14 January 2026

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, R Foster, AM Logue and B Mallon

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 19 January 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely

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 – 19 JANUARY 2026

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

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

1 Apologies.

2 Declarations of Interest.

3 Report on business to be considered:

PART ONE - Decisions on Planning Applications

3.1 Planning Application No: **LA03/2024/0461/F**

Retention of works to reconfigure and subdivide former industrial building for plastics manufacturing to create 8 no units for business and small enterprise use. Conversion of two former industrial buildings into business and enterprise use. Refurbishment of buildings to provide new facade and replacement roof and other associated site works at 6 Sanda Road, Newtownabbey, BT37 9UB.

3.2 Planning Application No: **LA03/2025/0503/F**

Change of use of a dwelling into a House of Multiple Occupation (HMO) at 221 Bush Manor, Antrim, BT41 2UR.

3.3 Planning Application No: **LA03/2025/0506/F**

Change of use of a 4-bedroom apartment into a House of Multiple Occupation (HMO) at 33 Millhouse Dale, Antrim, BT41 2UN.

3.4 Planning Application No: **LA03/2025/0517/F**

Dwelling and garage (change of house type from previously approved application T/2010/0271/RM) 100m west of 10 Eskylane Road, Antrim, BT41 2LL

3.5 Planning Application No: **LA03/2024/0377/F**

Change of use of former ground floor bank to 2no. retail units and change of use of first floor to 5no. residential units including internal works and external alterations at 50-52 High Street, Antrim, BT41 4DS.

3.6 Planning Application No: **LA03/2024/0378/DCA**

Change of use of former ground floor bank to 2no retail units and change of use of first floor to 5no. residential units including internal works and external alterations at 50-52 High Street, Antrim, BT41 4DS.

3.7 Planning Application No: **LA03/2024/0470/F**

Retention of retail units at basement and ground floors and change of use from offices to 9 no. apartments on upper floors (4 no. 2 bed apartments & 5 no. 1 bed apartments) to include 5no. escape roof windows, 1no. smoke ventilation roof window and soil waste / ventilation pipes at 12, 12A-12E Market Square, Antrim, BT41 4AW.

3.8 Planning Application No: **LA03/2025/0494/F**

Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage at 362 Ballyclare Road, Newtownabbey, BT36 4TQ.

3.9 Planning Application No: **LA03/2025/0196/F**

Erection of Dwelling with new access off Abbeyville Park at 20 metres West of 2 Cambrai Park, Newtownabbey, BT37 0AL

PART TWO – Other Planning Matters

3.10 Draft Rates Estimate 2026/2027

3.11 Delegated Planning Decisions and Appeals 21 November to 31 December 2025

3.12 Publication of a Policy Revision to the Strategic Planning Policy Statement (SSPS) on the Subject of Renewable and Low Carbon Energy

3.13 Northern Ireland Housing Executive (NIHE) Correspondence in Relation to the Publication of An Updated Delivery of Affordable Housing Advice Note

3.14 NISRA Planning Statistics 2025/2026 - Quarter 2 Statistical Bulletin 2025/2026, July – September 2025

3.15 Update on the Local Development Plan, Incorporating a Draft Local Policies Plan Work Programme

3.16 Antrim and Newtownabbey Borough Council Affordable Housing Supplementary Planning Guidance

3.17 Any Other Relevant Business

PART TWO – Other Planning Matters – In Confidence

3.18 Enforcement Performance Quarterly Reporting, Q1 2025/2026 & Q2 2025/2026

PART ONE - Decisions on Enforcement Cases - In Confidence

3.19 Enforcement Case – **LA03/2022/0361/CA** – In Confidence

3.20 Enforcement Case - **LA03/2017/0023/CA** – In Confidence

REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE PLANNING COMMITTEE ON 19 JANUARY 2026

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	**3.1**
APPLICATION NO	**LA03/2024/0461/F**
DEA	**MACEDON**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Retention of works to reconfigure and subdivide former industrial building for plastics manufacturing to create 8 no units for business and small enterprise use. Conversion of two former industrial buildings into business and enterprise use. Refurbishment of buildings to provide new facade and replacement roof and other associated site works
SITE/LOCATION	6 Sanda Road, Newtownabbey, BT37 9UB
APPLICANT	F G Anderson & Sons Ltd
AGENT	MBA Planning Ltd
LAST SITE VISIT	23rd December 2025
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@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 Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/700319

SITE DESCRIPTION

The application site is located off Sanda Road on lands within the settlement limit of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and on zoned employment lands as defined in draft Belfast Metropolitan Area Plan (dBMAP).

The application site currently comprises a number of small industrial units of varying heights which are the subject of this retrospective application. Access to the site is achieved via Sanda Road which accesses onto the Shore Road.

To the southwest of the site is the remainder of the Sanda Road Business Park which has a number of different businesses with a variety of industrial building styles. There is a petrol filling station located to the northwest of the site which fronts onto the Shore Road and there are also a number of residential properties to the east of the site which front onto the Shore Road but back onto the lane which accesses the application site.

RELEVANT PLANNING HISTORY

Reference: LA03/2020/0379/F
Location: 10 Sanda Road, Newtownabbey, BT37 9UB
Proposal: Change of use from commercial storage unit to commercial kitchen.
Decision: Permission Granted (02/12/2008)

Reference: LA03/2024/0170/CLEUD
Location: 6 Sanda Road, Newtownabbey, BT37 9UB

Proposal: Unauthorised erection of fencing and kerbing and unauthorised development comprising the sub-division of building inclusive of external upgrades.
Decision: Invalid application

Reference: LA03/2024/0300/F
Location: 6 Sanda Road, Newtownabbey, BT37 9UB
Proposal: Erection of fencing and kerbing within site and subdivision and change of use of former plastics manufacturing factory to form 8 No. warehousing units to include external wall and roof upgrades (retrospective)
Decision: Invalid application

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan 2001 (BUAP): The application site is located on unzoned land within the settlement limit designated by the plan which offer no specific policy or guidance pertinent to this proposal.

Draft Belfast Metropolitan Area Plan: The application site is located within the settlement limit of Metropolitan Newtownabbey and is zoned as a major area of existing employment/industry (MNY 12) as designated by the plan.

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

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SPG 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policies:

- Policy DM 1: Economic Development – Zoned Sites and Settlements

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM 10 Access and Parking
- Policy DM 11 Access to Protected Routes
- Policy DM 12 Active Travel
- Policy DM 14 Public Utilities and Infrastructure

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by relevant operational policies:

- Policy DM 25 Urban Design
- Policy DM 28 Amenity Impact

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- DM 40 Landscape Protection;
- DM 41 Coastal Protection; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policies:

- Policy DM 46 The Control of Development in Flood Plains
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems
- Policy DM 49 Artificial Modification of Watercourses
- Policy DM 50 Pollution
- Policy DM 52 Contaminated Land

CONSULTATION

Council Environmental Health Section – No objection subject to conditions

Northern Ireland Water – No objection

Department for Infrastructure Roads- No objection

Department for Communities Historic Monuments - No objection

DAERA Water Management Unit – No objection

DAERA Regulation Unit Land & Groundwater – No objection subject to conditions.

DAERA Natural Environment Division –.No objection.

Shared Environmental Services – No objections.

REPRESENTATION

Thirty-Four (34) neighbouring properties were notified, and 6 (six) letters of representation were received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Loss of trees;
- Increased noise from vehicle using the site;
- A new access is required to the industrial estate;
- The applicant does not own the access laneway;
- The laneway is not wide enough to have two lorries passing;
- The laneway should not be restricted or altered; and
- Work has already commenced.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Framework
- Plan, Policy and Principle of Development
- Design, layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Natural Heritage
- Access, Movement and Parking
- Flooding, Groundwater and Drainage
- NI Water Infrastructure
- Archaeology and Built Heritage
- Other Matters

Legislative Framework

Environmental Impact Assessment

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

Habitats Regulation Assessment

This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council. The Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 19th November 2025. This found that the project would not have any adverse effect on the integrity of any European site.

Plan, Policy 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 Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the settlement limit of Metropolitan Newtownabbey and zoned as a major area of existing employment/industry (MNY 12) as defined within draft Belfast Metropolitan Area Plan (dBMAP).

In line with the transitional arrangements set out in the SPPS, BUAP, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

As indicated above the application site is located on lands zoned within the development limit of BUAP and on lands zoned as existing employment/industrial use (MNY12) within the settlement limit of Metropolitan Newtownabbey. Policies 1.7 -1.10 of the ANPS direct economic growth towards the identified settlements with a particular emphasis on land zoned for a particular use. Policies SP 2.9 and SP 2.10, together with DM 1 of the ANPS, relate to Local Employment Sites and the requirement to safeguard zoned lands for employment generating uses. While the application lands are not identified as a Local Employment Site under the ANPS (given that this designation will be addressed as part of the LPP), the lands are nevertheless zoned for employment use within the dBMAP 2004. In this context, it is considered that the provisions of Policy SP 2.10 are applicable. This policy not only seeks to safeguard such lands to meet local employment needs but also supports their redevelopment and regeneration to provide more modern, fit-for-purpose employment facilities.

The proposal seeks permission for the retention of works to reconfigure and subdivide former industrial buildings for plastics manufacturing to create eight units for business and small enterprise use. The proposal also seeks permission for the conversion of two former industrial buildings into four units for business and enterprise use. The refurbishment of the two buildings includes a new facade and replacement roof and other associated site works. The proposal therefore comprises of a mix of uses that being storage and distribution, industrial and business uses, collectively each of the uses are considered to be employment-based uses on lands zoned for employment/industry use.

Therefore, it is considered that the proposal complies with the Policy provisions of SP 1.7-1.10, SP 2.9 -2.10 and DM 1 of the ANPS and the principle of development is considered acceptable subject to all other policy and environmental considerations being met.

Design, Layout and Impact on Character and Appearance of the Area
Strategic Policy 6: Placemaking and Good Design seeks to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals. There will be a presumption in favour of well-designed proposals that meet the requirements of Policy SP 6 and other relevant policies and provisions of the ANPS.

Policy DM 25 'Urban Design' will require development to demonstrate a clear understanding of the characteristic of the site, its wider context and how the proposal will connect with the surrounding area. Policy DM 25 requires a high-quality design in its layout and appearance and the compliance with a number of criteria. The proposal effectively has two elements, one element seeks the retention of works in the course of reconfiguring and subdividing a former industrial building for plastics manufacturing to create 8 no units for business and small enterprise use whilst the second element seeks the conversion of two former industrial buildings into business and enterprise use, the proposal also incorporates the refurbishment of buildings to provide a new facade and replacement roof and other associated site works.
The application site extends to 0.64 hectares with the proposed layout being annotated on Drawing 03. As indicated the proposal comprises of three existing buildings which are to be refurbished and subdivided to provide 12 units in totality comprising of 8 storage and distribution units and 4 light industrial units. Building A is the largest building and takes the form of an 'L' shape and is located to the northeastern boundary of the site and comprises of 8 units in total, 5 storage and distribution and 4 light industrial. Building A is a mix of single storey, two storey and three storeys. Unit 1 is located to the northwest of the site is a two-storey unit with unit 6 located to the southwest being the three-story unit. Six roller shutter doors together with glazing and pedestrian doors are located to the eastern elevation of building A.

Building B runs parallel to the northern section of building A and takes the form of an elongated, rectangular shaped, single storey building with a rollers shutter door and pedestrian door at either gable. Building B comprises of 2 units, one unit is for storage and distribution measuring 78 sqm with the other unit being light industrial and measuring 98sqm. Building C comprises of units 11 and 12 and is located to the southwest of the site and are to be used for storage and distribution. Unit 11 measures 139 sqm with unit 12 measures 58 sqm and is split across two floors.

Each of the units are modest in scale with the largest unit measuring 297sqm. Each of the buildings take the appearance of a standardised industrial building with a mix of render and aluminium cladding to sections of the wall and the roof. The buildings have differing roof profiles and heights ranging from single storey to three storey and vary from flat roof to pitched roof. Collectively the design and appearance does not appear at odds with the existing built form within the wider area which is located on a parcel of lands comprised of a mix of differing industrial style buildings. Views of the site are achieved when travelling along the Shore Road, however, given the set back nature, the presence of a roadside petrol filling station and residential properties which limit viewpoints along Shore Road, together with the industrial style buildings adjacent, the development does not detract the character or appearance of the wider area.

Access to the site is taken from an existing laneway which accesses from Shore Road, onto the Sanda Road and runs to the rear of an existing row of terrace dwellings, this access arrangement has historically been used to access the site. An area of parking

is located around the periphery of the site on lands within the application site and on lands within the control of the applicant amounting to 87 spaces together with areas for loading.

While the layout of the site is compact, it is acknowledged that the footprint of the development mirrors that which previously existed prior to the development taking place. The surrounding design of buildings has evolved over the years with there being no consistency in design approach other than an overarching industrial appearance. The proposed development is therefore not considered to be overdevelopment, nor would it detract from the character of the area.

Taking into consideration the level of development existing within the site, the context of the surrounding area, including the existing built form on balance the layout, design and appearance is considered acceptable. It is also considered that the proposal will not create a detrimental impact on the character or appearance of the area.

Neighbour Amenity
The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. Policy DM 28 of the ANPS highlights that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Whilst Policy DM 50 of the ANPS indicates that the Council will support development proposals with the potential to cause significant pollution including noise pollution where an assessment report has been provided and concluded that the proposal will not have an unacceptable adverse impact on local amenity and how any proposal will be appropriately mitigated.

The application site is located within an area zoned for existing employment land (MNY 12) which lies adjacent to a small business park (Sanda Road Business Park). There is a petrol filling station located to the northwest of the site which fronts onto the Shore Road and there are also a number of residential properties to the east of the site which front onto the Shore Road but back onto the lane which accesses the application site.

The nearest building outside the Business Park is the petrol filling station (PFS) which is located on the Shore Road to the northwest. There is noise associated with the PFS given the various vehicle movements within the curtilage and along the Shore Road. In addition, the subject buildings are separated from the PFS by a distance of 34 metres to the canopy. The residential buildings along Shore Road which back onto the access lane are well separated from the subject buildings by a minimum distance of 58 metres.

Given the separation distances between existing neighbouring buildings there are no concerns with overlooking, overshadowing or dominance. A number of the third parties did raise concerns with noise and increased noise impacts since the development was constructed.

It is acknowledged that the application site is on existing employment land as zoned within draft BMAP and that there was an historic industrial use on the site which has

now been subdivided. Noise impacts within industrial sites have the potential not only to affect existing neighbouring properties but also to adversely impact upon the industrial units which form part of the subject application.

The description of development does not specify particular uses within each of the individual units which are the subject of this application. Given that there are a number of nearby noise sensitive receptors within a distance of 58 metres it is considered that the generation of noise could give rise to a possible nuisance given the lack of detail which accompanies the application. Provided that a condition is attached requiring the subject buildings to be limited to Class B1 or B2 uses as defined within the Planning (Use Classes) Order (Northern Ireland) 2015 there should be no adverse impact on neighbouring properties as a result of noise. Class B1 and B2 uses are generally defined as business use of light industry uses which are carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The Councils Environmental Health Section was consulted on the application and while they initially raise concerns with a generator on the site and asked for clarification on opening hours, they did indicate that they were satisfied with the proposed development subject to opening hours restrictions.

It is considered that the subject development will not give rise to adverse impacts on neighbour amenity provided that there are conditions restricting the types of uses carried out within the subject buildings and an opening hours restriction.

Natural Heritage
Policy SP 8 of the ANPS indicates that the Council will work in partnership with DAERA, environmental organisations and developers to protect, conserve and promote the enhancement and restoration of the diversity of the Boroughs natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8.3 requires appropriate weight to be afforded to the protection of designated sites, protected species and priority habitats and species together with other features of biodiversity and geological interest within the wider environment. Policy SP 8 is supported by Policies DM 37 – DM 39 and DM 42 of the ANPS.

Designated Sites
The application site is located approximately 90 metres to the west of Inner Belfast Lough Area of Special Scientific Interest (ASSI), Belfast Lough Ramsar site and Belfast lough Special Protection Area (SPA), which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). There is no hydrological link to the designated sites and there are no anticipated emissions which are likely to impact on the site selection features of the sites. The application was assessed by Shared Environmental Services and it was considered that there was no viable pathway to the designated sites and would have no potential effect upon them.

Priority Habitats & Protected Species
The applicant has submitted a Bio-Diversity Checklist (Document 01) in support of their application which was completed by Sterna Environmental Ltd. The Bio-Diversity Checklist included an assessment of all protected species including otter, badger, bat and smoot newt, along with an assessment of the potential impact on designated sites and whether invasive species were present. It was indicated that there were no significant ecology features present on the site to warrant further survey work. While there was some foraging potential for bats, the site layout Plan

(Drawing No. 03/1 date stamped 19th March 2025) was amended to include a bat box and native deciduous tree planting. Consultation has been carried out with Natural Environment Division (NED) in this regard and they raised no objections subject to informatives. It is considered that the installation of the bat box and the tree planting should be a condition of the grant of planning permission to ensure that these elements are carried out.

Water Contamination
As indicated Belfast Lough is located 90 metres to the east of the site. Consultation was undertaken with DAERA – Water Management Unit (WMU) who have indicated that they have no objections subject to the surface water being addressed due to issues with the nearby Whitehouse Waste Water Treatment Works and whether a connection would be granted through NI Water given the capacity issues. This is addressed under the Section NI Water Infrastructure.

Land Contamination
Policy DM 52 of the ANPS requires consideration to be given to the potential of any proposal to cause land pollution or contamination. The Environmental Health Section of the Council and DAERA Regulation Unit were consulted and indicated that there were no significant sources of potentially contaminated land use associated with the historic use of the site and did not raise any concerns with the proposed development from a contamination perspective. DAERA Regulation Unit did suggest conditions to be used if sources of contamination were found during the construction process, however, as the application is retrospective these conditions are not considered to be applicable.

Access, Movement and Parking
Strategic Policy 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

Policy DM 10 gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods and adequate provision is made for car and cycle parking and any necessary servicing arrangements.

Access to the development site is taken directly from a private service road which accesses onto Sanda Road and then onto the Shore Road which is a protected route. As the proposal does not include direct access onto a protected route Policy DM 11 is not engaged. Policy DM 10.2 of the ANPS, advises that the Council will continue to take account of the supplementary guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards.

Using the parking space requirements set out in the relevant documents, it has been calculated that 87 car parking spaces and two lorry spaces are required. The layout of the proposal makes provision for 48 in-curtilage parking spaces, with 39 on-street parking spaces making a total of 87 spaces. It is noted that there is a heavy reliance

upon on-street parking and there are a number of other businesses accessing onto Sandra Road that are also likely to avail of the on-street parking.

The applicant has carried out modelling of similar schemes using the TRICS database which indicates that the number of trips for the former businesses on the site was 56 with the current uses which are the subject of this application being 64 vehicles per day. The TRICS database would certainly indicate that the level of parking required by the Parking Standards document would be far in excess of what is required when assessed against comparable schemes. In addition, the quantum of floorspace for the application site has fallen from 2224sqm pre-development to 2206sqm under the current application which is a small reduction of 18sqm.

Given the lower traffic figures indicated under the TRICS database and given the reduction in the floorspace being provided it is considered that the over reliance upon on-street parking is not a critical issue, however, the 39 in-curtilage spaces should be marked out and maintained as a condition of granting planning permission. The issue of the width of the access laneway currently is not considered to be a determining issue given the former industrial uses which were historically on the site and given the level of traffic is not predicted to be higher than that which was previously using the access.

The aim of Policy DM 12 Active Travel (Walking and Cycling) is to promote measures in the design and layout of developments that will support increased walking and cycling. The site has direct pedestrian access to public roads, and this allows a variety of alternative modes of transport to be utilised by future residents. The site is also in a highly accessible location and is approximately 1km (c.5 minutes' walk) from Abbey Centre that contains a range of local retail outlets and services. In addition, number of bus services use the Shore Road and there is a bus stop located within 230 metres of the site.

DfI Roads were consulted on the application and they raised no objections to the proposed development from a road safety perspective provided that there were no issues raised with the parking provision.

Concerns were raised by third parties regarding the ownership of the laneway which accesses the site and the concern that a gate or barrier would be placed on the laneway. The application does not include a proposal for a gate or barrier across the access and matters pertaining to the breach of someone else's rights of access are civil matters. In addition, the matter of ownership of the laneway is also a civil matter. If permission is forthcoming an informative can be attached to the decision notice indicating that the grant of planning permission does not confer title, ownership or easement over another person's land.

It is noted that the site plan refers fence posts along the access laneway which are to be lowered to 2 metres in height. There are no details of the fence posts provided as part of the application nor are there any details of any fence to be erected. Given that a fence along the back of houses would be a critical concern for local residents especially if it restricted access, it is considered that is a fence was proposed, then details of the fence should have been part of the application. A condition is proposed to be attached to the decision notice that the fence posts or fence does not form part of the grant of permission.

Overall, the parking and access arrangements, and the proposed development is in accordance with Policy DM 10 and Policy DM 12 of the ANPS.

Flooding, Groundwater, and Drainage
Policy SP 10 recognises the need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the natural and built environment while SP 10.2 states that there will be a strong presumption against development proposals in floodplains. SP 10.3 requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems which is supported by Policy DM 47.

There are no designated or undesignated watercourses traversing the site, with the nearest watercourse being the Belfast Lough Tidal Lagoons which are located 40 metres east of the application site. DfI flooding maps indicates that the site is not affected by any fluvial flooding, although the site is partially affected by some pluvial (surface water) flooding. The site does not affect existing flood defence, does not propose any culverting of watercourses nor is it located within an area which is at risk from reservoir inundation. DAERA Water Management Unit (WMU) has considered the impacts of the proposal on the water environment and advise that the proposal has the potential to adversely affect the surface water environment in regard to sewage disposal. WMU's position is reliant on a positive response from NI Water.

