

<b>COMMITTEE ITEM</b>	<b>3.1</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0052/F</b>
<b>DEA</b>	<b>MACEDON</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Housing development for 15no. social housing units (3 sets of semi-detached dwellings, 1no. detached bungalow and 2no. apartment blocks comprising 4 apartments in each)
<b>SITE/LOCATION</b>	Approximately 10m east of 1 Glenview Park at junction with Glenville Road, Glenview Gardens and Glenview Park, Newtownabbey
<b>APPLICANT</b>	BA Shaw Contractors
<b>AGENT</b>	JWA Design
<b>LAST SITE VISIT</b>	14 <sup>th</sup> February 2024
<b>CASE OFFICER</b>	Morgan Poots Tel: 028 90340419 Email: <a href="mailto:morgan.poots@antrimandnewtownabbey.gov.uk">morgan.poots@antrimandnewtownabbey.gov.uk</a>
<b>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</b> <b>(<a href="https://planningregister.planningsystemni.gov.uk/application/682582">https://planningregister.planningsystemni.gov.uk/application/682582</a>)</b>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Planning Committee report, the following condition (Condition 14) has been attached to the list of conditions set out in the original case officers report restricting permitted development rights on the dwellings on Plots 1-7;</p> <p><i>'Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension, building or enclosure (including garden sheds) shall be erected on Plots 1, 2, 3, 4, 5, 6 and 7 without the grant of a separate planning permission from the Council.</i></p> <p><i>Reason: The erection of these buildings on these plots requires detailed consideration to safeguard the character and appearance of the area.'</i></p> <p>It is detailed within the Committee Report that the rear gardens of the 7no. dwellings abut the main Glenville Road. The potential concern is for garden sheds or rear extensions etc. to be erected within this area abutting Glenville Road which may be unsightly and should be controlled through the need to apply for planning permission. This issue can be addressed through the use of a condition removing permitted development rights on any future grant of planning permission.</p> <p>The recommendation remains to grant planning permission.</p>	
<b>CONCLUSION</b>	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> <li>The principle of development has been established on site and is considered acceptable;</li> </ul>	

- The design and layout of the proposal is considered to be acceptable and is in accordance with Policy QD 1 of PPS 7;
- The proposal is not considered to have a significant negative impact on neighbour amenity through overlooking and loss of privacy;
- The proposal is not considered to have a negative impact on the overall character or environmental quality of the established residential area;
- The proposal demonstrates that adequate provision has been provided for private amenity space;
- It has been demonstrated that there will be no significant flood risk as a result of the proposal; and  
It has been demonstrated that adequate access and parking arrangements can be achieved without prejudicing road and pedestrian users.

#### **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. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.

Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.

3. No apartments shall be occupied until a landscape management and maintenance plan has been submitted to and approved by the Council for the open space area indicated on Drawing Number 02/7, date stamped 1<sup>st</sup> April 2025. The plan shall set out the period of the plan, long term objectives, management, responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.

4. The existing hedgerow and shrubs to the northwest of the site as hatched purple on approved Drawing Number 09/3, date stamped 3<sup>rd</sup> September 2024 shall be retained at a minimum height of 3.5m.

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

5. The proposed planting shall be carried out in accordance with approved Drawing No. 09/3 date stamped 3<sup>rd</sup> September 2024. The planting shall be carried

out within the first available season after occupation of the building hereby approved. Hedging shall be allowed to grow on and retained at a minimum height of 2m thereafter, trees shall be allowed to grow on and retained at a minimum height of 4m thereafter.

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

6. If within the lifetime of the development any 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.

7. The development hereby approved shall not be occupied until the remediation measures as presented within the Remediation Strategy, at Section 6 of Document Number 04 date stamped 24<sup>th</sup> January 2024 has been fully implemented and verified to the satisfaction of the Council.

Reason: To control any risk to human health arising from land contamination.

8. There shall be no amendments or deviations from, the remediation and verification recommendations contained within the Remediation Strategy, at Section 6 of Document Number 04 date stamped 24<sup>th</sup> January 2024 without the prior written approval of the Council.

