complex is situated to the south of the site.</p>	
RELEVANT PLANNING HISTORY	
There is no relevant planning history.	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.</p>	

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Department for Agriculture, Environment and Rural Affairs- The Farm Business ID was allocated in November 1991. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are currently being claimed by the farm business.

Environmental Health Section- No objection.

Department for Infrastructure Roads- No objection, subject to condition.

NI Water- No objection.

REPRESENTATION

Five (5) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Access and Parking
- Other Matters
- Other Material Considerations

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is Policy CTY 10 which states that planning permission will be granted for a dwelling house on a farm where all of the three listed criteria can be met.

Criterion (a) requires the farm business to be currently active and established for at least 6 years. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in its consultation response that the Farm Business ID was allocated in November 1991, the business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six year and that the proposed site is located on land for which payments are currently being claimed by the farm business. The proposal is therefore considered to meet policy criterion (a) of Policy CTY 10.

Criterion [b] requires that no dwellings or development opportunities out-with the settlement limits should have been sold off from the farm holding within 10 years from the date of the application. The policy goes on to say that planning permission granted under this policy will only be forthcoming once every 10 years. The applicant has confirmed in the PIC form accompanying the application that no dwellings or development opportunities have been sold-off from the farm holding. A history search of the farm maps, a search of the farm Business ID, a history search on the applicant's name and land registry checks have found no development opportunities having been sold off from the farm holding within the last 10 years. It is

considered that the application meets the relevant policy requirements identified under criterion (b).

The third criterion states that any farm dwelling should be visually linked or sited to cluster with an established group of buildings on a farm. In this instance, the proposed farm dwelling is located in the northern portion of an existing agricultural field which abuts a farm complex to the southwest. Given the location of the site to the northern portion of the field, it has a separation distance from the farm buildings of more than 75m. It is considered the site is visually detached from the established farm buildings given this separation distance. The visual break is particularly pronounced when the site is viewed from the public road. As such, a proposed dwelling at this location would not visually link or cluster with an established group of farm buildings.

Criterion (c) of Policy CTY 10 also states that exceptional consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either demonstrable health and safety reasons or verifiable plans to expand the farm business at the existing building group.

The reasons given for the siting at this location are set out within the Supporting Statement, Document 01 date stamped 24th October 2024. Firstly, it states the development proposal is to provide a dwelling close to the existing holding at Holestone Road, which helps provide better access and security to this holding and its animals. However, this reason does not address why the dwelling could not be situated closer to the established group of buildings on the farm holding, which would allow it to visually link. Secondly, the agent has stated that the applicant would like to have children and siting the dwelling further from the existing farm buildings would reduce the potential impact from the dangers of the main farming activities and risks of accidents. However, no information has been submitted to demonstrate how the proposed site is safer from a health and safety perspective and nor has it been demonstrated that there are no other sites available on the farm.

The issue regarding the visual linkage and clustering concerns was raised with the agent on 11th December 2024. Consequently, the agent submitted additional supporting information, Documents 03 and 04, date stamped 16th December 2024. These documents provided minimal additional information to that previously provided. The main substance of the additional information stated that the application site is within 38m of the farmyard. However, the policy requires the farm dwelling to visually link with an established group of buildings on the farm, not the farmyard. In this case the application site is situated in excess of 75m from the established group of farm buildings situated to the southwest. As such, it is considered that the development proposal does not meet the relevant policy requirements identified under criterion (c).

Accordingly, the principle of a farm dwelling is not considered acceptable at this location as it does not visually link with the established buildings on the farm and therefore does not fulfil the policy criteria as set out under Policy CTY 10 Dwellings on Farms.

Design, Layout and Impact on Character and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings, whilst Policy CTY 14 states that planning permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

The mature boundary hedgerows along the northern, eastern and western site boundaries assist in providing the site with a sense of enclosure. The mature trees situated to the south of the site provide a backdrop to the site when travelling southwards along the Ballymena Road. The mature trees to the south of the application site limit views when travelling northwards along the Ballymena Road and as such only shorter views are achievable. However, the site is more exposed when viewing it from this direction and as such a condition restricting the ridge height to 5.7m will be imposed to assist integration if planning permission is to be granted. A siting condition and a condition for a planting scheme at the Reserved Matters stage would also be imposed to further assist integration if planning permission were to be granted.

Neighbour Amenity

As this application seeks outline permission, no details have been provided regarding the siting, layout or proposed design. Nonetheless, it is considered that given the development site has a minimum separation distance to the nearest neighbouring property of 50m and there is a mature belt of trees to the south of the application site, no detrimental impact upon neighbouring amenity is expected to occur as a result of the development. No. 131 Ballymena Road abuts the laneway of the application site, however it has a separation distance from the development site of approximately 100m and as such, it is considered the amenity of this property would not be adversely impacted by this development.

In summary, it is considered that there would be no direct amenity impact on the occupiers of neighbouring dwellings by way of overlooking, overshadowing or dominance.

Access and Parking

DfI Roads was consulted in relation to the development proposal and responded with no objection, subject to the attachment of a condition detailing the submission of an access plan in accordance with the attached RS1 form at the Reserved Matters stage.

Other Matters

The Council's Environmental Health Section was consulted with regards to the development proposal and advised it has no objection subject to informatives regarding nuisances from farms to be attached to any forthcoming planning approval.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its

Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

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

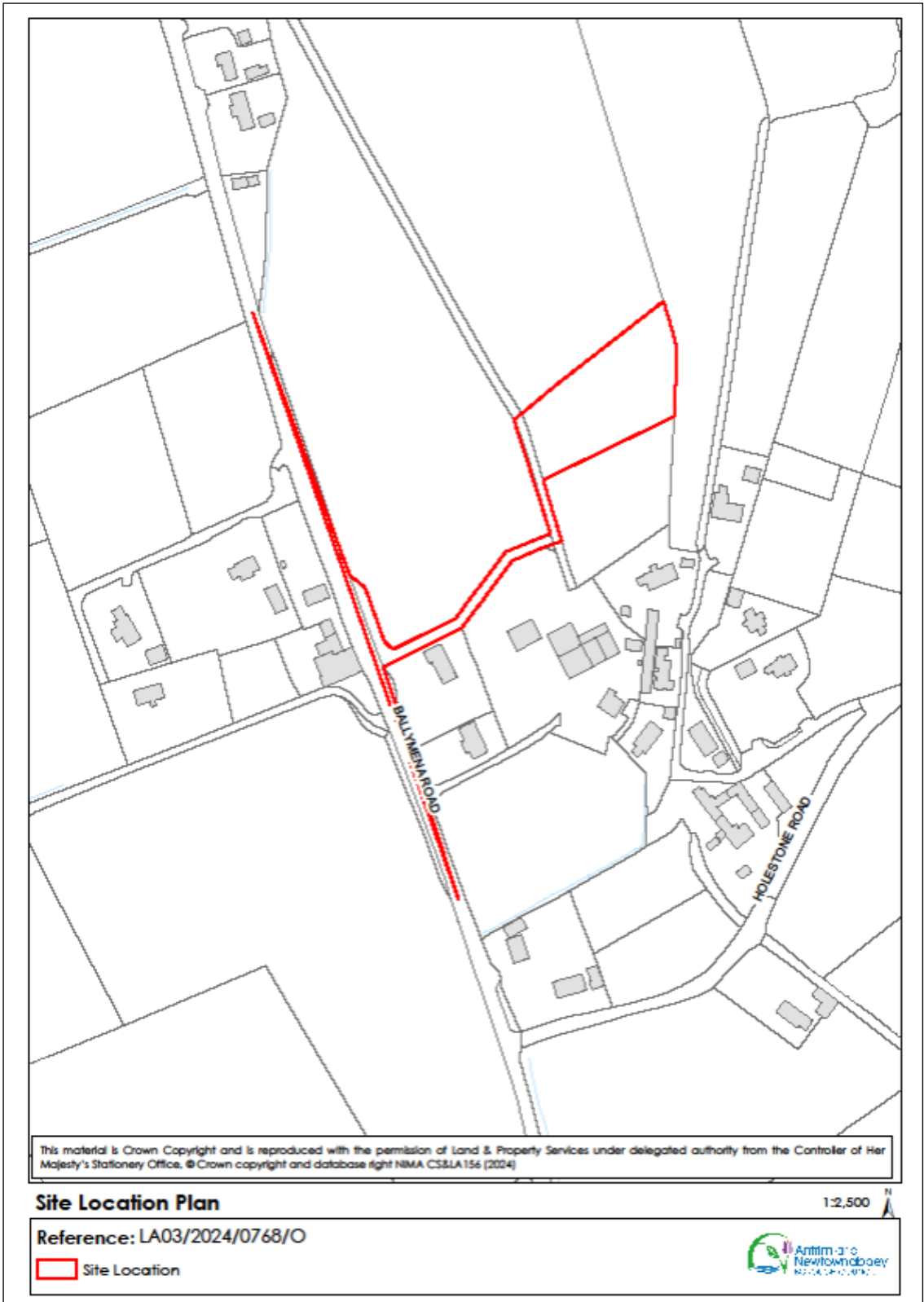
- The principle of development test has not been established in accordance with the policy provision of PPS 10, as the dwelling is not sited to visually link or cluster with an existing group of buildings on a farm;
- The proposal is contrary to CTY 13 of PPS 21 as the proposal does not visually link or cluster with an existing group of buildings on a farm;
- The proposal is seen as meeting the requirements of Policy CTY 14 of PPS 21 as an appropriately designed dwelling would integrate into its surroundings;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- There are no concerns regarding road safety.

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.



COMMITTEE ITEM	3.9
APPLICATION NO	LA03/2024/0850/S54
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE SECTION 54 APPLICATION
PROPOSAL	Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height)
SITE/LOCATION	2 Castlewater Wood, Antrim, BT41 4FQ
APPLICANT	Mr and Mrs Swinburn
AGENT	CMI Planners
LAST SITE VISIT	04/07/24
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Register</p> <p>https://planningregister.planningsystemni.gov.uk/application/692369</p>	
SITE DESCRIPTION	
<p>The application site is located at 2 Castlewater Wood, Antrim and is within the development limits of Antrim as designated by the Antrim Area Plan 1984-2001 (AAP).</p> <p>The application site is situated at the corner of the junction of Castlewater Wood and Randalstown Road and comprises a two storey detached dwelling. Parking provision is provided to the rear of the dwelling with amenity space to the western elevation. The northern boundary is defined by a 1.8m high close boarded fence towards the eastern end while a 1m post and wire fence defines the western end of this boundary. The eastern boundary is defined by a 1m high hedgerow and by a 2m high wall and railings towards the Randalstown Road. The western boundary is defined by a 1.8m high close boarded fence. The southern boundary is defined by a 2m high wall and railing to the eastern end and by a 1.8m high close boarded fence to the western end.</p> <p>The application site is situated within a predominately residential area, surrounded by a variety of house types and styles.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2017/0472/F Location: Lands adjacent to Enkalon Sports and Social Club Proposal: Proposed Residential development comprising 3 no. detached dwellings and garages (change of house type for Plots nos. 1, 5 and 10 of planning approval T/2008/0195/F. Decision: Permission Granted 21.08.17</p> <p>Planning Reference: LA03/2024/0431/F Location: 2 Castlewater Wood, Antrim</p>	

Proposal: Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height)

Decision: Permission Granted 17.09.24

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

No consultations were carried out as part of the proposal.

REPRESENTATION

Six (6) neighbouring properties were notified and two (2) letters of support have been received from two (2) neighbour notified properties.

A summary of the key points raised are provided below:

- Loss of Privacy/overlooking concerns by the fence being lowered.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Condition to be Removed
- Other Material Considerations

Policy Context and Principle of Development

Section 54 of the 2011 Act applies to application for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development granted previously. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the current application.

Condition to be Removed

The application seeks permission for the removal of Condition 2 from planning approval Ref: LA03/2024/0431/F with regards to the reduction to the height of the fence. Condition 2 reads:

"Within 8 weeks of the date of this decision notice the fence on the western and southern boundaries, shown in blue on Drawing No. 02/1 date stamped 12th September 2024 must be lowered to 1m in height in accordance with Drawing No. 02/1 date stamped 12th September 2024. The height of the fence must be retained throughout the lifetime of the fence hereby permitted.

Reason: To limit the visual impact of the fence on the streetscape."

It is stated within the application form that the reason why the applicant wishes to remove the condition is for privacy and safety concerns relating to the private amenity space. It is also stated that the fence is of a similar design and height of other properties within the Castlewater Wood residential development.

APPS 7 states that expanses of close boarded fences bordering public areas are visually unacceptable. As noted within the previous Planning Committee report for planning application Ref: LA03/2024/0431/F, the southern boundary abuts the Randalstown Road, which is one of the main public routes into Antrim. The close boarded fence extends 18m along the Randalstown Road and is visible for long views when travelling in both directions along this road. It was considered that the

reduction of the fence from 1.8m to 1m would reduce the visual impact of the fence and the subject condition was imposed to limit the visual impact of the fence upon the streetscape. Retaining the fence at 1.8m would have a negative visual impact upon the streetscape and there is no overriding reason why it should be retained at this height.

In terms of privacy, hedging approximately 1.8m in height is already planted to the rear of the fence. Additionally, whilst closed boarded fencing features within the Castlewater Wood development, these fences are generally to the side and rear of the dwellings, not abutting the public road. In this case, the fence abuts a main public road into Antrim and is visually prominent on approach from both directions along the Randalstown Road. Accordingly, the fence in its current form is visually intrusive upon the character and appearance of the area and there are no overriding reasons for its retention at this height, the removal of the condition is not considered acceptable.