NI Water have indicated that the proposal will result in a reduction in foul sewerage flows and consider it acceptable. Although the application site is retrospective, the site has historically been covered by areas of impermeable surfacing including sheds and hardstanding. The site presently drains to an existing storm water outfall which discharges into Belfast Lough which is 40 metres to the east of the application site. It is not considered that the site would be a risk from surface water flooding nor would it increase the risk of flooding elsewhere. The proposal is considered to be acceptable from a flooding and drainage perspective.

<u>NI Water Infrastructure</u>
It is indicated that the applicant intends discharging to the nearby Whitehouse Wastewater Treatment Works which is known to have capacity issues. NI Water has indicated that the proposed uses will provide less load onto the sewerage network than the subject development and have no concerns with the proposed development given the historic use of the site.

Archaeology and Built Heritage
The SPPS and Policy SP 7 of the ANPS requires that all proposals protect, conserve and promote the enhancement of the historic environment. Policy DM 32 seeks the protection, conservation, enhancement, and appropriate active use of listed buildings.

There are no known historic monuments associated with the site and the site has previously been developed for an industrial use. Consultation was carried out with HED-Historic Monuments who indicated that they had no objection to the proposed development.

CONCLUSION

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

- The principle of the development is considered acceptable;

- The design, layout and appearance of the proposal is acceptable;
- There are no significant neighbour amenity concerns;
- There are no significant contaminated land concerns;
- There are no significant concerns with the compatibility with adjacent land uses;
- There is no significant flood risk associated with this development;
- There are no significant natural and built heritage concerns;
- There are no significant access, movement or parking concerns;
- There is no significant concern with regard to NI Water infrastructure.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. This decision is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

   Reason: This is a retrospective application.

2. All hard surfaced areas shall be constructed and permanently marked within 6 weeks of the date of this permission, in accordance with the approved Drawing No. 03/1 date stamped 19th March 2025 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

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

3. Within 8 weeks of the decision notice the Elisa bat box shall be installed at the location shown on Drawing No. 03/1 date stamped 19th March 2025 and shall be permanently maintained for the lifetime of the development. The bat box shall be constructed as per the specifications at: https://www.nhbs.com/elisa-bat-box)

   Reason: To ensure that the bat population in the area is not adversely affected.

4. The development hereby permitted shall not operate and there shall be no commercial vehicle movements along the laneway outside of the following times,
   Monday to Friday: 07:00 to 20:00 hrs
   Saturday: 07:00 to 16:00 hrs
   Sunday: Closed

   Reason: In the interests of neighbouring amenity.

5. The buildings within the application site will be solely used for Class B1 and B2 uses only, as defined by the Planning (Use Classes) Order (Northern Ireland) 2015. Any offices shall be ancillary to the use of the building unless the building is used for a Class B1 office use.

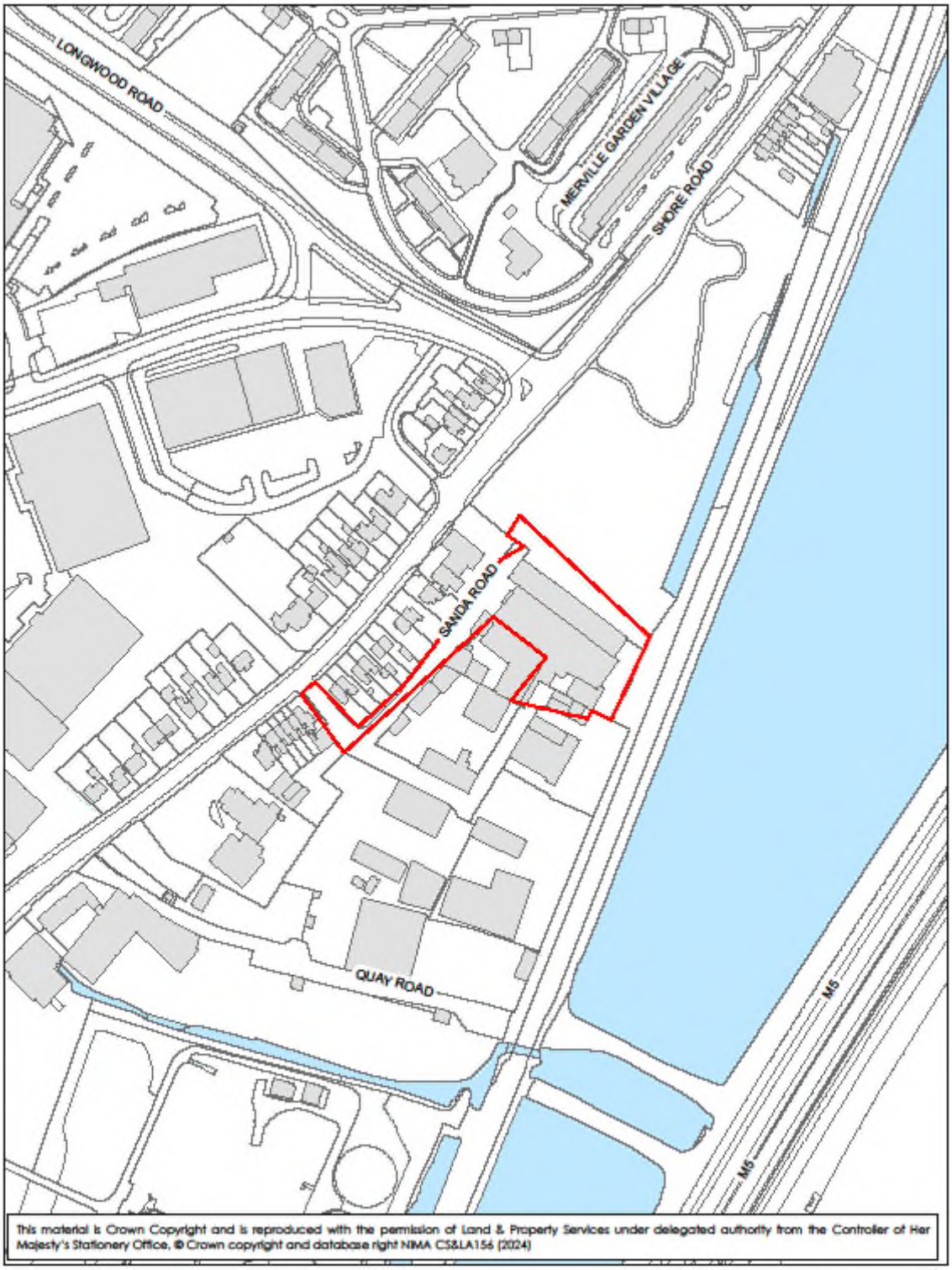
   Reason: In the interests of neighbouring amenity.

6. Notwithstanding the notation on Drawing No. 03/1 date stamped 19th March 2025, there shall be no fence or fence posts are granted as part of this planning application.

Reason: The details of this part of the development have not been provided, have not been described within the description of development and may affect neighbouring properties.

7. The proposed landscaping indicated on Drawing No. 03/1 date stamped 19th March 2025 shall be carried out in full within the first planting season from the date of this permission. If any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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



Site Location Plan

1:2,500

N

Reference: LA03/2024/0461/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.2**
APPLICATION NO	**LA03/2025/0503/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Change of use of a dwelling into a House of Multiple Occupation (HMO)
SITE/LOCATION	221 Bush Manor, Antrim, BT41 2UR
APPLICANT	Olatunbosun Lawal
AGENT	Big Design Architecture
LAST SITE VISIT	21st August 2025
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@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/700998

SITE DESCRIPTION

The application site is located at No. 221 Bush Manor which is within the development limits of Antrim Town as defined within the Antrim Area Plan 1984-2001.

The application site contains a two-storey end of terrace dwelling which is finished in red facing brick, PVC windows and interlocking concrete roof tiles. The dwelling adjoins No. 220 Bush Manor to the northwest and sits at the same level as this property. It is noted that the driveway is accessed to the rear of the property and has two parking spaces. A gate is located to provide access to the rear amenity space of the property. The surrounding area is residential in character with similar house types. The application site lies approximately 480m to the southeast of the main Antrim Area Hospital building.

RELEVANT PLANNING HISTORY

No Relevant Planning History

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim.

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

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

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM 10 Access and Parking

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

CONSULTATION

Council Environmental Health Section: No objection

DfI Roads: No objection

REPRESENTATION

Thirteen (13) neighbouring properties were notified of the application, and one hundred and fourteen (114) letters of objection and one (1) letter of support has been received.

The full representations made regarding the proposal are available to view on the Planning Portal https://planningregister.planningsystemni.gov.uk/application/700998 The issues raised in the representation have been considered as part of the assessment of this application.

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

- Insufficient parking and traffic concerns;
- Noise and disturbance;
- Crime and safety concerns;
- Strain on public services;
- Waste and litter concerns;
- Negative impact on character/community cohesion;

- Overdevelopment;
- Impact on property values;
- Overcrowding;
- Vermin;
- Scale of extension;
- Error with application form;
- Acting without planning permission;
- Legal oversight of future tenants;
- Anti-social behaviour;
- Precedent for future HMOs; and
- Loss of open space.

A summary of the key points of support raised is provided below:
- Need for affordable housing options; and
- HMO is no different to a family of 4 with teenage children of driving age each with their own car.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:
- Preliminary Matters;
- Policy Context;
- Principle of Development;
- Design and Appearance and Impact on the Character of the Area;
- Private Amenity Space;
- Neighbour Amenity;
- Access and Parking; and
- Other Matters

Policy Context

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

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the settlement limit of Antrim Town as defined within the Antrim Area Plan 1984-2001. In line with the transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development

The proposal is for the change of use from a dwelling to a House of Multiple Occupancy (HMO). The Planning (Use Classes) Order (NI) 2004 includes HMOs as a 'sui generis' use. A HMO is defined in The Housing Order (NI) 2003 as, "a house occupied by more than 2 qualifying persons, being persons who are not all members of the same family." The applicant outlines in Document 01, date stamped 20th August 2025, that the proposal is to provide rented accommodation for NHS staff working at the Antrim Area Hospital. The proposal includes the conversion of the existing living room into a fourth bedroom.

An excessive number of HMOs in one area can have a blighting effect. Such areas may also experience excessive demands on local services e.g. refuse collection and as a consequence this can place severe strain on existing infrastructure. These factors combined with anti-social behaviour and neighbour disputes, can give further deterioration in the physical fabric of an area and a community's wellbeing. In this instance it is considered that the introduction of one HMO would not be individually significant or harmful to the character of the area. Following a planning history check of this housing development there is one additional approval for a HMO within this section of Bush Manor, approximately 290m to the southwest, located at No. 60a Bush Manor (Ref: LA03/2024/0865/F). A further HMO within another section of Bush Manor has also been approved located at No. 20 Bush Manor (Ref: LA03/2022/0709/F), which has a separate access off Steeple Road. It is considered that the existing HMOs within this area is far enough removed from the application site and that there is not an excessive number within the area and therefore no significant cumulative impacts should arise.

Policy SP 1.2 of the ANPS states that where there are no policies relevant to the application the Council will grant permission unless material considerations indicate otherwise. In the absence of any relevant policy on HMO developments for the area, the application falls to be assessed against the general provisions of the SPPS and the other relevant policies within the ANPS, which are material planning considerations in all planning applications.

Paragraph 3.8 of the SPPS, states that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.

Paragraph 2.3 of the SPPS outlines that the basic question is whether the development would unacceptably affect the amenities and the existing use of land and buildings that ought to be protected in the public interest. It goes on to state that that good neighbourliness and fairness are among the yardstick against which development proposals will be measured.

It has been raised through letters of objection that the proposal represents overdevelopment, however, the proposed addition of one bedroom with no proposed changes to the external fabric of the building is not considered to represent overdevelopment in this instance.

It was raised through a letter of support that there is a need for affordable housing options. A mechanism for dealing with affordable housing has been introduced within the Councils Plan strategy housed under Policy 17.3 - 17.5 of ANPS. This outlines that the Council will seek to introduce a minimum of 10% allocation of affordable housing in residential schemes that exceed 40+ units. While the application doesn't meet the threshold in this case, it is noted that HMOs are generally associated as a more affordable option for renters. It is considered that the principle of a HMO within the development limits of Antrim Town is acceptable and in line with Policy SP 4.1 of the ANPS, subject to the proposal complying with the relevant policy provisions of the SPPS and the ANPS.

Design and Appearance and Impact on the Character of the Area
The Strategic Planning Policy Statement for Northern Ireland (SPPS) refers, at paragraph 6.137, to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Furthermore, the aim of Policy DM 17 of the ANPS is to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. Policy DM 25 'Urban Design' requires the development to deliver high quality design in its layout and appearance and confirm with a number of criteria including that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area.

Concerns were raised through letters of objection about the impact the proposal will have on the character of the area. One objector raised concerns regarding the scale of the 'extension'.

There are internal changes proposed to accommodate the proposal, including the addition of a fourth bedroom in place of the previous living room. However, there are no proposed changes to the external appearance of the dwelling as part of the change of use. Consequently, it is considered that the proposal will not have any impact on the appearance or character of the area. No extension is proposed as part of the proposal.

Overall, it is considered that the design and appearance of the proposal is acceptable and is considered to reflect the character and appearance of the existing development as no external changes are proposed as part of the development. The proposal is considered to comply with the policy provisions of DM 17.1 and Policy DM 25 in respect of design, appearance and character.

<u>Negative Impact on Community Cohesion and Character</u>
Concerns were raised by objectors with regards to Bush Manor being a private family focused residential development and that granting planning approval for a HMO would have a detrimental impact on community cohesion and on the character of the area as well as setting a precedent for future HMOs to be granted. It is considered that due to the introduction of only one additional bedroom in a single property that the proposal would not have a significant impact on the character of the area.

Amenity Space
DM 17.9 of the ANPS states that the Council will take account of the guidance in relation to private amenity space for new residential development proposals as set out in Creating Places Guidance.

Concern has been raised through letters of objection with regards to the loss of open space. In relation to this application, the house is served by a private garden to the rear of the application site, along with a front garden approved under the original granting of the Bush Manor development. The proposal does not affect the current open space arrangements and would not result in a loss of open space. In addition to the rear amenity space, additional open space lies adjacent to the house, to the northeast of the application site. Given the context of development and only one additional bedroom is proposed, it is considered there is an acceptable level of amenity space and the proposal will not result in a loss of existing open space.

Neighbour Amenity
Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with the amenity impact of development proposals. DM 28.1 sets out that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. DM 28.2 refers to a number of issues which may result from the development including overlooking and/or loss of light, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

In addition, criterion (c) of DM 25.1 requires new development within settlements to be designed to be compatible with adjacent land uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area. There are no external changes proposed as part of the proposal and as such there are no concerns with regards to overlooking, loss of privacy or overshadowing to neighbouring residents.

Concerns were raised through letters of objection in relation to noise and disturbance. In addition, concerns have been raised through letters of objection regarding increased waste, litter and vermin. Whilst there is an additional bedroom proposed as part of the proposal, and as such some extra waste may be generated, it is not considered to be a significant increase to that already existing in a three-bedroom house. Therefore, it is considered that there would be no significant likelihood of vermin.

Additionally, the applicant submitted a Supporting Statement, Document 01, date stamped 20th August 2025, advising that the tenants are healthcare staff and either work long or short days (8am to 5pm or 8am to 8pm) or long nights (8pm to 8am) and at no time do they leave or return between any shift pattern, and as such noise pollution and disturbance are as unlikely as someone returning from a long busy shift who only want to go home, eat, shower and have a long sleep before the next shift.

Regardless of the future occupants of the HMO, in relation to the concerns raised regarding noise it is considered that having four unrelated occupants living in a single property would not have a significantly greater impact on residential amenity by way of nuisance than if the property was occupied by four people of the same family.

Concerns were raised with regards to the impact on safety, increased crime and antisocial behaviour. The proposed change of use to a HMO is not considered to give rise to any significant safety concerns. However, if at any time it is considered that anti-social behaviour or any crime is taking place at the site this should be reported to the business operator or the PSNI who can investigate.

The Council's Environmental Health Section was consulted regarding the development proposal and responded stating that it has no objection in principle to the development proposal subject to an informative being attached to any forthcoming planning approval relating to advice on licencing arrangements. Consequently, the development proposal is not considered to result in any significant impact on neighbouring amenity.

Further concerns were raised by an objector in relation to overcrowding, which would result in added pressure on local infrastructure and services. The applicant within the Supporting Statement advised that the HMO is intended to be occupied by four occupants and that some single-family occupancy may have four or more occupants. The proposed development involves the introduction of one additional bedroom in the property and this is not considered to significantly increase the number of persons capable of living within the property and as such the proposal is not considered to have a significant impact on pressure on local infrastructure and services.

It is therefore considered that the proposal complies with the policy provisions of DM 28 and Criterion (c) of DM 25 of the ANPS in that the proposal is not considered to result in any significant impact on neighbouring amenity.

Access and Parking
Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides a safe access arrangement that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

Objectors raised concerns with regards to parking and access. In addition, concerns were raised in relation to congestion and traffic safety. The current arrangements at No. 221 Bush Manor only allows for 2 no. parking spaces per apartment. Objectors stated that due to the lack of off-street parking, it is difficult for residents to get parked, and the potential of an additional 4 cars could make the matter worse. Further concerns were raised that having multiple tenants living at the host property will continue to cause issues with parking, with higher levels of traffic and noise pollution. Other concerns have been raised in relation to limited space on the pavement and issues surrounding safety of residents.

The applicant stated within their supporting information, Document 01, date stamped 20th August 2025 that the majority (if not all) of the people staying at the property are healthcare staff, who mostly fly in from England on a Monday and return to England on weekend flights. As, such they do not bring their cars to Northern Ireland/ nor do they tend to use the premises at weekends. At the time of the case officers site visit, it was observed that the spaces were free and not in current use.

DfI Roads was consulted regarding the development proposal and responded stating that DfI Roads has no guidance on the parking requirements for HMOs but

would assume one space per bedroom, which is the requirement for a hotel. It confirms the proposal is for a four-bedroom HMO but has only two (2) in-curtilage spaces and limited on street parking, which is available to all Bush Manor residents.

A recent Planning Appeals Commission (PAC) decision on 5th June 2024, (PAC Ref: 2023/A0077), which allowed the retention of the change of use from a single-family home to a HMO (5 beds), considered that the level of parking would not be any different should the property be occupied by 4 people of the same family and as such, given the PAC decision, it is considered that an acceptable level of parking provision is provided, and that the proposal will not significantly add to any parking issues currently experienced in the surrounding area. Furthermore, it is noted that there are a limited number of off-street parking spaces located immediately adjacent to the application site. In addition, it was raised through the letter of support that a HMO is no different to a family of 4 with teenage children of driving age, each with their own car.

On this basis, it is considered that the proposal is compliant with Policy DM 10.1 of the ANPS in that a safe access can be provided and that the road network can safely handle the extra vehicular traffic generated by the proposal.

Other Matters

Objections

A number of concerns were raised through letters of objection:

Additional Strain on Shared Facilities
Concerns were raised by objectors regarding the impact a HMO would have on overcrowding and higher population densities in the residential area, which would result in added pressure on local infrastructure and services. The applicant within the Document 01, date stamped 20th August 2025 advised that the HMO is intended for four occupants and that some single-families may have four or more occupants. The proposed development involves the introduction of one additional bedroom in the property, and this is not considered to significantly increase the number of persons capable of living within the property and as such the proposal is not considered to have a significant impact on pressure on local infrastructure and services.

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

Precedent for HMO's within the area
Objectors raised concerns relating to the granting of approval and that it would set a precedent for future HMOs within the area. As each planning application received by the Council is assessed on its own merits, with a decision being made based on the development plan prevailing at that time and other material considerations, it cannot be said that the approval of this development will automatically lead to the granting of planning permission for any similar proposals submitted in the surrounding area.

Legal oversight of future tenants
Objectors raised concern regarding the high turnover of tenants and stated that whilst the current tenants are professional this could change should an HMO be granted planning approval. As part of the planning process the Council considers the principle of development, determines if a site is suitable for the development and assesses the specific development proposals. However, the Council has no remit in respect of the suitability of different persons to occupy a property unless planning permission was solely granted due to the personal domestic circumstances of the applicant. The objectors go on to comment in relation to the additional income which would be provided by stating that one landlord getting an extra £500 or so per month is not worth the detrimental effects of fear and anxiety which the residents of Bush Manor must suffer. The concerns raised are not considered determining as the number of adults occupying the property is not significantly different from a family home which may have four adults living together from the same family.

Incorrect Address
Concerns were raised with the address specified in the public advertisement; however, the application was re-advertised and additional neighbour notification letters were issued.

Acting without planning permission
A number of objections were received in relation to the current use of the property as a HMO. It is stated on the P1 form, that the house is not currently in operation as a HMO.

Additionally, with regards to the alleged current use of the property as a HMO, queries were raised why neighbours were only being notified now of the development proposal. Article 8(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO) requires a planning authority, where a planning application is made to it, to notify any neighbouring occupiers. The planning application was submitted on 9TH July 2025 and all relevant neighbouring properties were identified and notified accordingly.

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

N

Reference: LA03/2025/0503/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.3**
APPLICATION NO	**LA03/2025/0506/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**COUNCILLOR CALL-IN**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Change of use of a 4-bedroom apartment into a House of Multiple Occupation (HMO)
SITE/LOCATION	33 Millhouse Dale, Antrim, BT41 2UN
APPLICANT	Olatunbosun Lawal
AGENT	Big Design Architecture
LAST SITE VISIT	21st August 2025
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@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/701007

SITE DESCRIPTION

The application site is located at No. 33 Millhouse Dale which is within the development limits of Antrim Town as defined within the Antrim Area Plan (1984-2001).

The application site comprises a duplex apartment located on the third and fourth floors of an apartment block which is finished in red facing brick, PVC windows and interlocking concrete roof tiles. The subject site adjoins five additional apartments within the same block, all of which share the communal open space to the rear contained by a close boarded timber fence. Unallocated communal parking spaces are located to the front of the development. Additional parking is located on the street adjacent to the apartment block. The surrounding area is residential in character.

