

Planning Committee Meeting – Tuesday 18 March 2025

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0822/F**
Development of 38 No. units for active elderly residents (over 55's) – 35 No. 2 Bed Apartments & 3 No. 1 Bed Apartments.

SITE/LOCATION: Lands approximately 100m east of No's 23, 25, 27, 29a and 29 Dublin Road, Antrim and accessed from Bridge Street, Antrim (opposite No.11 Bridge Street).

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0760/S54**
Application for landfilling of non-inert, non-hazardous wastes including revisions to phasing, restoration and surface water management schemes (Variation of conditions 10, 11 and 16 from approval U/2007/0189/F regarding approved plans and netting system).

SITE/LOCATION: Cottonmount Landfill, 140 Mallusk Road, Grange Of Mallusk, Newtownabbey, BT36 4QN.

RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0704/S54**
Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding the submission of a landscaping scheme).

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

RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0611/F**
Extension of existing storage and distribution facility to erect new warehouse, with associated circulation areas, ground works and boundary treatments.

SITE/LOCATION: Lands approx. 80m south of no. 17 Dundrod Road and approx. 50m north of 15A Dundrod Road, Nutts Corner, Crumlin, BT29 4GD.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0049/F**
Residential development and renovation of existing dwelling (no. 1 Circular Road) to provide 25no. dwellings, consisting of 6no. detached, 1no. chalet bungalow and 18no. apartments. Proposal includes garages, bike stores, car parking, landscaping and all associated site works.

SITE/LOCATION: 1 Circular Road, Jordanstown, BT37 0RA.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0435/F**
Proposed erection of a 79 MW Battery Energy Storage System (BESS) Facility including MV skids (transformer and inverter), outdoor switchgear compound, DNO substation control room, welfare unit, spare parts container, switch room, new site boundary fencing, new access, and ancillary development works.

SITE/LOCATION: Lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PSU 8 of the Planning Strategy for Rural Northern Ireland in that it has not been satisfactorily demonstrated that a thorough exploration of alternative sites has been carried out.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the application site lacks a sufficient level of integration and the proposed development would result in an unacceptable detrimental impact on visual amenity and character of the rural area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0182/F**
Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new access, and ancillary development works.

SITE/LOCATION: Lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PSU 8 of the Planning Strategy for Rural Northern Ireland in that it has not been satisfactorily demonstrated that a thorough exploration of alternative sites has been carried out.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the application site lacks a sufficient level of integration and the proposed development would result in an unacceptable detrimental impact on visual amenity and character of the rural area.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PSU 8 of the Planning Strategy for Rural Northern Ireland in that it has not been satisfactorily demonstrated that there is a sufficient fire suppression system and the proposed works could cause detrimental harm to residential amenity by way of fire risk.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0772/F**
Retention of extension of servicing yard area (to accommodate external storage areas, storage container, new concrete aggregate bays and raised concrete hardstanding) Proposed replacement portal frame building and 2.5m high security boundary fencing.
37 Mallusk Road, Newtownabbey, BT36 4PP.

SITE/LOCATION:
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Criterion (K) of Policy PED 9 of Planning Policy Statement 4 in that the inappropriate boundary treatment will negatively impact the character and appearance of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Criteria (b) and (f) of Policy PED 9 of PPS 4 in that it has not been demonstrated that the proposal will not harm the amenities of nearby commercial properties by means of dust and it has not been demonstrated that the site is capable of dealing with dust emissions.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0797/F**
Detached garage/store.
43 Belfast Road, Nutts Corner, Crumlin, BT29 4TH.

SITE/LOCATION:
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT 1 of APPS7: Residential Extensions and Alterations, in that the scale, massing, design and appearance of the proposal are not considered acceptable and the proposal if approved would result in a detrimental impact on the appearance and character of the surrounding rural area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0709/O**
Site for dwelling on a farm.
Lands approx. 25m South of 27 Sallybush Road, Newtownabbey, BT36 4TS.

SITE/LOCATION:
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 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.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 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.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2024/0796/O
Dwelling on a farm.
Approx. 20m east of No. 35 Trenchill Road, Ballyclare, BT39 9SJ.

REFUSE OUTLINE PLANNING PERMISSION

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 it has not been demonstrated that the farm business is active and established and a development opportunity has been sold off from the farm holding within ten years of the date of this application.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 Planning Policy Statement 2, Natural Heritage in that insufficient information has been provided to demonstrate that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASON FOR REFUSAL

PLANNING APPLICATION NO: LA03/2024/0931/S54
Dwelling (Removal of Condition 6 from LA03/2023/0304/O regarding ridge height of dwelling).

Lands 45m SW of 24 Kilcross Road, Crumlin.

REFUSE SECTION 54 APPLICATION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if the removal of Condition 6 of LA03/2023/0304/O was permitted, a dwelling at this location would appear unduly prominent within the surrounding landscape and cause a detrimental change to the rural character of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0886/F**
Dwelling and garage.

SITE/LOCATION: Lands approx. 40m East of No. 66 and approx. 30m SW of No. 66a Shore Road, Toomebridge, Antrim, BT41 3NW.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement 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 and could not be located within a settlement.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.
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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0016/RM**
Two dwellings.

SITE/LOCATION: Approximately 50m southeast of No. 135 Castle Road, Antrim, BT41 4NG.

RECOMMENDATION: **APPROVE RESERVED MATTERS APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0816/S54**
Dwelling (Removal of Condition 10 from approval LA03/2024/0350/F regarding windows on eastern elevation).

SITE/LOCATION: Rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX.

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.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 12 March 2025**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 14 March 2025**.

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

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

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