Reason: To control any risk to human health arising from land contamination.

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of human and environmental receptors to ensure the site is suitable for use.

10. Should an unacceptable risk to human health or environmental receptors be identified, a remediation strategy shall be submitted to be agreed with the Council before being implemented.

Reason: Protection of human and environmental receptors to ensure the site is suitable for use.

11. After completing the remediation works under Condition 10; and prior to occupation of the development, a verification report shall be submitted in writing

and agreed with the Council. This report shall be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>.

The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

12. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on approved Drawing Number 07/2 date stamped 28<sup>th</sup> August 2024.

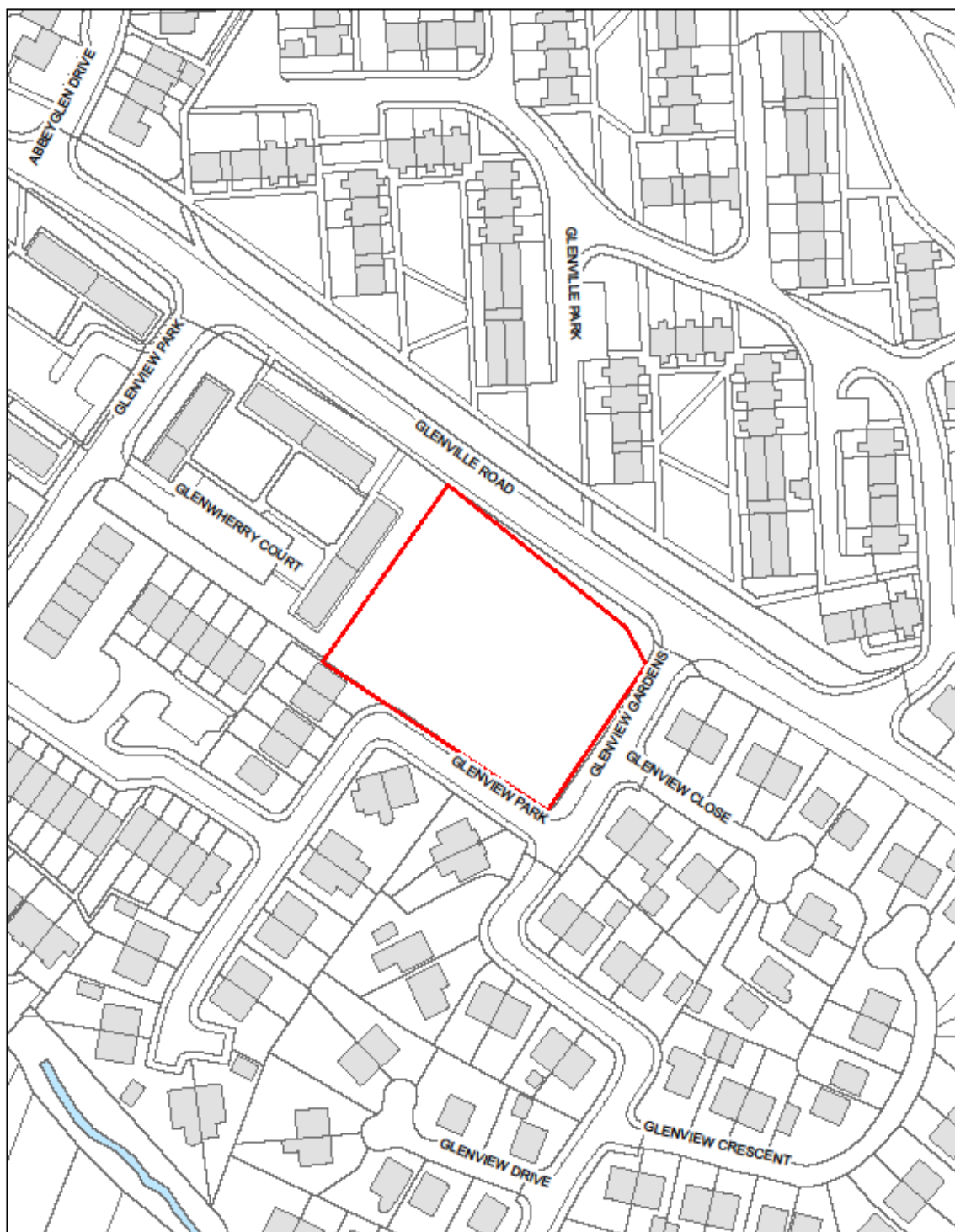
Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

13. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on approved Drawing Number 07/2 date stamped 28<sup>th</sup> August 2024.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

14. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension, building or enclosure (including garden sheds) shall be erected on Plots 1, 2, 3, 4, 5, 6 and 7 without the grant of a separate planning permission from the Council.

Reason: The erection of these buildings on these plots requires detailed consideration to safeguard the character and appearance of the area.



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## Site Location Plan

1:1,250 

Reference: LA03/2024/0052/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.2</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0798/F</b>
<b>DEA</b>	<b>GLENGORMLEY URBAN</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	6 no. apartments
<b>SITE/LOCATION</b>	415 Antrim Road, Newtownabbey, BT36 5ED
<b>APPLICANT</b>	PF Creagh Residential Property Developments
<b>AGENT</b>	PF Creagh Residential Property Developments
<b>LAST SITE VISIT</b>	30 January 2025
<b>CASE OFFICER</b>	Sairead de Brún Tel: 028 90340406 Email: sairead.debrun@antrimandnewtownabbey.gov.uk
<p><b>The 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</b></p> <p><a href="https://planningregister.planningsystemni.gov.uk/application/694216">https://planningregister.planningsystemni.gov.uk/application/694216</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Planning Committee report, the following condition has been attached to the list of conditions set out in the original case officers report;</p> <p>No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.</p> <p>Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.</p> <p>The need for this condition is detailed in the published Planning Committee report.</p>	
<b>CONCLUSION</b>	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> <li>• The principle of development is acceptable;</li> <li>• The design, layout and appearance of the proposed development is acceptable;</li> <li>• It is considered that the proposed development will not have an adverse impact on the character and appearance of the area;</li> <li>• The proposed development would not have an unacceptable impact on the amenity of adjacent residential properties; and</li> <li>• Adequate access and parking arrangements have been provided.</li> </ul>	

RECOMMENDATION	GRANT PLANNING PERMISSION
<b>PROPOSED CONDITIONS</b>	
<ol style="list-style-type: none"> <li data-bbox="193 304 1426 448">1. The development hereby permitted must be begun within five years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li data-bbox="193 448 1426 862">2. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03A date stamp received 02 March 2025 prior to the commencement of any other 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.</li> <li data-bbox="193 862 1426 1176">3. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m 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 the interests of road safety and the convenience of road user.</li> <li data-bbox="193 1176 1426 1579">4. Prior to the commencement of the development hereby approved, a landscape management and maintenance plan shall be submitted to and approved by the Council. The plan shall set out the period of the plan, long term objectives, management responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.  Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.</li> <li data-bbox="193 1579 1426 1915">5. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.  Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</li> <li data-bbox="193 1915 1426 2022">6. The existing natural screenings of this site as shown on approved Drawing No. 03A, date stamp received 02 March 2025 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a</li> </ol>	

scheme for compensatory planting shall be given to the Council in writing prior to their removal.

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

If any retained or planted trees or shrubs dies, or becomes dangerous, within the lifetime of the development, it shall be removed and replaced in the next available planting season after removal, with others of a similar size (at the time of planting) and species unless the Council gives written consent to any variation.

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

7. The windows coloured yellow on Drawing No. 04A date stamped 02 March 2025 shall be finished in opaque glass and shall thereafter be permanently retained.

Reason: In the interests of residential amenity.

8. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.