RELEVANT PLANNING HISTORY

No relevant Planning History

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim.

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

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

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM 10 Access and Parking

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

CONSULTATION

Council Environmental Health Section: No objection

DfI Roads: No objection

REPRESENTATION

Six (6) neighbouring properties were notified of the application and twenty-nine (29) letters of objection have been received.

The full representation made regarding the proposal is available to view on the Planning Portal https://planningregister.planningsystemni.gov.uk/application/701007 The issues raised in the representation have been considered as part of the assessment of this application.

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

- Insufficient parking and traffic concerns;
- Noise and disturbance;
- Safety concerns;
- Waste and litter concerns;
- Anti-social behaviour;
- Precedent for future HMOs;
- Room sizing issues;
- Strain on shared facilities; and

- Negative impact on character/community cohesion.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context;
- Principle of Development;
- Design and Appearance and Impact on the Character of the Area;
- Private Amenity Space;
- Neighbour Amenity;
- Access and Parking; and
- Other Matters

Policy Context

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

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the settlement limit of Antrim Town as defined within the Antrim Area Plan 1984-2001. In line with the transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development

The proposal is for the change of use from an apartment to a House of Multiple Occupancy (HMO). The Planning (Use Classes) Order (NI) 2004 includes houses in multiple occupancy as a sui generis use. A HMO is defined in The Housing Order (NI) 2003 as, "a house occupied by more than 2 qualifying persons, being persons who are not all members of the same family." As outlined on Drawing 02, date stamped 9th July 2025, the proposal is to provide rented accommodation for NHS staff working at the Antrim Area Hospital.

SP 1.2 of the ANPS states that where there are no policies relevant to the application the Council will grant permission unless material considerations indicate otherwise. In the absence of any policy within the ANPS on HMO developments for the area the application falls to be assessed against the general provisions of the SPPS and the other relevant policies within the ANPS, which are material planning considerations in all planning applications.

Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to

the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Paragraph 2.3 of the SPPS outlines that the basic question is whether the development would unacceptably affect the amenities and the existing use of land and buildings that ought to be protected in the public interest. It goes on to state that good neighbourliness and fairness are among the yardstick against which development proposals will be measured.

It is considered that the principle of a HMO within the development limits of Antrim Town is acceptable and in line with Policy SP 4.1 of the ANPS, subject to the proposal complying with the relevant policy provisions of the SPPS and the ANPS.

Design and Appearance and Impact on the Character of the Area
The Strategic Planning Policy Statement for Northern Ireland (SPPS) refers, at paragraph 6.137, to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Furthermore, the aim of Policy DM 17 is to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. Policy DM 25 'Urban Design' requires the development to deliver high quality design in its layout and appearance and confirm with a number of criteria including that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area.

Concerns were raised through letters of objection on the impact that the proposal will have on the character of the area. An excessive number of HMOs in one area can have a blighting effect. Such areas may also experience excessive demands on local services e.g. refuse collection, and as a consequence this can place strain on existing infrastructure. These factors combined with neighbour disputes, can give further deterioration in the physical fabric of an area and a community's wellbeing. In this instance it is considered that the introduction of one HMO would not be individually significant or harmful to the character of the area. Following a planning history check of this housing development there does not appear to be any approvals for HMOs within the wider Mill House development.

There are no internal changes proposed to accommodate the proposal. In addition, there are no proposed changes to the external appearance of the building as part of the change of use. Consequently, it is considered that the proposal will not have any significant impact on the appearance or character of the area.

Overall, it is considered that the design and appearance of the proposal is acceptable and is considered to reflect the character and appearance of the existing development as no external changes are proposed as part of the development. The proposal is considered to comply with the policy provisions of DM 17.1 and Policy DM 25 in respect of design, appearance and character.

<u>Negative Impact on Community Cohesion</u>

Concerns were raised by objectors with regards to Millhouse development being a private family focused residential development and that granting planning approval for a HMO would have a detrimental impact on community cohesion and the character of the area setting a precedent for future HMOs to be granted. It is considered that due to no additional bedrooms being proposed the proposal would not have a significant impact in terms of community cohesion or the character of the development. As each planning application received by the Council is assessed on its own merits, with a decision being made based on the development plan prevailing at that time and other material considerations, it cannot be said that the approval of this development will automatically lead to the granting of planning permission for any similar proposals submitted in the surrounding area.

Amenity Space
Policy DM 17.9 of the ANPS states that the Council will take account of the guidance in relation to private amenity space for new residential development proposals as set out in Creating Places Guidance.

In relation to this application, the apartment building is served by a communal space to rear of the application site, approved under the original granting of the Millhouse development. It is noted that a change of use does not require any additional private or communal open space to be provided. However, Creating Places indicates private communal open space is acceptable for apartments at a minimum of approximately 10sqm per unit. In addition to the rear amenity space an abundance of open space lies adjacent and to the northwest of the application site. In this context, there is an acceptable level of amenity space and it is considered that the proposal complies with DM 17.1 in this regard.

Neighbour Amenity
Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with the amenity impact of development proposals. DM 28.1 sets out that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. DM 28.2 refers to a number of issues which may result from the development including overlooking and/or loss of light, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

In addition, criterion (c) of DM 25.1 requires new development within settlements to be designed to be compatible with adjacent land uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area. There are no external changes proposed as part of the proposal and as such there are no concerns with regards to overlooking, loss of privacy or overshadowing to neighbouring residents.

Concerns were raised through letters of objection in relation to safety concerns, noise and disturbance. Additionally, the applicant submitted a Supporting Statement, (Document 01 date stamped 16th September 2025) advising that the tenants are healthcare staff and either work long or short days (8am to 5pm or 8am to 8pm) or long nights (8pm to 8am) and at no time do they leave or return between any shift pattern, and as such noise pollution and disturbance are as unlikely as someone returning from a long busy shift who only want to go home, eat, shower and have a

long sleep before the next shift. It is considered that having four unrelated occupants living in a single property would not have a significantly greater impact on residential amenity by way of nuisance than if the property was occupied by four people of the same family.

The Council's Environmental Health Section was consulted regarding the development proposal and responded stating that it has no objection in principle to the development proposal, however, they recommended an informative is attached to any forthcoming planning approval relating to advice on licencing arrangements. Consequently, the development proposal is not considered to result in any significant impact on neighbouring amenity.

Concerns were raised with regards to the impact on safety, however, the proposed change of use to a HMO is not considered to give rise to any significant safety concerns. However, if at any time it is considered that anti-social behaviour or any crime is taking place at the site this should be reported to the business operator or the PSNI who can investigate.

It is therefore considered that the proposal complies with the policy provisions of DM 28 and Criterion (c) of DM 25 of the ANPS in that the proposal is not considered to result in any significant impact on neighbouring amenity.

Access and Parking
Paragraph 6.303 of the Strategic Planning Policy Statement all development proposals must take into account parking standards. Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides a safe access arrangement that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

Objectors raised concerns with regards to parking and access stating that the current arrangements at No. 33 Mill House Dale only allows for 1.5 parking spaces per apartment. Both objectors stated that due to the spaces being unallocated it is difficult for residents to get parked, and the potential of an additional 4 cars could make the matter worse. Further concerns were raised that having multiple tenants living at the host property will continue to cause issues with parking, with higher levels of traffic and noise pollution.

The applicant stated within the submitted Supporting Statement that the majority (if not all) of the people staying at the property are healthcare staff, who mostly fly in from England on a Monday and return to England on weekend flights. As, such they do not bring their cars to Northern Ireland/ nor do they tend to use the premises at weekends. It is noted that the applicant highlighted that one of the current occupants drives and uses a car, however, the car is parked for a limited period of time due to the shift patterns. At the time of the case officers site visit, it was observed that the spaces were free and not in current use.

DfI Roads was consulted regarding the development proposal and responded stating that DfI Roads has no guidance on the parking requirements for HMOs but would assume 1 space per bedroom, which is the requirement for a hotel. It confirms the proposal is for a four-bedroom HMO but has only one and a half (1.5) in-curtilage spaces, shared with the apartments and limited on street parking, which is available to all Mill House residents.

A recent Planning Appeals Commission (PAC) decision on 5th June 2024 under (planning appeal reference 2023/A0077) allowed the retention of the change of use from a single-family home to a HMO (5 beds). It was considered in that case that the level of parking would not be any different should the property be occupied by 4 people of the same family and as such, given the PAC decision it is considered that an acceptable level of parking provision is provided, and that the proposal will not add to any significantly greater parking issues currently experienced in the surrounding area.

On this basis, it is considered that the proposal is compliant with Policy DM 10.1 in that a safe access can be provided and that the road network can safely handle the extra vehicular traffic generated by the proposal.

Other Matters

Objections

A number of concerns were raised through letters of objection.

Additional Strain on Shared Facilities

Concerns were raised by objectors regarding the impact a HMO would have on overcrowding and higher population densities in the residential area, which would result in added pressure on local infrastructure and services. The applicant within the Supporting Statement advised that the HMO is intended for four occupants and that some single-family occupancy may have four or more occupants. The proposed development does not involve the introduction of any additional bedrooms in the property and is to remain with four bedrooms. This is not considered to significantly increase the number of persons capable of living within the property and as such the proposal is not considered to have a significant impact on pressure on local infrastructure and services.

Precedent for HMOs within the area

Objectors raised concerns relating to the granting of approval and that it would set a precedent for future HMOs within the area. As each planning application received by the Council is assessed on its own merits, with a decision being made based on the development plan prevailing at that time and other material considerations, it cannot be said that the approval of this development will automatically lead to the granting of planning permission for any similar proposals submitted in the surrounding area.

Room Size

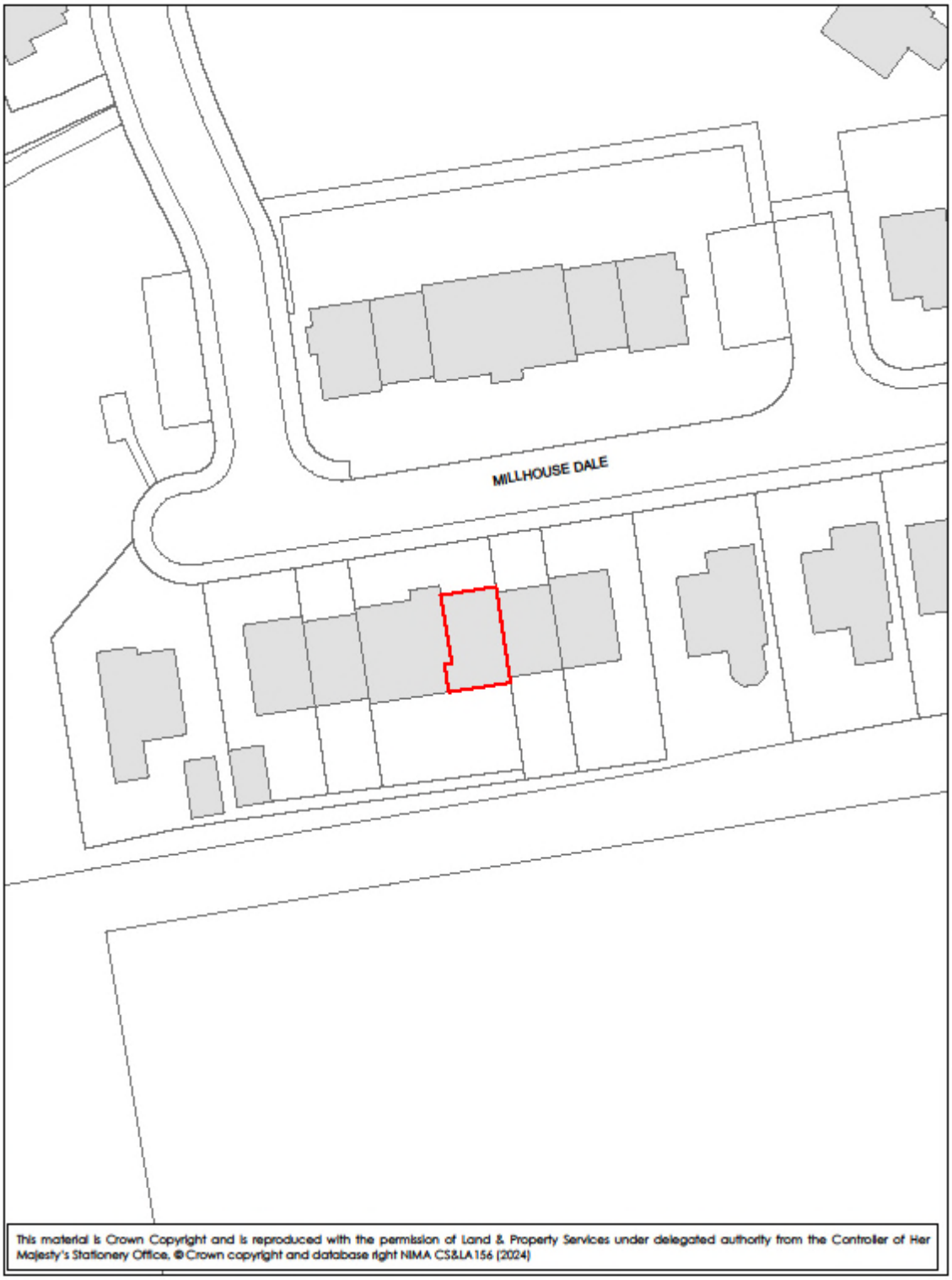
Objectors raised concerns relating to the minimal legal requirements for room sizes for House of Multiple Occupation. While HMO regulations are not something within the planning remit, no rooms are to be decreased in size by the current proposal and as such no issue relating to room sizes are raised by the Council.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITION

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

1:500

N

Reference: LA03/2025/0506/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.4**
APPLICATION NO	**LA03/2025/0517/F**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Dwelling and garage (change of house type from previously approved application T/2010/0271/RM)
SITE/LOCATION	100m west of 10 Eskylane Road, Antrim, BT41 2LL
APPLICANT	Daniel McManus
AGENT	Blackgate Property Services Ltd
LAST SITE VISIT	2nd September 2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@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/701100

SITE DESCRIPTION

The application site is located 100m west of No. 10 Eskylane Road, Antrim, which is within the countryside, outside of any development limit as defined by the Antrim Area Plan 1984-2001.

The application site is set back from the Eskylane Road by approximately 150m and is accessed from this road via a shared laneway. The southern boundary is defined by post and wire fencing, and the western boundary is undefined. The eastern boundary is defined by a mixture of close boarded fencing, post and wire fencing and a neighbouring outbuilding. The northern boundary is defined by a mature hedgerow and intermittent trees. The topography of the site rises from the southwest to the northeast. The site contains foundations for a previously approved dwelling and garage.

The surrounding location is countryside, with dwellings and outbuildings spread throughout intermittently.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2024/0530/CLEUD
Location: Lands 100m West of No.10 Eskylane Road, Antrim
Proposal: Commencement of dwelling and garage approved under T/2009/0172/O and T/2010/0271/RM
Decision: Lawful Commencement (31/01/2025)

Planning Reference: LA03/2022/0886/F

Location: Lands approximately 100m West of No.10 Eskylane Road, Antrim, BT41 2LL
Proposal: Detached dwelling house and detached domestic garage, change of house type to (T/2013/0396/F)
Decision: Permission Refused (24/03/2023)

Planning Reference: LA03/2021/0382/LDP
Location: 100m West of 10 Eskylane Road, Antrim, BT41 2LL
Proposal: Completion of dwelling and garage as approved under T/2013/0396/F
Decision: Lawful Commencement (22/06/2021)

Planning Reference: LA03/2021/0245/F
Location: 100m west of 10 Eskylane Road, Antrim, BT41 2LL
Proposal: Proposed dwelling and garage (change of design from that approved under T/2013/0396/F)
Decision: Permission Granted (08/07/2021)

Planning Reference: T/2013/0396/F
Location: 100m West of 10 Eskylane Road, Antrim
Proposal: Erection of dwelling and garage: change of house type from that previously granted under Reserved Matters approval ref: T/2010/0271/RM.
Decision: Permission Granted (19/03/2014)

Planning Reference: T/2010/0271/RM
Location: 100m West of 10 Eskylane Road, Antrim
Proposal: Dwelling and detached garage
Decision: Permission Granted (09/07/2010)

Planning Reference: T/2009/0172/O
Location: 100m West of 10 Eskylane Road, Antrim
Proposal: Site for dwelling on farm
Decision: Permission Granted (02/06/2009)

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts. Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal.
SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 22 – Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution.

CONSULTATION

DfI Roads – No objection subject to condition

REPRESENTATION

Three (3) neighbouring properties were notified, and thirteen (13) letters of representation have been received, one (1) is from a neighbour notified property and five (5) are from non-notified properties. Five (5) letters of support were received from one (1) neighbour notified property. Following the publication of the latest amended plans, one (1) comment was received from one of the objectors who have removed their objection due to the reduction in height of the proposed dwelling.

A summary of the key points raised in the objection are listed below:

- The ridge height is too high and the scale and massing of the dwelling is out of character with the area and adversely impacts upon the landscape;
- Lack of natural boundaries for the dwelling to integrate/relies on new landscaping;
- The previously refused dwelling (LA03/2022/0886/F) had a similar height to/lower height than the proposed dwelling;
- There are no other two storey dwellings in the area;
- The applicant/agent did not serve notice on landowners; and
- Loss of privacy.

A summary of the key points raised in the letters of support:

- The proposal is an improvement on the existing fall back position (LA03/2021/0382/LDP and LA03/2024/0530/CLEUD) with regards to design, proportion, size and impact on the landscape; and
- The proposal is less visually intrusive/ more sympathetic than the extant approvals.
- There are other two storey dwellings along the Eskylane Road

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Access and Parking
- Sewerage and 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 Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of

planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Policy DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy.

In this instance, the application site benefits from having a Certificate of Lawful Development for two different dwelling and garages. One is certified under planning application Ref: LA03/2021/0382/LDP (T/2013/0396/F) and the other under planning application Ref: LA03/2024/0530/CLEUD (T/2010/0271/RM). In addition, planning approval was granted for a proposed dwelling and garage under planning application Ref: LA03/2021/0245/F on 8th July 2021 and remains extant.

It is important to note that only one dwelling may be constructed on the site, as the various planning approvals are overlapping. The applicant has extant permission on the application site to construct a dwelling and garage and therefore the principle of development on the site for a dwelling and garage is acceptable.

A planning application on the site for a detached dwelling house and detached domestic garage (application Ref: LA03/2022/0886/F) was refused planning permission as it was considered the design of the proposed dwelling was inappropriate within the rural landscape due to its scale and massing. At the time of the previous application, the applicant only had a Certificate of Lawfulness for application Ref: T/2013/0396/F. Since then, the applicant has obtained a Certificate of Lawfulness for application Ref: T/2010/0271/RM.

Therefore, there are three different extant planning approvals for dwellings comprising differing house types on the application site, any of which could be erected.

Design, Integration and Rural Character
DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to

demonstrate high quality rural design, appropriate to the proposed site and its context.
Concerns were raised by objectors regarding the height, scale, and massing of the proposed dwelling, and that it is out of character with the area and has an adverse impact upon the landscape and the lack of existing boundary treatments on the site.

The application site is situated approximately 150m back from the Eskylane Road and is accessed via an existing laneway. The proposed dwelling is situated on a similar footprint to the extant approval.

The proposed dwelling is a two-storey building, comprising two main bodies connected by a link section. The body to the southern portion of the dwelling fronts towards the laneway and has a simple rectangular form measuring 14m by 6.8m, with a pitched roof and a ridge height from finished floor level of 7.4m. The two-storey link section connects the southern body of the proposed dwelling to the northern body. It has a flat roof with a height from finished floor level of 5m and runs perpendicular to the northern section. The other main body projects to the rear of the link section at an approximate 45-degree angle in a northwestern direction. It also has a pitched roof with a ridge height of 7.4m and has a single storey rear return. The dwelling is finished in smooth render and slate roof tiles which are sympathetic to the finishes of the other dwellings in the area.

Given the ridge height, surrounding topography and intermittent vegetation, views of the site when travelling along the Eskylane Road will generally be limited. The site abuts a shared laneway, however, on its southern boundary this laneway curves round the site and projects away from it to the northwest. Long views of the southern and western elevations of the dwelling are achieved when travelling along the laneway in both directions. The northern boundary of the site is defined by a mature hedgerow and intermittent trees, which alongside the cluster of buildings to the east of the site, assist in providing a sense of enclosure to the site. Additional native tree and hedgerow planting is proposed to the eastern and western boundaries which further assists integration.

The proposed garage replicates the siting, design and size of the garage approved under planning application reference T/2013/0396/F.

The previous application on the site for a detached dwelling and garage (Ref: LA03/2022/0886/F) was refused planning permission on 24th March 2023 due to its scale and massing. At the time of the previous application, only planning permission Ref: T/2013/0396/F was certified, however, since then, the planning permission for planning application Ref: T/2010/0271/RM has also been certified and represents a viable fallback position for the developer against which the current application must be assessed.

Planning approval Ref: T/2010/0271/RM allowed a more suburban design than either the proposed dwelling or the other extant approvals. It comprises a number of projections, varying ridge heights, and its rear return is one and a half storeys with a

ridge height of 6.6m above finished floor level at both its principal elevation and rear return. The current proposed dwelling has a 0.8m higher ridge height than the dwelling approved under approval Ref: T/2010/0271/RM on the principal elevation.

Whilst the proposed dwelling has a ridge height higher than the previously approved dwelling (Ref: T/2010/0271/RM), it is smaller in scale in terms of its depth and frontage. The proposed dwelling has a frontage of approximately 14m and a maximum depth of 23.5m while the dwelling approved under planning Ref: T/2010/0271/RM has a frontage of approximately 21.1m and a maximum depth of 27.5m.

