



18 June 2025

Committee Chair: Councillor R Kinnear

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – L Boyle, T Campbell and M Magill

Councillors – J Archibald-Brown, A Bennington,
S Cosgrove, H Cushinan, B Mallon, R Foster and AM Logue

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 23 June 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 – 23 JUNE 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: LA03/2022/0768/F

Change of use of buildings and land for salvage, reclamation, upcycling, storage and distribution (mainly architectural and construction materials) with ancillary trade counter, provision of parking spaces and associated site works (Part Retrospective) at lands at and surrounding No. 201e and No. 201g Hillhead Road, Ballyclare, BT39 9LP.

3.2 Planning Application No: LA03/2025/0194/F

Extension and alteration to dwelling at 70 Firfields, Antrim, BT41 4DL

PART TWO – Other Planning Matters

- 3.3 Delegated Planning Decisions and Appeals May 2025
- 3.4 Proposal of Application Notices for Major Developments May 2025
- 3.5 Royal Town Planning Institute (RTPI) Northern Ireland Annual Planning Conference 2025
- 3.6 Royal Town Planning Institute (RTPI) Northern Ireland Annual Planning Awards
- 3.7 Confirmation of Listing – Ballyclare Bleach Works (Kilpatrick Brothers Mill) 51 Green Road, Ballyclare
- 3.8 Additional Information Refs: LA03/2024/0182/F and LA03/2024/0435/F
- 3.9 Consideration of Development Proposals at Brett Martin Ltd, Roughfort Road
- 3.10 Local Development Plan 2030 – Adoption of Plan Strategy
- 3.11 Economic Development and Planning Update

3.12 Any Other Relevant Business

PART TWO – Other Planning Matters - In Confidence

3.13 Legal Update Former Royal British Legion – In Confidence

3.14 Retail Update – In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 23 JUNE 2025**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2022/0768/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Change of use of buildings and land for salvage, reclamation, upcycling, storage and distribution (mainly architectural and construction materials) with ancillary trade counter, provision of parking spaces and associated site works (Part Retrospective)
SITE/LOCATION	Lands at and surrounding No. 201e and No. 201g Hillhead Road, Ballyclare, BT39 9LP.
APPLICANT	Mr John Williamson
AGENT	MBA Planning
LAST SITE VISIT	1 st October 2024
CASE OFFICER	Ashleigh Wilson Tel: 028 90340429 Email: ashleigh.wilson@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/167628	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members will recall at the February Planning Committee meeting that a decision was taken that planning permission be granted subject to an amended parking layout being submitted to and agreed by the Council within two months of the application and that a condition be added to the permission restricting the site to the sale of salvage and reclamation goods only and that the wording of conditions be delegated to Officers.</p> <p>Section 45 (1) of the Planning Act (NI) 2011 requires that regard must be had to the local development plan, so far as material to the application. At the time of writing the original Planning Committee Report the draft Plan Strategy was not given significant weight in the consideration of the application as the Councils Plan Strategy was not nearing adoption.</p> <p>Members will be aware that the PAC Report has endorsed the soundness of the Council's Draft Plan Strategy (DPS), subject to minor modifications. In addition, there is a recommendation being presented at the June Planning Committee meeting that the Council adopt the Local Development Plan - Plan Strategy 2030. As the Plan Strategy gets closer to adoption then determining weight will be given to the Plan Strategy with little weight being applied to the policy tests of the former policies.</p> <p>Given that the PAC Report has endorsed the soundness of the DPS, subject to minor modifications, and as the DPS moves closer to adoption, it is appropriate to afford the DPS determining weight, particularly where:</p> <ul style="list-style-type: none"> Existing plan policies are out of date, inconsistent with the Regional Development Strategy (RDS 2035), SPPS, or current planning context; 	

- The DPS reflects more recent evidence and public engagement;
- There is direct policy conflict between the legacy plan and the DPS.

Each application must still be assessed on its own planning merits, having regard to the Strategic Planning Policy Statement (SPPS) any retained operational policies, and the material considerations of the case.

The Council has yet to adopt its Local Policies Plan. In the interim, in line with the transitional arrangements set out in the Schedule to the Planning (Local Development Plan) Regulations (NI) 2015, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

Following the Planning Committee meeting amended drawings and further information have been received. Further consultation has been carried out, the application has been re-advertised and further neighbour notification letters have been issued. A total of nine (9) further objections have been received.

The letters of objection raise the following concerns:

- New proposal submitted at Committee prejudicing objectors response;
- Speaker at Committee does not live within the immediate area;
- The application attempts to piggyback off Doric Caravans;
- Planning history could be classified as 'tinkering' between lengthy periods of disuse;
- Road safety;
- Traffic surveys insufficient and lack of robust evidence;
- Lack of parking;
- Out of character with the area;
- Precedent;
- Insufficient site selection; and
- Lack of environmental impact assessment – including impact on wildlife, fauna, lighting, damage to neighbouring properties and the Ballyliney Burn adjacent

Policy Context and Principle of Development

Since the publication of the previous Committee Report this partly retrospective proposal has been revised and now involves the change of use of buildings and land for salvage, reclamation, upcycling, storage and distribution (mainly architectural and construction materials) with ancillary trade counter, provision of parking spaces and associated site works.

This revised, partly retrospective proposal removes the retail sale of doors and floors to visiting members of the public, and the plans have been amended to remove the 'showroom' indicated on the previous drawing. Essentially one building, Building 201e has 707sqm of floor space now dedicated to the storage and distribution of new floors and doors with a small trade counter. Building, 201g has a floorspace of 496sqm and will continue to used to the sale of salvaged or second hand goods which are set out on display for purchase by members of the public. Areas of

hardstanding outside of the buildings are also used for outdoor storage and display associated with the salvaged goods business.

The sale of these reclaimed goods is a form of retailing. There is no change in policy direction between the previous retailing policy contained within the SPPS and the Council's Draft Plan Strategy (DPS) in relation to retailing development being directed towards the town centre. However, as the amended proposal no longer includes a retail showroom for the sale of doors and floors, it is considered that the previous Officer objections that the development should be located in the town centre can no longer be sustained. The sale of reclaimed and salvaged goods would not be considered to be a town centre use as indicated within the previous Planning Committee Report and therefore the town centre first approach promoted by the SPPS does not apply in this case. In such circumstances the use of the site for storage and distribution and the sale of salvaged/reclaimed goods within a settlement limit is considered appropriate subject to other site specific factors such as accessibility, noise, drainage etc. The retail sale of door and floor products is to be limited to a small trade counter area (40sqm) which can be controlled by way of a floorspace condition to ensure that there is no adverse impact on town centres.

Policy DM 1.6 of the Plan Strategy states that proposals for business and employment-related development in other locations within settlements, outside of Strategic and Local Employment Sites will be acceptable where these are in accessible locations; are of a scale and nature appropriate to the location; and accord with other relevant policies of the LDP. Policy DM 1.7 further states that proposals for the redevelopment of individual business premises that are not zoned for employment use will be assessed on their individual merits against other relevant policies of the LDP.

The current proposal now includes a storage and distribution component which is considered acceptable given that the application site is located within the development limits of Hillhead. In addition, the site is located along the Hillhead Road which is a highly accessible location, as it is within proximity to Ballyclare and offers convenient access to major routes, including the A8 dual carriageway and the M2 motorway, facilitating travel to and from Belfast, Larne and Antrim.

The application site has a planning history of a range of previously approved uses including a joinery business, prior to the current Hillhead Reclamation and Salvage use at the site. Two previously approved buildings and areas of hardstanding are to be utilised and it is considered that the scale and character of the proposed reclamation and salvage business is appropriate in this urban location.

Policy DM 3.1 states that the Council will operate a presumption against development near an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation. 'Doric Caravans' is located adjacent to the application site, however, it is considered that the reclamation and salvage business is compatible with this use and would not prejudice its future operation. It is considered that the change of use is acceptable in principle, subject to compliance with the remaining policies of the Plan.

Design and Impact on the Character and appearance of the area

Policy DM 25 refers to urban design and states that all development will be expected to deliver high quality design. Given that the proposal is partly retrospective and

primarily relates to a change of use of the existing buildings that have been previously approved, the majority of the urban design criteria are not relevant in this case.