Other Matters

Two neighbouring properties that were notified of the proposal objected to the fence being lowered. Concerns were raised that lowering the fence would lead to an increase in overlooking/a loss of privacy to No. 6 Castlewater Wood as the property at No. 2 Castlewater Wood is situated at a slightly higher level. However, the subject fence is located on the southern and western site boundaries of No. 2 Castlewater Wood and the dwellings that neighbour the site are situated to the north and east of the subject dwelling. Accordingly, it is considered the lowering of the fence would not impact upon the amenity of any neighbouring dwelling.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Council's draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

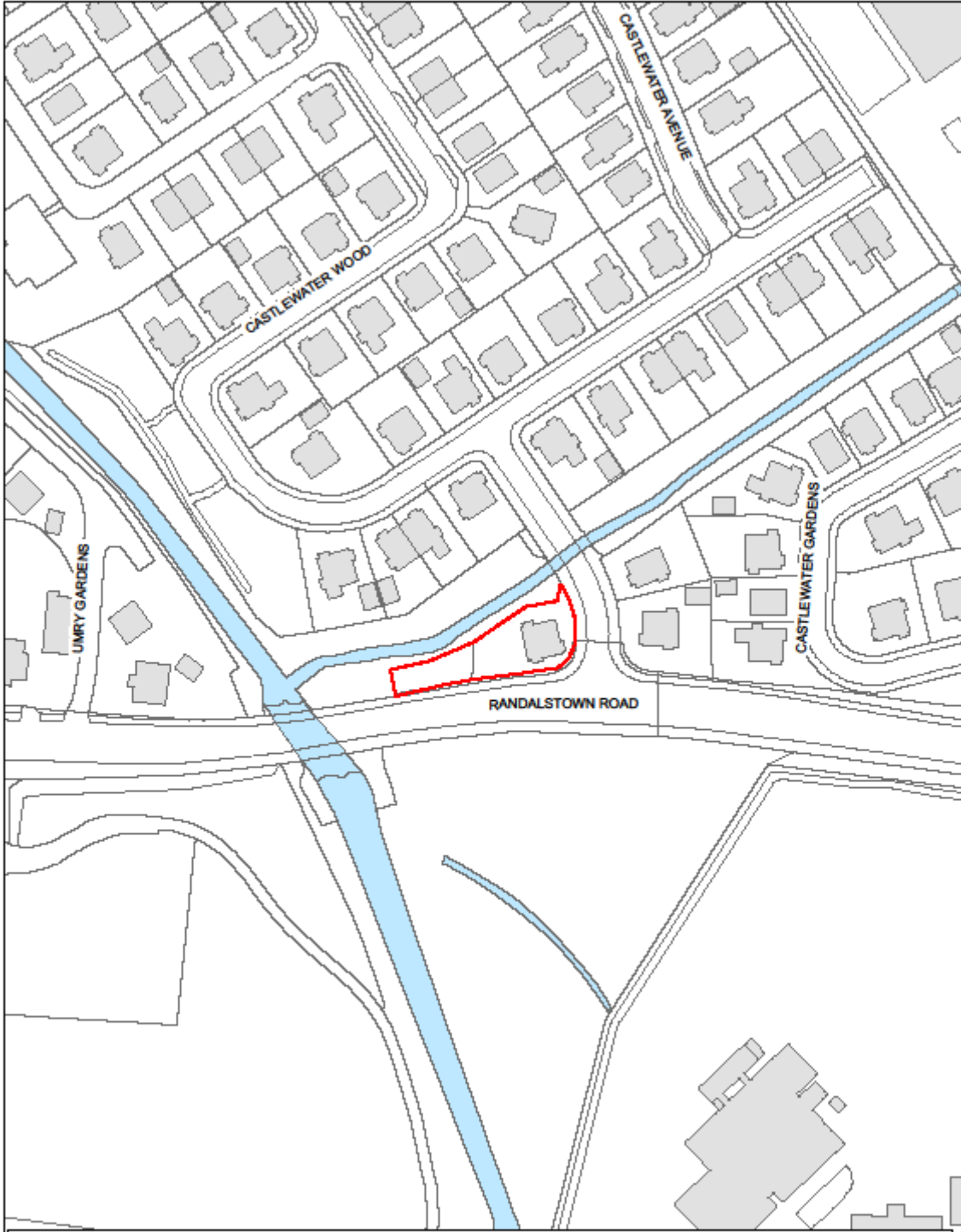
The following is a summary of the main reason for the recommendation:

- It is considered that the removal of Condition 2 from planning approval Ref: LA03/2024/0431/F is unacceptable.

RECOMMENDATION REFUSE SECTION 54 APPLICATION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provision contained in the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to PPS 7 Residential Extensions and Alterations, in that if the variation of Condition 2 of LA03/2024/0431/F was to be approved, it would detract from the appearance of No. 2 Castlewater Road and its design and appearance would have a detrimental impact on the appearance and character of the area.



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Site Location Plan

1:1,250

Reference: LA03/2024/0850/S54

 Site Location



COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2024/0694/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed shed and extension to existing shed
SITE/LOCATION	Lands approx. 80m south south-west of No. 223 Seven Mile Straight, Nutts Corner, Crumlin
APPLICANT	Gary Anderson
AGENT	William Wallace
LAST SITE VISIT	5 th December 2024
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>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 https://planningregister.planningsystemni.gov.uk/application/693958</p>	
SITE DESCRIPTION	
<p>Characteristics of the Site and Area</p> <p>The application site is located on lands approximately 80m southwest of No. 223 Seven Mile Straight, Nutts Corner, Crumlin. The site is located within the countryside outside any development limit as defined by the Antrim Area Plan 1984-2001.</p> <p>The site is located in the northeastern corner of a large agricultural field and is separated from the field by ranch style fencing between 1.5 and 2 metres in height. The site is accessed via a gravel laneway which runs along the northwestern field boundary before accessing onto the Seven Mile Straight. The laneway leads to a concrete hardstanding directly to the rear garden of No. 223 Seven Mile Straight and is used for parking a horse trailer and other vehicular parking. The lane continues and provides access to the existing two (2) horse stables occupying the site, which have metal and wood cladding with shallow mono-pitched roofs and are not visible from the public road.</p> <p>The topography of the site slopes north-eastwards towards the Seven Mile Straight. The site boundaries are comprised of ranch style fencing between 1.5 and 2 metre high and 2 metre high hedging. The surrounding character is agricultural, with dwellings and agricultural outbuildings spread throughout intermittently.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2024/0041/F Location: 80m SSW of No 223 Seven Mile Straight, Crumlin, BT29 4YS Proposal: Retention of two agricultural buildings and new access Decision: Application Withdrawn</p> <p>Planning Reference: LA03/2022/0377/F Location: 80m SSW of No 223 Seven Mile Straight, Crumlin, BT29 4YS Proposal: Retention of farm building and farmyard</p>	