It is accepted that the proposed dwelling has a ridge height greater than the dwelling approved under Ref: T/2010/0271/RM, however, it is not a significant increase and is mitigated by the reduced depth and frontage and has a more simplified form, Overall, the proposed dwelling is considered to have a reduced visual impact on the landscape compared to the extant planning approval (Ref: T/2010/0271/RM).

It is considered that the proposed dwelling will satisfactorily integrate with its surroundings whilst respecting the rural character of the area given the context of the extant planning permission. The proposal therefore meets the policy criteria of Policy DM 27.

Neighbour Amenity
Policy DM 28 of the ANPS indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

Objectors raised concerns that the proposal would have an adverse impact upon the privacy of neighbouring properties by way of overlooking. The proposal has a separation distance from the nearest property at No. 12 Eskylane Road of approximately 60m. No.10A Eskylane Road is situated over 70m away and the next nearest dwellings are situated over 100m away. Given these separation distances, it is considered that the proposal would not adversely impact the amenity of any neighbouring properties.

Access and Parking
Policies SP 3.10 and DM 10 of the ANPS state that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic.

Access to the application site is proposed to be gained from an existing lane onto the Eskylane Road. DfI Roads was consulted regarding the development proposal and responded with no objections to the proposed means of access subject to conditions regarding road safety.

Sewerage & Drainage
Policy DM 15 of the ANPS indicates that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS indicates that consideration of drainage issues is a requirement for all development proposals.

The proposal includes details for a septic tank which requires a Discharge Consent to be granted by DAERA Water Management Unit. The site is not known to be located in an area known to be at risk from pollution risk. Details of the location of the septic tank and soakaways are indicated on the Site Layout Plan, Drawing 03/3 date stamped 10th November 2025).

The proposed dwelling is not proposed in an area where there is evidence of a history of surface water flooding, however the site plan indicates the floorspace and the associated hardstanding of the development is over 1000sqm. Nonetheless, the footprint of the building and associated hardstanding is similar to the buildings considered lawfully commenced under planning application Refs: LA03/2024/0530/CLEUD and LA03/2021/0382/LDP. As such, given the extant planning permissions and the lawful fall back position that exists on the application site, a drainage assessment was not requested in this instance.

Other Matters
The applicant provided a copy of a letter as evidence that notice was served on an adjacent landowner. The agent advised that notice was served on the landowner due to the laneway which provides access to the application site not falling within the ownership of the applicant. However, the landowner of the laneway noted within a letter of objection that they did not receive this letter. Issues over land ownership are a civil matter between the relevant parties and regardless, the neighbouring property has not been prejudiced as they have received a neighbour notification letter advising them of the proposed development and they have raised their concerns.

CONCLUSION

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

- The principle of development is considered acceptable;
- It is considered that the proposal will integrate appropriately with the surrounding landscape and the design is considered more sympathetic to its rural location than the extant planning permission;
- The proposal is not considered to result in an adverse impact on neighbouring properties; and
- The proposal is not considered to prejudice road safety.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted must be begun before the expiration of 5 years from the date of this permission.

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

2. The vehicular access (es), including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03/3 date stamped 10th November 2025 prior to the occupation of the development hereby permitted. 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: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

   Reason: To ensure there is a satisfactory means of access in interests.

4. The proposed garage and playroom hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling hereby approved.

   Reason: To prevent the creation of additional dwelling units or unacceptable uses.

5. The proposed planting shall be carried out in accordance with approved Drawing No. 03/3 date stamped 10th November 2025. The planting must be carried out in the first available season after the completion of the development and retained for the lifetime of the development.

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

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

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

7. The existing hedgerow along the northern boundary as indicated on Drawing No. 03/3 date stamped 10th November 2025 must be retained and allowed to grow

on to a minimum height of 2 metres unless necessary to prevent danger to the public, in which case a full explanation shall be given to the Council in writing.

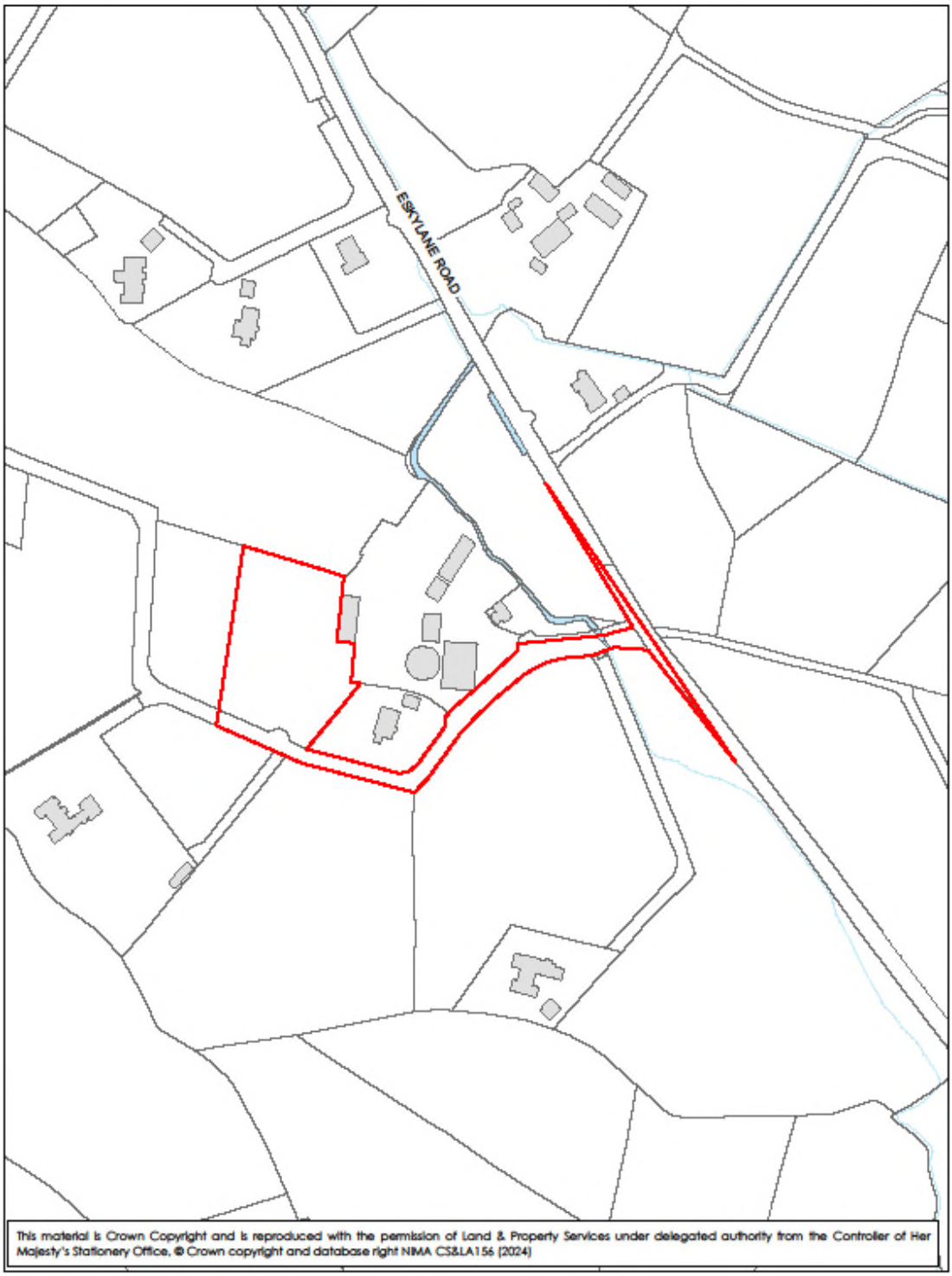
Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

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

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

9. This planning permission is granted in substitution for planning approval references: T/2009/0172/O, T/2010/0271/RM, T/2013/0396/F, LA03/2021/0245/F, LA03/2021/0382/LDP, and LA03/2024/0530/CLEUD. Only one dwelling may be erected within the site outlined in red on stamped approved Drawing No. 01 date stamped 12th July 2025.

   Reason: To prevent an accumulation of dwellings on the site.



Site Location Plan

1:2,500

Reference: LA03/2025/0517/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.5**
APPLICATION NO	**LA03/2024/0377/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Change of use of former ground floor bank to 2no. retail units and change of use of first floor to 5no. residential units including internal works and external alterations
SITE/LOCATION	50-52 High Street, Antrim, BT41 4DS
APPLICANT	Brian McKenna
AGENT	GMR Architects Ltd
LAST SITE VISIT	12th August 2024
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@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/690174

SITE DESCRIPTION

The application site is located within development limit and 'Commercial Core' of Antrim Town Centre and within Antrim Conservation Area as designated within Antrim Area Plan 1984-2001.

The site is located at the former First Trust Bank site at 50-52 High Street, Antrim. The site consists of an existing two storey, detached building fronting on to High Street, the building is finished in render painted walls with archway doors and windows. The building is currently vacant.

The surrounding area consists of a range of uses with The Old Courtyard Café and Theatre located to the west of the site, Castle Mall to the south and a mix of uses along High Street including public bars, retail and beauty services.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2024/0378/DCA
Location: 50-52 High Street, Antrim, BT41 4DS
Proposal: Change of use of existing ground floor bank to 2no retail units and change of use of first floor to 5no. residential units (Amended description)
Decision: Under Consideration

Planning Reference: LA03/2022/0722/F
Location: 50-52 High Street, Antrim, BT41 4DS
Proposal: Change of use from bank to restaurant at ground floor and office space at first floor
Decision: Application Withdrawn (11/12/2023)

Planning Reference: T/2009/0472/A
Location: Railway Street, High Street and Market Square, Antrim, eighteen banners in area
Proposal: Street Lighting column mounted promotional banner.

Decision: Advertisement Consent Granted (09/10/2009)

Planning Reference: T/1994/0436
Location: First Trust Bank, 50-52 High Street, Antrim
Proposal: Alterations to bank frontage
Decision: Advertisement Consent Granted (27/10/1994)

Planning Reference: T/1974/0041
Location: 50 High Street, Antrim
Proposal: Site of conversion of Lough Neagh hotel to shops and offices
Decision: Permission Granted (26/03/1974)

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the development limit of Antrim Town and within Antrim Town Centre. Para 8.1 of the Plan indicates that Antrim Town is the principal shopping town within the plan area. The Plan states that the Department's policy (at that time) was to strengthen the dominance of the central areas by concentrating future commercial development within the town centre limits.

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

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

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policy:

- Policy DM 6 Development within Centres

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling)

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies;

- Policy DM 30 Archaeology;
- Policy DM 32 Listed Buildings; and
- Policy DM 33 Conservation Areas

Supplementary Planning Guidance- Antrim Town Conservation Area Guide

CONSULTATION

Council's Conservation Section- Further Information Required

DfI Roads- Advice

Council's Environmental Health Section- No objection, subject to conditions

Historic Environment Division- No objection

Northern Ireland Water Multi Units East- Refusal Recommended

REPRESENTATION

Eight (8) neighbouring properties were notified of the proposal and one (1) letter of support has been received.

The full representations made regarding the proposal are available to view on the Planning Portal **https://planningregister.planningsystemni.gov.uk/application/690174**

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

A summary of the key points within the letter of support are provided below:

- Proposal complies with the aims of the Living Over the Shops Scheme.
- Parking Statement provided shows the available parking options and is in keeping with PAC decision; and
- Proposal represents a positive contribution to Antrim Town.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context
- Principle of Development
- Design, Layout and Impact on the Conservation Area
- Amenity Provision
- Neighbour Amenity
- Access, Parking and Manoeuvring
- Other Matters

Preliminary Matters

Engagement with the Agent

- The agent was contacted on the 7th August 2024 regarding the parking provision required in line with DfI Parking Standards. The agent responded on the 2nd September to detail that DfI Roads had no concern with regards to parking provision which consists of unassigned town centre spaces.

- The agent was contacted on the 2nd September 2024 and the 8th April 2025 that concerns remained with regards to the parking provision and on the 8th April, the agent was given the opportunity to consider any mitigation measures for the shortfall in parking.

- On the 21st May 2025, a Travel Plan, Document 04 was submitted in an attempt to address the parking concerns which includes a 3-year Travel Card. Further supporting information in relation to parking is included within Document 05, date stamped 1st September 2025.

- The agent was made aware on the 9th October and 2nd December 2025 that concerns remain regarding the proposal which are discussed in detail below. The agent advised on the 2nd December that additional information is to be submitted in relation to car parking, however, to date no additional information has been received.

Policy Context

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

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The application site is located within the development limit of Antrim Town, within the designated town centre and within the Conservation Area as designated within the Antrim Area Plan 1984-2001. In line with the transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development
Given the site location within the settlement limits of Antrim Town, Policy SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided the proposal meets the requirements of Policy SP 4 and other relevant policies applicable to the development type.

DM 17.1 of the ANPS 'Living over the Shop' states that the Council will support appropriate residential proposals above shops and other businesses as these contribute to the safety, viability and vitality of our settlements. The existing approved use on the site is for a bank which is a Class A2 Use as defined within 'The Planning (Use Classes) Order (Northern Ireland) 2015'. The proposal seeks to change the ground floor use to 2no. retail units and the first floor to 5no. apartments.

The SPPS sets out that planning authorities will operate a town centre first approach for retail and main town centre uses, that retailing will be directed to town centres and that retail/town centre uses will be assessed in accordance with other normal planning criteria such as transportation and access arrangements, design and environmental and amenity impacts.

Policy DM 6.2 of the ANPS indicates that proposals that result in the loss of retail units will only be permitted in a number of circumstances. In this case, the proposal seeks to change the use of a former bank unit to 2no. ground floor retail units with residential units on the first floor and therefore does not result in the loss of retail space.

Owing to the location of the site within the urban area, it is considered that the principle of development for housing and 2no. retail units in this area is considered to be acceptable, subject to all other policy requirements.

Design, Layout and Impact on the Conservation Area
The application site is located within Antrim Conservation Area as defined within the Antrim Area Plan 1984-2001.

Section 104(11) of the Planning Act (Northern Ireland) 2011 states:
"Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of-

(a) Preserving the character or appearance of that area in cases where an opportunity for enhancing its character and appearance does not arise;

(b) Enhancing the character or appearance of that area in cases where an opportunity to do so does arise."

This approach is reiterated within Paragraph 6.18 of the Strategic Planning Policy Statement. In addition, Policy DM 33 of the ANPS deals with development within Conservation Areas. Policy DM 33.1 states that the Council will only support development within or adjacent to a Conservation Area that enhances the character or appearance of the area where an opportunity to do so arises, or otherwise to preserve its character or appearance and that is consistent with any relevant conservation area guidance.

Whilst Paragraph 6.19 of the Strategic Planning Policy Statement indicates that in the interests of preserving or enhancing the character or appearance of a Conservation Area, development proposals should respect the characteristics of adjoining buildings in the area by way of its scale, form, materials and detailing along with several other criteria.

Whilst DM 33.3 states that in considering new development, including alterations to or the redevelopment of existing buildings, it will need to be demonstrated that:
(a) The proposal accords with the Guiding Principle of Policy paragraph DM 33.2 through the appropriate design, use of materials, detailing, scale, form and massing and arrangement of such development; and
(b) The quality of views within, from and into the Conservation Area will be maintained or enhanced.

Policy DM 33.6 requires that all applications be accompanied by sufficient information to allow an informed appraisal of the potential impact on the character and appearance of the Conservation Area.

Internally, the building is to be reconfigured to accommodate the subdivision to 2no. retail units at the ground floor with the 5no. residential units above at first floor consisting of 3no. 1-bedroom apartments and 2no. 2-bedroom apartments.

Externally, the proposal consists of minor alterations to the elevations. The front elevation is being altered to consist of new window glass with the retention of the curved surroundings to the windows in keeping with the adjacent Old Courthouse Building along with an additional entrance door to allow both retail units to have a separate entrance. The side elevation is being altered to include the removal of the existing gateway to provide a new entrance door to serve the 5no. apartments. The rear elevation is proposing 3no. additional first floor windows along with the removal of two existing vents to be replaced with 2 new access doors. The proposal includes apartment bin and bicycle storage to the rear of the site which is suitably enclosed by an existing 3m high fence.

The proposal is within close proximity to several listed buildings including 49 High Street (Historic Building Ref: HB20/08/013), Old Court House (Historic Building Ref: HB20/08/008) and 8 Market Square (Historic Building Ref: HB20/08/009). Historic Environment Division were consulted on the proposal and have indicated that they are content that the proposal will pose no demonstrable harm to the setting of the adjacent listed buildings.

A letter of support details that the proposal will make a positive contribution to Antrim Town and it is noted that the proposal represents an improvement to the current unattractive appearance of the building that exists and the return to active use of the property could enhance the character of the Conservation Area.

DM 33.7 requires that proposals for demolition or partial demolition within a Conservation Area are accompanied by a Statement of Justification. The agent has provided a statement of justification within Document 03, date stamped 1st September 2025, which states that the main physical features associated with the Conservation Area will be retained to ensure sensitive restoration of the building.

Advice and guidance were sought from the Conservation Section of the Planning Section's Forward Plan Team who indicated that whilst the Statement of Justification lacks a level of detail, the submitted plans do show limited demolition works in relation to the principal front elevation (High St). Whilst the rear elevation involves more extensive demolition works including the removal of existing windows, it is noted that this elevation overlooks a service yard associated with Castle Mall and therefore will not be subject to public views within Antrim Conservation Area.

It is considered by the Conservation Section that the demolition works will have little impact on the character and appearance of the Conservation Area due to the minimal demolition works proposed to the front elevation along High Street.

However, the Conservation Section of the Planning Section's Forward Plan Team indicated that there are limited details provided in relation to the proposed materials, finishes and colours. It is noted that alterations to the northwestern elevation which overlooks Market Square includes the removal of a set of metal railings/gates to facilitate a new access door. The access door is noted to be of uPVC manufacture with a full height glazing panel, no detail has been provided as to the intended colour of this entrance feature. However, details of this could be conditioned as part of any grant of planning approval should it be forthcoming.

In addition, it is considered that the modern design of the entrance door along with the large expanse of glazing is inappropriate for the Conservation Area, particularly in relation to its siting in close proximity to a number of listed buildings (The Old Courthouse and former Ulster Bank building) and overlooking Market Square. Whilst the applicant's agent has been made aware of these concerns, further information was not requested from the agent in relation to the impact on the Conservation Area due to the concerns in relation to parking.

For this reason, it is considered that the proposal is contrary to Paragraph 6.19 of the Strategic Planning Policy Statement and Policies SP 7 and DM 33 of the ANPS in that the proposal is not considered to be appropriate due to the use of materials and detailing and it is considered that the proposal would not maintain or enhance the character and appearance of Antrim Conservation Area.

Amenity Provision
Policy DM 17.9 of the ANPS 'Private Open Space' details that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments, (DoE/DRD, 2000).

'Creating Places' states that the appropriate level of provision should be determined by having regards to the particular context of the development. 'Creating Places' further acknowledges that in inner urban locations and high-density areas such as this particular application site within the town centre, open space is likely to be more limited. In the case of apartment developments, 'Creating Places' indicates that private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens, which should range from a minimum of 10sqm to 30sqm per unit, within higher density areas the allocation of open space may be closer to the lower figure.

It is acknowledged that the application site is within Antrim Town Centre and approximately 320m east of Antrim Castle Gardens and a reduced level of amenity space may be appropriate for this location. Drawing Number 08/1 (date stamped 20th August 2024) shows a landscaped terrace area of approximately 65 sqm which is approximately 13 sqm per apartment unit which is in excess of the minimum 10 sqm guidance outlined in Creating Places. The terrace area is surrounded by a 1.1m high obscure glazing glass balustrade.

It is considered that the level of amenity space provided is sufficient to serve the development and is in accordance with Creating Places guidance and DM 17.9 of the ANPS.

Neighbour Amenity
Paragraph 4.12 of the Strategic Planning Policy Statement and DM 28.1 of the ANPS states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

DM 28.2 details that consideration will be given to overlooking, loss of privacy, dominance and overshadowing, noise and other disturbance as material considerations.

Given the nature of this development proposal issues of noise and odours and general impact on neighbour amenity are relevant material considerations in the assessment of this planning application.

The site is located at Nos 50-52 High Street Antrim within the town centre. It comprises an existing two storey detached building which was formerly used as a bank. The ground floor sub-division to 2no. retail units is not considered to give any significant rise to neighbour amenity concerns on surrounding commercial properties.

In terms of the change of use from the first floor to 5no. apartments, DM 28.2 states that consideration will be given to overlooking/loss of privacy, dominance and overshadowing. 'Creating Places' would recommend that, where a development abuts the private garden areas of existing properties, a separation distance greater than 20 metres will generally be appropriate to minimise overlooking, with a minimum of around 10 metres between the rear of any new properties and the common boundary.

The proposal does not include any additional windows to the front or gable elevations. However, the use of the first floor is being altered to residential accommodation. The front elevation opens out to Antrim High Street and faces commercial premises at No 55 High Street which is set approximately 22m south of the site which is considered acceptable.

Three (3) additional first floor windows are proposed to the rear elevation which abuts the service yard of Antrim Castle Mall with the shopping centre set approximately 32m north of the application site which is considered to be a suitable separation distance.

A Noise Impact Assessment was requested by the Council's Environmental Health Section due to the site's close proximity to commercial premises and a public house which may give rise to concerns for future residents of the 5no. apartments in terms of noise. The agent has submitted the Noise Impact Assessment, Document 03 (date stamped 8th November 2024). EHS has been consulted and raised no objection subject to conditions.

The proposal is considered to comply with Policy DM 28 in this regard and there are no significant concerns in relation to neighbour amenity.

Access, Parking and Manoeuvring
Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods. In addition, DM 10.1 requires adequate provision is made for car and cycle parking and any necessary servicing arrangements.