With regards to placemaking and design the proposal is considered to make a positive contribution in that it utilises vacant buildings and keeps the site in use. The design and appearance of the buildings are not changing. With regards to movement and connectivity the proposal is accessible and there is space within the site for sufficient parking to be provided.

Policy DM 40 seeks to protect landscapes. The visual character and scenic qualities of the area include the existing trees and river corridor within the Local Landscape Policy Area abutting the application site. However, given the buildings are existing and the external storage can be conditioned to a particular area. In addition, the existing trees are not impacted upon by the reclamation and salvage use. It is therefore considered that the site can accommodate the change without adverse impact on landscape character and visual amenity of the area. For this reason it is considered in this case that a Landscape and Visual Assessment is not necessary.

Impact on Residential Amenity

Policy DM 28 refers to amenity impact. There is no significant change in policy direction in the DPS from the previously considered policies in this regard. It is considered the proposal will not have a detrimental impact on neighbour amenity.

Access, Movement and Parking

Policy DM 10.1 of the Plan Strategy states that the Council will support development proposals where it is demonstrated that the road network can accommodate traffic, including cumulative impacts; that access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and adequate provision is made for parking and servicing. Policy DM 10.2 states the supplementary guidance set out in DCAN 15, Creating Places and Parking standards will be taken into account.

The applicant has submitted an updated 'Trip Generation Note' (Document 07/1, date stamped 23rd May 2025) in order to seek to demonstrate that the number of vehicle trips generated is less than 60 vehicle trips per day (VPD). This level of traffic generation would result in the visibility splays indicated on the drawings to be sufficient to serve the development. It is stated within Document 07/1 that the site was surveyed over several weekdays and it was recorded that the average daily traffic flow generated at the existing site is 30 vpd. These figures have been accepted and therefore, it is considered that the visibility splays indicated are sufficient.

Policy SP 3.7 of the DPS states that the Council will, where appropriate, require the submission of a Transport Assessment to evaluate the transport implications of a development proposal. The coverage and detail of the assessment should reflect the scale of development and the extent of the transport implications of the proposal. The supporting information indicates that vehicle trips generated are less than previously considered. Therefore, it is considered that a Transport Assessment Form is not required.

In addition, the objectors raise that a number of details have been left off the drawings and that the new layby is compounding the road safety matters. The objectors also point out that the splays cannot be achieved unless they extend beyond the edge of the carriageway and that a previous appeal (2022/A0112) states that *"a measurement taken from an undefined arbitrary point some 300 to 400mm into the carriageway as suggested by the appellant, would in my judgment, run contrary to the guidance contained in DCAN 15"*. The measurement for the splays in the case of the current application has been taken from the, albeit faint, white line on the edge of the carriageway. In the case of the appeal referred to by the objectors there was no marked edge and therefore this is not considered to be comparable.

With regards to parking, the Planning Committee previously agreed that planning permission be granted, subject to an amended parking layout being submitted to and agreed by the Council within two months of the application. The plans indicate the proposed retail/sales area for the reclamation and salvaged goods requires 25no. car parking spaces and 1 lorry space. The storage and distribution element requires 3no. spaces and 3no. lorry spaces. The proposal therefore requires a total of 28no. car parking spaces and 4no. lorry spaces. Whilst the parking layout has not been indicated on the plans, it is considered that there is sufficient space within the site to accommodate this level of parking and the matter can be controlled via a condition requiring the developer to submit a parking layout within two months of any decision and requiring this to be laid out within 8 weeks should planning permission be forthcoming.

DfI Roads has been consulted and is content that the external layout regarding visibility and entry/exit has now been addressed, however, they note that the internal layout regarding parking and manoeuvring requested by Council has yet to be addressed. As stated above, this matter can be controlled via a condition.

There is adequate hardstanding within the application site to accommodate parking and cycling spaces and therefore this matter can be covered via a planning condition as recommended at the end of this report (Condition 3).

Policy DM 12 'Active Travel (Walking and Cycling)' promotes measures in the design and layout of developments that will support increased walking and cycling. Given there is sufficient areas of hardstanding within the application site for car parking and cycle spaces, this matter can be addressed via a planning condition should planning permission be forthcoming.

It is considered that the access and parking arrangements are acceptable and the proposal complies with the Strategic Policies and Detailed Management Policies within the DPS in regards to access, movement and parking.

Natural Heritage and Landscaping

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under DM38.1, DM 38.2 DM 39.1, DM 39.2 and DM 39.3 while Policies DM 37.1 to DM 37.5 provide additional policy criteria for designated sites.

Policy DM 37.1 states that the Council will only support development that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on an existing or proposed SPA, existing or candidate SAC, Sites of Community Importance, or a listed or proposed Ramsar Site.

The application site lies adjacent to the Ballylinney Burn, which is contiguous with the northeastern and southeastern boundaries of the application site. These watercourses are hydrologically connected to Lough Neagh and Lough Beg RAMSAR/SPA/ASSI. Lough Neagh is located approximately 16 kilometres from the application site.

Policy DM 37.2 states that in cases where development is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council will undertake an Appropriate Assessment of the implications of the development for the site's conservation objectives. Proposals will only be approved where the appropriate assessment has ascertained that there will be no adverse effect on the integrity of the site and where necessary planning conditions will be imposed for appropriate mitigation measures. Policy DM 37.3 states that a development that could adversely affect the integrity of an international site may only be approved in exceptional circumstances, as laid down in the relevant statutory provisions.

Shared Environmental Services has been consulted and carried out a Habitats Regulations Assessment and has recommended negative conditions with regards to Consent to Discharge for foul sewage disposal and the discharge of intercepted site drainage. However, it is understood that previous uses on the site included a joinery business. The change of use of the previously approved buildings to a storage and distribution use with an ancillary retail element is not considered to have a significant additional impact in this regard and therefore such conditions are not considered to be appropriate. Therefore, it is considered that the project will not have any further effect on the integrity of any European site. Inland Fisheries is content that this application is unlikely to have any significant impact to fisheries interests in the vicinity of the proposal.

Policy DM 38 seeks to safeguard protected species. Although the site is in proximity to Ballylinney Burn and there are a band of mature trees along the watercourse, the proposal is for a change of use of existing buildings, the hardstanding externally is in place and the proposal therefore does not impact on these trees. It is considered the change of use to the current reclamation and salvage business does not have an adverse impact on protected species.

Policy DM 42 'Trees and Development' aims to protect existing trees, woodland and hedgerows which are considered to be of amenity value, promote well considered landscape schemes in new developments and enhance tree cover. As previously stated, the existing mature trees along the southeastern and northeastern boundaries of the application site are not impacted by the development proposal.

It has been raised through letters of objection that there has been a lack of Environmental Impact Assessment carried out, including impact on wildlife, fauna, lighting, damage to neighbouring properties and the Ballylinney Burn adjacent. An Environmental Impact Assessment has been carried out and the revision to the

proposal to remove the retail sale of goods to visiting members of the public of new goods is not considered to require a further Environmental Impact Assessment to be carried out. It is considered that for the reasons outlined above, including the planning history on the site, any impacts to natural heritage interests are not determining.

Flood Risk, Drainage and Pollution

Policy DM 47.1 under DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS)', states that consideration of drainage issues is a requirement for all development proposals.

Policy DM 47.2 states that a Drainage Assessment (DA) proportionate to the development proposed must accompany planning applications in certain circumstances.

It was previously considered that a DA was not required as the development did not exceed the thresholds set out with PPS 15: Policy FLD 3. The DPS introduces additional criteria for the submission of a DA, including where the area is identified as having potential for surface water flooding. There are small areas to the south of the application site that is indicated on the Flood Maps (NI) to have the potential of surface water flooding. However, the proposal only involves the change of use of buildings and the hardstanding surrounding the buildings with no new areas of hard standing and buildings, therefore it is considered that a DA is not required in this instance.

Policy DM 50 refers to where a proposal has the potential to cause pollution that an assessment to be undertaken by the developer and must demonstrate the proposal will not have a significant adverse impact on local amenity or the environment and detail any mitigation. Policy DM 15.1 states that the Council will only support development proposals relying on non mains sewerage, where it can be demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 15.2 states that the Council will require development proposals to be supported by sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development proposals relying on non-mains sewerage will only be permitted in exceptional circumstances.

