

## Planning Committee Meeting – Monday 21 March 2022 Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0367**  
The progression of quarry faces, within the approved planning boundary of the existing quarry site, in a westerly direction.
- SITE/LOCATION:** Lands at 140 Mallusk Road, Mallusk, Newtownabbey, lands directly east of 24 Bernice Road, Mallusk, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0628/F**  
Proposed residential development comprising a mix of 76 no. dwellings and 35no. apartments with public open space, children play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Rathcoole Drive (111 units in total).
- SITE/LOCATION:** Former Newtownabbey High School, Rathcoole Drive Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0843/F**  
Proposed social housing development comprising 37no units (14no semi-detached, 11no townhouses, 3no detached wheelchair accessible bungalows, 1no detached and 8no apartments), associated open space, landscaping, access from Doagh Road including reconfigured access to Aspen View, public footpath to Monkstown Road, car parking, foul pumping station and all ancillary site works.
- SITE/LOCATION:** Lands 30 metres north of No. 1, No. 5 - 8 and No. 10 Aspen View, Doagh Road, and 20 metres southwest of No. 26 and No. 28 Monkstown Road, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/1110/F**  
Proposed alterations to Factory Outlet Centre to accommodate new Dobbies Garden Centre with associated restaurant/cafe, food hall, soft play area, and in-store concessions areas (including core gardening, cook shop, pet and bird care, gifting and seasonal products). Development to also include demolition of units 9-16 and 38-41 to facilitate new polytunnels and external garden furniture/plant sales area, covering over of the existing external

concourse area to provide new Atrium Mall and all other associated site works.

**SITE/LOCATION:**

Units 9 to 41, The Junction Retail and Leisure Park, 111 Ballymena Road, Antrim.

**RECOMMENDATION:**

**GRANT PLANNING PERMISSION**

**PROPOSAL:**

Tourist Accommodation

**SITE/LOCATION:**

40m West of 3b Lisglass Road Ballyclare BT39 9NH

**RECOMMENDATION:**

**REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS**

**FOR REFUSAL**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 11 of Planning Policy Statement 21, 'Sustainable Development in the Countryside', in that it has not been demonstrated that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement, that an active and established farm business operates from this location nor that this proposal for farm diversification is to be run in conjunction with the agricultural operations on the asserted farm business.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy TSM 6 and Policy TSM 7 of PPS 16 'Tourism' and Policy CTY 1, Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that the proposed development:
  - Would be a prominent feature in the landscape;
  - The application site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the development to integrate into the landscape;
  - The proposed development relies primarily on the use of new landscaping;
  - The proposed development will fail to blend with the landform;
  - The application site does not have the capacity to absorb the proposed development; and
  - The development proposal will result in a detrimental impact to and will erode the character of the rural area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 and FLD 3 of Planning Policy Statement 15 'Planning and Flood Risk' and Policy TSM 7 of Planning Policy Statement 16 'Tourism' as it has not been demonstrated that all sources of flood risk to and from the proposed development have been identified or that adequate measures to manage and mitigate any increase in flood risk arising from the proposed development have been provided or can be managed in a sustainable way.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies NH1 and NH 2 of Planning Policy Statement 2 'Natural Heritage', Policy CTY 11 of PPS 21

'Sustainable Development in the Countryside', Policies TSM 6 and TSM 7 of PPS 16 'Tourism' as it has not been demonstrated that the proposal will not have a significant environmental impact to European and Ramsar sites or species protected by law.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0828/F**  
Erection of 1no detached dwelling (& retention of existing dwelling).  
**SITE/LOCATION:** 34 Glebecoole Park, Newtownabbey, BT36 6HX.  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0662/F**  
Installation of a static concrete mixer and an additional cement silo in existing builders merchant yard.  
**SITE/LOCATION:** Rear of 397 Antrim Road, Glengormley, Newtownabbey.  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASONS FOR REFUSAL** 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 4 'Planning and Economic Development', in that it has not been demonstrated that there will be no unacceptable adverse effects on the existing neighbouring residential properties in terms of noise disturbance and dust impact.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0972/F**  
Change of use of dwelling to religious meeting room with associated parking.  
**SITE/LOCATION:** 36 Ballyrobin Road, Templepatrick, BT39 0JH.  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, 'Sustainable Development in the Countryside' in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0739/F**  
Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, car parking and landscaping.  
**SITE/LOCATION:** Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT.  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASONS FOR REFUSAL** 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development; i) does not respect the surrounding context and is considered to be inappropriate to the character and appearance of the development in terms of the use of excessive amounts of boundary walls along the estate road; the layout will have an adverse impact on the amenity of proposed

residents in terms of overlooking and there is inadequate provision of private amenity areas.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration.

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

**PLANNING APPLICATION NO: LA03/2021/1121/F**

Retention of detached garage.

30 Park Road, Mallusk, Newtownabbey, BT36 4QF.

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7 'Residential Extensions and Alterations', in that the garage by reason of its scale, siting and design, if permitted, would not be sympathetic with the design characteristics of the existing dwelling on site and would have a detrimental impact on the appearance of the surrounding area.

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

**PLANNING APPLICATION NO: LA03/2022/0034/O**

Site for 1 no detached dwelling.

70m East of 49 Ballycraigy Road, Newtownabbey

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21 in that the application site does not comprise a small gap (sufficient only to accommodate a maximum of two dwellings) within a substantial and continuously built up frontage.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy

Statement 21, in that a new dwelling, if permitted, would fail to integrate into the landscape.

4. The proposal is contrary to the policy provisions of Policy BH 3 of Planning Policy Statement 6, Planning Archaeology and Built Heritage in that It has not been demonstrated through the submission of an Archaeological Evaluation that the proposal would not have any detrimental impacts upon potential archaeological remains at the application site.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0435/F**  
**SITE/LOCATION:** Below ground agricultural effluent storage tank.  
**RECOMMENDATION:** 130m North West of 8 Ballydonnelly Road, Toomebridge, Antrim.  
**PROPOSED REASON FOR REFUSAL:** **REFUSE PLANNING PERMISSION**  
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposed development does not provide an exception for a farm building sited to an alternative site away from existing farm buildings.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0743/F**  
**SITE/LOCATION:** Retrospective application for raised single storey sunroom extension to rear of existing dwelling.  
**RECOMMENDATION:** 21 Shore Road, Greenisland, Carrickfergus, BT38 8UA.  
**PROPOSED REASONS FOR REFUSAL:** **REFUSE PLANNING PERMISSION**  
1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations, in that the sunroom extension if permitted would have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/1141/O**  
**SITE/LOCATION:** Site for dwelling and garage on a farm.  
**RECOMMENDATION:** 60m South West of 77 Irish Hill Road, Ballyclare.  
**PROPOSED REASON FOR REFUSAL:** **REFUSE OUTLINE PLANNING PERMISSION**  
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

- the building if permitted, would not be visually linked or sited to cluster with an established group of buildings on the farm holding.
- This site is not considered an exception as it has not been demonstrated that there are demonstrable and verifiable plans to expand the farm business at the existing building group.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building, if permitted, would fail to integrate into the countryside due to the lack of enclosure.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 2w14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, would add to a ribbon of development along the Irish Hill Road and also create a suburban style build-up of development when viewed with existing buildings in this area that will result in a detrimental change to, and erode, the rural character of the countryside.

**PLANNING APPLICATION NO: LA03/2021/0885/F**

**PROPOSAL:**

Proposed Installation of a 20m High Telecoms street pole c/w wraparound cabinet, with Integrated Antenna, and 3 no. additional equipment cabinets and ancillary equipment.

**SITE/LOCATION:**

Close to 16 Mill Road, on a section of footpath approximately 10m north of the entrance to Jubilee Hall, Doagh.

**RECOMMENDATION:  
PROPOSED REASON  
FOR REFUSAL**

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TEL 1 of Planning Policy Statement 10; Telecommunications, in that insufficient evidence has been provided to show existing masts and other locations within the area have been investigated and are not feasible.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, in that, if approved, the proposal fails to promote road safety, for pedestrians, cyclists and other road users as the proposed pole and ancillary equipment will create a visual impediment within the visibility splays of the Jubilee Hall development.

**PLANNING APPLICATION NO: LA03/2021/1189/F**

**PROPOSAL:**

Proposed internal alterations to include removal of stage including reducing the floor level in that area to match main FFL, removal of some internal walls to increase the footprint of the main space. Proposed external alterations including removal of existing fire escape steps, reconfiguration of existing opening and the provision of a new window..

**SITE/LOCATION:**

Muckamore Community Centre, Ballycraigy Road, Antrim.

**RECOMMENDATION:**

**GRANT PLANNING PERMISSION**

**PLANNING APPLICATION NO: LA03/2021/0577/DCA**

**PROPOSAL:** Existing toilet block to be completely demolished. Removal of surrounding car parking or new layout.

**SITE/LOCATION:** Carpark to Castle Mall Shopping Centre 26 Market Square Antrim.

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

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk) on **Tuesday 15 March 2022**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 18 March 2022**.

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

As part of the interim procedure that has now been put in place as the Council moves towards normal working arrangements, facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and social distancing requirements and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

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

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