The proposal is located within the town centre of Antrim and does not impact upon the access arrangements for the site and therefore complies with Criterions (a) and (b) of DM 10.1 of the ANPS in terms of adequate access arrangements.

Criteria (c) of DM 10.1 requires adequate car parking to be provided, while Paragraph 6.311 of the SPPS and DM 10. 2 of the ANPS details that in assessing parking arrangements, the Council will continue to take account of supplementary guidance including Parking Standards (DoE, 2005). Paragraph 6.310 of the SPPS also indicates that in assessing development proposals, planning authorities should require the developer to submit a Transport Assessment which may include a travel plan, that sets out a package of complementary measures to secure the overall delivery of more sustainable travel patterns and which reduces the level of private car traffic generated.

The sub-division of the ground floor to 2no. retail units would require approximately 12.3 parking spaces based on DfI Parking Standards. This number of spaces would have also been required for the previous use on the site as a bank. However, the existing approved use of the bank offered no designated parking as the application

site is within Antrim Town Centre and there is no designated parking associated with the site.

There is on-street parking located along High Street and the building is in close proximity to a number of public car parks including Castle Mall, Railway Street and Lough Road car parks available for short term visitors to use. The site can also be accessed by foot and is well served by public transport. Given the previous lack of parking at the site for the bank it is considered that the lack of parking for the two retail units in this instance is acceptable.

In accordance with the DoE Parking Standards, the total spaces required for the 5no. residential units is 6.75 spaces this is calculated as 1.25 spaces required for each of the three (3) one (1) bedroom apartments and 1.5 spaces for each of the two (2) two (2) bedroom apartments. It is noted that no parking is provided for the 5no. residential units.

Whilst it is considered acceptable for the ground floor retail units to offer no additional parking due to the previous shortfall in parking for the former use as a bank, the 5no. residential units require an additional 6.75 spaces in accordance with DfI Parking Standards, which is a shortfall of 100% for the required residential parking.

The availability of short-term car parks and on-street parking in the town centre is suitable for short term visitors to the retail units, however, a number of parking spaces along High Street and Main Street are subject to parking restrictions, with a parking time of only 60 minutes allowed between 09:00 and 17:00, and no return within one hour. It has not been demonstrated by the applicant that capacity exists to accommodate the required spaces for the apartment units.

The amplification of Policy DM 10 indicates that a reduction in car parking provision may be acceptable in the following circumstances:
• Where it forms part of a package of measures to promote alternative transport modes, particularly where this has been demonstrated and accepted through the Transport Assessment process;
• In locations which are highly accessible and well served by public transport;
• Where co-location of facilities provide opportunities for shared parking arrangements; and/or
• Where new development is proposed close to existing public car parking and it is demonstrated there is available spare capacity.

Information was submitted in the form of a Travel Plan and cover letter (Document 04) which details that there is no need for parking for this development due to its town centre location and proximity to amenities. It further details that residents who wish to travel by car would be expected to park at nearby public car parks or on-street. It has not been demonstrated that these spaces will be available to residents or if they are accessible. The residents parking in these spaces have the potential to displace cars of shoppers and visitors to the town centre who would go elsewhere, potentially impacting on the viability of the town centre.

This information is re-iterated within a Parking Statement (Document 06, date stamped 28th November 2025) which also refers to a Planning Appeals Decision (2024/A0052) where a shortfall in parking was accepted. A letter of support indicates that the parking statement shows the available parking options and is in keeping with

the PAC decision. However, the proposal differs from the appeal decision in that no parking is being provided for the current proposal and it has not been demonstrated that there is capacity in nearby public car parks for residents to avail of.

It is noted that the site is in close proximity to a number of amenities which is not disputed by the Council. It is further noted that a 3-year Residential Ulsterbus Town Travel Card Scheme shall be offered to residents of the apartments and that in general this area of Antrim Town has a low car ownership level. It is also noted that a Travel Coordinator will be appointed to encourage active travel to aim to reduce car dependency. Legal agreement for this?

The above points are noted, and it is accepted that a reduction in parking provision for this proposal may be acceptable, however, no parking is being provided in this case and therefore it is not considered that sufficient mitigation is proposed to offset the parking concerns in relation to the residential properties.

The proposal is therefore contrary to paragraph 6.311 of the Strategic Planning Policy Statement and criterion (C) of Policy DM 10.1 of the ANPS in that adequate provision has not been made for car parking.

Other Matters

Northern Ireland Water

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

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

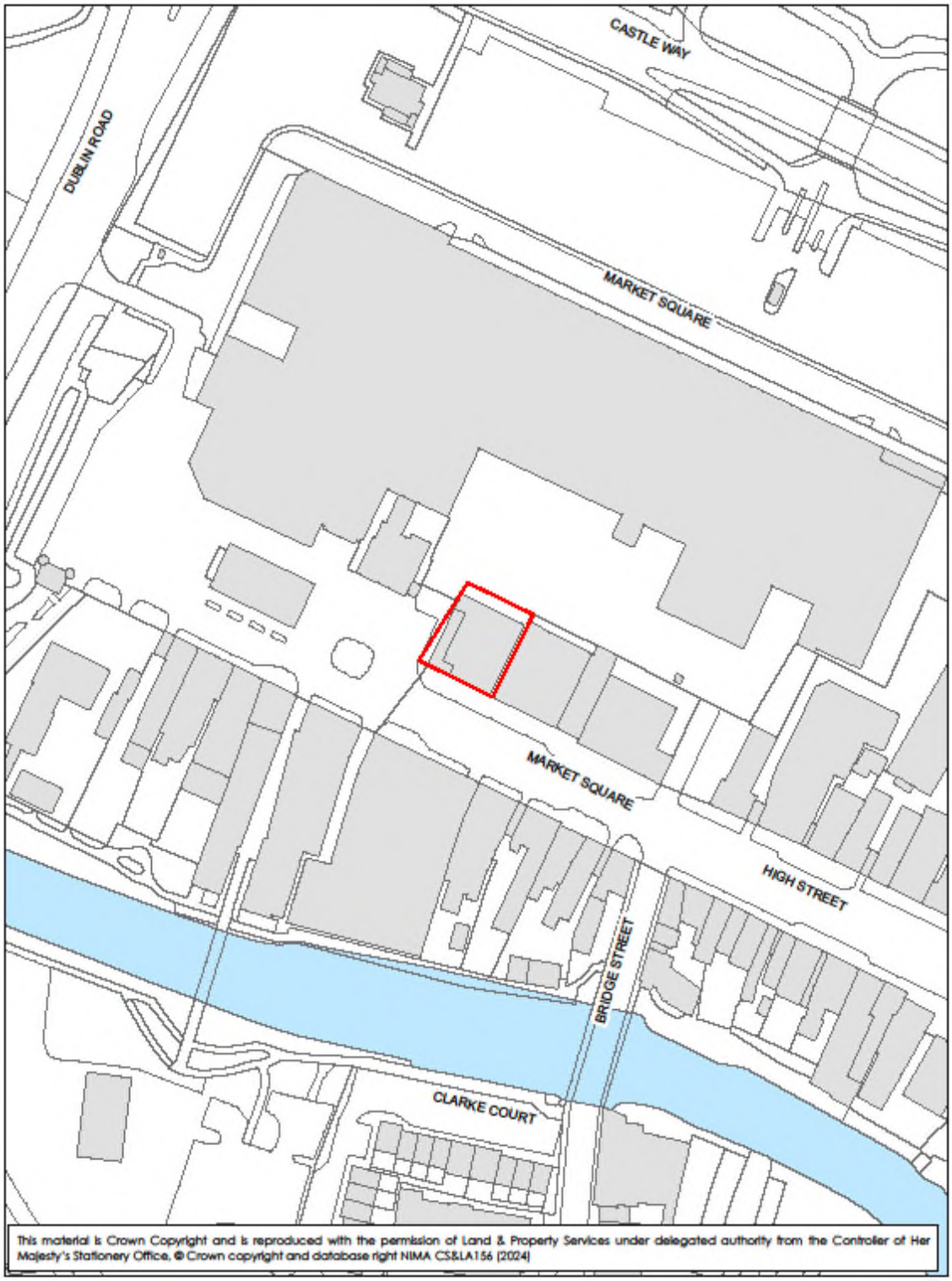
In conclusion, the imposition of the recommended planning condition will ensure the proposed development has no significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to paragraph 6.311 of the Strategic Planning Policy Statement and criterion (C) of DM 10.1 of Antrim and Newtownabbey Plan Strategy Plan Strategy in that adequate provision has not been made for car parking.

2. The proposal is contrary to paragraph 6.19 of the Strategic Planning Policy Statement and to Policies SP 7 and DM 33 of Antrim and Newtownabbey Plan Strategy Plan Strategy in that the proposal is of an inappropriate design due to the use of materials and detailing and it has not been determined that the proposal would not have a detrimental impact on the character and appearance of Antrim Conservation Area.



Site Location Plan

1:1,250

N

Reference: LA03/2024/0377/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.6**
APPLICATION NO	**LA03/2024/0378/DCA**
DEA	**ANTRIM**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE DEMOLITION CONSENT**
PROPOSAL	Change of use of former ground floor bank to 2no retail units and change of use of first floor to 5no. residential units including internal works and external alterations
SITE/LOCATION	50-52 High Street, Antrim, BT41 4DS
APPLICANT	Brian McKenna
AGENT	GMR Architects Ltd
LAST SITE VISIT	12th August 2024
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@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/690177

SITE DESCRIPTION

The application site is located within development limit and 'Commercial Core' of Antrim Town Centre and within Antrim Conservation Area as designated within Antrim Area Plan 1984-2001.

The site is located at the former First Trust Bank site at 50-52 High Street, Antrim. The site consists of an existing two storey, detached building fronting on to High Street, the building is finished in render painted walls with archway doors and windows. The building is currently vacant.

The surrounding area consists of a range of uses with The Old Courtyard Café and Theatre located to the west of the site, Castle Mall to the south and a mix of uses along High Street including public bars, retail and beauty services.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2024/0377/F
Location: 50-52 High Street, Antrim, BT41 4DS
Proposal: Change of use of existing ground floor bank to 2no retail units and change of use of first floor to 5no. residential units (Amended description)
Decision: Under Consideration

Planning Reference: LA03/2022/0722/F
Location: 50-52 High Street, Antrim, BT41 4DS
Proposal: Change of use from bank to restaurant at ground floor and office space at first floor
Decision: Application Withdrawn (11/12/2023)

Planning Reference: T/2009/0472/A
Location: Railway Street, High Street and Market Square, Antrim, eighteen banners in area

Proposal: Street Lighting column mounted promotional banner.
Decision: Advertisement Consent Granted (09/10/2009)

Planning Reference: T/1994/0436
Location: First Trust Bank, 50-52 High Street, Antrim
Proposal: Alterations to bank frontage
Decision: Advertisement Consent Granted (27/10/1994)

Planning Reference: T/1974/0041
Location: 50 High Street, Antrim
Proposal: Site of conversion of Lough Neagh hotel to shops and offices
Decision: Permission Granted (26/03/1974)

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is within the primary retail core of Antrim town centre and also forms part of Antrim Town Conservation Area (zoning reference 16.8) as defined by the Plan. There are no specific operational policies relevant to the determination of the application in the Plan.

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

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive, and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 33 Conservation Areas

Supplementary Planning Guidance- Antrim Town Conservation Area Guide

CONSULTATION

Council's Conservation Section: Further Information Required

Historic Environment Division: No objection

REPRESENTATION

No neighbouring properties were notified as the application relates to Conservation Area Demolition Consent 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:

- Principle of Development and Impact on the Conservation Area

Principle of Development and Impact on Conservation Area

Section 104 (11) of the Planning Act states "where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of:

a. Preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;
b. Enhancing the character or appearance of that area in cases where an opportunity to do so does arise."

Paragraph 6.18 of the Strategic Planning Policy Statement and Polices DM 33.4 and 33.5 of the ANPS, states that the Council will operate a presumption in favour of the retention of an unlisted building that makes a material contribution to the character and appearance of a Conservation Area. In addition, consent for demolition will only be permitted where it is deemed that the building makes no material contribution to the character and appearance of the area, subject to appropriate arrangements for the redevelopment of the site. Furthermore, it must clearly be demonstrated that any redevelopment of the site will enhance the character or appearance of the area where an opportunity to do so arises or otherwise preserve its character or appearance.

The proposal involves the demolition of internal walls and stairway to facilitate the subdivision of the existing ground floor retail outlet to 2no. retail units and change of use of existing first floor to 5no. residential units.

Furthermore, DM 33.7 requires that proposals for demolition or partial demolition within a Conservation Area are accompanied by a Statement of Justification. The agent has provided a Statement of Justification within Document 03, date stamped 1st September 2025, which states that the main physical features associated with the Conservation Area will be retained to ensure sensitive restoration of the building.

Advice and guidance were sought from the Conservation Section of the Planning Section's Forward Plan Team who indicated that whilst the Statement of Justification lacks a level of detail, the submitted plans do show limited demolition works in relation to the principal front elevation (High St). However, the rear elevation involves more extensive demolition works including the removal of existing windows, but it is noted that this elevation overlooks a service yard associated with Castle Mall and therefore will not be subject to public view within Antrim Conservation Area.

However, concerns were raised that the submitted drawings do not accurately detail the full extent of the demolition works. For example, Drawing No. 05 illustrates the existing rear and side elevations of the application site and highlights the extent of the demolition works, the drawing fails to consider the removal of all awning-style windows at first floor level and a third awning style window at ground floor. Furthermore, 4no. casement style windows are also proposed to be removed to accommodate 4no. doors providing access from the proposed apartment to an area of amenity space, this is not clearly included within the demolition works as proposed. It is also noted that the installation of an entrance door to the retail unit will require the demolition of part of the front elevation, namely the removal of a small area of walling/stallriser and window cill. This is not reflected in Drawing No. 04.

The proposal is considered contrary to Policy DM 33 in that insufficient information has been submitted to demonstrate that the proposed demolition works will enhance the character and appearance of the area or otherwise preserve its character and appearance. Further information was not requested from the agent in relation to the impact on the Conservation Area due to the concerns in relation to the associated planning application (Planning Ref: LA03/2024/0377/F).

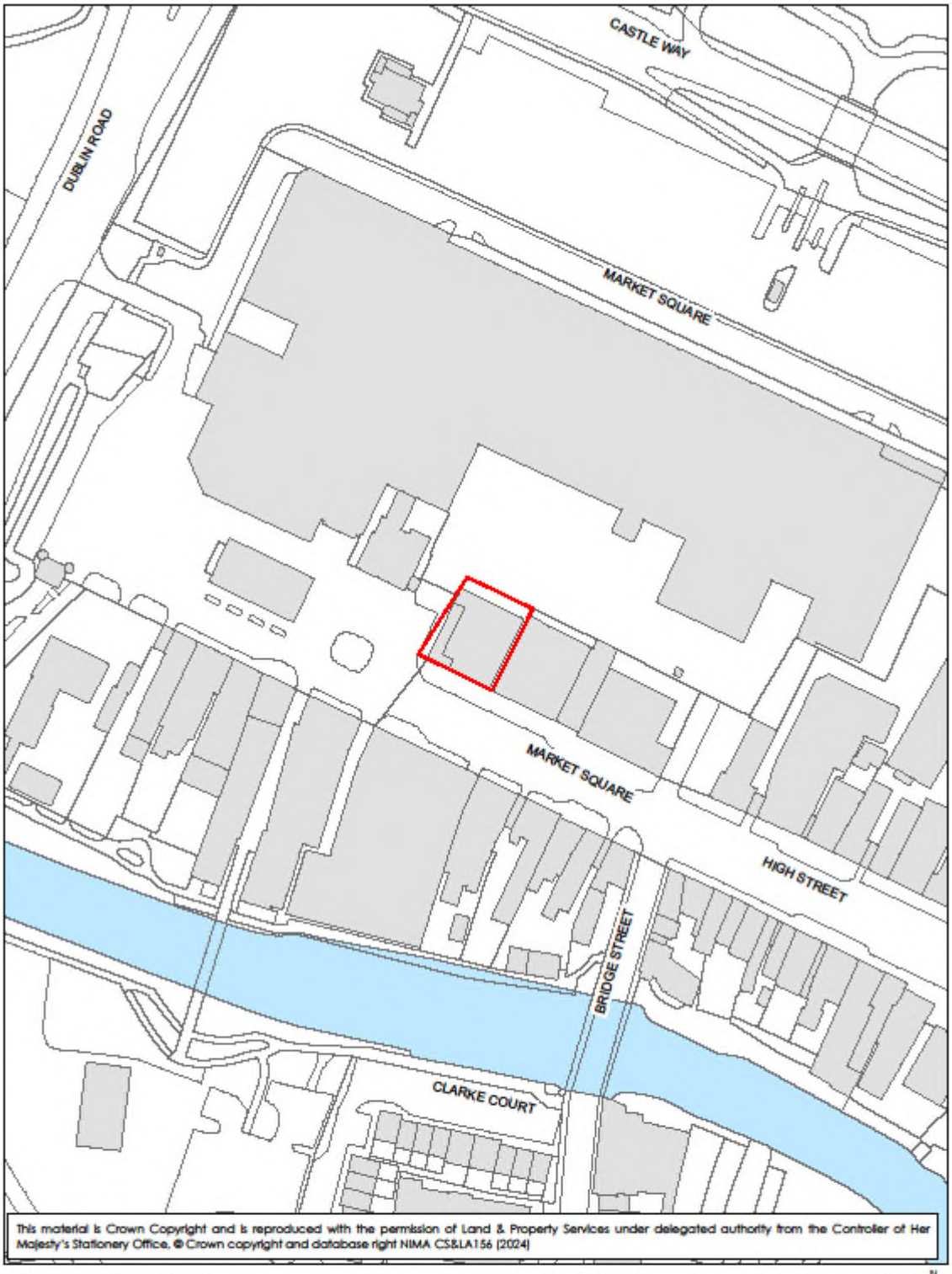
In addition, the full planning application, LA03/2024/0377/F, is recommended for refusal and as such it is considered appropriate to recommend refusal for the demolition works on the site given the absence of an acceptable redevelopment scheme and the lack of information submitted to justify the demolition.

RECOMMENDATION	**REFUSE DEMOLITION CONSENT**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to paragraph 6.19 of the Strategic Planning Policy Statement and Policy DM 33.5 of the Council's Plan Strategy in that a suitable redevelopment scheme has not been agreed.

2. The proposal is contrary to paragraph 6.19 of the Strategic Planning Policy Statement and to SP 7 and Policy DM 33 of the Council's Plan Strategy in that insufficient information has been provided to determine that the proposed demolition works will enhance the character and appearance of the area or otherwise preserve its character and appearance.



Site Location Plan

1:1,250

Reference: LA03/2024/0378/DCA

Site Location

COMMITTEE ITEM	**3.7**
APPLICATION NO	**LA03/2024/0470/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**RECOMMEND REFUSAL**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of retail units at basement and ground floors and change of use from offices to 9 no. apartments on upper floors (4 no. 2 bed apartments & 5 no. 1 bed apartments) to include 5no. escape roof windows, 1no. smoke ventilation roof window and soil waste / ventilation pipes.
SITE/LOCATION	12, 12A-12E Market Square, Antrim, BT41 4AW
APPLICANT	JMCK INVESTMENTS LTD
AGENT	Park Design
LAST SITE VISIT	16 August 2024
CASE OFFICER	Sairead McCarthy 028 9034 0406 Sairead.mccarthy@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 Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/689389

SITE DESCRIPTION

The application site is located within the development limits of Antrim as designated in the Antrim Area Plan 1984 – 2001 (AAP). The site also falls within the Central Area of Antrim, within the Town Core and the primary shopping area, and is in the Conservation Area as designated in the AAP.

The proposed development is contained within the upper floors of Nos. 12 and Nos. 12A to 12E Market Square. The host building is two storeys high fronting on to Market Square and is three storeys high to the Six Mile Water at the rear and south of the application site. The building currently accommodates a number of different uses including a supermarket, restaurant and office space. Pedestrian access to the Six Mile Water boardwalk is through an archway on the front elevation and runs along the western elevation. The overall design and appearance of the host building is characteristic of the Conservation Area in which the application site is located and contains a number of design features including a traditional shop front, sliding sash windows and plaster quoins.

As the application site is located within the town centre of Antrim, it is surrounded by a mix of uses, including but not limited to retail, banks, public houses, restaurants, and office space.

RELEVANT PLANNING HISTORY

No relevant planning history

PLANNING POLICY AND GUIDANCE

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

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 - 2001: The application site is located within the Central Area of Antrim; within the Town Core and the primary shopping area and is located within Antrim Conservation Area.

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2: 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 and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking;
- Policy DM 12 Active Travel (Walking and Cycling); and
- Policy DM 16 Telecommunication Facilities and Digital Services

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and

welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 33 Conservation Areas

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;
- Policy DM 50 Pollution; and
- Policy DM 52 Contaminated Land

Supplementary Planning Guidance- Antrim Town Conservation Area Guide

CONSULTATION

Environmental Health – No objection

Conservation Section – Recommend refusal

DfI Roads – No objection

Historic Environment Division – No objection

NI Water – Subject to the applicant engaging with NI Water as outlined, NI Water may reconsider its recommendation

REPRESENTATION

Fifteen (15) neighbouring properties were notified of the application, 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:

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Layout and Appearance and Impact on Character of the Area
- Residential Amenity
- Public and Private Amenity Space
- Crime and Personal Safety
- Access and Parking
- Archaeology and Built Heritage
- Land Contamination
- Other Matters

Preliminary Matters

Works commenced

At the time of the site visit in August 2024, it was not evident that any works relating to the proposal had commenced, however, in August 2025, the Planning Section was made aware that the developer was on site and was progressing with the internal works required to carry out the proposed change of use. The case officer advised the agent by way of email on 04 September 2025 that any works being undertaken were done so at the developers own risk. The agent confirmed by email on 17 September that the client was made aware of this risk, with the applicant further advising on 09 October 2025 that works on site have since ceased.