NI Water has confirmed that there is no mains sewer available. The drainage information submitted in support of this application indicates that foul sewage is disposed of to an existing septic tank. NIEA Water Management Unit has raised no objection to the proposal, however, has advised that Discharge Consent under the terms of the Water (Northern Ireland) Order 1999 will be required for the discharge of sewage effluent from the proposed development.

A watercourse runs along the eastern boundary of the site. Water Management Unit has been consulted and has stated that all areas where the reclaimed materials are processed must have an impermeable surface which is engineered in such a way that all potentially contaminated material is contained and prevented from entering the aquatic environment. The discharge quality must be within the limits of the appropriate consents. This will depend on correct use and maintenance of treatment systems e.g. oil separators.

The site has buildings and hard standing with impermeable surfaces that the applicant states could be used for storing materials as indicated hatched blue in Drawing No. 11, date stamped 4th July 2023. The agent has confirmed in Document 03, dated 8th August 2023 that the cleaning of materials using power washers, detergents etc. is not required and so there is no pollution of waterways or ground water.

Policy DM 47.4 states that whilst recognising they may not always be a suitable mitigation measure, the Council will seek to promote the use of SuDS, as the preferred means of treating surface water and managing flow rates for development proposals in locations where this is a feasible solution. Policy DM 47.5 also states that in the case of development accompanied by a DA, the Council will expect applicants to demonstrate that they have considered use of SuDS measures and Policy DM 47.6 states that all SuDS schemes will need to be accompanied by an appropriate management plan (including arrangements for long-term maintenance).

The drainage plan indicates that surface water run-off from the proposed development will pass through a petrol interceptor before discharging to the watercourse. The SUDs Strategy is indicated on Drawing No. 10 and states that drainage conveyed via Acodrains (with sump boxes) provides one stage of treatment by removing larger particles from the system. Following exit from Acodrains, the storm flow enters the pipe system and passes through silt trap manholes, which provides an additional level of treatment. Sumps are to be inspected and cleaned every 3 months. The final stage of treatment takes place at manhole S0, where a separator is installed. Again, this is to be inspected and cleaned out every 3 months.

A Consent to Discharge under the terms of the Water (Northern Ireland) Order 1999 will be required for the discharge of intercepted site drainage from the proposed development. Informatives will be placed on the grant of planning permission should it be forthcoming, to advise the applicant of details of best practice to prevent pollution.

CONCLUSION

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

- The principle of the development is acceptable, subject to condition;
- The proposal will not have an unacceptable impact to the character and appearance of the area;
- The proposal will not result in residential amenity issues subject to the imposition of a planning condition controlling the hours of operation of the business;
- It has been demonstrated that the proposal would not have an unacceptable impact on road safety;
- There are no concerns with regards to flood risk;
- Owing to the planning history on the site there is no additional impact on natural heritage or European Sites as a result of this proposal; and
- Letters of objection have been considered

RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITIONS	
<p>1. This decision is issued under Section 55 of The Planning Act (Northern Ireland) 2011.</p> <p>Reason: This is a retrospective application.</p> <p>2. The premises shall not be used for the retail sale of goods to visiting members of the public other than architectural salvage and reclaimed materials with the exception of the trade counter hatched in blue on stamped approved drawing 02 date stamped 12th May 2025.</p> <p>Reason: In order to control the nature and range of goods sold.</p> <p>3. Within two months of the date of this decision, a parking layout indicating 28 no. car parking spaces, 4no. lorry spaces and 2no. cycle spaces within the lands outlined in red on Drawing No. 01 date stamped 25th August 2022 shall be submitted to and agreed by the Council. Within 8 weeks of the granting of the approved car parking layout plan, the hard surfaced areas shall be constructed and permanently marked in accordance with the approved drawing. 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> <p>4. There shall be no external storage within the yard area hatched yellow on Drawing Number 02/1, date stamped 10th May 2023.</p> <p>Reason: To ensure that the development integrates into its surroundings in the interests of visual amenity.</p> <p>5. The permitted development shall not operate at any time between 23:00 and 07:00 hours.</p> <p>Reason: In order to protect night time amenity at nearby noise sensitive receptors.</p> <p>6. The long-term management of the SuDS scheme shall be in accordance with Drawing No. 11, date stamped 4th July 2023.</p> <p>Reason: To safeguard against flood risk to the development and elsewhere.</p> <p>7. The net retail floorspace of building 201g shall not exceed 496 sqm when measured internally. The building shall be used solely for the sale of reclaimed, salvaged or second hand goods and shall not be used for the sale of any goods which include and shall be used for the sale and display of the items listed hereunder and that floorspace shall not be used for any other purpose, including any other purpose in Class A1 of the Planning (Use Classes) Order (Northern Ireland) 2015 or any statutory instrument revoking and re-enacting that order with or without modification;</p> <p>(a) food, non-alcoholic beverages, alcoholic drink;</p>	

(b) tobacco, newspapers, magazines, confectionery;
(c) stationery and paper goods; (d) toilet requisites and cosmetics;
(e) household cleaning materials; and
(f) other retail goods as may be determined in writing by the Council as generally falling within the category of 'convenience goods' or as generally being appropriate to the trading in these premises.

Reason: To enable the Council to control the nature, range and scale of retailing activity so as not to prejudice the continued vitality and viability of existing retail centres in line with the SPPS.

8. The units hereby approved, shall not be subdivided into any additional independent or separate retail units without the prior written approval of the Council.

Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location and to ensure adequate parking is provided.

9. No retail sales of any goods shall take place within building 201e other than from the area hatched in blue on stamped approved Drawing No. 04 dated stamped 24th May 2025. This area will be limited to a net retail floor area of 40sqm and shall be ancillary to the storage and distribution of doors and floors within the remainder of the building.

Reason: To control the nature, scale and range of commercial activity carried out at this location so as not to prejudice the continued vitality and viability of existing retail centres in line with the SPPS.

10. Notwithstanding the provisions of Class A1 of the Planning (Use Classes) Order (Northern Ireland) 2015 or any statutory instrument revoking and re-enacting that order with or without modification, the proposal herein granted shall only be used for the purposes hereby approved and shall not be used for any other purpose without the prior written approval of the Council.

Reason: To control the nature, scale and range of commercial activity carried out at this location so as not to prejudice the continued vitality and viability of existing retail centres in line with the SPPS.

11. During the lifetime of the development all deliveries and collections by commercial vehicles including all loading and unloading shall take place within the curtilage of the site only.