### Site Location Plan

1:1,250

Reference: LA03/2024/0798/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.3</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0905/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Dwelling and garage on a farm
<b>SITE/LOCATION</b>	115m north of 1 Corbally Road, Aldergrove, Crumlin BT29 4EB
<b>APPLICANT</b>	Roy (Robert Martin) Butler
<b>AGENT</b>	Sinead McAllister
<b>LAST SITE VISIT</b>	16th January 2025
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>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: <a href="https://planningregister.planningsystemni.gov.uk/application/695010">https://planningregister.planningsystemni.gov.uk/application/695010</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, following the publication of the Planning Committee Report, the applicant's agent, submitted additional information to the Council. The submission included two documents: an Ecological Report, Document 03 date stamped 16th April 2025, and Further Supporting Information, Document 04 date stamped 17th April 2025, both of which have been uploaded on the Planning Portal.</p> <p>The submitted Ecological Report references priority habitats, and notes that native species hedgerows are to be removed to facilitate the proposed development. However, the report recommends mitigation measures to compensate the loss, which includes replacement native species hedgerow planting, the details of which would be provided at the reserved matters stage. With regards to the impact of the proposal upon protected sites, the report recommends further mitigation measures including a Method Statement for the new access improvement that will specify a 10m buffer alongside the Dungonnell River, to be submitted at the reserved matters stage.</p> <p>Whilst NIEA and Shared Environmental Services (SES) have not been consulted, it is considered that the mitigation measures recommended within the Ecology Report could be dealt with by way of conditions if planning permission were to be granted. As such, it is considered the proposal can comply with Policies NH 1, NH 3 and NH 5 of PPS 2, subject to conditions. Accordingly, the second refusal reason has been removed.</p> <p>Within the submitted Further Supporting Information, the agent has referenced three (3) planning appeal decisions, which they consider to be similar to the subject application with regards to criterion (a) of Policy CTY 10 of PPS 21. As noted within the initial Planning Committee report, the information submitted by the agent relies primarily upon the baling of hay once a year, alongside four (4) receipts for fertiliser (which contain no VAT details), one receipt for red diesel and images of the site.</p>	

Regarding the bailing, the applicant's farm maps indicate fields approximately 4.7 hectares in total size. The letter from BMcC contracts state bailing has only been carried out on certain fields, which would amount to approximately 2.6 hectares of the overall fields. No information has been submitted with regards of how the remaining 2.1 hectares are maintained. While the bailing contractor has provided a letter to certify they have carried out bailing at the above address for the applicant at 1 Corbally Road, the initial invoices do not contain a specific address except for the invoice dates to 2019. Additionally, the receipts do not contain an actual price or cost for the works carried out.

It is considered that the subject application differs from the three (3) planning appeal decisions as the information submitted in relation to each of the planning appeals, including the invoices and receipts concerning farming activity, are more wide-ranging beyond invoices for the baling of hay and include invoices for grass topping, hedge cutting and slurry spreading in the first referenced case (planning appeal reference 2018/A0194); invoices for field mowing and hedge cutting in the second referenced case (planning appeal reference 2022/A0034); and invoices for electric fencing, fence nails, sheep wire, shovels etc., hedge cutting, soil tests and drainage for the third referenced case (planning appeal reference 2024/A0092). In terms of maintaining the land in good agricultural condition, the only relevant receipts submitted in the subject application are for the baling of hay, which the agent has previously advised pertains to the applicant's keeping of horses for hobby purposes, rather than for the purposes of an active and established farm business. Accordingly, the first refusal reason is retained.