Demolition Consent

The application site is located within Antrim Conservation Area as designated in the AAP. The proposal involves the creation of new window openings on both the roof and walls; and as the site is located within the Conservation Area, Demolition Consent is required. The agent was advised on 21 October 2025 that if the principle of development was found to be acceptable, an application for Conservation Area Consent would be required. However, the applicant was not requested to submit the application at this time as there are still concerns with the principle of development.

Engagement with the applicant / agent

- On 21 August 2024, the agent was advised of some concerns relating to the proposed development, including the lack of parking.

- On 11 September 2024, the agent provided additional information to address the concerns raised, but no further information on parking provision was included.

- The case officer raised the lack of parking with the agent again on 08 April 2024 and suggested the provision of some mitigation measures. Reference was made to a residential scheme approved in Antrim (Ref: LA03/2023/0822/F) which included a package of mitigation measures to offset a reduced parking provision.

- The applicant changed their planning agent, and on 02 May 2025, the case officer provided an update on the application, and the outstanding issues to the new agent, one of which was the lack of parking.

- On 15 May 2025, the agent referred to the parking survey submitted with the application and stated that this justified a car free scheme with no assigned parking spaces. The case officer acknowledged this document on 20 May 2025 but advised again that an adequate level of parking would be required.

- An office meeting with the applicant, agent and case officer was held on 30 May 2025. Following the meeting, the agent advised via email on 10 June 2025 that the applicant would be happy to implement the 3-year residential Ulsterbus travel card scheme.

- The agent was offered to provide an updated Planning Statement on 04 July 2025 following the adoption of the ANPS. The agent was provided with a list of policies contained within the ANPS that may be of relevance to the proposed development on 23 July 2025 and was advised that while a travel card scheme may be acceptable as part of a package of measures to promote alternative transport modes, it may not be sufficient on its own.

- The agent advised via email on 06 August 2025 that the proposal had been assessed against the relevant policies within the ANPS and concluded that it did not conflict with any policy in the ANPS.

- The agent provided amended drawings on 06 November 2025 to address design concerns. With regards to the parking concerns, the agent advised that the applicant has had a number of 'word of mouth' type enquiries for the apartments all of whom are well aware there would be no parking and so it is firmly believed that the need for parking is not relevant in this particular project. Further to this, on 09 December, the agent submitted a Travel Plan and Transport Assessment.

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 Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site falls within the development limit of Antrim as defined in the Antrim Area Plan (AAP); it is also located within the Town Core of Antrim and is within the Conservation Area. Whilst the AAP indicates that the policy in this area is to strengthen the dominance of the town centre by concentrating further commercial development here, there is no specific guidance on housing within this area in the AAP.

Given the sites location within the settlement limits of Antrim Town, Strategic Policy SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided the proposal meets the requirements of Strategic Policy SP 4 and other relevant policies applicable to the development type. Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met.

In addition to Strategic Policy SP 4, Strategic Policy SP 6.1 sets out that the Council will support and encourage the delivery of high-quality new development; whilst Strategic Policy 6.3 highlights that the Council will ensure new development respects, protects and where possible, enhances our historic environment and natural heritage assets.

It is noted that the proposed development falls below the threshold of 10no. units as indicated in Strategic Policy 6.4 which requires a Design and Access statement. Furthermore, the scheme is for less than 40no. units and therefore the developer is not required to provide at least 10% of the total units as affordable housing as set out in DM 17.3; in addition, there is no requirement to design a minimum of 20% of the units within the scope of the 'Lifetime Homes' approach (DM 17.1).

This application is seeking planning permission for the change of use of the first and second floors of an existing three storey building from office floorspace to 9no. residential units comprising 4no. 2-bed apartments and 5no. 1-bed apartments.

It is set out in DM 17.10 of the ANPS that the Council will support appropriate residential proposals above shops and other businesses, as these contribute to the safety, viability and vitality of our settlements, and it is considered that the principle of development is acceptable, subject to the proposal creating a quality residential environment in accordance with all other relevant policies.

Design, Layout and Appearance and Impact on Character of the Area
Policy SP 4 of ANPS indicates that the Council will seek to ensure that new housing developments are designed in a sustainable fashion and to meet the evolving needs of residents over their lifetimes. Policy SP 4 also directs that the development of high-quality homes should adhere to the principles of placemaking and good design as required by Policy SP 6. The Strategic Planning Policy Statement (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that higher density housing developments should be promoted in town and city centres and in other locations that benefit from high accessibility to public transport facilities.

The SPPS also advocates for residential use above shops and other business premises within town centres and where appropriate, as this can promote sustainability through utilising underused space, maintaining the fabric of buildings and contributing to the vitality and viability of town centres.

Policy SP 4 is supported by Policy DM 17; with the aim of this policy to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. DM 17.1 allows for the development of quality and sustainable residential schemes in settlements, where they do not contribute to town cramming, and can meet a number of criteria.

Criterion (c) of DM 17.1 requires all new residential developments to provide a range of housing of different types and sizes, which are well integrated as part of the overall scheme whilst ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area. In addition, criterion (a) of Policy DM 25 states that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area, whilst criteria (d) expands on this and requires that any proposal creates a sense of place by developing places with character, identity and local distinctiveness.

This proposal is for the change of use of two upper floors of a three-storey building within Antrim Town Centre to provide a total of 9no. apartments. There is policy support for well-designed higher density proposals set out in DM 17.1 of the ANPS which gives favourable consideration to higher density proposals at accessible locations within towns of the Borough, to make the best use of existing infrastructure and services. The proposed development is therefore considered to comply with criterion (a) of DM 17.1.

The proposed development provides apartments of different sizes, with both the one- and two-bedroom units being well integrated within the fabric of the building. The size, scale, and massing of the development relates well to the surrounding area, and as the residential units are located on upper floors, they will not create conflict with the surrounding land uses which are of a mix typical of a town centre. The proposal is in accordance with Policies DM 17 and DM 25 in this regard.

The works required to carry out the proposed development are predominantly internal, apart from a new external door on the ground floor level on the western elevation, the installation of four (4) sliding sash windows on the first floor of the eastern elevation, the installation of three (3) air vents on the northern roof elevation and a further three (3) on the southern roof elevation, and the installation of six (6) roof velux windows. The finishes of these new elements will largely match those of the existing building. Two ground floor bin areas have also been shown on Drawing Number 03A (date stamp received 21 May

2025) and Drawing Number 08 (date stamp received 30 May 2024), which will serve the proposed apartments. These can be accessed from the pedestrian walkway along the western side elevation. Whilst the overall design and appearance of the scheme is largely considered to be acceptable, however, there are some concerns as discussed below.

As noted above, the application site is located within Antrim Conservation Area, and Section 104(11) of the Planning Act (Northern Ireland) 2011 states:

"Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of-

(a) Preserving the character or appearance of that area in cases where an opportunity for enhancing its character and appearance does not arise;
(b) Enhancing the character or appearance of that area in cases where an opportunity to do so does arise."

A guiding principle of Policy is set out in DM 33.2 of the ANPS, which states that when assessing proposals within a Conservation Area, the Council should pay special regard to the desirability of enhancing the character or appearance of the area where an opportunity to do so arises, or otherwise to preserving its character or appearance.

DM 33.3 further sets out that in considering new development, including alterations to or the redevelopment of existing buildings, the applicant will need to demonstrate that the proposal accords with the above guiding principle through the appropriate design, use of materials, detailing, scale, form and massing and arrangement of such development; and furthermore, that the quality of views within, from and into the Conservation Area will be maintained or enhanced.

The Antrim Conservation Area Design Guide advises that rooflights 'should reflect the street scene, be well spaced and not over large'; they should also be located on the rear elevation and be of traditional design. In total, six (6) roof lights are proposed, three (3) of which are positioned on the front elevation and three (3) on the rear, one of which is a smoke ventilation window.

Advice and guidance was sought from the Conservation Section of the Planning Section's Forward Plan Team. Their first response offered no objection to the application, however, following the inclusion of velux windows, the Conservation Section has advised that the proposed development is not in overall alignment with the Conservation Area Design Guide as the velux windows on the front elevation are not a feature of the characteristic built form of development in this part of the Conservation Area.

The Conservation Section considers that the proposed velux windows are well spaced, not overly large and are of a traditional, conservation-style design. Their concern that they are not a characteristic feature of the Conservation Area is acknowledged, however, the velux windows proposed for the front elevation are located on the roof plane of a three-storey building and it is considered that at this height, their visibility from street level is somewhat limited. In addition, the hipped-type roof of Nos. 55 – 59 High Street largely obscures views of the application site on approach from the east along High Street. Overall, it is considered that the general perception of these windows will be quite minimal, and that whilst they are not a characteristic feature of the surrounding

Conservation Area, they will not have a significant detrimental impact on the character or appearance of the area.

The proposed development also includes a soil vent pipe, which is shown on the eastern elevation of the building. This eastern elevation overlooks the service yard for the subject building and the adjacent property at Nos. 55 – 59 High Street. Positioning the soil vent pipe on this elevation limits public views and will not have a detrimental impact on the character or appearance of the Conservation Area. Advice from the Conservation Section suggests that to further limit views and ensure the soil vent pipe does not appear intrusive, it should be of a colour that matches the external walls of the host building. Such detail, while not shown on the submitted drawings, could be conditioned on any forthcoming decision notice.

Criterion (n) of Policy DM 25 requires development proposals in settlements to integrate sustainable energy measures. This proposed development does not provide any such measures; however, it is acknowledged that the proposal is for the conversion of an existing building and there is limited scope to integrate any sustainable energy measures. In this case, it is considered that there is no requirement for this proposal to engage with this criterion.

Within Policy DM 25: Urban Design is a section referring to Landscape and Biodiversity. Under DM 25.1, criterion (m) sets out that development proposals should promote biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites. A Positive Planning Note within the ANPS states that developers should note that the Swift was given 'Bird of our Borough' status by the Council in May 2015, and one simple measure that new development schemes could do to promote biodiversity is to use Swift nest bricks or incorporate Swift nest boxes into the design of their buildings. Further guidance on the inclusion of measures to support and protect the Swift population has recently been published by the Council. Whilst the proposal does not currently address this matter, such measures could be included as an informative should permission be forthcoming.

To conclude, it is considered that the size, scale, and general appearance of the proposed development is acceptable; and that the scheme is high-quality and will preserve the character of the Antrim Conservation Area. The proposal is found to be in accordance with Policy DM 25 and DM 33 of the ANPS.

Residential Amenity
The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. This is supported by Policy DM 25 which requires that there is no detrimental effect on the amenity or character of adjoining properties. Policy DM 28 of the ANPS sets out that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties.

DM 28.2 refers to a number of amenity issues which may result from the development, including overlooking and / or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

Furthermore, criterion (c) of DM 25.1 requires new development within settlements to be designed to be compatible with adjacent land-uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area. The application site is located within the town centre and is surrounded by a mix of uses on both ground and upper floors. It is considered that the proposed residential use will not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area.

The application site is located within the commercial core of Antrim Town Centre and is surrounded by a mix of existing developments, including retail, office, and public houses. In addition, the ground floor of the host building is currently occupied by a food retailer and a restaurant / take away.

The Environmental Health Section (EHS) had initial concerns regarding noise levels from the restaurant and additional commercial sources and requested the submission of a Noise Impact Assessment (Document 03, date stamp received 21 October 2024) to assess the potential impact of these noise levels on any future occupant of the proposed residential units.

The Noise Impact Assessment notes that the dominant noise source impacting the site is road traffic, in addition to noise from nearby commercial sources and environmental noise. With regards to transmission noise from the Iceland Supermarket (inclusive of deliveries and first floor retail) and the ground floor restaurant, the noise consultant has predicted noise levels from the various retail sources and assumed the sound reduction values of separating walls and floors. The consultant has predicted the existing walls and floors will provide enough attenuation to mitigate adverse impacts on future occupants. It is worth noting that the adjoining retail premises operate during daytime hours only. The report recommends mitigation measures involving a specified sound reduction performance for windows and an alternative means of primary ventilation. On the basis of the consultation response from EHS, it is considered that there will be no unacceptable adverse effect on the proposed residential properties in terms of noise.

As the existing restaurant has the potential to create a noise nuisance, EHS were also of the opinion that it could possibly give rise to an odour nuisance. Following their site visit, EHS confirmed numerous commercial plant is fitted to the building and cooking odour from a commercial kitchen was detected in the vicinity of the proposed site. Consequently, an Odour Assessment was submitted (Document 03) and recommends odour mitigation measures namely to install a mechanical ventilation system within the proposed apartments, with the clean air intakes positioned at the front façade adjacent to Market Square where there would be a negligible impact from the existing commercial kitchen extract flue. EHS is content with these proposed measures, although clarification was sought in the form of an amended drawing to show air intake for the mechanical ventilation system serving the whole development. These details are noted on the front and rear elevation drawings Drawing Number 12B and Drawing Number 13B (both date stamped received 06 November 2025).

The proposed development is contained within the fabric of the existing building and is located on the upper levels of an existing building within a town centre, surrounded by other commercial premises. It is considered that the works required to carry out the development would not create any new or unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Two separate areas for bin storage have been indicated on the floor plan drawings (numbered 03A and 08). The agent has indicated that both bin storage areas will be available for use by future residents. It is considered that the proposed bin storage areas are acceptable given their size and accessible location and will not give rise to any significant detrimental impact on residential amenity.

The internal layout of the proposed apartments is such that there are no opposing windows. This will ensure there are no significant adverse impacts on the privacy of proposed residents. As the proposal is for a change of use, there will be no increase in overshadowing or loss of light effects on any other. It is considered that there will be no unacceptable adverse effect on residential amenity in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Public and Private Open Space
DM 17.7 of the ANPS expects residential development proposals of a certain size to provide well designed, safe and accessible public open space as an integral part of the overall scheme. This proposal falls below the thresholds in DM 17.7 and there is no requirement on the developer to provide public open space.

In terms of private amenity space, DM 17.9 sets out that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, 'Creating Places: Achieving Quality in Residential Developments'. Guidance within this document states that the appropriate level of provision should be determined by having regard to the particular context of the development and further indicates that within inner urban locations and high-density areas potential open space provision is likely to be more limited.

In the case of apartment developments, Creating Places indicates that private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens, which should range from a minimum of 10sqm to 30sqm per unit, and that within higher density areas, the allocation of open space may be closer to the lower figure.

The proposed development is contained solely within the existing building, with a curtilage that covers only a pedestrian walkway to the west and a service access to the east. No additional land is included within the red line of the site, and no extra land is indicated as being owned by the applicant; consequently, there is no ability for the proposal to provide any communal or private amenity space within the application site.

It is acknowledged that the site is within Antrim Town Centre and that it lies less than 1km east of Antrim Castle Gardens. This large area of public outdoor space can be easily accessed on foot through the Barbican Gate at the top of Market Square. It is considered that this expanse of existing open space and the ease of accessibility to it offsets the deficiency of open space being provided for by the proposed development. In addition, the proposed scheme will allow for the re-use of vacant floors of an existing building and assist in its conservation, which in turn would contribute to the overall vitality of the Conservation Area and Antrim Town Centre in general. The shortage of open space for the new scheme is not considered to be determining, especially so when there are greater amenity benefits to the proposal.

Crime and Personal Safety
Criterion (k) of DM 25.1 of the ANPS states that the proposed residential development should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and seeks to ensure that buildings front onto streets.

The proposed development is contained within the upper floors of the host building, with some of the apartments looking out over Market Square. It is considered that this layout will help reduce the fear of crime and anti-social behaviour by providing a level of surveillance to the town centre when the surrounding business premises have closed.

Access and Parking
Paragraph 6.311 of the SPPS advises that when assessing the appropriate amount of car parking, account should be taken of the specific characteristics of the development and its location, having regard to the Department's published standards (Parking Standards published by DOE, 2005) and any reduction in standards provided for through a LDP or Transport Assessment. In addition, Strategic Policy 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

Policy DM 10 gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated; where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and adequate provision is made for car and cycle parking and any necessary servicing arrangements. Criterion (j) of DM 25.1 also requires development proposals to incorporate adequate and appropriate provision for parking. Policy DM 10.2 of the ANPS, advises that when assessing access and parking arrangements, the Council will continue to take account of the supplementary guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards.

The proposed development is contained within an existing building and there is no vehicular access that needs to be assessed. By using the parking space requirements set out in the relevant documents, it has been calculated that 12.25 (rounded up to 13) parking spaces would be required for the proposed residential units.

The current proposal does not provide for any dedicated parking, and the agent contends that there is sufficient capacity on-street and within public car parks to accommodate the required parking provision for this development. This conclusion has been reached following the completion of a parking survey carried out at 07:00 and 19:00 on Tuesday 21 May 2024 and Wednesday 22 May 2024 (Document 02, date stamped received 30 May 2024). In support of the application, the applicant has also submitted a Travel Plan (Document 06, date stamped received 09 December 2025) and a Transport Assessment Form (TAF) (Document 07, date stamped received 09 December 2025).

The agent has also stated within Document 02 that current policy allows for a reduction in parking provision when the site occupies an inner urban location or is in a high-density area. It is also asserted in the document that due to its location, the proposal will give rise to a reduced level of car ownership, and therefore fewer parking spaces are required. It is acknowledged that in certain circumstances, a reduction in parking may be acceptable and this is reflected in current policy contained within the ANPS. Paragraph

6.23 of Policy DM 10 states that a reduction in car parking provision may be acceptable in some circumstances; and whilst policy may allow for a reduction in car parking, the ANPS does not set out any circumstance where a proposal would be acceptable with no parking.

It is acknowledged that the application site is located within Antrim Town Centre and is served by a number of local town bus routes; and that the site is also within walking distance of Antrim Bus and Rail Centre on the Station Road and is therefore considered as occupying a highly accessible location. Given these circumstances, it is considered that a reduced level of parking for the proposed development would be acceptable, however, no parking for this proposal has been provided.

As set out in the Travel Plan (Document 06), the applicant proposes to implement a number of transport measures with the aim of encouraging future residents to travel to / from the development by means other than the private car. One measure is the provision of a Green Travel Fund which will allow for the provision of a Residential Ulsterbus Travel Card scheme. It is noted in the Travel Plan that this residential travel card will be offered to one occupier of each apartment, within one month of their occupation, and will enable residents to travel anywhere around Antrim Town with no limit on the number of journeys per day. The card will apply 7 days per week, and for a period of three years. The applicant has stated that the total cost of the Travel Card scheme equates to £564 per apartment per year, totalling £15,228 over the 3-year period. Up to date information regarding transport services, including routes, timetables and fares will also be provided in the main reception area of the building and in other common areas.

In addition, the applicant intends to allocate to the building management the roles and responsibilities of a Travel Co-ordinator, which include the promotion of car sharing between residents with the introduction of a car sharing scheme, and encouraging residents to review their business, work, and leisure travel and to use tele-conferencing rather than travelling for meetings. It will also be the responsibility of the building management to work with Translink to investigate the use of promotions and other commuter initiatives to encourage the use of public transport. Information booklets highlighting cycle and walking routes will be provided to residents and updated regularly.

Through the ANPS, it is documented that reliance on the private car must be reduced, and support provided to those who rely solely on public transport for mobility. More active and sustainable transport choices in order to improve both quality of life and quality of place is therefore to be encouraged, and the mitigation measures put forward by the applicant are acknowledged.

It is noted that an Ulsterbus Town Service Travel Card was accepted for an approved residential scheme on the Dublin Road in Antrim (Ref: LA03/2023/0822/F), as part of a package of measures used to promote a more sustainable mode of transport. This package also included a £200 voucher per apartment towards the purchase of a bicycle, a mobility scooter parking area within the development and a cycle storage area. A travel coordinator was also to be appointed, whose duties are the same as those proposed with the current application. The delivery of these incentives was subject to a Section 76 Legal Agreement under the Planning Act (Northern Ireland) 2011.

It is also notable that the scheme on the Dublin Road did have parking, albeit a reduced level, and the measures indicated above were in addition to the provision of 26no. parking spaces. Furthermore, this approved scheme was for active elderly residents and

was accompanied by supporting documentation from a housing association stating that car ownership rates are generally lower for elderly occupants of social housing than for privately owned or general market housing. It would appear that this current proposal, however, is for the latter type of housing, and the applicant has advised that it will be a 'car free' development. Whilst paragraph 20.04 of Creating Places indicates that in special circumstances, in some inner urban locations, 'car-free' developments may be considered appropriate, the onus is on the applicant to demonstrate that households will not own a car or will keep it elsewhere. In this instance, no information has been submitted to demonstrate that future residents of the proposed development will have a reduced level of car ownership, or indeed not own any car.

Within the TAF, the applicant has referred to a residential scheme in Ballyclare (Ref: LA03/2023/0277/F) which proposed 12no. apartments and only 3no. parking spaces, a shortfall of 80%. The application was refused by the Council on the grounds of insufficient parking and subsequently appealed. The Planning Appeals Commission (PAC) decided that the reduced level of parking was acceptable (Ref: 2024/A0052). Whilst not explicitly stated, it is assumed that the applicant refers to this appeal as a comparable development with that currently proposed, however, there are notable differences between the two. Firstly, the development in Ballyclare did have some assigned parking within the confines of the application site, therefore the PAC accepted a reduced level of parking for the apartment development. Secondly, the Ballyclare development was for social housing, which generally has a lower level of car ownership, and supporting information to this effect was submitted by a registered housing provider.

In contrast, the PAC dismissed an appeal (Ref: 2022/A0211) for a similar development to the rear of Nos. 19-21 Market Street Antrim, in December 2024. This development was for part demolition of an existing building and erection of 15no. apartments (Ref: LA03/2020/0506/F). The appeal development had an under provision of parking; with the scheme requiring 19.5no. parking spaces but only providing five (5). The shortfall in this case was 14.5no. parking spaces, or 74%, and ultimately the PAC concluded that this reduced level of parking provision was not acceptable.