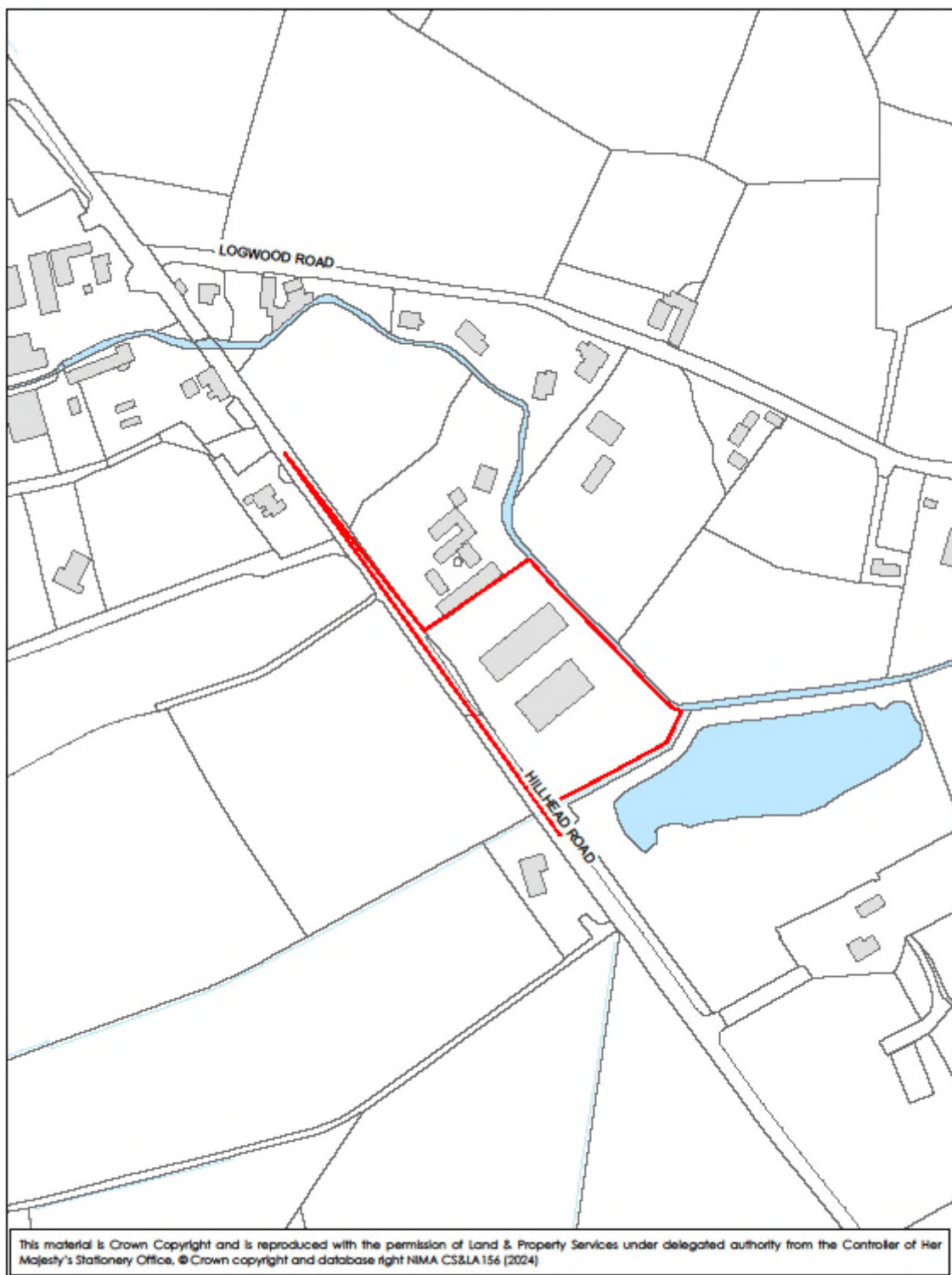
Reason: For the protection of nearby residential amenity

12. Within 4 weeks of this decision notice, the applicant must create visibility splays of 4.5 by 138 metres in both directions from the access/exit of the site. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: In the interest of road safety.

13. The existing boundary vegetation along the southeastern boundary shall be retained at a minimum height of 4 metres for the lifetime of the development.

Reason: in the interests of the visual amenity of the countryside.



Site Location Plan

1:2,500

Reference: LA03/2022/0768/F

 Site Location



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2025/0194/F
DEA	ANTRIM
COMMITTEE INTEREST	COUNCILLOR APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Extension and alteration to dwelling
SITE/LOCATION	70 Firfields, Antrim, BT41 4DL
APPLICANT	Neil Kelly
AGENT	Neil Kelly
LAST SITE VISIT	08/05/2025
CASE OFFICER	Micheal Glynn Tel: 028 903 40411 Email: Michael.glynn@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal:</p> <p>https://planningregister.planningsystemni.gov.uk/application/698009</p>	
SITE DESCRIPTION	
<p>The application site is located at No. 70 Firfields, within the development limits of Antrim as defined by the Antrim Area Plan 1984-2001.</p> <p>The application site comprises a two-storey mid terrace dwelling finished in smooth render, concrete roof tiles and PVC windows. The application site abuts two neighbouring dwellings, No. 71 Firfields to the north and No. 69 Firfields to the south. Amenity space is located to the rear (west) and parking provision is provided at the front (east). The topography of the application site is relatively flat.</p> <p>The northern, southern and western rear site boundaries are defined by a 1.8m high close boarded timber fence, and a metal fence approximately 1m in height defines the northern and southern boundaries at the front. The eastern boundary is undefined and fronts onto the internal estate road of the Firfields residential development.</p> <p>The application site is situated within a predominately residential area, surrounded by similar house types.</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>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.</p>	

Until the Council adopts its new Local Development Plan (LDP), 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.

Given that the PAC Report has endorsed the soundness of the Council's Draft Plan Strategy (DPS), subject to minor modifications, and the Council has agreed to proceed towards adoption, it is appropriate to afford the DPS determining weight, particularly where:

- Existing plan policies are out of date, inconsistent with the Regional Development Strategy (RDS 2035), SPPS, or current planning context;
- The DPS reflects more recent evidence and public engagement;
- There is direct policy conflict between the legacy plan and the DPS.

Each application must still be assessed on its own planning merits, having regard to the Strategic Planning Policy Statement (SPPS), the RDS, any retained operational policies, and the material considerations of the case.

The extant Antrim Area Plan 1984 -2001 remains the adopted plan, however, the emerging Antrim and Newtownabbey Plan Strategy document is now considered to hold substantial material weight in planning decisions.

As such, account will also be taken of the relevant provisions of the Antrim and Newtownabbey Borough Council Local Development Plan 2030 – Plan Strategy, which contains the main operational planning policies for the consideration of development proposals. At this stage, the draft Plan Strategy (DPS) is considered to represent the Council's up-to-date expression of strategic planning policy and spatial framework for the district.

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.

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.

Antrim and Newtownabbey Borough Council Local Development Plan 2030 – Plan Strategy: sets out the relevant Strategic Objectives identified to deliver the Council's Plan Vision up to the year 2030 and interlinks them with the outcomes defined in the Council's Community Plan – 'Love Living Here'. The Strategic and Detailed Management Policies set out the main policy considerations that the Council will take into account in its assessment of planning applications.

CONSULTATION

None required

REPRESENTATION

Two (2) 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
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Access and Parking
- Impact on Trees and Environmental Quality of this Area
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

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

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.

Members will be aware that the PAC Report has endorsed the soundness of the Council's Draft Plan Strategy (DPS), subject to minor modifications. In addition, there is a recommendation being presented at the June Planning Committee meeting that the Council adopt the Local Development Plan - Plan Strategy 2030. As the Plan Strategy gets closer to adoption then determining weight will be given to the Plan Strategy with little weight being applied to the policy tests of the former policies.

Given that the PAC Report has endorsed the soundness of the DPS, subject to minor modifications, and as the DPS moves closer to adoption, it is appropriate to afford the DPS determining weight, particularly where:

- Existing plan policies are out of date, inconsistent with the Regional Development Strategy (RDS 2035), SPPS, or current planning context;
- The DPS reflects more recent evidence and public engagement;
- There is direct policy conflict between the legacy plan and the DPS.

Each application must still be assessed on its own planning merits, having regard to the Strategic Planning Policy Statement (SPPS) any retained operational policies, and the material considerations of the case.

Taking into account the transitional arrangements of the SPPS, Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations. Additionally, Appendix B of the Plan Strategy sets out guidance for residential extensions and alterations.

Policy DM 22 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria. Additionally, the DPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

Scale, Massing, Design and Appearance

The application seeks full planning permission for a proposed single storey extension to the front of the dwelling at No. 70 Firfields, Antrim, which will serve an entrance hall and shower room.

The proposed extension has an approximate frontage length of 4.1m, a width of 2.5m and a height of 2.8m. The proposal will be finished in sand cement render, PVC fenestration and a flat trolac roof. The fenestration of the proposal includes one new PVC front door on the eastern elevation and one high level window finished with frosted glass on the northern elevation of the proposed extension. The proposed single storey extension will be visible when travelling along Firfields, however, the proposal is subordinate to the dwelling and its finishes generally match the host dwelling. Similar sized porches are also exhibited within the surrounding area.

In summary, it is considered that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

The northern elevation of the proposal includes one high level window which will be finished with frosted glass and as such no views will be achieved from this elevation. Therefore, it is considered the proposal will have no significant impact of overlooking of No. 71 Firfields which is located to the north. Due to the single storey nature of the proposal, the separation distance of approximately 2.1m from the proposed extension to the shared northern boundary, and the single storey nature of the proposal it is considered the proposal will have no significant impact on the loss of light to No. 71.