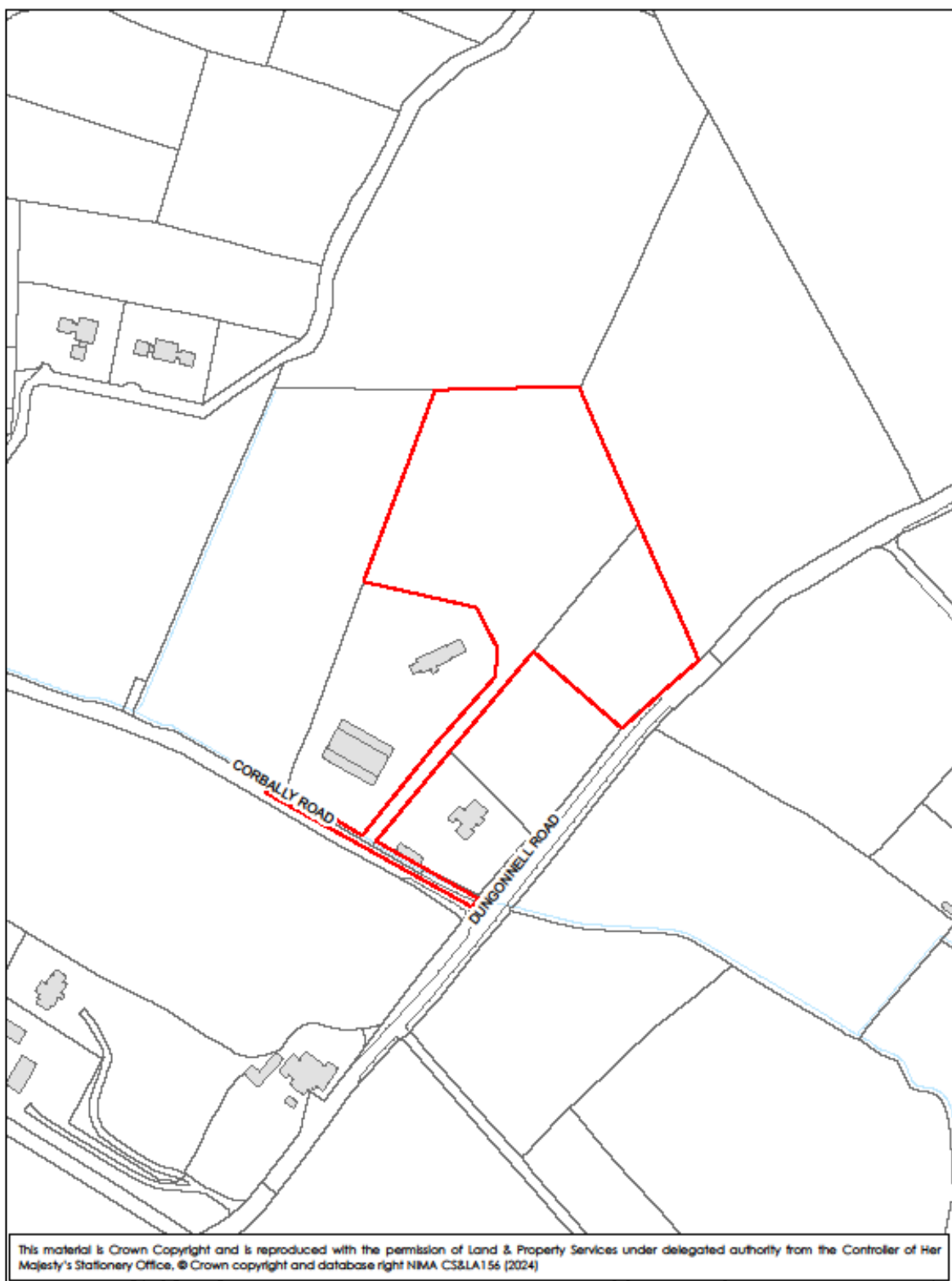
Whilst the recommendation is for the refusal of outline planning application, within the Further Supporting Information document, the agent has also requested, that should planning permission be granted, that a condition allowing a ridge height of 5.8m be applied, stating that a number of dwellings within proximity to the site have similar ridge height. Long views of the application site are achieved when travelling eastwards along the Corbally Road and although the existing backdrop is relatively low, a ridge height of approximately 5.8m is considered appropriate for a dwelling at this site to integrate.

In summary, it remains that the development proposal is considered contrary to Policy CTY 10 in that insufficient information has been submitted to demonstrate that the applicant has an active and established farm business and the recommendation to refuse planning permission remains with the first refusal reason retained unaltered.

<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
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<b>PROPOSED REASON FOR REFUSAL</b>
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| 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is active and established. |
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### Site Location Plan

1:2,500

Reference: LA03/2024/0905/O

 Site Location