Given that the appeal to the rear of Nos. 19 – 21 Market Street Antrim is located on the same street as the current proposal, it is considered to be more comparable than the Ballyclare appeal. In addition, the appellant was also a private developer and not a social housing provider. It is notable that in appeal Ref: 2022/A2011, the PAC had concerns with the parking survey which was carried out at off-peak times (between 7pm and 7am). The parking survey submitted by the applicant was carried out at the same times, and there are also concerns with this parking survey which are set out below.

Through the parking report, 837 on-street or public car parking spaces have been identified, which it is argued by the agent are available for the future residents of the proposed development. These spaces are located along High Street and Railway Street, and in car parks at Clarke Court, Castle Mall, Bridge Street and Railway Street car park. Although the applicant has indicated that there is on-street parking within the vicinity of the site, it has not been satisfactorily demonstrated that these parking spaces will be available to the future occupants of this development. Essentially, these are public parking spaces which serve the surrounding commercial and retail units, and this private residential development cannot rely solely upon parking spaces which are being provided for public use. It is considered that relying on these public car parking spaces to serve the proposed development could create parking issues in the town.

Additionally, a number of the spaces highlighted by the applicant are subject to parking restrictions, with a parking time of only 30 minutes allowed between 09:00 and 17:00 Monday to Saturday, and no return within one hour on both High Street and Railway Street. These spaces would not be suitable for potential residents who may require parking for their vehicle during these times of the day and should be discounted from the parking survey. Furthermore, whilst it has been indicated that 177 car parking spaces are available in the Railway Street car park, it is noted that parking charges apply between the hours of 08:30 and 18:30 Monday through to Saturday, and it is unlikely that any resident will use this car park given the need to pay on a continued basis.

The transport measures put forward by the applicant are acknowledged and to be encouraged, however, it is considered that they do not go far enough and do not compensate for the absence of parking spaces. Whilst the measures put forward under this proposal were also included in the Dublin Road scheme, the latter offered more incentives, as well as some parking spaces.

The two appeals referenced above were both for social housing, which is generally accepted to have a lower level of car ownership. In both appeals, the development proposals did offer parking, albeit a reduced level. Regardless of the tenure of occupation, the appellant has failed to make a persuasive argument that there are special circumstances in this case which would justify an absence of parking.

Taking all the above into account, it is acknowledged that a reduced level of parking for the proposed development would be acceptable with an appropriate package of measures to promote alternative transport modes; however, the applicant has failed to make a persuasive argument that there are special circumstances in this case which would justify no parking provision. On this basis, the Council finds the proposed development contrary to Policy DM 10 of the ANPS.

Archaeology and Built Heritage
Strategic Policy 7 of the ANPS is entitled 'Historic Environment'. It states that the Council will work in partnership with DfC Historic Environment Division, heritage organisations and developers to protect, conserve and promote the enhancement of a number of heritage assets, including archaeological remains, and their settings. This Strategic Policy is supported by Policy DM 30 Archaeology and Policy DM 32: Listed Buildings.

The application site falls within the consultation zone of an archaeological settlement site and ecclesiastical site. Under DM 30.3, development proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings will only be permitted where it is considered that the importance of the proposed development or other material considerations outweigh the value of the remains in question.

The application site is also within close proximity of two Listed Buildings; No 8 Market Square and the Court House, also in Market Square. Consultation responses from Historic Environment Division (HED) (Historic Monuments) have considered the impacts of the proposal and advised that due to the scale and nature of the development, is content. HED (Historic Buildings) considers that the application poses no greater demonstrable harm to the setting of the listed building. In this regard, it is considered that the proposal will not have a significant impact on the historic environment.

Land Contamination
Policy DM 52 of the ANPS states that the Council will only support development proposals on potentially contaminated land, where it can be demonstrated, through a site investigation and risk assessment, that the site is in a condition suitable for the proposed development and is not causing significant pollution of the environment. The proposed development is confined to the upper floors of an existing building and does not involve excavation that would expose any contaminated land. EHS did not raise any concerns regarding the potential for the site to have contaminated land.

Other Matters
NI Water Infrastructure
NI Water was consulted on the proposal and has responded recommending a refusal, as the receiving foul sewer network in the area has reached capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process, unless it is demonstrated that the development would result in adverse impacts on the environment. In this case, the adverse impacts would arise from the development causing capacity issues to Waste Water Treatment Works, resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained, then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

CONCLUSION

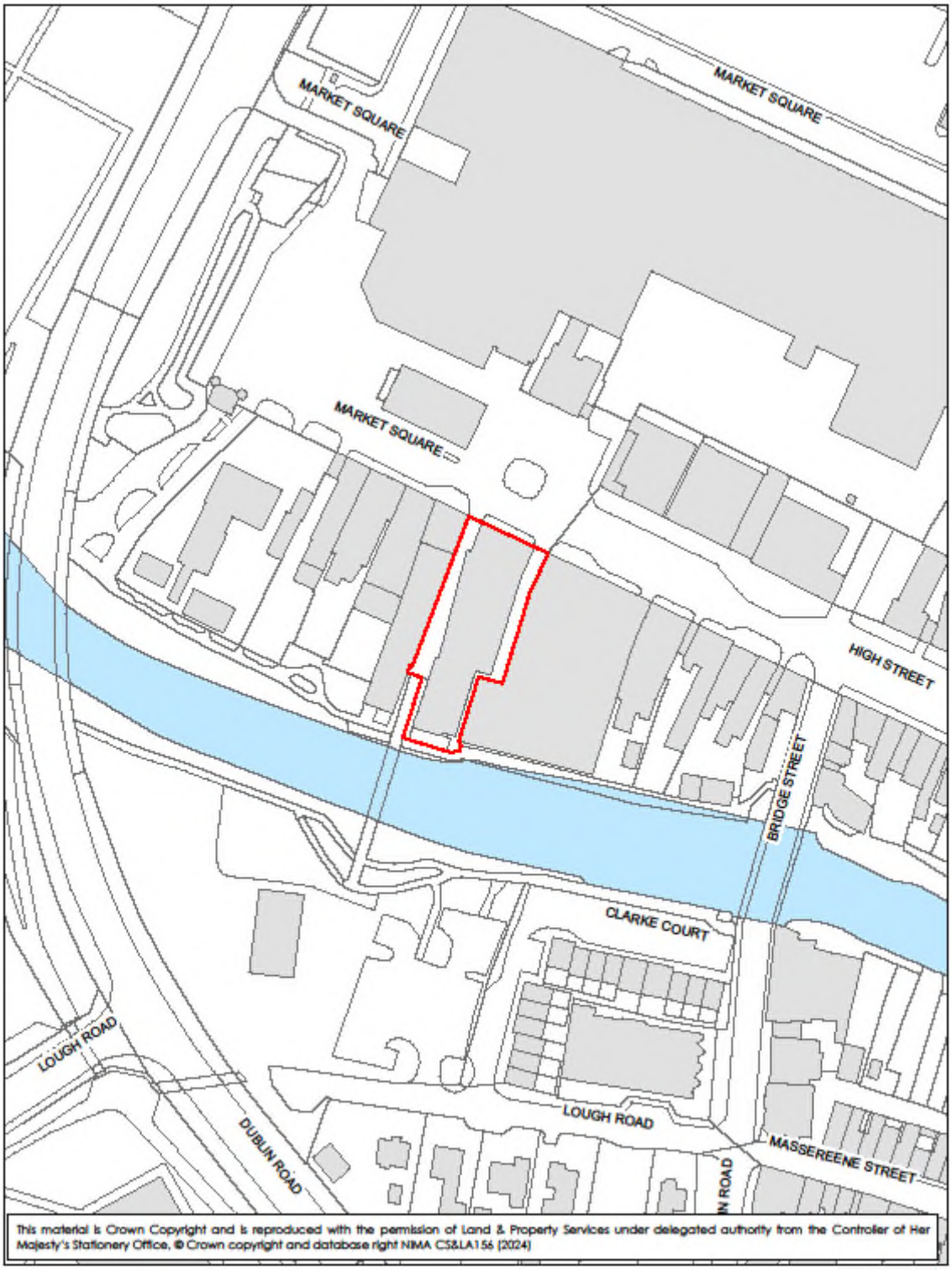
The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered acceptable;
- The design and general appearance of the proposed development is not acceptable, and the proposal will have a detrimental impact on the character of the surrounding area;
- The proposal satisfactorily addresses public and private amenity space;
- The proposal will not result in an unacceptable impact on residential amenity;
- The proposed development fails to provide adequate parking provision;
- There are no significant concerns relating to archaeology or built heritage matters; and
- There is no significant contaminated land risk associated with the site.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to paragraph 6.311 of the Strategic Planning Policy Statement, Edition 2, Policy DM 10 and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that adequate and appropriate provision has not been made for parking.



Site Location Plan

1:1,250

Reference: LA03/2024/0470/F

Site Location

COMMITTEE ITEM	**3.8**
APPLICATION NO	**LA03/2025/0494/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**COMMITTEE DEFERRAL**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage
SITE/LOCATION	362 Ballyclare Road, Newtownabbey, BT36 4TQ
APPLICANT	Graham Dines
AGENT	Andrew Hair
LAST SITE VISIT	03/09/25
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk

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:
https://planningregister.planningsystemni.gov.uk/application/701106

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Preliminary Matters

At the November 2025 Planning Committee, Members agreed to defer the application for a period of two months to allow Officers to meet with the applicant to discuss refusal reasons and determine if an alternative proposal could be brought to the Planning Committee.

An amended proposal, which was received on 10th December 2025 did not address the previous concerns, however, subsequent amendments submitted on 17th December 2025 are now considered acceptable.

Design, Integration and Rural Character

The agent submitted an amended Site Layout Plan (Drawing No. 02/3, date stamped 17th December 2025) and revised Floorplans and Elevations Plan (Drawing No. 03/3, date stamped 17th December 2025). The amended plans introduced a number of changes to the subject development including; the relocation of the garage approximately 15m to the south of its current location, the reorientation of the garage by approximately 25 degrees anticlockwise, amended external finishes of the northeastern (road-facing) gable from profiled metal cladding to render, the removal of the fence between the existing dwelling and garage (the original) and the provision of additional native species planting along the northwestern boundary.

As the garage is now proposed to be located to the rear of dwelling it is no longer considered to extend the ribbon of development along this section of the Ballyclare Road. The amended finishes of the northeastern elevation of the garage to render is a more acceptable finish within the rural context of the site. Furthermore, whilst the remaining elevations are retained as profiled metal cladding, the relocation of the garage away from the Ballyclare Road, reduces its visibility from the roadside.

The removal of the fence between the original curtilage and proposed curtilage area results in the garage being contained within a single curtilage rather than it appearing as a separate planning unit physically separate and distinct from the main property. Furthermore, the proposed additional planting along the northwestern boundary will assist in appropriately defining the curtilage of the site in accordance with Policy DM 27 of the ANPS.

Accordingly, the site is no longer considered to contribute to ribbon development and as the road facing elevation is of an acceptable finish and the garage is less visible from the roadside and is considered acceptable.

CONCLUSION

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

- It is considered the proposal integrates at this location and respects the rural character of the area; and
- The proposal will not unduly affect the privacy or amenity of neighbouring residents.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. The proposed planting must be carried out in accordance with approved Drawing No. 02/3 date stamped 17 December 2025. The planting shall be carried out in the first available season from the date of this decision.

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

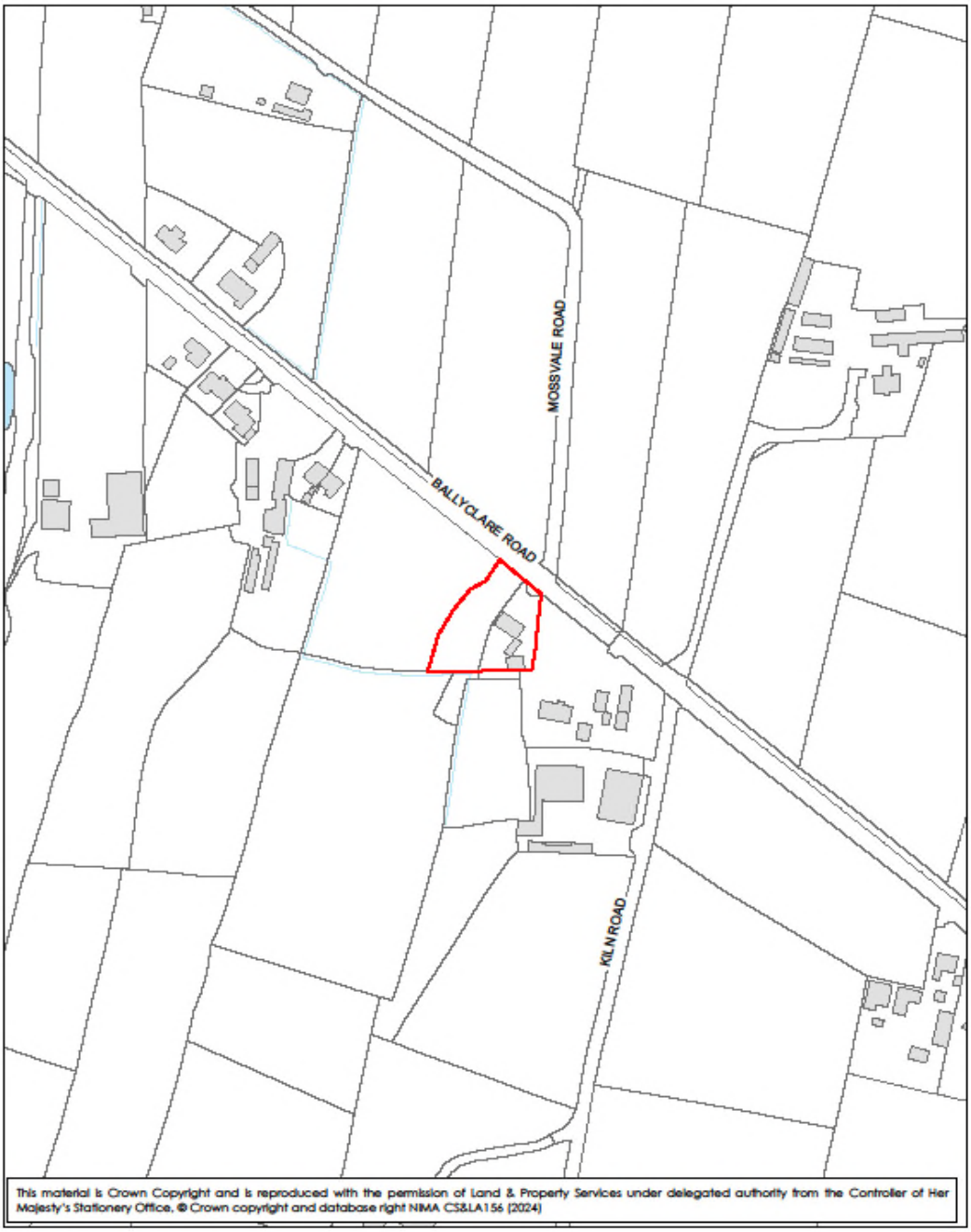
3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that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

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

4. This permission authorises only private and domestic use of the proposed building and does not confer approval on the carrying out of trade or business there from. Reason: To prevent an unacceptable change of use on the site.

5. The garage hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 362 Ballyclare Road, Newtownabbey, BT36 4TQ.

   Reason: To prevent the creation of an additional planning unit.



Site Location Plan

1:2,500 N

Reference: LA03/2025/0494/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.9**
APPLICATION NO	**LA03/2025/0196/F**
DEA	**MACEDON**
COMMITTEE INTEREST	**ADDENDUM TO COMMITTEE REPORT**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Erection of Dwelling with new access off Abbeyville Park
SITE/LOCATION	20 metres West of 2 Cambrai Park, Newtownabbey, BT37 0AL
APPLICANT	Joyceln Walker
AGENT	Joyceln Walker
LAST SITE VISIT	8th May 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@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/697939

ADDENDUM TO COMMITTEE REPORT

Preliminary Matters

This application was previously presented to the October 2025 Planning Committee meeting with a recommendation to refuse planning permission. A Council Member sought a deferral in order for the applicant to address the concerns with the proposal and the Planning Committee voted to grant this deferral for a minimum period of two months.

Design, Layout and Character

The applicant submitted an amended Site Layout Plan (Drawing No. 02/2 date stamped 11th November 2025) to include a new entrance arrangement. However, the proposed entrance detail and boundary treatment annotation provided did not sufficiently address the concerns previously raised by Officers. Subsequently, a further amended Site Layout Plan (Drawing No. 02/3 date stamped 2nd December 2025) was received by the Council.

The revised plan provided further amendments and annotation in relation to the access and proposed boundary treatments. The proposed entrance is now located further east along Abbeyville Place which allows for visibility splays of 2m x 29.5 to the right-hand side and 2m x 31m to the left-hand side. The amended proposal also shows the existing 1.8-metre-high close boarded wooden fencing to be re-instated behind the sight lines along the southern and western site boundaries bounding Abbeyville Place.

The proposed re-instatement of 1.8-metre-high fencing along the site boundaries will restrict public views into the application site meaning the design and appearance of the modular building would have a limited visual impact on the character of the area, and the amenity space provided to the front/side of the proposed dwelling would be appropriately screened from public view and therefore acceptable as the required private open space.

It is noted that close boarded wooden fencing adjacent to a road/footpath would not usually be considered as an acceptable form of boundary treatment, however, in this instance 2-metre-high walls and close boarded wooden fencing establishes the existing character along Abbeyville Place to the east. Owing to the presence of such boundary treatments in the area it is considered that the re-instatement of this boundary fencing behind the required visibility splay would be acceptable in this case and would not have a significant detrimental impact on the existing character of the area.

Giving consideration to the above, the proposal is considered to be acceptable in accordance with Policy SP 4, Policy SP 6, DM 17.6 and DM 25.1 of the Antrim and Newtownabbey Plan Strategy (ANPS), in relation to character and appearance and in accordance with Policy SP 4 and DM 17.9 of the ANPS in relation to the provision of private amenity space

Amenity
As discussed previously within the original Planning Committee Report, the Council's Environmental Health Section raised concerns in relation to daytime and nighttime noise from the nearby railway lines, its associated car park and nearby road traffic noise.

In this instance, the applicant has provided written confirmation as contained in the Supporting Statement (Document 01 date stamped 11th November 2025) advising that they are aware of the noise climate in the area as they have resided at the location for a number of years. In the absence of any further information in the form of a Noise Impact Assessment it would be appropriate to impose a condition restricting the occupancy of the proposed dwelling to the applicant and her dependents in order to ensure that any future occupiers of the dwelling are aware of the potential noise impacts that may arise.

Access Arrangements
The amended access arrangements as shown on the Site Layout Plan (Drawing No. 02/3 date stamped 2nd December 2025) show the proposed access opening onto the southern section of Abbeyville Place, achieving visibility splays of 2m x 29.5 to the west and 2m x 31m to the east. Abbeyville Place is a private road and as such DfI Roads have provided specific comment on the access arrangements but have offered no objection to the proposal.

It is considered that the applicant has amended the access arrangements in order to achieve maximum visibility achievable onto the private shared laneway which is considered acceptable given the slow traffic speed experienced along the laneway.

Natural Heritage
A precautionary reason for refusal was previously presented given that there was a potential impact upon protected species and other features of biodiversity interest. Upon further inspection it is considered that the existing trees to be removed are of limited ecological value due to their species type (conifer) and the compensatory planting proposed as outlined on the Site Layout Plan (Drawing No. 02/3 date stamped 2nd December 2025) would be acceptable mitigation.

The proposal would therefore not be considered contrary to Policy DM 38 of the ANPS as there is considered to be no conceivable impact on protected species.

Other Matters
Following the publication of the previous Planning Committee Report, a representation was received on 20th December 2025. The representation does not specifically object to the principle of development but raises queries mostly in relation to the provision of services (electricity, sewerage, and water) for the proposed dwelling and the potential impact the implementation of these services would have on No. 2 Cambrai Park which lies immediately adjacent to the application site.

The representation refers to comments provided within the Northern Ireland Water consultation response and has raised specific queries in relation to the need for service infrastructure to pass through the property at No. 2 Cambrai Park and the legal requirements that may be required for such works.

A negative condition in relation to sewage disposal is to be appended to any forthcoming permission. This will ensure that development cannot commence on the site until an appropriate method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. This is to ensure protection of the aquatic environment and to ensure that a suitable method of sewage disposal is available for the proposed development.

The access to adjacent lands or legal agreements required to facilitate the development would fall beyond the remit of planning and is a civil matter that would be required to be resolved between the two involved parties. Given that the matter is to be negatively conditioned the Planning Section has no details in relation to the route for any service infrastructure required to serve the proposed dwelling.

A query was raised regarding drainage and the impact of surface water runoff to adjacent properties; however, a Drainage Assessment was not deemed necessary given the size of the site and nature of the proposed development. It is the applicants/developer's responsibility to ensure that appropriate drainage provisions is made within the site to accommodate runoff. An informative advising the applicant of this would be appended to the grant of planning permission should it be forthcoming.

CONCLUSION

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

- The principle of the development is acceptable;
- The design and layout do not detract from the character and appearance of the existing residential area given the limited views of the proposal.
- The proposal will not result in any significant adverse impacts on neighbour amenity;
- The amenity at the proposed dwelling may be compromised by noise and a such an occupancy condition is to be imposed on any forthcoming permission.
- Sufficient appropriate private open space has been provided;
- Parking arrangements are considered acceptable;

- The proposal will not result in the loss of any significant vegetation with biodiversity value.
- Due to capacity issues in the network a Wastewater Impact Assessment should be submitted to NIW. NI Water will assess the proposal to see if an alternative drainage or treatment solution can be agreed.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. The dwelling hereby approved shall be occupied by Ms Joyceln Walker and her dependants only.

