

## **Planning Committee Meeting – Monday 8 December 2025 Schedule of Applications expected to be considered**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/1074/F**  
Proposed part demolition of Castle Mall and erection of 39no. dwellings (1no. detached, 14no. terrace and 24no. apartments) for social housing and 1no. retail unit including solar panels, parking and amenity spaces. Works to include upgrading of the vehicular access via Railway Street and pedestrian linkages to High Street, and all other associated site and access works.

**SITE/LOCATION:** Lands at units 11-27 and 51-58 Castle Mall opposite Central Car Park, extending from Castle Walk/Railway Street (adjacent to No's 1-7) to High Street (adjacent to No's 32 & 38), Antrim.

**RECOMMENDATION:** **GRANT PLANNING PERMISSION SUBJECT TO SECTION 76 AGREEMENT**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/1076/DCA**  
Partial demolition of Castle Mall, comprising units 11- 27 and 51 - 58

**SITE/LOCATION:** Lands at units 11-27 and 51-58 Castle Mall opposite Central Car Park, extending from Castle Walk/Railway Street (adjacent to No's 1-7) to High Street (adjacent to No's 32 & 38), Antrim.

**RECOMMENDATION:** **GRANT DEMOLITION CONSENT**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2024/0861/F**  
Retrospective unit subdivision and proposed change of use from restaurant unit (approved under reference LA03/2018/1006/RM) to amusement arcade/ adult gaming centre and alterations to elevations, addition of external smoking area and plant machinery.

**SITE/LOCATION:** Unit 4, The Junction Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL.

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL:**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy DM 7 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that;
  - (a) all centre options have been assessed and discounted as unsuitable, unviable or unavailable; and
  - (b) it has not been demonstrated that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location.

2. The proposal is contrary to Policy DM 8 of the Antrim and Newtownabbey Plan Strategy as it involves the subdivision of a large commercial unit into smaller units, and the proposal is likely to impact adversely on the continued vitality and viability of Antrim Town Centre.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0577/F**  
Reconfiguration of an existing service station to facilitate an extension to M&S and rationalisation of the existing 3 no. food and beverage units to provide 2 no. food and beverage units. Development includes external alterations, provision of a trolley bay and additional external plant area, and all other associated site works.

**SITE/LOCATION:** 15 Airport Road, Aldergrove, BT29 4DW

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0446/F**  
Extension of existing storage and distribution yard for the parking of articulated trailers. Alterations of existing access to Crosskennan Road. Landscaping works associated with the extension of the yard.

**SITE/LOCATION:** Lands approximately 50m southeast of No. 49 Crosskennan Road, Antrim, BT41 2RB.

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

1. The proposal is contrary to the provisions contained within the SPPS and Policies SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.
2. The proposal is contrary to Paragraphs 6.111 and 6.115 of the Strategic Planning Policy Statement and Policies SP 10.2, DM 46 and DM 47 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that adequate measures will be put in place to effectively manage and mitigate the increased flood risk arising from the development.
3. The proposal is contrary to the provisions of the Paragraph 6.297 of the Strategic Planning Policy Statement, SP 3.10, Policy DM 10.1 of the Antrim and Newtownabbey Plan Strategy and Development Control Advice Note 15 Vehicular Access Standards in that the proposal fails to provide safe access arrangements that do not prejudice road safety or significantly inconvenience the flow of people or goods.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0685/O**  
Dwelling.

**SITE/LOCATION:** Approx. 25m East of 122 HydePark Road, Newtownabbey, BT36 4PZ.

**RECOMMENDATION:** **GRANT OUTLINE PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0565/O**  
 Site for dwelling and garage.

**SITE/LOCATION:** Approx 15m northeast of 21 Loughbeg Road, Toomebridge, Antrim, BT41 3TN.

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASON FOR REFUSAL:**

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP1.11 and DM 18 of the Antrim and Newtownabbey Plan Strategy in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, in that the development fails to meet the provisions for a dwelling in an existing cluster and would visually intrude into the open countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted will result in the addition to ribbon development along the Loughbeg Road and a suburban style build-up of development that extends into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of an existing nearby dwelling (No. 21) in terms of overlooking and loss of privacy.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0435/F**  
 Dwelling on a farm (Substitution of approved house on applicant's farm at 121 Ballyrobin Road, Antrim, approved under LA03/2021/0409/F)

**SITE/LOCATION:** 110m SE of 4a Laurel Lane, Belfast, BT14 8SQ

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL:**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18A of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as a previous permission has been granted for a dwelling on a farm within the last 10 years.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18A of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (c) as the proposed dwelling is not

positioned to sensitively to cluster with an established group of buildings on the farm holding.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.70 and fails to meet the provisions of DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted would fail to visually integrate into the surrounding landscape given size and scale of the dwelling proposed and the lack of enclosure or immediate visual backdrop provided at the application site.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0557/F**  
Erection of a single-storey changing pavilion with associated fencing, landscaping and site works.

**SITE/LOCATION:** Lands at Three Mile Water Playing fields, Doagh Road, Newtownabbey, BT37 9PA.

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0584/O**  
Site for dwelling and garage on a farm.

**SITE/LOCATION:** 70m West of 81 Rickamore Road Upper, Templepatrick, Ballyclare, BT39 0JF.

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL:**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.70 and fails to meet the provisions of DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted would fail to visually integrate into the surrounding landscape given the lack of enclosure or visual backdrop provided at the application site.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.70 and fails to meet the provisions of DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted will result in the addition to ribbon development along the Rickamore Road Upper and be detrimental to the rural character of the area.

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 3 December 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 5 December 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.