No. 69 Firfields adjoins the host dwelling to the south. It is considered that the proposal will have no significant impact of overlooking of No. 69 as the southern elevation of the proposed extension is blank. Due to the pathway of the sun, it is considered that the proposal will not have a significant impact on loss of light to No. 69.

In summary it is considered that the proposal will not significantly impact on neighbouring properties by way of loss of light, dominance, overshadowing or overlooking.

Impact on Trees and Environmental Quality of this Area

It is considered that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the development is proposed to be located.

Amenity Space, Parking and Manoeuvring

Criteria (d) of Policy DM 22 and Criteria (c) of Policy DM 10.1 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles. At some point the area to the front of the subject property was adapted to create two (2) in-curtilage car parking spaces. This was not the intended design of the Firfields residential development, which benefits from an area of formalised communal parking to the front of the other existing properties. The development proposal results in the loss of one in-curtilage car parking space however, there remains sufficient communal car parking provision within the Firfields residential development, and as such the development proposal is acceptable with regards to this matter.

Surface Water Drainage

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources.

Policy DM 47.1 states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

Policy DM 47.2 states that a Drainage Assessment (DA) proportionate to the development proposed must accompany planning applications in the following circumstances:

- (a) Development proposed in an area where there is evidence of a history of surface water flooding;
- (b) Development proposed in an area identified as having potential for surface water flooding;
- (c) Where surface water run-off from the development proposed may adversely impact upon other development or important features of the natural or historic environment;
- (d) Residential development comprising of 10 or more units;
- (e) A development site of 1 hectare or greater; and
- (f) A change of use involving buildings and/or hard surfacing of 1,000m² or greater in area.

With regards to the proposed development, the application site is located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and as such criteria (a) of Policy DM 47.2 applies. However, the front of the property is currently finished in bitmac hardstanding and as there will be no increase in surface water run-off as a result of the development proposal, a Drainage Assessment is not required in this instance.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal are considered acceptable;
- The proposal will not unduly affect the amenity of a neighbouring property;
- The proposal will not have a detrimental impact on trees or the environmental quality of the area;
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes;
- Parking provision levels are not impacted upon as a result of the proposal: and
- There is no increase to flood risk associated with the proposed development.

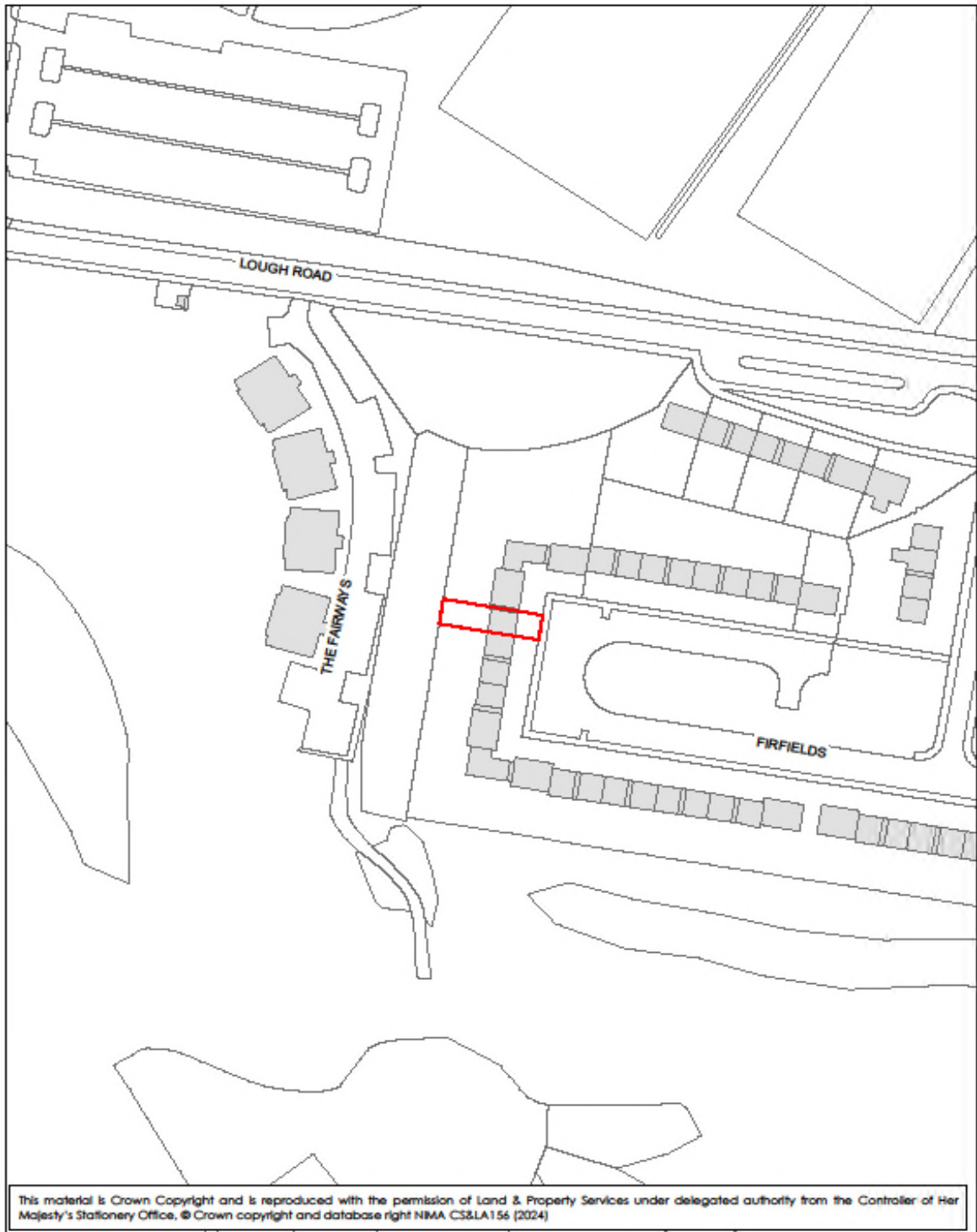
RECOMMENDATION

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.



Site Location Plan

1:1,250

Reference: LA03/2025/0194/F

 Site Location



PART TWO

OTHER PLANNING MATTERS

ITEM 3.3

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS MAY 2025

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 May 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during May 2025 under delegated powers together with information relating to planning appeals are **enclosed** for Members' information.

3. Planning Appeal Commission Decisions

Two (2) appeals were allowed during April 2025 by the PAC.

Planning application:	LA03/2024/0371/CLOPUD
PAC reference:	2024/L0012
Proposed Development:	Car park (not for more than 28 days in a calendar year)
Location:	Lands approx. 70m SW of 121 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Appeal Submission:	29/01/2024
Date of Appeal Decision:	29/05/2025
Decision:	Appeal is allowed and a Certificate of Lawfulness of Proposed Use of Development is granted. Council position not upheld.

Planning application:	LA03/2024/0371/CLOPUD
PAC reference:	2024/L0012
Proposed Development:	Car park (not for more than 28 days in a calendar year)
Location:	Lands approx. 80m east of 106 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Appeal Submission:	29/01/2024
Date of Appeal Decision:	29/05/2025
Decision:	Appeal is allowed and a Certificate of Lawfulness of Proposed Use of Development is granted. Council position not upheld.

A copy of the decision is **enclosed**.

A claim for costs relating to two (2) appeals (2024/L0012 and 2024/L0013) have been denied and copies of these decisions are also **enclosed**.

One (1) appeal was dismissed during May 2025 by the PAC.