   Reason: To ensure occupants of the dwelling are aware of the potential noise impacts that may be imposed on the dwelling from the nearby railway line and associated car park.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/3 date stamped 2nd December 2025 prior to the occupation of the dwelling hereby permitted. 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: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

   Reason: to ensure protection of the aquatic environment and to ensure that a suitable method of sewage disposal is available.

5. The planting as proposed on Drawing No. 02/3 date stamped 2nd December 2025 shall be carried out within the first planting season following the completion of the development herby approved and shall be retained for the lifetime of the development at a minimum height of 4 metres unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

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

6. The proposed 1.8-metre-high close board wooden fencing along the site's southern and western boundaries as indicated on Drawing No. 02/3 bearing the date stamped 2nd December 2025 shall be erected prior to the occupation of

the dwelling hereby approved and retained at a height of 1.8 metres for the lifetime of the development.
Reason: In the interest of visual amenity and to ensure the provision of appropriate provision of private amenity space.

Site Location Plan

1:1,250

Reference: LA03/2025/0196/F

Site Location

PART TWO

OTHER PLANNING MATTERS

ITEM 3.10

FI/FIN/11 ESTIMATES UPDATE PRESENTATION

1. **Purpose**

An update on the 2026/27 Estimates for Planning will be presented at the meeting.

A summary of the financial position for the 2025/26 financial year and the current financial estimates for 2026/27 is enclosed.

2. **Recommendation**

It is recommended that the presentation be noted.

Prepared by: Richard Murray, Head of Finance

Agreed by: John Balmer, Deputy Director of Finance

Approved by: Sandra Cole, Director of Finance and Governance

ITEM 3.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS 21 NOVEMBER TO 31 DECEMBER 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) during the period 21 November to 31 December 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the period 21 November to 31 December 2025 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

3. Planning Appeal Commission Decisions

One (1) appeal was dismissed during the period 21 November to 31 December 2025 by the PAC.

Planning application:	**LA03/2025/0048/F**
PAC reference:	2025/A0051
Proposed Development:	Retention of change of use of land (vacant petrol filing station) to car wash facility
Location:	236 Antrim Road, Newtownabbey, BT36 7QX
Date of Appeal Submission:	13/08/2025
Date of Appeal Decision:	26/11/2025
Decision:	**Appeal Dismissed – Council Decision Upheld**

A copy of the decision is enclosed.

Two (2) appeals were allowed during the period 21 November to 31 December 2025 by the PAC.

Planning application:	**LA03/2024/0925/F**
PAC reference:	2025/A0033
Proposed Development:	Social housing development comprising 45 No. residential units with associated access, car parking landscape and ancillary works
Location:	Lands within the southwest portion of the former Craighill Quarry, east Ballyeaston Road and south of Craighill Park, Ballyclare
Date of Appeal Submission:	16/06/2025
Date of Appeal Decision:	28/11/2025
Decision:	**Appeal Allowed – Council Decision Not Upheld**

Planning application:	**LA03/2025/0273/F**
PAC reference:	2025/A0050

Proposed Development:	Extension of road and footpaths and creation of new turning area at Craighill Park, and removal of existing turning area.
Location:	Lands to the south of No. 38 Craighill Park, including existing turning area, public road and footpaths and section of former Craighill Quarry, Ballyclare.
Date of Appeal Submission:	07/08/2025
Date of Appeal Decision:	28/11/2025
Decision:	**Appeal Allowed – Council Decision Not Upheld**

Copies of the decisions are enclosed.

Two (2) Enforcement Notice appeals were decided during the period 21 November to 31 December 2025 by the PAC.

Enforcement Reference:	**LA03/2023/0143/CA**
PAC reference:	2024/E0030
Alleged Breach:	(a) The unauthorised use of a building used for storage purposes, as shown in the approximate location coloured blue (Unit 1) on the attached map; (b) The unauthorised erection of a building used for vehicle storage & repairs, as shown coloured green (Unit 2) on the attached map; (c) The unauthorised use of a building for vehicle storage and repairs (Unit 3) as shown in the approximate location in purple on the attached map; (d) The unauthorised extension to an existing building (under construction), as shown in the approximate location in yellow on the attached map; (e) The unauthorised use of a building for vehicle repairs/spraying (Unit 4), as shown coloured orange on the attached map; and (f) The unauthorised use of a building for storage (Unit 5), as shown coloured brown on the attached map.
Location:	Premises at 40a Belfast Road, Ballynure, Ballyclare, BT39 9TZ.
Date of Appeal Submission:	11/07/2025
Date of Appeal Decision:	28/11/2025
Decision:	**The appeal on Ground (b) fails, the appeal on Ground (c) fails, the appeal on Ground (d) succeeds and Part 3 sections a), c), e) and f) of the notice are deleted; the appeal on Ground (a) succeeds and the deemed planning application in relation to Part 3 (b) "the unauthorised erection of a building used for vehicle storage and repairs as shown coloured green (Unit 2) on the map" is granted, subject to the condition set out. The appeal on Ground (f) fails. The appeal on Ground (g) fails. The notice as varied is upheld.**
Decision:	**Council Enforcement Notice as varied upheld**

Enforcement Reference:	**LA03/2024/0232/CA**

PAC reference:	2024/E0038
Alleged Breach:	Extension of site curtilage (comprising a material change of use of land for storage of trailers and parking / storage of vehicles) and laying of hardstanding and erection of a building used for vehicle repairs and offices.
Location:	Land / premises approximately 80m to the rear (northeast) of no. 15 Gallagh Road, Toomebridge, Antrim, Co. Antrim BT41 3QS
Date of Appeal Submission:	06/08/2025
Date of Appeal Decision:	15/12/2025
Decision:	**The appeal on ground (f) fails in relation to part 4 (a) Permanently remove the area of hardstanding, trailers and vehicles from the site, as identified hatched orange on the attached map; and restore the said lands to its original condition by: (i) topsoiling and reseeding and part 4 (b) permanently remove the unauthorised building, as shown in the approximate location coloured blue on the attached map.** **The appeal on ground (f) succeeds in relation to part 4 (a) (ii) Permanently erecting appropriate boundary treatment along the northern boundary of the original lawful curtilage, which complies with the permitted development parameters as set out under Part 3, Class A of The Planning (General Permitted Development) Order (Northern Ireland) 2025 (as amended); and part 4 (a) (ii) is deleted.** **The appeal on ground (g) succeeds and the period for compliance is extended to 12 months in relation to part 4 (a) and (i) and 18 months in relation to part 4 (b), from the date of this decision.**
Decision:	**Council Enforcement Notice as varied upheld**

Copies of the decisions are enclosed.

4. <u>Recommendation</u>

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning & 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 3.12

P/FP/LDP/01 PUBLICATON OF A POLICY REVISION TO THE STRATEGIC PLANNING POLICY STATEMENT (SPPS) ON THE SUBJECT OF RENEWABLE AND LOW CARBON ENERGY

1. Purpose

The purpose of this report is to notify Planning Committee Members of the Department of Infrastructure Strategic Planning's publication of a policy revision to the Strategic Planning Policy Statement (SPPS), marking the conclusion of a focused review of the former SPPS (2015) on the subject of renewable and low carbon energy; and to inform Members how this should be considered as part of the Council's Local Development Plan process.

2. Introduction/Background

Members are reminded that in February 2022 the Department for Infrastructure (DfI) Strategic Planning commenced a review of strategic planning policy on renewable and low carbon energy indicating that this may result in an amendment to the Strategic Planning Policy (SPPS). The SPPS sets out the Department's regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system.

On 11 December 2025, the Minister for Infrastructure, Liz Kimmins MLA, published a policy revision to the SPPS, an outworking of the Department's above review on the subject of renewable and low carbon energy.

The new policy is contained in the SPPS, Edition 2, pages 86-91 (enclosed). Consequently, the former subject policy titled 'Renewable Energy' ceases to have effect from the date of this publication and the SPPS (2015) is now revoked. Members are advised all other policy provisions of the former SPPS are unchanged and the Department's Planning Policy Statement 18: Renewable Energy (August 2009) is now cancelled. However, the guidance contained in Best Practice Guidance to PPS 18 – Renewable Energy will continue to have effect (where relevant) unless and until such guidance is updated, revised or replaced by new Departmental guidance on this planning issue.

Members are reminded that the Council's planning policy framework for renewable and low carbon energy is set out in the published Plan Strategy, policies Strategic Policy (SP) 9 'Renewable Energy', and DM 45 'Renewable Energy Development'.

The provisions of the SPPS, Edition 2 took effect on 11 December and must be considered in the preparation of the Council's LDP and is also a material consideration, in combination with the Council's above Plan Strategy planning policies, to all decisions on individual planning applications and appeals in the planning process.

3. Recommendation

It is recommended that the report be noted.

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

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

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

ITEM 3.13

P/PLAN/1 NORTHERN IRELAND HOUSING EXECUTIVE (NIHE) CORRESPONDENCE IN RELATION TO THE PUBLICATION OF AN UPDATED DELIVERY OF AFFORDABLE HOUSING ADVICE NOTE

1. Purpose

The purpose of this report is to inform Members of recent correspondence from Northern Ireland Housing Executive (NIHE) regarding their publication of an updated Delivery of Affordable Housing Advice Note.

2. Key Issues

On 21 November 2025 the Chief Executive received correspondence (enclosed) from Ms. Grainia Long, Chief Executive of NIHE, expressing her appreciation for the collaboration between the Council and NIHE on the development of Local Development Plan (LDP) documents and reiterating the importance of the Plan process in helping to meet the long-term needs of residents in the Borough.

The correspondence confirms that NIHE has now updated its advice note on implementing affordable housing policy (enclosed), which was first published in 2021. This update has been developed in conjunction with Department for Communities (DfC), to address the use of 'commuted sums', as an alternative where on-site or off-site provision of affordable housing units is deemed not viable.

The correspondence identifies that the DfC will issue a 'Memorandum of Understanding' between the Housing Executive and the Councils, which will set out the core principles governing the use of commuted sums.

Members are reminded that the Council published its own Draft Affordable Housing Supplementary Planning Guidance for an 8-week public consultation period from 11 August to 6 October 2025. As part of this consultation, NIHE submitted their updated guidance note, which was considered by Officers as part of the wider review of submissions. A final version of the Affordable Housing Supplementary Planning Guidance will be brought before planning committee ahead of its publication.

The Council awaits receipt of the Memorandum of Understanding from the DfC and Officers continue to engage with NIHE and the Department on matters of mutual interest within the LDP process and a letter (enclosed) has issued from the Chief Executive in response to the engagement seeking clarification on a number of matters and further discussion.

3. Recommendation

It is recommended that the report be noted.

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

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

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

ITEM 3.14

P/PLAN/1 NISRA PLANNING STATISTICS 2025/2026 – QUARTER 2 STATISTICAL BULLETIN 2025/2026, JULY – SEPTEMBER 2025

1 Purpose

The purpose of this report is to update Members on the performance of the Councils Planning Section as reported in NISRA's Planning Statistics 2025/26 second quarterly bulletin for the period July – September 2025.

2. Background

The Northern Ireland planning statistics 2025/26 quarterly bulletin covering July – September 2025, produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which is enclosed, was released on 18 December 2025.

The figures show that the total number of planning applications received in Northern Ireland by Councils and the Department in was 2,360, a decrease of nearly 2% from the last quarter but similar to the number received during the same period in the previous financial year (2,369).

Six (6) Councils reported a decrease in the number of planning applications received in Quarter 2 2025/26 compared with the previous quarter. The greatest percentage decreases reported is in Antrim and Newtownabbey (-12.9%). When compared with the same period in the previous financial year, five (5) Councils reported a decrease with the greatest decrease in Fermanagh and Omagh (-17.1%), however Antrim and Newtownabbey showed a small increase in applications received.

The publication indicates a decrease in the total number of planning applications decided in Northern Ireland during the quarter. The total number of planning applications decided during this quarter was 1,953, a decrease of 14.1% from the previous quarter and 14.9% from the same period in the previous financial year.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council was one (1) of only three (3) Councils within the 30-week target time for Major planning applications. Antrim and Newtownabbey decided 3 major applications during the period with an average processing time of 20 weeks. This performance ranks first amongst the 11 Councils. It also reflects well against the average processing time of 41.6 weeks across all Councils.

Three (3) of the eleven (11) Councils were within the 15-week target for Local planning applications with Antrim and Newtownabbey (13 weeks) ranked third, this performance maintains the progress achieved in last year's local performance. It also reflects well against the average processing time of 19.0 weeks across all Councils.

Enforcement is subject to a statutory target that 70% of all enforcement cases are progressed to target conclusion within 39 weeks of receipt of complaint. Across all

Councils, 75.1% of enforcement cases were concluded within 39 weeks during the first 6 months of 2025/26 meeting the statutory target of 70%. This represents an increase from the rate reported for the same period last year (68.4%). Antrim and Newtownabbey recorded the highest percentage of cases processed within 39 weeks, with 97.5% processed within target during the first 6 months of 2025/26. This performance ranks first amongst the 11 Councils.

3. Recommendation

It is recommended that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

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

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

ITEM 3.15

P/FP/LDP/01 UPDATE ON THE LOCAL DEVELOPMENT PLAN, INCORPORATING A DRAFT LOCAL POLICIES PLAN WORK PROGRAMME

1. Purpose

The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan, to include an indicative work programme for the preparation of the emerging Draft Local Policies Plan.

2. Introduction/Background

a) 14 Amendment to the Plan Strategy, Abbey Centre

Members are reminded that reports were presented to, and agreed at , the November and December 2025 Planning Committee regarding the Department for Infrastructure's (DfI) s14 Direction in relation to the Abbey Centre retail boundary designation, and Officers' steps to ensure that a robust amendment is brought forward that supports the Council's position, and that the Department responds to the issue in a timely manner.

The Chief Executive has written to Belfast City Council (BCC) requesting a meeting to discuss the scoping position paper presented to the December Planning Committee. In addition, the Chief Executive has written to the Permanent Secretary asking for the matter to be prioritised. A copy of the correspondence is enclosed for information.

b) Draft Local Policies Plan, Work Programme

Members are reminded the Council published a revised, updated Local Development Plan (LDP) Timetable in November 2025, indicating publication of a Draft Local Policies Plan (DLPP) for public consultation in the 2026 – 2027 financial year. Whilst commencement of work on the DLPP was publicly launched on 07 November 2025, the Forward Planning Section has already significantly progressed various topic-led evidence-based studies and commenced a series of DLPP Members workshops on range of emerging issues, including:

- 02 October 2025, 'Towards a DLPP'.
- 20 October 2025, Strategic Housing, Emerging Studies.
- 17 November 2025, DfI Section 14, Abbey Centre, Retail Evidence Update, Emerging Studies.
- 08 December 2025, Draft Local Landscape Policy Areas.

To ensure the DLPP emerges in a timely manner, consistent with the revised LDP Timetable, and that Members are briefed and engaged in the emerging studies, further topic-based Members workshops are planned for 2026, the details of which will be shared with Members in due course. A 'working draft' DLPP work programme is enclosed for Members information, which sets out the quantum of topics Officers are currently progressing, and to be presented to Members for discussion and agreement. Members are reminded of the confidential nature of the DLPP, the

Council's Code of Conduct and the responsibilities of both Officers and Members to this process.

c) Call for Sites, Strategic Employment, Homes

Members are reminded a Call for Sites (CFS) exercise was launched on 19 November 2025 for a period of twelve (12) weeks whereby landowners and other stakeholders are invited to submit land for consideration for economic and residential uses in suitable locations across the Borough. This was preceded by several public engagement sessions in Antrim, Ballyclare, Newtownabbey and Randalstown during November. The CFS currently remains live with a summary of responses and any emerging LDP issues to be presented to Members in due course following completion of the consultation period on 19 February 2026.

d) Local Development Plan, Working Groups

Coastal Forum, Local Development Plan Working Group

Officers from the Forward Planning Team attended a remote meeting of the DAERA/DfI Coastal Forum, Local Development Plan Working Group, which took place on 17 December 2025, to discuss the forum's emerging work programme. Copies of this and the group's previous meeting minutes from 13 October 2025, are enclosed for Members information.

DLPP, Strategic Employment, Stakeholder Group

Members are reminded the first meeting of the Strategic Employment Stakeholder Group took place remotely on 11 November 2025 at 11:00 am chaired by the Council's appointed consultants Nexus Planning and Hyas Associates. Attended by representatives from a range of statutory bodies and relevant stakeholders, the purpose of this group is to consider any employment CFS submissions as part of the Council's evidence base on strategic employment lands in the Borough. A copy of the meeting presentation, and draft Terms of Reference are enclosed for Members' information. A further meeting of the group is anticipated in March 2026, following completion of the CFS exercise, the details of which will be shared with Members in due course.

e) The Department for Infrastructure, Transport Planning and Modelling Unit, Emerging Draft Eastern Transport Plan (2035), Presentation to Council

Members are reminded that Mr Anthony Rafferty, the Department's project lead for the Draft Eastern Transport Plan (ETP) (2035) presented to Council on 15 December 2025 on the emerging ETP and responded to Members queries on general transport planning in the Borough. Officers from the Council's Forward Planning Section will continue to engage with the Departments team to ensure the emerging draft ETP is developed consistent with the timeframe for the public launch of the Council's DLPP. Members are advised that a following up meeting has been arranged between Officers and Mr Rafferty on 30 January 2026 to discuss the alignment of the ETP and DLPP.

f) Local Development Plan, Supporting Assessments, Procurement of Services

Members are reminded the LDP is supported by several assessments, to include a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). A SA is a tool for appraising the provisions of the LDP to ensure that they are in line with the objectives of sustainable development. The SA incorporates a SEA as required under the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004. Members are advised that Shared Environmental Services (SES) is a shared service between the eleven (11) councils in Northern Ireland, established to support LDP teams carry out specialist assessments for their planning functions. Whilst SES continues to undertake Habitat Regulations Assessments (HRA) to support the LDP process, the recent cessation of costed services to councils now requires the Forward Planning Section to consider the input of a suitably qualified professional to undertake/update a SA/SEA as the DLPP progresses. Officers are currently drafting a procurement specification with the view of seeking consultancy quotations in the new year for costed services.

3. Previous Decision of Council

November, December 2025 – DfI s14 update, agreed.

4. Financial Position/Implication

The Direction requires the Plan Strategy amendment to be advertised for public consultation, the retail evidence base to be updated and undertake a further Independent Examination to be undertaken for which there will be associated costs in terms of advertisement, staff resources and retail expertise.

Anticipated costs for consultancy services to support the Forward Planning Section in the consideration of a SA/SEA assessment to support the DLPP to be included in the Planning Section budget.

5. Recommendation

It is recommended that the report be noted.

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

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

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

ITEM 3.16

P/FP/LDP/19 ANTRIM AND NEWTOWNABBEY BOROUGH COUNCIL, AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

1. Purpose

The purpose of this report is to seek Members approval for the publication of Supplementary Planning Guidance on Affordable Housing, to support the delivery of the Council's recently adopted Plan Strategy.

2. Introduction/Background

Members will recall that at the July meeting of the Planning Committee, it was agreed that a draft version of the Affordable Housing Supplementary Planning Guidance (SPG) be published for a period of public consultation.

The purpose of the Affordable Housing SPG is to support the practical application of Strategic Policies and Detailed Management policies in the Plan Strategy, by providing greater detail for those interested parties, on how the policy will be applied in practice. It is also a material planning consideration in the determination of planning applications. Members are reminded Appendix 1 of the document sets out a 'Process Guide and Flow Chart' relating to the application of the policy, whilst Appendix 2 comprises a 'Affordable Housing Proposal Form and Checklist' that should accompany a planning application where the affordable housing policy is relevant. Appendix 3 comprises an example Section 76 template, whilst Appendix 4 identifies contact details relating to Registered Housing Associations and Northern Ireland Housing Executive.

A public consultation on the SPG was held for an 8-week period, between 11 August 2025 and 06 October 2025, which was advertised in the local press, on the Council's website and by notification letter/email to interested parties. Five (5) consultation responses were received from Northern Ireland Housing Executive, Co-Ownership Housing, Department for Communities, Northern Ireland Federation of Housing Associations and Turley Associates, which were generally supportive of the SPG and its intent to support the Plan Strategy Policies. A number of relatively minor changes have been considered by Officers and been incorporated into a final draft version of the SPG. A summary of the main points raised by the respondents is set out below:

Respondent	Main Issues
NIHE	Clarification around the public subsidies available. Clarification around design requirements. Comments on viability information requirements. Commuted sums raised as an alternative to affordable housing provision. Indication that 'Delivery of Affordable Housing Advice Note' has been published by NIHE.
Co-Ownership Housing	Clarification on the role and responsibilities of Co-Ownership. Encourage early engagement in the process.
Department for Communities	Clarification around roles/responsibilities in the 'Intermediate Rent' sector.
NIFHA	Welcome the publication of the draft SPG.

	Welcome design requirements, including pepper potting. Highlight use of commuted sums as an alternative, not included in the SPG.
Turley Associates	Welcome practical guidance and support for PAD process. Guidance on 'rounding' of affordable housing requirement is welcomed. Welcome potential use of both planning condition and S76 agreement in securing affordable housing.

In response to the publication of the NIHE document 'Delivery of Affordable Housing Advice Note' and considering comments received regarding the use of 'commuted sums' as an alternative where the delivery of affordable housing has been demonstrated to be unviable, Officers have amended paragraph 9.6 of the SPG, to read 'a reduced level or an alternative approach to delivering affordable housing requirements may be acceptable subject to the agreement of the Council'. It is considered that this wording amendment is sufficiently flexible to allow for those limited circumstances where proposals are not considered viable and alternative mechanisms are to be explored.

A copy of the final draft SPG is enclosed for Members consideration, ahead of its publication.

3. Recommendation

It is recommended that the Affordable Housing Supplementary Guidance be approved for final publication.

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

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

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

3.17 ANY OTHER RELEVANT BUSINESS

Any Other Relevant Business (AORB) may be taken at this point.