Decision: Permission Refused (05.03.2014)
Planning Reference: LA03/2021/0844/LDE
Location: 80m SSW of No 223 Seven Mile Straight, Crumlin, BT29 4YS
Proposal: Stables and yard, erected in December 2015
Decision: Permitted Development (11.01.2022)

Planning Reference: T/2013/0343/F
Location: 28 m south of 223 Seven Mile Straight, Crumlin, Antrim.
Proposal: Retention of farm building.
Decision: Permission Refused (05.03.2014)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 8 Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

PPS 21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

DfI Roads – No objection, subject to condition

Councils Environmental Health Section- No objection

REPRESENTATION

Four (4) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Access and Parking
- Other Matters
- Other Material Considerations

Preliminary Matters

A previous application reference T/2013/0343/F sought to retain a single farm building on the land used as stables for horses, however, the application was refused as it was deemed contrary to Policy CTY 12 of PPS 21. The applicant subsequently appealed the decision and the Planning Appeals Commission (PAC), under planning appeal reference 2014/A0106, dismissed the appeal on 3rd February 2015.

Following the PAC decision, the subject farm building was removed from the site. However, a new shed was erected some 20 metres south of the removed building and an earth bank was constructed, which screened the shed. This shed including the adjacent yard area was subsequently the subject of a Certificate of Lawful Use or Development (CLUD) application under Ref: LA03/2021/0844/LDE and was approved on 18th January 2022, having been in situ for more than 5 years and consequently, immune from enforcement action. The description of the approved CLUD read 'Stables and yard, erected in December 2015'.

It is noted in the Case Officer's report, relating to application Ref:

LA03/2021/0844/LDE, that the stables building had been extended to the rear (southeast) and to the side (southwest) and that an additional building had been constructed on the site, which appeared to be associated with the stables. The report concluded that the extension to the stables and the newly constructed farm building had not been erected for more than 5 years and were therefore omitted from the CLUD proposal.

Consequently, a planning application was submitted in an attempt to seek planning approval for the retention of the new building as a farm building and the extension to the lawful stables building under application Ref: LA03/2022/0377/F. This application was refused planning permission as the principle of development was not established under Policy CTY 12 of PPS 21, the proposal was considered to have a detrimental impact on neighbouring amenity, there were road safety concerns and it was not demonstrated that the proposal would not have a detrimental impact on any designated site.

The applicant then sought approval for an extension to the lawful stables and the retention of the new farm building under application Ref: LA03/2024/0041/F. The key difference between this application and the previous application related to the relocation of the access and the relocation of the new farm building to a different section of the site. This application was withdrawn by the applicant.

The subject application is a similar proposal to that proposed under application Ref: LA03/2024/0041/F in terms of layout, however, the key difference being this application seeks approval for a new shed and an extension to the existing shed, to be considered under Policy OS 3 of PPS 8. As such, the buildings in this instance are not being assessed under Policy CTY 12 of PPS 21.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan 1984-2001 (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal. The application site is located within the countryside outside any settlement limit as designated by the Plan. There are no specific policies relevant to the determination of the application in the plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposed extension to residential curtilage. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. The agent has noted within the submitted Supporting Statement, Document 01 date stamped 13th December 2024, that there is an existing exercise track adjacent to the sheds and that the sheds are necessary for the efficient use of this exercise track in terms of animal welfare. The supporting document further notes the application should be considered acceptable under Policy OS 3 of PPS 8. Policy CTY 1 indicates that outdoor sport and recreational uses should be assessed in accordance with PPS 8 Open Space, alongside the additional policy requirements of Policies CTY 13 and CTY 14.

The application is for a shed and the extension to an existing shed which benefits from a Certificate of Lawfulness under application Ref: LA03/2021/0844/LDE for stables. The proposed development is assessed against Policy OS 3 of PPS 8. As outlined within planning appeal Ref: 2012/A0057, proposals to be considered under Policy OS 3 of PPS 8 do not have to specifically relate to public use, and private use recreation is acceptable as long as it meets the policy requirements.

Policy OS 3 of PPS 8 relates to outdoor recreational use in the countryside and the application site in its current form only contains a stable building and there is no recreational use associated with the site. The agent has noted the existence of an exercise track adjacent to the application site. However, the exercise track does not benefit from planning permission or a Certificate of Lawful Development, and therefore cannot be considered as an associated recreational use to the site. It is also stated within the Supporting Statement that the applicant keeps sheep in addition to horses. However, sheep are generally not an animal associated with recreational use.

Accordingly, as there is no recreational use associated with the site, the principle of development is unable to be established under Policy OS 3 of PPS 8.

Design, Layout and Impact on Character and Appearance of the Area

All proposals in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings. Policy CTY 14 states that planning permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area. Additionally, criterion (iii) of PP8 states there should be no adverse impact on visual amenity or the character of the local landscape, and the proposed development should be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography.

There are two (2) buildings, a concrete pad for vehicle parking and associated farmyard located within the application site. The buildings are situated in the southwestern corner of the site and are positioned in an 'L' shape creating a small farmyard. For ease of reference the buildings are referenced as Building 1 and Building 2.

As noted above, Building 1 including the yard area, was the subject of a CLUD application under application Ref: LA03/2021/0844/LDE and was approved on 18th January 2022. The description of the approved CLUD reads 'Stables and yard, erected in December 2015'. As referred to above, the extensions to the rear (southeast) and side (southwest) elevations of the building were omitted from the CLUD approval. Retrospective permission is now being sought for the extensions to these buildings.

Building 1 faces north-westwards into the yard area and the southeastern (rear) extension to Building 1 extends 2.6 metres in width and 87.2 metres in length. The extension is open sided on the northeastern side. The southwestern (side) extension extends 3.1 metres in width and 5.2 metres in length and is open sided on the

northwestern elevation. Both flat roofed extensions are approximately 2.4 metres in height. The building is finished in dark grey/black timber planks and a corrugated tin roof.

Building 2 currently faces south-westwards into the farmyard and is to be repositioned approximately 25m to the southwest so that it is located more than 75m from No. 223 Seven Mile Straight. It measures approximately 9.4m in length, 2.5 metres in width and has a mono-pitch roof approximately 2.4 metres in height. The finishing materials comprise grey metal corrugated tin walls and roof.

The buildings are set back 112m and 130m respectively from the Seven Mile Straight and positioned directly to the rear of No. 223 Seven Mile Straight. The site avails of a high degree of enclosure provided by the existing dwelling and the roadside vegetation to the north, east and west. The earth banks, the roadside vegetation and the existing boundary treatment defining the entire application site restricts views on approach from both directions along the Seven Mile Straight. Given the current landform and existing landscaping, it is considered that the proposal visually integrates into the local landscape.

Overall, it is considered the scale, design and siting is appropriate for the rural area and that the development would integrate with surrounding landscape and would not result in a detrimental change to the character of the rural area in accordance with Policies CTY 13 and 14 of PPS 21.