Planning application:	LA03/2024/0481/O
PAC reference:	2024/A0109

Proposed Development:	Dwelling and garage
Location:	50m south of 15 Cloghogue Road, Toombridge, Antrim
Date of Appeal Submission:	21/01/2025
Date of Appeal Decision:	29/05/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decisions is 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 3.4

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT MAY 2025

1. Purpose

The purpose of this report is to ask Members to note the Proposal of Application Notices received during May 2025.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

3. Proposal of Application Notices

PAN Reference:	LA03/2025/0306/PAN
Proposal:	Extensions to existing school (including classrooms, social areas, resource areas, and other ancillary facilities including school offices, storerooms and toilet facilities), associated interior and exterior alterations, refurbishment works including major refurbishment of existing sports hall, associated site works to include the provision of landscaping works, and ancillary development.
Location:	Thornfield House School, 8-12 Jordanstown Road, Newtownabbey, BT37 0QF
Applicant:	Education Authority
Date Received:	2 May 2025
12 week expiry:	25 July 2025

PAN Reference:	LA03/2025/0311/PAN
Proposal:	The provision of 2no bridges crossing the Ballymartin river along with provision of a stoned yard, access road and all other associated site works
Location:	Lands at 24 Roughfort Road, Mallusk, Newtownabbey
Applicant:	Brett Martin Limited
Date Received:	20 May 2025
12 week expiry:	12 August 2025

PAN Reference:	LA03/2025/0321/PAN
Proposal:	Residential development comprising of 69no. dwellings and all associated site works
Location:	Lands immediately West of Ballyearl Close, Milewater Drive, Milewater Close and North of Ballyearl Drive, Newtownabbey
Applicant:	Glencorr Homes Ltd and Arbour Housing
Date Received:	12 May 2025
12 week expiry:	4 August 2025

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 3.5

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NI PLANNING CONFERENCE 2025

1. Purpose

The purpose of this report is to inform Members of the arrangements for this year's annual Royal Town Planning Institute Conference which will take place on Wednesday 10 September, at the Europa Hotel in Belfast from 9:30am to 4:30pm. The conference will focus on the ten-year anniversary of the transfer of planning powers.

2. Background

The Royal Town Planning Institute is an international professional body for Town Planners. They are responsible for maintaining professional standards and accrediting planning courses nationally and internationally.

The conference provides an opportunity for all those with a role in planning to come together to network, explore and discuss the issues, impact causes and potential solutions.

3. 2025 Conference Theme

The theme of this year's Conference is *Planning for the Future - From a Decade of Change*, focusing on the ten years since planning powers were transferred. The events programme includes topics such as:

Taking Stock and Looking Forward
Futureproofing
What is coming up for the sector in the next 10 years

In addition, the Suzy Lamplugh Trust will be providing delegates with a session on personal safety and lone working whilst at work specifically tailored to planners in Northern Ireland and will look at a variety of issues including conflict de-escalation management and diffusion-techniques.

Further details and the programme of events can be found on the below link:

<https://www.rtpi.org.uk/events/2025/september/ni-annual-conference-2025/>

Elected Member cost to attend is £60.00 inc VAT, RTPI Member £108.00 inc VAT and Non-Member £138.00 inc VAT.

Planning Committee Members will be contacted in due course to confirm their attendance by Planning Admin upon agreement.

4. Recommendation

It is recommended that the Chairperson, Vice Chairperson and other Planning Committee Members attend this conference along with appropriate Officers.

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 3.6

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NORTHERN IRELAND AWARDS FOR PLANNING EXCELLENCE 2025

1. Purpose of Report

The purpose of this report is for Members to note that Antrim and Newtownabbey Borough Council has been awarded Planning Authority of the Year at the Royal Town Planning Institute (RTPI) Northern Ireland Awards for Planning Excellence 2025.

2. Introduction/Background

The RTPI Awards for Planning Excellence are recognised as the most prestigious awards in the planning industry across the UK. They celebrate outstanding achievements in planning and highlight those organisations that demonstrate a strong commitment to professional standards, innovation, and community engagement.

This award follows a rigorous judging process, including submission assessment and evidence-based evaluation.

3. Judges' Feedback

The Council received the following comments from the judging panel:

"Antrim and Newtownabbey Borough Council has showcased a focus on high quality stakeholder and community involvement, and a can-do attitude to improve performance and enhance the socio-economic status of the borough. The local authority performance status is commendable, and it is great to see the team developing new ways of working and solutions to progress development and investment in the council area. It is clear from the customer satisfaction comments that agents and applicants have positive experiences with the planning team in this authority, which demonstrates a high level of customer care."

This feedback reflects the Council's commitment to excellence in planning service delivery, innovation, and a customer-focused approach.

A formal press release has been issued by RTPI and it is anticipated that there will be local media coverage in due course.

4. National Awards – Next Stage

As the Northern Ireland winner of Planning Authority of the Year, the Council is automatically shortlisted as a finalist in the RTPI National Awards for Planning Excellence 2025. These finalists will be formally announced in October 2025, with a national awards ceremony to follow. Further details will be shared with Members upon receipt from RTPI.

5. Conclusion

This recognition is a significant achievement for Antrim and Newtownabbey Borough Council. It reflects the professionalism, dedication, and customer-focused approach of

our Planning Service, and it reinforces our position as a leader in delivering high-quality planning outcomes.

6. 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 3.7

P/PLAN/1 CONFIRMATION OF LISTING - BALLYCLARE BLEACH WORKS (KILPATRICK BROTHERS MILL) 51 GREEN ROAD BALLYCLARE BT39 9PH

1. Purpose

The purpose of this report is to advise the Committee that Ballyclare Bleach Works (Kilpatrick Brothers Mill) 51 Green Road, Ballyclare, has now been listed by the Department for Communities.

2. Introduction/Background

Members will recall the report presented to the April 2025 meeting of the Planning Committee, advising that Officers served a Building Preservation Notice on Ballyclare Bleach Works on 13 March 2025. The report also sought Members' views on the proposed formal listing of the building by the Historic Environment Division of the Department for Communities (DfC).

The Council subsequently wrote to the DfC Historic Environment Division indicating that the Committee had agreed that Members could respond to the listing consultation on an individual or party-political basis.

DfC Historic Environment Division wrote to the Council on 29 May 2025 indicating that Ballyclare Bleach Works has been added to the statutory list of buildings of special architectural or historic interest (see copy of schedule and map **enclosed**).

3. Recommendation

It is recommended that the report be noted.

Prepared by: Michael Logan, Senior Planning Officer

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

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

ITEM 3.8

P/PLAN/1 ADDITIONAL INFORMATION FOR APPLICATION NUMBERS: LA03/2024/0182/F and LA03/2024/0435/F

1. Purpose

The purpose of this report is to update Members on the submission of additional information on planning applications LA03/2024/0182/F and LA03/2024/0435/F.

2. Introduction/Background

Planning application Ref: 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 at lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG) and Planning application Ref: 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 at lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP were presented to the March 2025 Planning Committee. At the March meeting both applications were deferred for a period of two months to allow the applicants to meet with Officers and submit additional information, however, a further extension of time request was received from the agent requesting a deadline for submission up until the 23rd May 2025 which was agreed at the April Planning Committee.

While additional information was submitted, further clarification, consultation and neighbour notification has been required and it has therefore not been possible to return the application to the June Planning Committee. Officers will prepare a report for Committee once the additional information has been assessed and the consultation replies have been received.

3. Recommendation

It is recommended that a further extension be provided to complete the necessary exercise required to return the applications to Planning Committee.

Prepared by: Barry Diamond, Head of Planning Development Management

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

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

ITEM 3.9

P/PLAN/1 CONSIDERATION OF DEVELOPMENT PROPOSALS AT BRETT MARTIN LTD, ROUGHFORT ROAD.

1. Purpose

The purpose of this report is to recommend to Members' that proposed development works at Brett Martin Ltd on the Roughfort Road, should be treated as an exception to the flooding policy contained in the Council's draft Plan Strategy which is recommended for adoption.

2. Key Issues

The Planning Section is considering two proposed developments at the Brett Martin site on the Roughfort Road. The first is a planning application (Ref: LA03/2025/0310/F) for the erection of a storage and distribution warehouse and associated site works while the second development proposal relates to a pre-application discussion application (Ref: LA03/2025/0297/PAD) which proposes 2 no. bridges crossing the Ballymartin River onto a development site along the Antrim Road.

Both development proposals are within the floodplain of the Ballymartin River and within the flood inundation zone of Boghill Dam. Policy DM 46 of the Council's Plan Strategy indicates that the Council will not permit development within the floodplain unless the proposed development falls within one of the stated exceptions to the policy. One of the exceptions is for development proposals which are of overriding economic importance and will be of significant benefit to the subregional economy. Where a development is located in the floodplain but it is considered to be an exception to the policy, the developer is required to submit a Flood Risk Assessment to demonstrate how any development in the floodplain will be mitigated.

One of the proposals (Ref: LA03/2025/0310/F) proposes an extension of 3750sqm, while the second proposal seeks permission for two bridges which would link the existing Brett Martin site, to lands on the northern side of the Ballymartin River where the applicant recently obtained planning permission for a 3170sqm storage and distribution building under application Ref: LA03/2021/0414/F. The Planning Section is satisfied that the development proposals consisting of the extension and the bridges would help aid the expansion and operation of the business of a major employer within the Borough which is also recognised as a global company and should therefore be considered as being sub regionally important.

By deciding the development is sub regionally important this allows the developer to submit a Flood Risk Assessment for consideration by the Council's Planning Section in consultation with DfI Rivers to ensure that there is no increased risk of flooding at any other location as a result of the proposed development. It should be noted that this does not represent a decision on the merits of the planning application or that the impact of the development in the floodplain is acceptable.

3. Recommendation

It is recommended that the Committee agrees that the expansion of Brett Martin Ltd including an extension and construction of bridges is sub-regionally important given that Brett Martin is a major employer in the Borough as well as a globally recognised company and that the development should be treated as an exception to Policy DM 46 of the Council's Plan Strategy.

Prepared by: Barry Diamond, Head of Planning Development Management

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

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

ITEM 3.10

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN 2030 – ADOPTION OF PLAN STRATEGY

1. Purpose

The purpose of this report is to seek the approval of Members regarding the adoption of the Local Development Plan 2030 – Plan Strategy and the publication of supporting assessments and to agree the transitional arrangements prior to the formal adoption date .

2. Introduction/Background

Officers are bringing forward the first part of the Council's new Local Development Plan, known as the Plan Strategy, for formal adoption before formally commencing work on the next stage of the Local Development Plan known as the Local Policies Plan.

Under the Planning Act (Northern Ireland) 2011 section 12, the Council must comply with the Departmental Direction that was issued to the Council in September 2024 to adopt its Local Development Plan (in this case the Plan Strategy).

Plan Strategy

The Plan Strategy outlines the Vision and Strategic Objectives for the development of the Borough up to 2030, along with a Spatial Growth Strategy, which is supported by Strategic and Detailed Management Policies. Once adopted, it is within this policy context, that development proposals across the Borough will be considered.

Local Policies Plan

The Planning Act specifies under section 9, that the Council must after Plan Strategy adoption by resolution of the Council prepare its Local Policies Plan. This stage of the plan will bring forward the zonings for housing and employment for the Borough, as well as designations such as town centre boundaries.

Plan Strategy timeline

Members are reminded that the Draft Plan Strategy (DPS) was informed by feedback from a series of policy workshops with Elected Members and subsequent Council reports which agreed the corporate position in relation to a range of key policy areas. The DPS and its supporting assessments were then brought before the April 2019 meeting of the Full Council, where it was resolved that the DPS be published on 28 June 2019. The DPS and its supporting assessments were then subject to an eight-week public consultation period between July and September 2019. During this period 122 representations were received by the Council, which were then subject to a 'counter representation' period, whereby 26 counter-representations were received. Officers then entered a period of preparation for the Independent Examination into the DPS.

Following agreement of the Full Council at its February 2021 meeting, the DPS and its supporting documentation was submitted to the Department for Infrastructure (Dfi) on 8 March 2021 in accordance with Section 10 (i) of the Planning Act (Northern Ireland) 2011 (the Act) and Regulation 20 of The Planning (Local Development Plan) Regulations

(Northern Ireland) 2015 (the LDP Regulations), to cause an Independent Examination (IE) to be carried out.

The IE into the DPS was then held in May and June 2022, and following consideration of the evidence presented, the advisory Planning Appeals Commission (PAC) Report into the IE was forwarded to DfI in October 2023. Having considered the advisory Report, on 27 September 2024 DfI issued a legally binding Direction to the Council under section 12(1)(b) of the Planning Act (NI) 2011. It considered the DPS to be sound, subject to 93 modifications identified, the majority of which relating to minor issues.

Members are reminded that under section 12 of the Act and provisions set out in regulation 24, the Council must comply with the Direction and the modifications and adopt the DPS as soon as reasonably practicable. DfI also states that it had the right to exercise its powers under section 15 and 16 of the Planning Act relating to its default powers to intervene in a Local Development Plan.

Members will be aware that the content of the Departmental Direction and the PAC Report were brought before the October 2024 meeting of the Planning Committee, where it was agreed that Officers would bring the final version of the Plan Strategy for Member's agreement, as well updated versions of the supporting assessments. The final version of the Plan Strategy includes the modifications as set out in the Direction presented in October 2024 as well as a number of minor amendments in relation to DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption.

3. Key Issues

Officers have now updated the Plan Strategy (**enclosed**) in accordance with the Departmental Direction and also refreshed the graphic design of the document in terms of new imagery and cover page. Final versions of the supporting assessments in the form of, 'Sustainability Appraisal Post Adoption Statement', 'Habitats Regulations Assessment Report' and 'Equality (Section 75) and Rural Needs Impact Assessment Report' (**each enclosed**) have also been prepared to take account of the modifications identified within the Departmental Direction, as well as consultation responses received during the pre-adoption public consultation which was agreed by Council.

It is therefore proposed that Members agree that the Plan Strategy and its associated documentation be adopted on 3 July 2025 (following ratification of PC minutes at the Full Council Meeting on 27 June 2025), in accordance with Section 24 of the LDP Regulations. On the adoption date the provisions contained within the Plan Strategy will come into effect.

How the Plan Strategy will apply in the Council's Decision Making

The Strategic Planning Policy Statement (SPPS) states in paragraph 1.11, that once a Plan Strategy is adopted, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.

Annex A of this report sets out the policies that will no longer apply within the Borough once the plan is adopted, as these will be replaced by the Council's own planning policies as set out in the Plan Strategy at the point of the adoption.

Section 45 of the Planning Act (NI) 2011 requires the Council 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 states that where 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 extant Departmental Plans will continue to apply within the Borough at the Plan Strategy stage. Departmental Plans include the Belfast Urban Area Plan, the Carrickfergus Area Plan (in so far as it relates to Greenisland) and the Antrim Area Plan. Draft Newtownabbey Area Plan and its associated Interim Statement and Draft BMAP will remain as material considerations.

During this period, the Council Plan and Departmental Plans will be read together and where there is a conflict between the Council's plan and a Departmental Plan, legislation requires that it is resolved in favour of the Council's Plan Strategy. When the Council's Local Policies Plan is adopted, Departmental Plans will no longer apply.

Proposed Council Transitional Arrangements

Members will recall in October 2024, the Planning Committee was advised that at each stage as the plan progresses, more weight can be applied to the plan in the decision-making process. The Council agreed at that stage to apply limited weight to the Draft Plan Strategy until such times as it is formally adopted. Following the Council's ratification of the decision to apply limited weight, all Planning Committee reports subsequently presented at Planning Committee have contained reference to applying limited weight to the plan.

As Officers are now bringing forward the draft Plan Strategy for Adoption, and as the Council agenda will be in the public domain on 18 June 2025, having engaged with the Council's Borough Lawyer and Head of Legal Services, Officers are seeking Members' agreement to now apply full weight to the policy in the Plan Strategy until the adoption is formally agreed after the call in period on 3 July 2025. Officers have held delegated decisions ready to issue from the date of the Planning Agenda becoming public, pending Members agreement to these transitional arrangements that weight should now apply in the run up to formal adoption of the Plan Strategy. In practice, this means that these decisions will not issue until 3 July 2025.

Council Officers also propose:-

1. A public information event will be held with planning agents and developers to advise of Plan Strategy Adoption as well as information on the Local Policies Plan.
2. Information will also be made available on the Council's website.
3. All applicants will be notified of the proposal to adopt once the Planning Agenda is released and afforded the opportunity to present any new information in relation to their planning application.

Officers would ask Planning Committee Members to note that in the run up to agreement of adoption, Officers have focussed on progressing applications in a timely manner subject to new plan policy coming forward and have undertaken training for Planning Committee Members as well as Officers in advance of adoption to ensure business continuity.

Administrative procedures

- A paper copy of the Plan Strategy has been provided for all Elected Members.
- Upon adoption, a hard copy will be provided to all Elected Members, planning agents that submit applications in the Borough as well as officers.
- Additional hard copies of the Plan Strategy will incur a charge.
- An electronic copy will be made available online and for statutory consultees.
- Documents will be made available for public consultation as required under the LDP regulations.
- An adoption statement by the Council will be made publicly available as required under the LDP Regulations **(enclosed)**
- Notice will be given on the Council's website and published in the local papers/Belfast Gazette
- The Department and any person who asked to be notified of the adoption of the Plan Strategy will be advised accordingly.

4. Summary

A final version of the Plan Strategy (and its supporting assessments) has been prepared and formal adoption is proposed for 3 July 2025.

Officers are therefore recommending:-

- The Council's Local Development Plan Strategy is adopted.
- Agreement is given to Officers to apply weight to live applications from 18 June 2025
- Approval is given for the final versions of the assessments that accompany the Plan Strategy and
- The Adoption Statement by the Council is approved.

5. Recommendation

It is recommended that:

- **The Plan Strategy be formally adopted;**
- **In the interim period authority is given to Officers to apply full weight to live applications from 18 June 2025 in advance of the formal adoption date of 3 July 2025 as set out in the transitional arrangements;**
- **Final approval is given for the publication of the assessments associated with the Plan Strategy including the 'Sustainability Appraisal Post Adoption Statement', 'Habitats Regulations Assessment Report' and 'Equality (Section 75) and Rural Needs Impact Assessment Report' and**
- **The Plan Strategy Adoption Statement by the Council is approved.**

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

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

Annex A – Departmental Policies that will cease to have effect in the Borough upon Plan Strategy Adoption

PPS 2: Natural Heritage
PPS 3: Access, Movement and Parking
PPS 3 (Clarification): Access, Movement and Parking
PPS 4: Planning and Economic Development
PPS 4 : Clarification of PED 7
PPS 6: Planning, Archaeology and The Built Heritage
PPS 6 (Addendum): Areas of Townscape Character
PPS 7: Quality Residential Environments 8
PPS 7: (Addendum): Residential Extensions and Alterations (Annex A retained by the Council and incorporated as Appendix B of the adopted Plan Strategy.)
PPS 7: (Addendum): Safeguarding the Character of Established Residential Areas
PPS 8: Open Space, Sport and Outdoor Recreation
PPS 10: Telecommunications
PPS 11: Planning and Waste Management
PPS 12: Housing in Settlements
PPS 12: Policy HS 3 (Amended) 'Travellers Accommodation'
PPS 13: Transportation and Land Use
PPS 15 (Revised): Planning and Flood Risk
PPS 16: Tourism
PPS 17: Control of Outdoor Advertisements
PPS 18: Renewable Energy
PPS 21: Sustainable Development in the Countryside
PPS 23: Enabling Development
Relevant provisions of 'A Planning Strategy for Rural Northern Ireland'

Retained Relevant Plans and Policy

(Until the Draft Local Policies Plan is adopted) (1) Antrim Area Plan (1984-2001 and its alterations), (2) Belfast Urban Area Plan 2001, (2) Carrickfergus Area Plan 2001, (3) Draft Newtownabbey Area Plan 2005; and (4) Draft Belfast Metropolitan Area Plan 2015

Strategic Planning Policy Statement

Annex A of PPS 4 Planning and Economic Development
Supplementary Planning Guidance to Policy PPS 4 Policy PED 8 'Development Incompatible with Economic Development Uses'
Annex A of the Addendum to PPS 7: Residential Extensions and Alterations
Annex A of PPS 17: Control of Outdoor Advertisements
Best Practice Guidance to PPS 18 'Renewable Energy'
Draft Guidance, Draft Supplementary Planning Guidance to PPS 18
'Renewable Energy Anaerobic Digestion'

Best Practice Guidance to PPS 23 'Accessing Enabling Development for the Conservation of Significant Places'

ITEM 3.11

P/FP/LDP/1 ECONOMIC DEVELOPMENT AND PLANNING UPDATE

1. Purpose

The purpose of this report is to provide Planning Committee Members with a copy of the latest Employment Land Evaluation Report (ELER) for publication on the Council's website; to update Members on a proposed call for sites for economic lands and also to update Members on the Planning and Economic Development Business Plan

2. Introduction/Background

Members will recall that the 2024 Employment Land Evaluation Report (ELER) was brought to the March 2025 Planning Committee for publication on the Council's website in April 2025. Officers have continued to monitor the quantum of employment lands and have prepared an update to the ELER 2024. The requirement to monitor the supply of employment lands is outlined in The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, Part 6.25 (2) (c), through which the Annual Monitoring Report (AMR) must specify (amongst other matters) the supply of land for economic development purposes.

A copy of the latest 'ELER Update – Remaining Employment Lands, April 2025' is **enclosed** for Members' information, and covers the period 01 April 2024 to 31 March 2025.

This update does not indicate much change from the 2024 ELER, with less than a 1ha difference to employment land availability. In the 2024 ELER, there was a more noticeable reduction in available extant zoned employment land, as a healthy number of significant developments moved from "Not Started" into "Commenced" (such as AMIC, Schradar/Sensata, MOT centre, two schemes at Brett Martin, and one in Kilbegs); good progress has been made on these developments, with some now operational and the rest almost complete. At present, there are still a few significant schemes with outstanding consents in the "Not Started" category that could commence during the current new monitor year, that will be surveyed in April 2026 (such as Translink Park and Ride extension, the timber recycling facility on Antrim Road, and Tyre Call in Kilbegs).

Members are advised that the report sets out the details for individual sites in a series of maps and tables, and the report will be made available to the public on the Council's website. This information will also be used to inform the Council's evidence base for its Local Policies Plan.

Call For Sites

In May 2025, Members will recall that officers updated Planning Committee regarding a call for sites for employment lands and included a draft methodology. It is anticipated that officers will undertake the call for sites in the Autumn and in addition, as previously advised, this will include a public consultation exercise and engagement with landowners/developers/interested parties in the Borough. Upon completion of this, Officers will consider any representations submitted and assess their potential with a site evaluation matrix (to be agreed) and will engage with Members in due course.

To inform Elected Members' decisions in relation to the zoning of employment land within the Borough, stakeholder engagement is critical. As advised previously, a 'Project Stakeholder Panel' comprising statutory partners, utility providers and relevant employment bodies is proposed to manage this process, subject to Members agreement. The "Project Stakeholder Panel" will advise on the appropriateness and verify assumptions around methodologies, to allow for their consistent application. Full details of the process are yet to be finalised.

It is also recommended at this early stage of the process that the Chair and Vice Chair of the Planning Committee (who also sit on the Local Development Plan Steering Group) be invited onto the panel.

Economic Development Business Plan 2025/26

Members are reminded that in January 2025, the Council approved a strategic performance framework as part of the Corporate Performance and Improvement Plan 2025/26 (draft for consultation). Business planning plays a vital role in the Council's performance management and delivery processes. The purpose of the Directorate Business Plan is to, (1) Demonstrate how each of the Directorates are supporting and achieving Council's priorities, (2) Provide a clear sense of purpose of the Directorate and the challenges it faces, (3) Illustrate how it is aligning its resources to meet the challenges ahead, (4) Measure performance and hold ourselves to account to ensure we deliver for the Council and its residents.

The Business Plan for the Economic Development and Planning Department, as presented and agreed at the Council's Economic Development Committee in May 2025 is **enclosed** for information.

3. Recommendation

It is recommended that the report be noted and:-

- **The 2025 ELER is agreed for publication**
- **Approval is granted for a Call for Sites for Economic Lands and**
- **the Chairperson and Vice Chairperson of the Planning Committee be invited to sit on the expert panel being established to develop the zoning of employment land within the Borough.**

Prepared by: Emma Aldridge, Senior Planning Officer

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

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