Neighbour Amenity

It is considered that given the nature, siting, scale, and the 80m separation distance to the nearest neighbouring property, the proposed development will not cause any overlooking, loss of privacy, overshadowing, loss of light, or dominance concerns. The Council's Environmental Health Section was consulted regarding the proposal and responded with no objections and advised that any waste heap arising from cleaning out the agricultural sheds, is located to maximise the separation distance from any nearby dwelling to avoid public health complaints (e.g. noise, odour, pests, flies).

Access and Parking

Access to the site is gained by a new access onto the Seven Mile Straight. DfI Roads was consulted on the application and had no objections to the proposal subject to conditions being attached to any forthcoming planning approval.

Other Matters

The Elevations and Floor Plan, Drawing 02 date stamped 18th September 2024, displays the floorplan of the two buildings. It is noted that the areas marked 'stables' benefit from a Certificate of Lawfulness. The remaining areas are noted as 'stores, shed, lying in shed'. It is not clear whether any of this additional floor space is to house animals, however, a condition can be imposed to limit these areas for storage purposes only. Accordingly, no ecological information was considered necessary.

The proposal if implemented would result in the loss of a significant plantation of existing trees which has some biodiversity potential, however, the removal of the roadside hedge to accommodate the visibility splays for the proposed development would result in the loss of a priority habitat and would normally require the submission

of a bio-diversity checklist and proposed mitigation measures, however, in this case none has been submitted. Given that the principle of development is considered to be unacceptable, this information was not requested as it would lead to nugatory work and unnecessary expense. A reason for refusal has been added to address the lack of information on this point.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Council's draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continue to be determining.

CONCLUSION

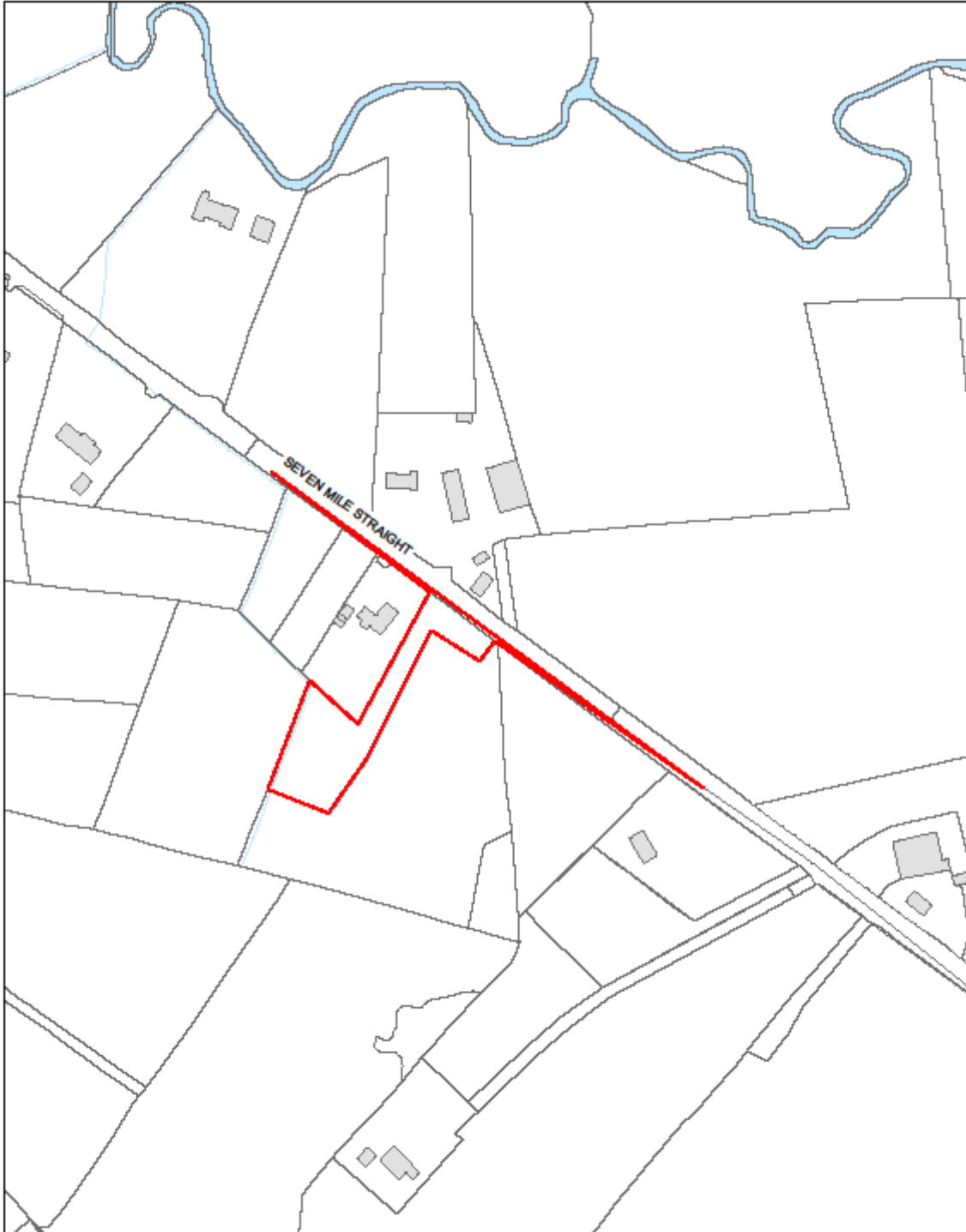
The following is a summary of the main reasons for the recommendation:

- The principle of the development has not been established in accordance with the policy provisions of Policy OS 3 of PPS 8;
- It is considered the proposal will integrate appropriately within the surrounding landscape and will not have a detrimental impact on the character and appearance of the area;
- The proposal will not significantly impact upon the privacy or amenity of any neighbouring properties;
- There are no concerns in relation to road safety subject to conditions; and
- Information has not been submitted to the Council to assess the risk upon priority habitats.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the proposal is not associated with an outdoor recreational use.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.




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Site Location Plan

1:1,124 

Reference: LA03/2024/0694/F

 Site Location



COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2024/0709/O
DEA	THREE MILE WATER
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for dwelling and garage on a farm.
SITE/LOCATION	Lands approx. 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS
APPLICANT	Arthur Magill
AGENT	Arthur Magill
LAST SITE VISIT	29th October 2024
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>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 https://planningregister.planningsystemni.gov.uk/application/686606</p>	
SITE DESCRIPTION	
<p>The application site is located on lands approximately 25m south of 27 Sallybush Road, Newtownabbey which is located within the countryside and outside any development limit as defined in the Draft Belfast Metropolitan Area Plan 2004 (dBMAP).</p> <p>The site encompasses an overgrown yard area which contains a mobile home, caravan, corrugated iron shed and other objects. The site is defined by mature trees approximately 4m in height along the northern and eastern (roadside) boundaries. A post and wire fence defines the western and southern boundaries. The topography of the site is generally flat.</p> <p>The surrounding area is rural in character with dwellings and outbuildings spread throughout intermittently. Nos. 27 and 29 Sallybush Road are situated to the north of the application site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: U/2007/0678/F Location: 31 Sallybush Road, Newtownabbey, BT36 4TS Proposal: Erection of Dwelling and detached garage Decision: Permission Granted (20.11.09)</p> <p>Planning Reference: U/2006/0567/LDE Location: 31 Sallybush Road, Newtownabbey, BT36 4TS Proposal: Residential use since 1994 Decision: Permission Granted (22.02.07)</p> <p>Planning Reference: U/2004/0076/O Location: 100m SW of No. 29 Sallybush Road, Newtownabbey, BT36 4TS Proposal: Site for replacement dwelling Decision: Appeal Dismissed (26.04.05)</p>	

Planning Reference: U/1999/0214
Location: 31 Sallybush Road, Newtownabbey, BT36 4TS
Proposal: Site for Farm dwelling
Decision: Permission Granted (09.02.00)

Planning Reference: U/2012/1048/LDE
Location: Land SW of No. 31 Sallybush Road, Newtownabbey
Proposal: Storage of industrial and farm machinery, storage of industrial and agricultural materials and equipment, recycled rubble, soil/clay and scrap metal.
Decision: Permission Granted (22.01.13)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Belfast Metropolitan Area Plan (2004): The application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policy and guidance for the protection and conservation of archaeological remains and features of the built heritage.

PPS 21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Department for Agriculture, Environment and Rural Affairs- The applicant is associated with a Farm Business ID. The business has not claimed any farm payments within the last six years and the site is located on an unmapped area.

Environmental Health Section - No objection.

Department for Infrastructure Roads - Further information required.

DfC Historic Environment Division - No objection.

NI Water - No objection.

REPRESENTATION

Three (3) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Other Matters
- Other Material Considerations

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

Whilst there is currently no statutory development plan in place for the area where the development is proposed, the provisions of both the draft Newtownabbey Area Plan and the draft Belfast Metropolitan Area Plan are considered to be material considerations in assessment of the current application. Both of these Plans identify the application site as being within the countryside outside any settlement limit. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy

context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is Policy CTY 10 which states that planning permission will be granted for a dwelling house on a farm where all of the three listed criteria can be met.

Criterion (a) requires the farm business to be currently active and established for at least 6 years. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the Farm Business ID was allocated in April 2014 however, the business has not claimed any payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land not claimed by any farm business. It also states that the business submitted a claim in 2017 but it was rejected and no claims have been submitted since.

For the purposes of the SPPS 'agricultural activity' is as defined by Article 4 of the European Council Regulations (EC) No. 1307/2013 which states agricultural activity means production, rearing or growing agricultural products, including harvesting, milking, breeding animals, and keeping animals for agricultural purposes, whilst paragraph 5.39 of PPS 21 adds 'or maintaining the land in good agricultural and environmental condition' to that definition.

In order to establish if the farm business is active and established, the agent submitted evidence consisting of a herd register, and information relating to tuberculosis test results. The policy stipulates that the farm business is active for at least the last six years, therefore the assessment period is 2019-2024.

Herd Register

The applicant has submitted a bovine herd register, issued on 23rd April 2014, which references birth dates ranging from 2013 to 2024. Birth entries are recorded in each of the past six years from 2019-2024. The address and name within the register matches the applicant's name and address. The business ID on the register also matches that provided within the current application.

TB Letters

The applicant has submitted two letters relating to TB testing. Both of these letters are dated prior to 2019 and as such, falls outside the relevant assessment period for the farm business to be currently active and established. The applicant also submitted TB testing records from 2020 – 2023, which are documented in a table. The holding code in this table matches that of the letters, however the table is not an official document, but rather appears as a document typed up by the applicant.

Nonetheless, given that the applicant is shown to have kept cattle on the herd register in each of the last six years, it is considered the proposal meets policy criterion (a) of Policy CTY 10.

Criterion (b) requires that no dwellings or development opportunities out-with the settlement limits should have been sold off from the farm holding within 10 years from the date of the application. The policy goes on to say that planning permission granted under this policy will only be forthcoming once every 10 years. The applicant has confirmed in the PIC Form accompanying the application that no dwellings or development opportunities have been sold-off from the farm holding. A history search of the farm maps, the lands shown within the Site Location Plan, Drawing No. 01 date stamped 26 September 2024, a search of the Farm Business ID, a history search using the applicant's name, and land registry checks resulted in no development opportunities having been sold off from the farm holding within the last 10 years. It is considered that the application meets the relevant policy requirements identified under criterion (b).

The third criterion states that any farm dwelling should be visually linked or sited to cluster with an established group of buildings on a farm. In this instance, the application site is situated approximately 80m southwest of the dwelling and garage approved under planning application Ref: U/2007/0678/F. These buildings are substantially built, with roofs, however there is still scaffolding up around these buildings. Historical imagery indicates that the buildings have been like this for a number of years. There is also a cluster of buildings approximately 180m to the southwest of the application site which benefits from a Certificate of Lawfulness under planning Ref: U/2012/1048/LDE. These buildings are located on land within the applicant's ownership as outlined in blue on the Site Location Plan, Drawing No. 01 date stamped 26 September 2024. It is considered that given the separation distance of the application site from both sets of buildings within the farm holding, that a dwelling at this location would not cluster or visually link with either of the established group of buildings on the farm.

The applicant also submitted additional information in support of the proposed siting of the application site (Document 01, date stamped 14th November 2024), which indicates that it was chosen because it has existing amenities including water, electricity and telephone lines, however these factors are not relevant to the policy provisions of Policy CTY 10. It also notes that the site utilises an existing access, however, as discussed below, the access requires to be upgraded to facilitate the development. The document also states it is in close proximity to neighbouring properties and is well-integrated into its surroundings. Whilst it is accepted that the site benefits from a degree of integration, it is not considered that the site has any lesser impact on the character of the area than it would if it were to be situated adjacent to an established group of buildings on the farm. Furthermore, whilst Nos. 27 and 29 Sallybush Road are adjacent to the site, they are not within the farm holding.

The application site comprises a mobile home and other overgrown/derelict vehicles and structures. The mobile home benefits from a Certificate of Lawfulness under application Ref: U/2006/0567/LDE. However, Condition 3 of planning application Ref: U/2007/0678/F, which granted planning approval for the dwelling approximately 80m southwest of the application site, requires this mobile home to be removed and the site cleared within 6 weeks of the occupation of the dwelling. It is not clear whether this dwelling has been occupied, however, it is substantially complete. The other buildings/structures on the subject site, which do not benefit from express planning permission, will also require removal from the site to comply with Condition 3 of planning application Ref: U/2007/0678/F. Accordingly it is considered the

buildings/structures currently on the site are not established buildings on a farm and a dwelling on the site would therefore not visually link or be sited to cluster with an established group of buildings on the farm.

Policy CTY 10 states that exceptional consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either demonstrable health and safety reasons or verifiable plans to expand the farm business at the existing building group. No such information has been submitted regarding these matters.

With regards to the evidence provided, the principle of the proposed dwelling and garage is not acceptable at this site as it does not fulfil the policy criteria as set out under Policy CTY 10 Dwellings on Farms.

Design, Layout and Impact on Character and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings, whilst Policy CTY 14 states that planning permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

The application site has mature trees approximately 4m in height along the northern and eastern (roadside) boundaries. A sizeable portion of trees along the eastern site boundary will need to be removed to facilitate the visibility splays. Critical views of the site are limited to short views, given the mature boundary treatments along the northern boundary and the mature roadside trees to the south of the site. The site has a relatively low backdrop and as such, a condition restricting the ridge height to 5.7m with an underbuilding of 0.3m would be imposed should planning permission be granted. A landscaping scheme requiring additional planting along the boundaries would further assist integration and would also be conditioned if planning permission were to be granted.

As this application seeks outline permission only, the design and layout of the proposed dwelling and garage has not been provided at this stage. One of the criterion of Policy CTY 13 is for a dwelling on a farm to be visually linked or cluster with an established group of buildings on a farm. As outlined above a dwelling at this location would fail to visually link or cluster with an established group of buildings on the farm. Furthermore, one of the criterion of Policy CTY 14 states a new building is unacceptable where it adds to an existing ribbon of development. There is an existing ribbon of development to the north of the site extending from No. 17 Sallybush Road to No.27 Sallybush Road. A dwelling on the application site would extend this existing ribbon of development further along the Sallybush Road and therefore the proposal is contrary to Policy CTY 14 of PPS 21.

Accordingly, as the proposal fails to visually link or cluster with an established group of buildings on the farm and extends an existing ribbon of development, the proposal is considered contrary to Policies CTY 13 and CTY 14 of PPS 21.

Neighbour Amenity

As this application seeks outline permission, no details have been provided regarding the siting, layout or proposed design. Two dwellings at Nos. 27 and 29 Sallybush Road are situated to the north of the site and have a minimum separation distance from the site of approximately 12.5m. Given that the northern boundary is defined by mature trees, it is considered an appropriately sited and designed dwelling could be erected at this location without adversely impacting the amenity of these neighbouring properties.

The next nearest property has a separation distance from the site of 80m. Given this separation distance, it is considered the development will not adversely impact upon the amenity of any neighbouring dwellings.

Access and Parking

Access to the application site is to be gained from an existing access onto the Sallybush Road. DfI Roads were consulted and requested amendments to the red line in order to provide 2m by 60m visibility splays in both directions. DfI Roads also requested the completion of Certificate C within the Form P1 and notice served upon the owner of the land to the north of the access for the third-party land required to provide the visibility splays. As the principle of development has not been established, the applicant was not required to address these matters. Nonetheless, the applicant was aware of the issue. Consequently, the proposal is contrary to Policy AMP 2 of PPS 3 as it has not been demonstrated that access to the site would not prejudice road safety.

Other Matters

The application site lies within the zone of influence for an archaeological monument. DfC Historic Environment Division (HED) was consulted with regards to the development proposal and offered no objections.

The removal of the mature roadside hedgerow to accommodate the visibility splays for the proposed development would result in the loss of a priority habitat and would normally require the submission of a bio-diversity checklist and proposed mitigation measures, however, in this case none has been submitted. Given that the principle of development is considered to be unacceptable, this information was not requested as it would lead to nugatory work and unnecessary expense. A reason for refusal has been added to address the lack of information on this point.

Other Material Considerations

The Council has now received the Planning Appeals Commission Report into the Independent Examination of the Councils draft Plan Strategy together with a Direction from the Department for Infrastructure. Until such times as Council adopts its Plan Strategy, the transitional arrangements referred to in Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) and Paragraph 1.15 of the draft Plan Strategy will apply. Where the draft Plan Strategy proposes any change to the policy, then only limited weight will be applied to the new draft Plan Strategy until it is adopted and therefore the policy tests within the PPS continues to be determining.

CONCLUSION

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

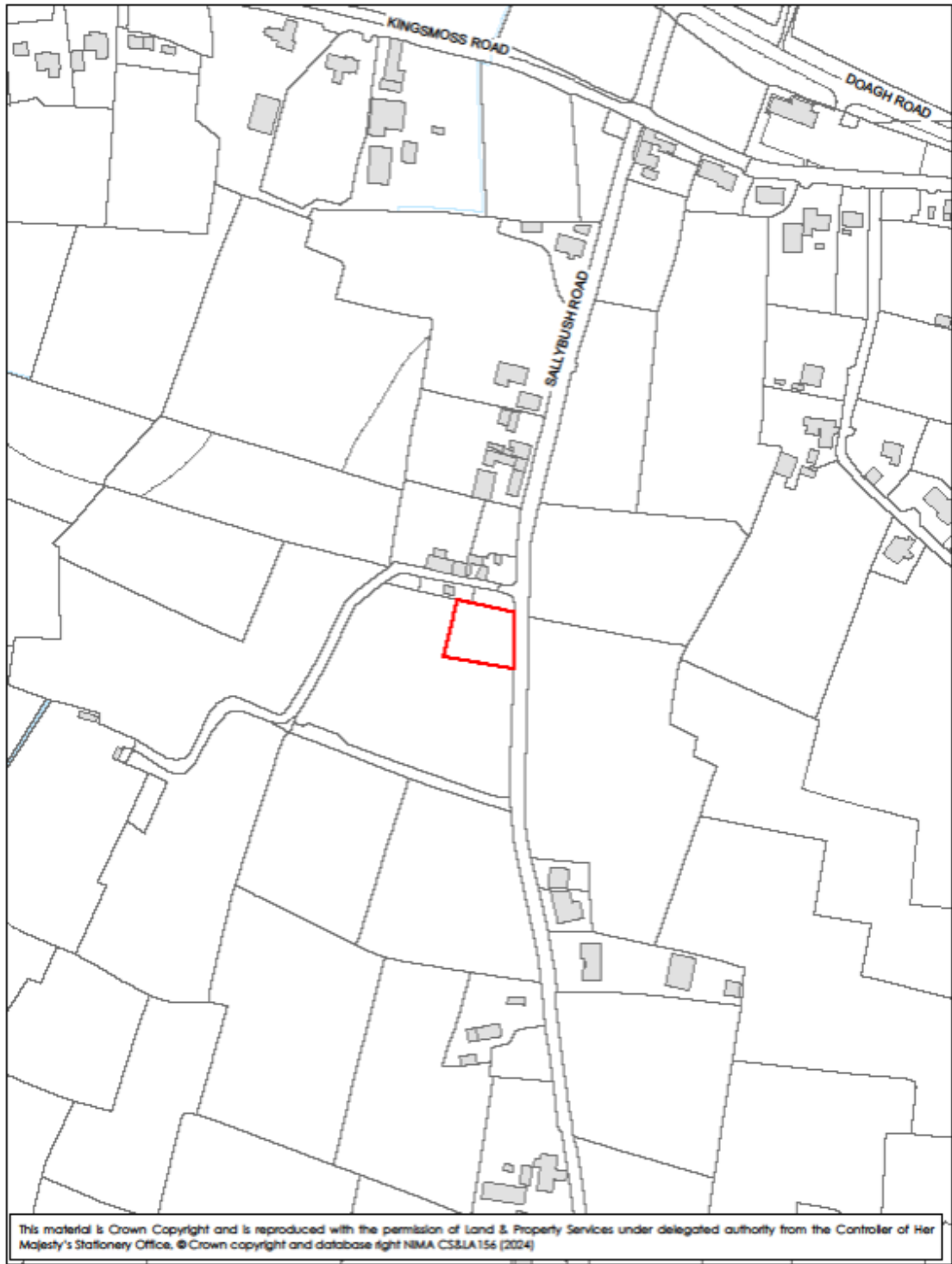
- The principle of development has not been established in accordance with the policy provisions of Policy CTY 10:
- The proposal is contrary to Policy CTY 10 of PPS 21 as the proposal does not visually link or cluster with an existing group of buildings on a farm;
- The proposal is contrary to the Policy provisions of Policy CTY 14 in that it adds to an existing ribbon of development;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents;
- It has not been demonstrated that access would not prejudice road safety and is therefore contrary to Policy AMP 2 of PPS 3; and
- Information has not been submitted to the Council to assess the risk upon priority habitats.

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1, CTY 10 and Policy CTY 13 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, would add to an existing ribbon of development along the Sallybush Road.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, in that it has not been demonstrated that access to the site would not prejudice road safety.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.



Site Location Plan

1:2,500 

Reference: LA03/2024/0709/O

 Site Location



PART TWO
OTHER PLANNING MATTERS

ITEM 3.12

FI/FIN/11 ESTIMATES UPDATE PRESENTATION 2025/2026

1. Purpose

An update on the 2025/26 Estimates for the Planning Committee will be presented at the meeting.

2. Recommendation

It is recommended that the presentation be noted.

Prepared by: Richard Murray, Head of Finance

Agreed by: John Balmer, Deputy Director of Finance

Approved by: Sandra Cole, Director of Finance and Governance

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS DECEMBER 2024

1. Purpose

The purpose of this report is to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in December 2024.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during December 2024 under delegated powers together with information relating to planning appeals are **enclosed** for Members' information.

3. Planning Appeal Commission Decisions

Two appeals (2) were allowed subject to conditions during December 2024 by the PAC.

Planning application:	LA03/2022/0449/O
PAC reference:	2022/A0210
Proposed Development:	Proposed petrol filling station and retail unit with parking, lighting and associated development, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement.
Location:	11 Ballycraigy Road, Antrim, BT41 2BD
Date of Appeal Submission:	18/04/2023
Date of Appeal Decision:	23/12/2024

Planning application:	LA03/2021/0237/F
PAC reference:	2022/A0205
Proposed Development:	Retrospective application for farm storage shed
Location:	48 Circular Road, Jordanstown, Newtownabbey
Date of Appeal Submission:	31/03/2024
Date of Appeal Decision:	24/12/2024

A copy of the decisions are **enclosed**.

Three (3) appeals were dismissed during December 2024 by the PAC.

Planning application:	LA03/2022/0931/O
PAC reference:	2022/A0203
Proposed Development:	Dwelling and garage on a farm
Location:	Lands 60m South of 68 Church Road, Randalstown
Date of Appeal Submission:	30/03/2023
Date of Appeal Decision:	2/12/2024

Planning application:	LA03/2022/0676/O
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PAC reference: 2022/A0169
Proposed Development: Site for proposed dwelling and garage on a farm
Location: Approx 25m south east of 17 Mount Shalgus Lane,
Randalstown.
Date of Appeal Submission: 31/03//2023
Date of Appeal Decision: 3/12/2024

Planning application: LA03/2022/0506/F
PAC reference: 2022/A0211
Proposed Development: Part demolition of existing buildings to rear of 19-21
Market Street and proposed residential
development consisting of 15no.apartments
Location: Lands to the rear of 19, 20, 21 & 21 A-F Market
Square, Antrim
Date of Appeal Submission: 17/05/2023
Date of Appeal Decision: 23/12/2024

A copy of the decisions are **enclosed**.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business
Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.14

P/PLAN/1 NISRA PLANNING STATISTICS SECOND QUARTER 2024/2025 STATISTICAL BULLETIN FOR THE PERIOD JULY TO SEPTEMBER 2024

1. Purpose

The purpose of this report is to update Members on the NISRA Planning Statistics 2024/2025 – Second Quarter Statistical Bulletin for the period July to September 2024.

2. Key Issues

The second quarterly provisional planning statistics for 2024/25 produced by the Analysis, Statistics and Research Branch of Department for Infrastructure (DfI), a copy of which is **enclosed**, were released on 12 December 2024.

The figures show that in Quarter 2 2024/2025 the total number of planning applications received in Northern Ireland was 2,371, a decrease of 6% on the previous quarter (2535) and a similar number as the same period a year earlier (2,363, up 0.3%).

In relation to performance against statutory targets, DfI figures show that the Council was within the 30-week target time during the first six months of 2024/25 for **Major** planning applications, with an average processing time of **21.8 weeks**. This performance **ranks third** amongst the 11 Councils and reflects well against the average processing time of 42 weeks across all Councils.

The number of local applications decided in Q2 2024/25 was 2,259; down over the quarter (2,272) by 0.6% and up by 2.0% when compared with the same period a year earlier (2,214). Four of the 11 Councils were within the 15-week target after the first six months of 2024/25: with **Antrim and Newtownabbey (12.4 weeks) ranked third**. This reflects well against the average processing time of 18.8 weeks across all Councils.

The number of enforcement cases opened in NI during the second quarter of 2024/25 was 624; down by 8.9% over the quarter (685) and down by 26.6% when compared to the same period a year earlier (850). The number of cases closed during Q2 2024/25 was 667; down by 7.5% from the previous quarter (721) and up by 2.1% from the same period a year earlier (653). **Antrim and Newtownabbey recorded the highest percentage of cases processed with 98.6%** of all cases processed within 39 weeks during the first six months of 2024/25

3. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.15

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES

1. Purpose

The purpose of this report is to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. Members are advised that the most recent meeting of the Local Development Plan Steering Group took place on 29 November 2024. A copy of the minutes are **enclosed** for Members' information.

2. Recommendation

It is recommended that the report be noted.

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning