



15 July 2026

Committee Chair: Alderman L Boyle

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen T Campbell and M Magill

Councillors – J Archibald-Brown, S Cosgrove,
R Foster, R Kinnear, AM Logue, R Lynch, B Mallon and
T McGrann

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 20 July 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc
Chief Executive, Antrim and 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 – 20 JULY 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: LA03/2022/0430/F

The south westerly lateral expansion to the existing quarry at Mallusk with phased extraction and full restoration at Lands within and southwest of existing quarry at 140 Mallusk Road, 10m East and 100m South of 24 Bernice Road, 90m southeast of 42c Bernice Road, 10m North of 54 Sealstown Road and 20m Northeast of 56 Sealstown Road, Mallusk, Newtownabbey, BT36 4QN.

3.2 Planning Application: LA03/2025/0375/F

Residential development of 37no. units comprising 9no detached dwellings, 8no semi-detached dwellings and 10no apartments, landscaping, access roads, car parking, solar panels and associated site works at Lands immediately south of No. 10 Loughview Drive and approx. 90 metres southwest of St Oliver Plunkett Church, Toomebridge, Antrim.

3.3 Planning Application: LA03/2025/0599/F

Erection of 2no. semi-detached dwellings, footpath link, extended community garden and associated works at Lands adjacent and 15m NW of 95 Belmont Hall Drive, Antrim BT41 1FB

3.4 Planning Application: LA03/2026/0213/F

Retrospective change of use from retail unit to pilates & yoga studio including new rear window 14-16 Church Street, Antrim, BT41 4BA

3.5 Planning Application: LA03/2026/0306/DCA

Partial demolition of rear wall to facilitate new window at 14-16 Church Street, Antrim, BT41 4BA.

3.6 Planning Application: **LA03/2025/0890/F**

Retention of pallet storage yard and office building at 380m North of Nutts Corner Enterprise Centre, 50 Moira Road, Nutts Corner, Crumlin, BT29 4JL.

3.7 Planning Application: **LA03/2026/0035/F**

Proposed new outbuilding for use as part time dog grooming salon at 15 Harmin Park, Newtownabbey, BT36 7UR.

3.8 Planning Application: **LA03/2026/0312/F**

Retention of temporary mobile home and adjacent stoned area for car parking at 15m north of 58 The Diamond Road, Aldergrove, Crumlin BT29 4QY

3.9 Planning Application: **LA03/2026/0352/F**

Extension to and conversion of outbuilding to a single storey dwelling at Land to rear and approx. 12.5m north of 32 Station Road, Randalstown, BT41 2AE.

3.10 Planning Application: **LA03/2026/0217/F**

Replacement of a single storey side extension with a two-storey side extension, dormer windows and porch to front along with a detached garage at 18 Church Road, Randalstown, Antrim, BT41 3AW.

3.11 Planning Application: **LA03/2026/0176/S54**

Proposed annex for ancillary use (Removal of Condition 1 from approval LA03/2025/0368/F regarding temporary permission 81 Irish Hill Road, Ballyclare, BT39 9NL

3.12 Planning Application: **LA03/2026/0127/F**

New entrance to existing Eurospar retail unit along with associated works to pathways, boundary treatments and landscaping Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT.

PART TWO – Other Planning Matters

3.13 Delegated Planning Decisions and Appeals June 2026

3.14 Proposal of Application Notices for Major Development – June 2026

3.15 Update on the Local Development Plan

3.16 Royal Town Planning Institute (RTPI) Politicians in Planning Network

3.17 Any Other Relevant Business

PART ONE - Decisions on Enforcement Cases - In Confidence

3.18 Enforcement Case – LA03/2025/0232/CA, LA03/2025/0252/CA

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON MONDAY 20 JULY 2026**

**PART ONE
DECISIONS ON PLANNING APPLICATIONS**

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2022/0430/F
DEA	AIRPORT
COMMITTEE INTEREST	MAJOR APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	The south westerly lateral expansion to the existing quarry at Mallusk with phased extraction and full restoration.
SITE/LOCATION	Lands within and southwest of existing quarry at 140 Mallusk Road, 10m East and 100m South of 24 Bernice Road, 90m southeast of 42c Bernice Road, 10m North of 54 Sealstown Road and 20m North East of 56 Sealstown Road, Mallusk, Newtownabbey, BT36 4QN.
APPLICANT	James Boyd & Sons (Carnmoney) Ltd
AGENT	Quarryplan Limited
LAST SITE VISIT	7 th November 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/695425	
SITE DESCRIPTION	
The application site lies within the rural area and outside of any settlement limit as defined within the Belfast Urban Area Plan (BUAP), draft Belfast Metropolitan Area Plan and (dBMAP 2004) and the draft Newtownabbey Area Plan (dNAP). The application site is located on lands adjacent to the existing quarry and waste management site at 140 Mallusk Road, Mallusk. The wider site comprises of 43.5 hectares, with the proposed area of mineral extraction to the southwest of the existing quarry relating to an area of 15.9 hectares. Access to the site is taken via the existing quarry access from the Mallusk Road. The site extends across an undulating topography from the Mallusk Road in a southern direction towards both the Sealstown Road and the Bernice Road. The application site comprises approximately 11 agricultural fields with hedgerows interspersed with trees defining the field boundaries. Mallusk is located to the northeast of the site with a number of residential properties dispersed in the immediate vicinity with the closest residential properties located along the Bernice Road and Sealstown Road and an agricultural farm complex to the immediate southern boundary. Biffa landfill site is located to the immediate northeast of the site with a solar farm located to the northeast.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2024/0760/S54 Location: Cottonmount Landfill, 140 Mallusk Road, Grange of Mallusk, Newtownabbey, BT36 4QN	

Proposal: Application for landfilling of non-inert, non-hazardous wastes including revisions to phasing, restoration and surface water management schemes (Variation of conditions 10, 11 and 16 from approval U/2007/0189/F regarding approved plans and netting system)
Decision: Section 54 Granted (07.04.2025)

Planning Reference: LA03/2021/0367/F
Location: Boyds Quarry, 140 Mallusk Road, Newtownabbey
Proposal: Asphalt Plant (Removal of condition No. 5 from planning permission ref U/2000/0619/F to allow the existing asphalt plant to operate beyond the working lifespan of the adjacent quarry).
Decision: Permission Granted (29.11.2021)

Planning Reference: LA03/2021/0751/F
Location: Boyds Quarry, 140 Mallusk Road, Newtownabbey
Proposal: Asphalt Plant (Removal of condition No. 5 from planning permission ref U/2000/0619/F to allow the existing asphalt plant to operate beyond the working lifespan of the adjacent quarry).
Decision: Permission Granted (29.11.2021)

Planning Reference: LA03/2017/1116/F
Location: Lands approx. 200m south of 24 Bernice Road extending to Sealstown Road, Mallusk, Newtownabbey.
Proposal: South westerly extension to existing hard rock quarry for continued extraction of basalt and on-site processing. Consequential increase in the height and size of the bund to contain the previously approved landfill site.
Decision: Application Invalid

Planning Reference: U/2008/0470/F
Location: Cottonmount Landfill, 140 Mallusk Road, Newtownabbey, BT36 4QN
Proposal: Electricity Substation and Switchgear Room in connection with the approved landfill gas utilisation compound.
Decision: Permission Granted (12.11.2008)

Planning Reference: U/2007/0189/F
Location: Cottonmount Landfill & Quarry, 140 Mallusk Road, Mallusk
Proposal: Application for landfilling of non-inert, non-hazardous wastes including revisions to phasing, restoration and surface water management schemes permitted in accordance with U/1995/0046.
Decision: Permission Granted (13.06.2008)

Planning Reference: U/2005/0309/F
Location: Boyd's Quarry, 140 Mallusk Road, Mallusk
Proposal: Ready mix concrete batching plant
Decision: Permission Granted (11.04.2007)

Planning Reference: U/2000/0619/F
Location: Boyds Quarry, 140 Mallusk Road, Newtownabbey
Proposal: New asphalt plant.
Decision: Permission Granted (01.02.2001)

Planning Reference: U/1995/0046/F

Location: Cottonmount Quarry, 140 Mallusk Road, Mallusk, Newtownabbey, Co Antrim.

Proposal: Development of a Fully Engineered Landfill facility to receive non hazardous municipal, commercial and industrial waste together with the restoration of the existing quarry at Cottonmount, Mallusk, Co Antrim.

Decision: Permission Granted (19.04.2005)

Planning Reference: U/1974/0393/F

Location: Continuation of the existing quarry and ancillary activities.

Proposal: Craigarogan, Mallusk, Co. Antrim

Decision: Permission Granted (22.07.1976)

Planning Reference: U/1974/0393/F

Location: Continuation of the existing quarry and ancillary activities.

Proposal: Craigarogan, Mallusk, Co. Antrim

Decision: Permission Granted (22.07.1976)

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.

SPPS 2nd Edition – 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.

Belfast Urban Area Plan (BUAP): The application site is located within the countryside and outside and settlement limit as defined by the Plan.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the countryside and outside and settlement limit as defined by the Plan.

Draft Belfast Metropolitan Area Plan: The application site is located within the countryside and outside any settlement limit as defined by the Plan.

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 3 – Transportation and Infrastructure (SPG 3): sets out that the Council will promote sustainable growth by managing development and securing new infrastructure provision whilst improving accessibility, connectivity and ease of movement to promote sustainable travel choices. SPG 3 is supported by relevant operational policies:

- DM10 – Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling)

Strategic Policy 6 - Placemaking and Good Design (SPG6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough, places that respect and reflect local character, places where people will want to live, work, invest and relax. SPG 6 is supported by relevant operational policies:

- Policy DM 27 Rural Design and Character;
- 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. SPG 7 is supported by relevant operational policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SPG8): sets out planning policies for the conservation, protection and enhancement of our natural heritage. SPG 7 is supported by relevant operational policy:

- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- Policy DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development

Strategic Policy 9 – Natural Resources (SPG9): sets out that the Council will seek to ensure the sustainable use of our natural resources. SPG 7 is supported by relevant operational policy:

- Policy DM 43 Minerals Development

Strategic Policy 10 – Environmental Resilience and Protection (SPG10): sets out that the plan aims 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 relevant operational policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;
- Policy DM 48 Reservoir Flood Risk;
- Policy DM 49 Artificial Modification of Watercourses;
- Policy DM 50 Pollution;
- Policy DM 51 Major Hazards;
- Policy DM 52 Contaminated Land;
- Policy DM 53 Waste Management and Disposal Facilities

Belfast Urban Area Plan (BUAP): The application site is located within the countryside and outside and settlement limit as defined by the Plan.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the countryside and outside and settlement limit as defined by the Plan.

Draft Belfast Metropolitan Area Plan: The application site is located within the countryside and outside any settlement limit as defined by the Plan.

CONSULTATION

Council Environmental Health Section – No objections subject to conditions.

Northern Ireland Water – No objection.

Department for Infrastructure Roads- No objection subject to a condition.

Department for Communities Historic Environment Division – No objection subject to conditions.

Department for Infrastructure Rivers – No objection.

Health & Safety Executive NI – No objection.

Department for Economy Geological Survey of NI – No objection.

DAERA Water Management Unit – No objection.

DAERA Regulation Unit Land & Groundwater – No objections subject to a condition.

DAERA Industrial Pollution & Radiochemical Inspectorate – No objection.

DAERA Natural Environment Division – No objection subject to a condition.

Shared Environmental Services – No objection.

Belfast City Airport – No objection.

Belfast International Airport – No objection subject to conditions.

Public Health Agency – No objection.

Civil Aviation Authority – No objection.

REPRESENTATION

Ten (10) neighbouring properties were notified, and one thousand and seventy two (1072) letters of objection have been received and two (2) letters of support. The full representations made regarding this proposal are available for Members to view online at the Planning Portal <https://planningregister.planningsystemni.gov.uk>.

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

- Visual impact from the quarry, creation of the soil mounds, the removal of vegetation, including the impact of views and consequential loss of light;

- Impact from blasting on amenity and structural stability of existing neighbouring dwellings and new residential properties;
- The proposal is out of character with the existing residential area and new developments;
- Air quality impact from dust and fibrous materials;
- Impact on livestock within the adjacent agricultural lands;
- Devaluation of property;
- Noise pollution from blasting and quarry activities and impact on amenity;
- Health Implications from air particles, ongoing operations from blasting and noise, change in visual landscape, including the impact on vulnerable occupants of nearby properties;
- Impact of this proposal on future planning applications for other forms of development;
- Environmental impact including loss of flora and fauna and the impact on wildlife and the removal of hedgerows and trees;
- Impact on the water table and dewatering and displacement of nearby watercourses;
- This application is of regional significance and Article 26 of the Planning Act is engaged;
- Impact on archaeology and the built environment;
- Consultation should include HSENI;
- Cumulative impact from the other developments in the surrounding area;
- Compatibility with the surrounding area including the growth of residential development;
- Japanese Knotweed is present on the wider site;
- Safety and security of the site;
- Increase in traffic and the condition of the roads and the increase in HGV activity and the condition of the roads from debris being left on the roads from HGV's exiting the site;
- Smell and odours generating from the existing site;
- Inefficient notice provided to neighbouring properties regarding blasting operations;
- Impacts from operations increasing stress, anxiety, impact on mental health and quality of life;
- There are breaches of the existing conditions which seek to control noise and a lack of enforcement;
- Details of the mine waste plan have not been provided;
- Impacts of blasting on erionite dispersal and adjacent asbestos cells;
- The environmental impacts are not properly understood as a consequence of the salami slicing of the quarrying operation through a series of multiple permissions;
- The impacts on the proposed operations on climate change and undermining the commitments of the Paris Accord.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Framework
- Policy, Policy Context and Principle of Development
- Proposed Operations
- Restoration
- Pollution Prevention Control Permitting
- Visual Impact and Landscape Character
- Safety and Amenity

- Human Health
- Natural Heritage
- Access, Movement and Parking
- Flooding, Groundwater & Drainage
- Archaeology and Built Heritage
- Other Matters

Legislative Framework

Decision Making Jurisdiction

A concern was raised in relation to the decision making jurisdiction. Having regard to the thresholds contained within the Schedule of the Planning (Development Management) Regulations (Northern Ireland) 2015, the application proposes a quarrying operation where the surface of the site exceeds 25 hectares and therefore comprises development where Section 26 (1) of the Planning (Northern Ireland) Act 2011 applies.

Section 26 of the Act requires applicants to enter into consultations with the Department (of Infrastructure) to determine if the proposed development would (a) be of significance to the whole or a substantial part of Northern Ireland or have significant effects outside Northern Ireland, or (b) involve a substantial departure from the local development plan for the area to which it relates. Following receipt of such a proposed development the Department must serve a notice in writing on the prospective applicant indicating whether the development is to be considered as Regionally Significant Development, or not.

DfI Planning confirmed to the applicant on 6th August 2021 that the proposal was not regionally significant and that it falls to be considered as a Major planning application under the jurisdiction of the Council.

Pre-Application Notice

The application falls within the Major category as prescribed in the Development Management Regulations. Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult with the community in advance of submitting an application. Section 27 also requires that a prospective applicant, prior to submitting a Major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted.

A Proposal of Application Notice application (Ref: LA03/2021/0870/PAN) was submitted to the Council and was deemed to be acceptable on 1st October 2021. The Pre-Application Community Consultation Report (PACC) (Document 01) submitted has demonstrated that the applicant has carried out the consultation requirements set out in Section 27 of the Planning Act (NI) 2011.

Environmental Statement

The application was accompanied by an Environmental Statement. The Council in consideration of the application is obliged under Regulation 24 (1) of the Planning (Environment Impact Assessment) Regulations (NI) 2017 to examine the environmental information; reach a reasoned conclusion on the significant effects of the proposed development on the environment and integrate that reasoned conclusion into the decision.

Additional information was required during the processing of the application which constituted Further Environmental Information (FEI) (January 2023, November 2024 and December 2025) and in accordance with the EIA Regulations 2017, this information was subject to the statutory publicity and consultation requirements.

The effects of the proposal on the environment are considered within the body of this report. It is considered that the potential environmental impacts of this development are sufficiently well understood, a series of mitigation measures are conditioned to be followed during the lifetime of the operation and restoration phases and therefore the development is not likely to have significant environmental effects.

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 12th June 2026. This found that the project would not have any adverse effect on the integrity of any European site.

The Planning (Management of Waste from Extractive Industries) Regulations (Northern Ireland) 2015

Policy DM 43.3 of the ANPS requires that all proposals for minerals workings must demonstrate the necessary requirements in relation to the above legislation with the submission of a Mine Waste Plan and any proposal that would give rise to land instability must include a stability report and detail mitigating measures to ensure land stability. Regulation 5 of the Regulations allows for an exemption where the extractive waste is inert waste or unpolluted soil resulting from the winning, working, treatment and storage of minerals and the working of quarries.

A Mine Waste Plan (Document 02) was submitted with the application which indicates that all the material is inert and will not contain hazardous or dangerous substances. In addition, the Mine Waste Plan confirms that a structural failure of the waste facilities would not result in potential for loss of life or serious danger to human health and that the waste facilities at the site will be subject prior to construction to a Geotechnical Assessment as required by Regulation 33 of The Quarries Regulations 1999.

Restoration

Section 53 of the Planning Act 2011 states that where: (a) planning permission for development consisting of the winning and working of minerals or involving the depositing of mineral waste or waste materials is granted, and (b) the permission is subject to a condition requiring that after the winning and working is completed or the depositing has ceased, the site shall be restored by the use of any or all of the following, namely, subsoil, topsoil and soil-making material, it may be granted subject also to any such condition as the council thinks fit requiring that such steps shall be taken as may be necessary to bring land to the required standard for whichever of the following uses is specified in the condition.

Section 53 does not empower the Council to apply conditions requiring financial guarantees, however, Section 76 of the Planning Act does empower Councils to enter into an Agreement in certain instances including (c) requiring the land to be used in any specified way and (d) requiring a sum or sums to be paid to the Council on a specified date or dates or periodically.

The site restoration and aftercare conditions as required by Section 53 will be subject to a Section 76 Legal Agreement between the applicant and the Council. The details of the site restoration are discussed in more detail below.

Pre-determination Hearing

Section 30 (4) of the Planning Act allows Councils if it so chooses to hold a non-mandatory pre-determination hearing for applications. In this case a pre-determination hearing was carried out on 25th June 2025 in accordance with Section 30 (3) of the Planning Act.

Plan and 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.

Development Plan Context

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' (SPPS) is material to all decisions on individual planning applications and appeals and transitional arrangements are set out in it. On 11th December 2025, the Department for Infrastructure published the SPPS, Edition 2, which included new policy provisions on Renewable and Low Carbon Energy. The Preamble to the SPPS, Edition 2 makes clear that all other policy provisions within the former SPPS are unchanged.

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. In line with the transitional arrangements set out within the ANPS and the SPPS, the 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.

In this case the purportedly adopted Belfast Metropolitan Area Plan 2015 (BMAP 2015) was for a period of time deemed to be the statutory development plan for this area, however, the purported adoption of the Plan by the then Department of the Environment in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, the Belfast Urban Area Plan (BUAP) remains the statutory Local Development Plan (LDP) for the area for the boundaries of settlement limits, local designations and zonings. The provisions of draft Newtownabbey Area Plan (dNAP) and the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

The application site is located within the rural area within each of the aforementioned draft plans and within the greenbelt as identified within the BUAP which contains Policy GB5 – Minerals Workings. However, Policy SP1.11 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. As a consequence, the policy provisions of ANPS take precedence over the policy provisions for greenbelt designations contained in existing statutory development plans in this case, the BUAP.

The existing quarry, known as 'Boyd's Quarry' is located on the Mallusk Road within the rural area. The earliest known planning permission for the quarry was granted under Ref's: U/1974/0393/F & U/1974/0394/F together with an extension to the quarry approved under application Ref: LA03/2021/0367/F. The application site is geographically extensive comprising of some 43.5 hectares including lands which were approved under the core permissions, however, the proposal also seeks to extend into lands significantly beyond the existing quarry boundary to include existing agricultural land.

Policy Context

The Regional Development Strategy (RDS) 2035 is the revised strategy for the future development of Northern Ireland to 2035. One of the key aims of the RDS 2035 is to support strong, sustainable growth for the benefit of all parts of Northern Ireland, it states that a growing regional economy will benefit from strong urban and rural areas and indicates that this needs a co-ordinated approach to the provision of services, jobs and infrastructure and a focus on co-operation between service providers. Another of the key aims is to protect and enhance the environment for its own sake emphasising that protecting the environment is essential for enhancing the quality of life of current and future generations.

The Strategic Planning Policy Statement (2nd Edition) (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS recognises that growing a sustainable economy and investing in the future is a key strategic priority of the NI Executive. It aims to facilitate sustainable minerals development through balancing the need for specific minerals development against the need to safeguard the environment. The SPPS requires particular regard be given to the safety and amenity of occupants within close proximity to the minerals workings having regard to matters such as noise, vibration and dust arising through excavation and the processing and transporting of minerals. Additionally, the SPPS requires restoration proposals to form part of the overall proposal.

The ANPS sets out the planning policy context for the assessment of the application and includes Policy SP 9 'Natural Resources' which indicates that the Council, will seek to ensure the sustainable use of our natural resources. Development will be supported where it is demonstrated that the proposal will not have an unacceptable adverse impact on the environment, amenity or public safety. SP 9.2 of the ANPS expands on this highlighting that the Council will facilitate sustainable minerals development in the Borough, balancing the need for a specific development against the need to safeguard local communities and the environment against the

potential adverse impacts of such development. SP 9.2 goes on to indicate circumstances in which a presumption against mineral development, such as, where it would affect environmentally sensitive sites/designations. In this case the application site is not located within a sensitive or designated site.

Policy SP 9 of the ANPS also indicates that other proposals for minerals development will be supported where they accord with the provisions of Policy DM 43 'Minerals Development'. Policy DM 43 reiterates Policy SP 9 indicating that the Council will balance the case for the particular mineral working against the need to protect and conserve the natural and historic environment. Supporting information relating to the need for the mineral extraction has been submitted as part of the FEI (Document 12). The supporting information highlights that Mallusk Quarry has been operational for over a century and in its present form for over 50 years, supplying a full range of drystone products into the Antrim and Newtownabbey Council area and the greater Belfast market. Paragraph 6.155 of the SPPS indicates that Local Development Plans (LDP's) should ensure that sufficient local supplies of construction aggregates can be made available for use within the local and where appropriate, the regional market area and beyond, to meet likely future development needs over the plan period. Supporting information highlights that the Councils Mineral Paper acknowledges the steady production rate of Mallusk Quarry indicating that if planning permission is forthcoming that this would safeguard sufficient reserves for this LDP period.

Supporting information contends that the quarry plays a critical role in meeting both current and future construction demand within the Borough and the wider Greater Belfast area. It is also indicated that the supply is essential to support planned economic growth, infrastructure development and housing delivery identified within the ANPS and Belfast Plan Strategy, including the creation of tens of thousands of new homes and employment opportunities. Document 12 goes on to summarise that the facts and figures provided by Minerals Products Association NI (MPANI) demonstrate that the annual requirement in the region of 2 million tonnes of aggregate per annum are required for the population of the Borough, notwithstanding the requirement for the adjacent Belfast City Council area.

Document 12 highlights that the requirement for basalt aggregate products is recorded by the Department for the Economy (DfE) via the annual minerals returns with a graph depicting the reported mineral production tonnage of basalt and igneous rock produced in NI being provided. The graph demonstrates the tonnage from years 2000 to 2023, it is indicated that production and supply peaked in the early 2000's at output levels of some 1,800,000 tonnes per annum. However, these figures have reverted to lower levels post the economic crash at the end of that decade and as with all such operations, there has been a fluctuating output, with an average of 500,000 tonnes per annum. It is indicated that the quarry has consistently contributed a minimum of 10% to Northern Ireland's annual regional supply output, supplying a full range of aggregate products to both construction sites and fixed outlets both within the confines of the larger site or externally to other operators, who in turn contribute to infrastructure projects throughout the Council Area and beyond.

It is accepted that the need for the supply of aggregate across the ANBC has been demonstrated and as indicated above, the application site is not located within an environmentally sensitive or designated site and seeks to extend an existing quarrying operation, therefore the principle of an extension to the existing quarry at this

location is considered acceptable subject to all other policy and environmental considerations being met.

One of the main points of concern raised by third parties related to the compatibility of the proposed mineral extraction with the nearby residential properties in the surrounding area, particularly due to the growth of residential properties along the Bernice and Sealstown Roads. Policy DM 43 of the ANPS encompasses a number of individual policies that all mineral development must be compliant with, including , DM 43.1 to DM 43.6 which includes the impact on amenity of nearby properties. The ANPS includes a range of other applicable policy provisions that are applicable to the development type that will be addressed throughout the report.

Proposed Operations

The proposed development involves the extension of the existing Boyd's Quarry in Mallusk to facilitate the continued extraction of gravel from land located both within and adjacent to the current quarry boundary. The total area encompassed by the application is approximately 43.5 hectares. This includes the existing operational quarry (20 hectares), a proposed extraction area (15.9 hectares), and a further 8.1 hectares around the southern periphery allocated for associated mitigation measures. Access to the site and the larger quarry will remain unchanged from its existing access onto the Mallusk Road with access to the application site being via the existing and proposed internal haul roads.

The development is structured into five operational phases, followed by a sixth phase dedicated to site restoration. It is anticipated that the lifespan of mineral workings will extend to approximately 30 years, with an estimated annual extraction rate of 500,000 tonnes. The expected rate of land working is 0.4 hectares per year. The method of extraction is drilling and blasting with the proposed excavation to be carried out across five levels (benches), reaching a maximum depth of 32mAOD.

According to the Environmental Statement (ES) and as illustrated in Drawing (01), Phase 0 involves no mineral extraction. Instead, it provides for the construction of a retaining bund (partially approved under core permission U/2007/0189/F) along the interface between the quarry and the existing Biffa landfill. This separation bund, composed of approximately 206,000 tonnes of fill material, which is to be constructed partially by Biffa and utilising fill from the quarry site, the separation bund is indicated to range from 6 to 10 metres in height, with a slope angle of 1v:2h (26°). Phase 0 also includes the formation of an access ramp into the main quarry area, which is to be constructed using 83,000 tonnes of fill from the stockpiled material available within the site.

Phase One, shown on Drawing 02, involves stripping overburden from both Phase One and Phase Two areas, which is to be used for forming screening bunds. The overburden is expected to be removed to a depth ranging from 2.1 metres to 6.4 metres. The estimated overburden volumes are 181,000 tonnes initially, followed by an additional 400,000 tonnes, totalling 581,000 tonnes. Three overburden storage locations are identified in Drawing One including the "northern tip" which is located within the current quarry floor, which has a capacity of 76,000 tonnes; an area adjacent to the southwestern corner of the Biffa landfill, between the existing quarry and the proposed extension area; and areas along the perimeter of the site

between the areas of excavation and the agricultural lands to the south and west, where overburden will form screening bunds.

These screening bunds will range in height from 3 to 13 metres, with a slope angle of 1v:3h (18°) and a total fill volume of 498,000 tonnes. The ES states that before constructing the bunds, a Geotechnical Assessment and associated 'Schedule 1 Analysis' as required by Regulation 33 of The Quarries Regulations 1999 must be conducted. This phase also initiates basalt extraction towards the southeastern boundary, adjoining the Biffa landfill site, which will target the removal of 2,171,000 tonnes of material.

Phase Two involves enlarging the northern tip to hold an additional 241,000 tonnes of overburden. Basalt extraction continues, progressing southwesterly via a series of stepped levels (benches) at 138mAOD, 145mAOD, 159mAOD, and 173mAOD with a projected yield of 4,179,000 tonnes of basalt. Access to these levels is facilitated by new haul routes along the southern quarry face, replacing the earlier internal haul roads. Drawing 03 indicates that the final positions of these haul routes will be on the southern edge of the new areas of excavation.

Phase Three continues extraction down to the quarry's base level of 131mAOD, using broad benches and floor levels to expose multiple working faces, allowing for the extraction of a further 4,760,000 tonnes of basalt.

Phase Four marks the final extraction stage. It includes relocating some overburden into the Phase Two void and further removal from the Phase Three extraction area. The total basalt yield for this phase is 6,348,000 tonnes. Extraction here is expected to proceed incrementally as mineral demand arises given that quarried material is not being utilised for external attenuation berms. As quarrying concludes, haul roads will be dismantled, rock traps will remain, and final faces will be stabilised at a 70° angle.

The final (sixth) phase will focus on the restoration of the site, with further details outlined in the following section. Overall, the proposed operations are consistent with the current activities at the existing quarry and reflect standard mineral extraction practices commonly undertaken in the Borough and wider Region.

Restoration

Section 53 of the Planning Act (Northern Ireland) 2011 permits the inclusion of 'restoration' or 'after-care' conditions to ensure that land is returned to a satisfactory standard for future use. These uses may include agriculture, forestry, amenity, or ecological purposes.

Paragraph 6.167 of the Strategic Planning Policy Statement 2nd Edition (SPPS) requires that any mineral extraction proposals must include comprehensive and satisfactory restoration plans. The SPPS further notes that the most appropriate type of reclamation and after use will depend on several site specific factors, including the characteristics of the mineral deposits, the nature of the excavation, the availability of fill material, the surrounding landscape, local community needs, and the site's potential for nature conservation. DM 43.6 of the ANPS reinforces this by requiring a restoration programme that ensures high quality, appropriate, safe, and timely restoration. It further stipulates that, where feasible, restoration should occur in a phased manner alongside ongoing extraction.

In this case, the proposed restoration strategy is detailed in the Environmental Statement (ES) and illustrated in Drawings 07 and 08. The restoration aims to deliver an area of amenity and ecological value. The proposed scheme incorporates several components, including woodland planting, screen planting, marginal and aquatic habitats (supporting natural colonisation), species rich grassland to encourage natural regeneration of gorse/thorn scrub and the potential inclusion of a permissive pathway.

According to Drawing 07, the restoration will begin in Phase 0 with 2.4 hectares of advanced boundary woodland planting and 300 linear metres of new hedgerows. An additional 3.47 hectares of woodland will be planted in Phase One, followed by a further 12.32 hectares as part of post extraction restoration. Drawing 07 also includes a detailed schedule outlining the number, species type and maintenance requirements for the proposed planting.

DM 43.6 also enables the Council to secure the implementation of restoration plans through a Section 76 Planning Agreement, which may include a financial guarantee. In this case, the restoration programme is to be secured through a Section 76 agreement, which must be signed prior to the granting of any planning permission. It is recognised that, given the 30-year lifespan of the development, modifications to the restoration plan may become necessary over time. However, the inclusion of a Section 76 Legal Agreement will provide the Council with both the authority and the flexibility to manage any future changes, ensuring continued oversight and compliance.

Pollution Prevention Control (PPC) Permit

The planning and pollution control regimes are separate but complementary systems for the regulation of proposals of this nature. Advice on the relationship between the planning and pollution control regime was set out in the former Planning Policy Statement 11 'Planning and Waste Management'. It is acknowledged that PPS 11 is not an operational planning policy within Antrim and Newtownabbey Plan Area, however, it does set out the relationship between the planning and the PPC permitting regimes, the former PPS 11 is referenced solely to provide an understanding of this relationship. PPS 11 advises that planning control primarily focuses on whether the development itself is an acceptable use of the land rather than on the control of processes or substances involved as well as regulating the location of the development in order to minimise the adverse effects on people, the use of land and the environment.

It further advises that the pollution control regime is concerned with the control and regulation of proposed operations and processes along with their day-to-day operation. The objective is to ensure that the activity is undertaken and any waste associated with it is disposed of appropriately or suitably treated, without endangering human health or causing harm to the environment.

The former PPS 11 also states that planning control should not duplicate other statutory controls or be used to achieve objectives relating to other legislation. As such the Council in exercising its role as Planning Authority must make its decisions on the basis that the relevant pollution control regime will be properly applied and enforced. The relevant expertise and statutory responsibility for pollution control rests with the relevant pollution control authority, in this instance the Department of Agriculture, Environment and Rural Affairs (DAERA).

It is indicated within the supporting documentation that the site is operated under an existing PPC Licence. Consultation was carried out with DAERA, Industrial Pollution and Radiochemical Inspectorate who have raised no objections to the proposal on the basis that residents within 500 metres of operations be aware that they may periodically suffer a loss of amenity due to fugitive dust emissions as well as wet and dry deposition from dust from the works or passing heavy goods vehicular traffic. The application was subject to the statutory publicity and notification procedures providing interested parties with the opportunity to provide comment on the proposal.

Visual Impact and Landscape Character

The SPPS identifies visual intrusion as often the most significant environmental impacts associated with mineral workings. It emphasises that particular care should be given to preserving skylines and to the careful placement of plant equipment, stockpiles, and overburden/waste within the development site. A main concern raised by third parties relates to the impact of the proposal on the landscape, the visual integration and the consequential impact on the character of the area and the potential for the loss of light and the loss of a view.

DM 43.2 of the ANPS indicates that proposals for extensions to mineral workings will generally be supported where a number of criteria are satisfactorily addressed. These include the impact on landscape character and visual amenity, with specific consideration of cumulative impacts, particularly where two or more consented mineral sites exist within 5km of a nearby settlement. DM 43.5 further expands on this by stating that mineral workings should, where possible, be located to take advantage of existing landforms and features. The Council will not support proposals where development such as structures, machinery, land banking, or waste stockpiles would interrupt the skyline.

Chapter 9 of the Environmental Statement (ES) presents a visual appraisal, supported by Appendix 4, which contains a Landscape and Visual Impact Assessment (LVIA).

Landscape Character

A Landscape Character Assessment (LCA) identifies and describes the distinct features of a landscape by explaining the unique combination of elements that give an area its individual character.

The Department of Agriculture, Environment and Rural Affairs (DAERA) has produced several relevant documents, including the Northern Ireland Regional Landscape Character Assessment (NIRLCA), which divides the region into 26 regional landscape areas. The application site falls within RLCA 19 – 'South Antrim Hills and Six Mile Water', a landscape known for scattered quarrying and mineral workings, as hard rock quarrying was historically widespread in the area. The section titled 'Past, Present and Future Forces for Change' acknowledges the operational presence of extensive basalt quarries and notes that their excavation and restoration, such as for landfill, has the potential to impact the comparative rurality of the area.

The Northern Ireland Landscape Character Assessment 2000 (NILCA) divides the landscape further into 130 individual character areas. The application site is stated to fall within LCA 114 – 'Three and Six Mile Water Valleys'. Additionally, the NIEA Wind Energy Development in Northern Ireland's Landscapes: Supplementary Planning Guidance (2010), while focused on wind energy, provides strategic insight into

landscape and visual sensitivity. Each LCA is assessed for its susceptibility to change. Although not directly applicable to mineral extraction, this document offers a useful reference for identifying landscapes that may be visually vulnerable.

Site Context and Visual Sensitivity

The majority of the proposed extension comprises agricultural grasslands extending southwards from the existing quarry towards Bernice Road and Sealstown Road. Parts of the application site are situated along and adjacent to the ridgeline, where the landform is more visually prominent within the surrounding landscape. As a result, development in these areas has the potential to break the continuity of the ridgeline and alter its existing profile when viewed from surrounding viewpoints. Due to the elevated position of the site, there is limited screening and little opportunity for the proposed development to be visually contained by a backdrop of higher ground.

It is recognised that development of this nature will permanently alter the landscape's physical appearance. However, whether this change is acceptable depends on the magnitude and significance of the impact. To assess this, the LVIA evaluates potential visual effects by combining the sensitivity of the landscape with the magnitude of change to determine overall significance.

The LVIA includes a selection of viewpoints from varying distances, including from the Sealstown Road, Bernice Road, and Boghill Road. Each viewpoint is illustrated with sequential images, from existing conditions to predicted views as screening berms and planting mature over time. Additionally, 3D model overlays are provided to show the proposed screening berm locations.

The LVIA evaluates visual impacts during the establishment, operational/extraction, and restoration phases. It classifies visual effects from Moderate/Major to Minor depending on viewpoint and stage of development.

Two key receptor locations, one along the local road network and one behind a residential property are predicted to experience significant visual effects during the establishment phase. However, the LVIA notes this phase will be relatively short, and once screening berms and planting are in place, they will provide substantial visual mitigation over the lifetime of the quarry.

The assessment concludes that landscape sensitivity is considered medium to low and the magnitude of change is expected to be medium during initial phases. Once extraction is complete and final restoration implemented, the visual impact will reduce to low.

Cumulative Impact

The LVIA also examines cumulative impacts in the wider landscape. Policy DM 43.2 specifically requires that the potential for cumulative visual impacts be assessed if there are two or more consented mineral sites within 5km of a nearby settlement. In this case, there are three consented sites within 5km of Mallusk, the subject site, Upper Hightown Quarry, and Boghill Quarry. However, the LVIA concludes that these quarries do not share a visual relationship with the proposed extension, and therefore cumulative visual effects are not considered significant.

Conclusion on Visual Impact

There is little doubt that the proposed development will alter the landscape, with critical views ranging from short to long distance with the longer distance views

expected to produce less impact. While the proposal forms a logical extension of the existing quarry, requiring minimal additional infrastructure, the rising topography to the south means that new works will affect the skyline, with limited natural backdrop available for mitigation.

Given the lifetime of the development of approximately 30 years, clarification was sought from the applicant in relation to the phasing and the final screening berms to be retained. Clarification was provided within the FEI (Document 12) and indicated on Drawing 11 which illustrates four phases across years 1-4, details have been provided in relation to the volume of overburden and the levels of the screening berms comparative to the existing topography. It is indicated that partial construction height will occur during year 1 adjacent to the Bernice Road properties, where a height of 163.5 metres AOD is achieved which is equivalent to 7.5 metres above the existing ground level of the lands at the adjacent site boundary. The remainder of the construction programme will follow the phasing depicted on Drawing 11. It is indicated that the removal of 18,000m³ of material in the final phase of the development will happen in excess of 20 years from the commencement of the project. Partial removal of the screening berm is indicated to take place in phase four, which is reflected in the restoration concept plan (Drawing 08) with the inner slope covered with naturally regenerating scrub. Document 12 indicates that the partial removal will be from an internal slope and as such will have no external impact on the final finished visual landform.

The effectiveness of visual mitigation depends largely on the proposed screening berms and planting, which will take time to mature. During the interim phase (prior to the completion of the screening berms), the level of infrastructure required, including the works associated with the quarry operations and the scale of change are considered detrimental to visual amenity.

If planning permission is granted, it is recommended that a planning condition be imposed requiring the implementation for screening berms be carried out in accordance with Drawing 11 in order to ensure that critical visual receptors are screened at the earliest opportunity and within a clearly defined timescale.

Safety and Amenity

The SPPS indicates that proposals for minerals development must have particular regard to the safety and amenity of the occupants of developments in close proximity to the mineral workings. Minerals development likely to compromise safety or to significantly impair the amenity of people living or working in proximity to the site will not normally be acceptable. The SPPS goes on to highlight that such adverse impacts could result from noise, vibration and dust arising through excavation, processing or transporting of materials. Where such impacts are judged to be incompatible with standards of amenity acceptable to the planning authority, planning permission should be refused, unless the developer can demonstrate adequate means of mitigation. In addition, Annex A of the SPPS refers to managing noise and improving air quality and requires balanced decisions which consider noise issues alongside other relevant material considerations, including the wider benefits of the particular proposal.

Policies SP 9.1 and DM 43.2 of the ANPS reiterates the need for safety and amenity concerns to be addressed to the satisfaction of the Council with particular regard

given to the safety and the amenity of local communities, residential property and business during and after development.

It is accepted that due to the very nature of the development that there is a potential for pollution and nuisance to occur as a result of quarrying operations on the site, including but not limited to traffic noise/pollution, blasting, excavation & drilling noise, screening and crushing of aggregate, air overpressure and air pollution.

It is acknowledged that these activities have been ongoing within the wider Boyd's Quarry site in excess of 20 years, however, the proposal moves the extraction closer to residential properties with the lifespan of the operations indicated to be 30 years and therefore the impact of the works will be for a significant period of time. A large volume of objections raised concerns regarding the impact on amenity from ongoing and potential future operations at the quarry including the impact on vulnerable persons living within close vicinity to the quarry. It should be noted that when looking at complaints alleging nuisance from operations, EHS consider the impact upon an average person with no specific needs and does not take into account the sensitivity of an individual with specific needs which has been established by case law (Cunningham V Birmingham City Council 1997).

Blasting & Vibration

The minerals working form submitted with the application indicates that blasting will be carried out fortnightly. Chapter 13 of the ES provides information and indicates that excavation of the minerals material is via bench blasting which consists of drilling holes through the upper rock surface parallel to the artificially created rock face. It is indicated that occasionally additional holes may be required at the floor level to assist in the breakout if some hard rock should remain from the previous blast.

It is worth noting that blasting within the wider quarry site has been in existence over a number of years, however, the proposal will move the blasting in closer proximity to residential properties along the Bernice Road and Sealstown Road with the closest properties being identified on Drawing No. 06 which indicates a 100 metre buffer zone around the closest properties. A Blasting Assessment (BA) prepared by Ulster Industrial Explosives was submitted at Appendix 8 of the ES. The BA indicates that when a blast is fired, most of the explosive energy is used to break the rock, however, vibration is generated both in the ground and in the air, however, by employing modern techniques, the effects of both ground vibration and air overpressure can be minimised. The BA details mitigation measures in order to stay within the acceptability range of vibration and air overpressure.

A number of concerns were raised by third parties in relation to separation distances of 100m from the blasting being insufficient, this distance is to do with potential fly rock from blasting activities and is referenced by Vibration and Blasting Guidelines (NI). The BA refers to guidance produced by the Blasting Controls Working Group in 1995, which was subsequently reviewed in 2017 and published in 2018. These guidelines have been endorsed by the Mineral Products Association Northern Ireland (formerly the QPANI), the Health and Safety Executive for Northern Ireland, Environmental Health Northern Ireland and the Department for Infrastructure (Appendix 7, Document 14). The Blasting Control Working Group considers that a distance of at least 100m should normally be maintained between the blasting face of the quarry and any occupied property, furthermore the guidance does not consider the curtilage of properties but rather occupied dwellings. It is noted that the

dwelling identified on Drawing No. 06 as the closest properties, are all outside the 100 metres from the blasting area. It is noted that the Vibration and Blasting Guidance NI 2018 goes on to note that operators are responsible for their own monitoring, however, decision makers may require blasts within 150 metres of dwellings to be routinely monitored and results submitted if required. In addition, it should be noted that if planning permission is forthcoming EHS has recommended conditions regarding blast noise and distance parameters together with monitoring control measures which the operator will be required to adhere to.

British Standards (BS6272-2:2008) 'Guide to evaluation of human exposure due to vibrations in buildings Part 2: Blast induced vibration' states that there might be a trade-off between having several smaller blasts or one larger one and generally speaking for a variety of reasons, including health and safety, operational constraints and environmental impact, the latter is the preferred option. It goes on to state that 'the generally accepted maximum satisfactory magnitude for residential premises is a PPV of 6.0mm/s, however, when 6.00mm/s is considered to be too restrictive a value between 6.0mm/s and 10.0mm/s could be used at a 90% confidence level. The BS suggests that the higher the PPV limit the less frequent the blasts are required to be carried out. In this case the P1B minerals form indicates that the blasts will be carried out fortnightly.

Planning Officers and Planning Committee members attended a blast on the 7th November 2025, details of the blast specifications and location together with other blast reports were provided as FEI (Document 14, Appendix 8). Additionally, a summary table has been provided covering all blasts undertaken from 2021 onward which highlights the Maximum Instantaneous Charge and Distance from receptor (Vibrograph location) and Maximum Peak Particle Velocity mm/s. It is highlighted that this demonstrates how all blasts over the last 5 years have resulted in PPV's substantively below the agreed limit as prescribed in the Vibration and Blasting Guidelines (Document 14, Appendix 7).

Consultation was carried out with Health & Safety Executive NI (HSENI) who advised that a site visit was carried out and HSENI would not have concerns regarding the proposal and the use of explosives in relation to the topography of the site. HSENI go on to note that there is an acceptable distance of greater than 100 metres between the proposed quarry benches where blasting operations will occur and the neighbouring dwellings along both the Bernice Road and the Sealstown Road.

Concerns were raised by third parties in relation to the notice period of the blasting and the conditions imposed relating to the notice period on the previous approval (Ref: LA03/2021/0367/F) not being adhered to in relation to communication with nearby residents. Chapter 7 of the ES indicates that all neighbours will be notified in advance of upcoming blasts, dates and times. In addition, clarification was sought as to the notification mechanisms employed by the operator, which was provided within the FEI, which included a copy of the feedback forms (Document 14, Appendix 6) and a text alert request summary (Document 14, Appendix 9).

It is indicated that following the pre-determination hearing, a review of the blasting notification was implemented in an attempt to meet the needs of residents. This included the circulation of community feedback forms to give the local community an opportunity to provide feedback and to ensure that any property who wished to be added to the blast notification procedures was able to provide updated contact

details. It is indicated that some 425 feedback forms were hand delivered to properties within the vicinity of the quarry by the Company's operations manager.

Document 14 indicates that the applicant intends to continue to operate a neighbour notification scheme, which has been updated to reflect any additional request following the community feedback. It is indicated that notification will be provided using an automated SMS text messaging service. All individuals who have requested notification receive two text messages on the day of a blast (an initial text message scheduled to circulate at 08:00h notifying the recipient of a blast taking place that day, followed by a secondary text message sent within an hour of firing time notifying the recipient of a 30 minute time window within which the blast will be fired. It is also indicated that firing times vary blast-by-blast, due to variables such as blast design, geological differences and meteorological conditions. It is also indicated that immediately before firing, the quarry manager will contact the shotfirer to confirm all is ready prior to sounding the warning system, after the siren has finished sounding, the blast is fired. It is stated that the steps above are fulfilled for every blast.

Noise

Noise associated with minerals workings can be generated from a number of sources including; blasting, drilling, the winning and working of the minerals, internal vehicle and machinery noise, over air pressure, the movement of overburden and restoration works. Letters of objection raised concerns in relation to the impact of noise from blasting and machinery within the site.

The applicant addresses the impact of noise within Chapter 7 of the ES and a Noise Impact Assessment (Appendix 2 of the ES) which examines the environmental noise implications of the proposal and proposes appropriate noise target levels and sets out the calculated noise levels arising from the continuation of the operations. There is no current Northern Ireland specific guidance for assessing noise from mineral workings and associated activities, mineral developers in Northern Ireland have been guided by EHS. In terms of guidance for assessing noise from mineral workings and associated activities in Northern Ireland, the established practice is to consider the English Planning Practice Guidance 'Assessing Environmental Impacts from Mineral Extraction. (2014) (PPG). While this guidance has not been formally adopted in Northern Ireland, it has been practice to use it as an appropriate measure for assessing the impacts of noise in relation to mineral workings. The guidance advises that account should be given to the prevailing acoustic environment and in doing so consideration of whether or not noise from the proposed operations would give rise to; a significant adverse effect; an adverse effect; or enable a good standard of amenity to be achieved.

The NIA relies on a background noise survey undertaken from 25th June to 2nd July 2018 by Irwin Carr Consulting, with the monitoring location being No. 24 Bernice Road. The Irwin Carr assessment, presented a typical background noise level for daytime (07:00 – 19:00 hours) of 44 dB LA90. Further monitoring was undertaken by AONA Environmental on 4th November 2021, from 09:45 to 19:45 hours, in close proximity to 54 Sealstown Road, the closest noise sensitive receptor to the proposal. The assessment presents a typical day time background noise level at this location of 46dB LA90. EHS advise that the monitoring undertaken is very limited, however, EHS go on to note that the background presented is in line with that found at the Bernice Road during the 2018 noise survey. In addition, the PPG suggests an increased

temporary daytime noise limit of up to 70dB(A) LAeq,1h (free field) can be considered to facilitate essential site preparation and restoration work and construction of baffle mounds where it is clear that this will bring longer term environmental benefits to the site or its environs.

The NIA indicates that noise levels associated with the proposal falls within the acceptable ranges. Consultation was carried out with EHS who raised no issues in relation to the noise levels specified within the report subject to recommended noise control conditions.

Air Quality

Quarry activities can give rise to levels of air pollution and dust arising as a consequence of the nature of the works including overburden removal, drilling blasting of mineral, excavation and transportation of material on new haul roads and restoration. Letters of objections raised concerns in relation to dust levels from the existing quarry activities, the odour emanating from the site and impact on air quality. Chapter 10 of the ES addressed the impacts from a dust perspective additionally a Dust Impact Assessment (DIA) was also provided (Appendix 5). The Dust Management Plan identifies that quarry dust typically becomes airborne due to the action of wind on material stockpiles and other dusty surfaces or when dust is thrown up by mechanical action. The amount of dust raised is highly dependent upon a number of interrelated factors including the nature of the material; prevailing meteorological conditions; the activities being undertaken and the influence of site mitigation measures.

Consultation was carried out with EHS who indicated that the DIA makes reference to the Institute of Air Quality Management (IAQM) guidance document 'Guidance on the Assessment of Mineral Dust Impacts for Planning (2016, V1.1)'. EHS go on to state that dust deposition monitoring was undertaken at Boyd's Quarry by Quarryplan from 8th September to 6th October 2021 and analysed by ALS Environmental Ltd. The DIA concludes that overall, the proposed quarry extension is considered to have the potential for a slight adverse effect at nearby receptors in the surrounding area.

EHS conclude that mitigation measures for dust control, are detailed within Section 1.6 of the report. EHS are aware of and previously assessed a Dust Management Plan for a section of the site under application Ref: LA03/2021/0367/F. Although there is an increase in the adverse effect from dust felt by nearby properties EHS has raised no objections to the proposal subject to recommend conditions to control and suppress dust emissions.

Consultation was carried out with Industrial Pollution and Radiochemical Control who raised no objections in this regard, however, they indicated that residents within 500m should be aware of potential from adverse amenity impacts. The Public Health Agency (PHA) provided no objections and indicated that a detailed Dust Management Plan would be required at PPC permit stage.

Safety

The proposed works will be subject to separate H & S Legislation and Quarries Regulation (NI) 2006. Excavation on the site will be carried out via blasting and the operator will have to comply with such matters as defined within the Quarries (Explosives) Regulations (NI) 2006. There is a risk from associated fly rock which is the

unexpected projection of blast debris beyond the designated danger zone as defined by the shotfirer.

Consultation was carried out with HSENI who raised no concerns in relation to the risk of accidents from flyrock. Consultation was also carried out with Geological Survey of NI (GSNI) who raised no concerns in relation to the proposal in this regard. Letters of objection raised concerns in relation to the security of the wider quarry site and the impact on safety. It is considered that the security of the site is a matter for the owner James Boyd & Sons Ltd and outside the remit of planning.

It is clear that properties including residential properties in the area may experience an increased level of adverse impact over and above that which they currently experienced from the existing quarrying activities, however, the adverse impacts, in terms of noise, dust and vibration are not considered to be so significant as to warrant refusal. As indicated above the applicant has indicated that resources at the site have been depleted and the proposal is to allow for additional resources. It is also indicated that operations will be restricted to 0700 -1900 (Monday to Friday) 0700 -1500 (Saturday) with no operations on Sundays.

Human Health

A large number of third parties raised concerns regarding the impacts on human health emanating from on going operations and the potential impacts from the proposal including the impact on increased stress, anxiety and mental health and the quality of life for nearby residents and the lack of a Health Impact Assessment. Documentation submitted in objection to the application includes a number of assessments and journals. Particular concerns have been raised in relation to the fibrous minerals in the air, including Erionite and blasting in close proximity to an adjacent asbestos landfill cell, the impact on breathing for persons with particular medical issues which reside at nearby properties. Concerns were also noted in relation to the need for consultation to be carried out with HSENI. FEI (Documents 12, 13 & 14) includes details in relation to the impact of fibrous minerals in the air, together with the submission of an Erionite Study carried out by Portsmouth University (Document 14, Appendix 2).

Document 12 indicates that the applicant considered that it was appropriate to assess if the winning and working of minerals, which is identical to that proposed, is currently mobilising fibrous mineral into the atmosphere. Targeted air monitoring has been undertaken to establish if fibrous minerals, that would capture both erionite and asbestos, are present at levels that can be quantified and deemed as unacceptable. It is noteworthy that, unlike asbestos, there is no HSE / (HSENI) prescribed exposure limits for erionite and therefore asbestos levels are referenced.

An Air Quality Monitoring survey with targeted analysis towards the presence of fibrous minerals, in accordance with the World Health Organisation standards has been carried out (Document 14, Appendix 3). It is noted that G & L Consultancy Limited who carried out the Air Quality Monitoring have had a presence on the wider site for a number of years as they undertake identical analysis for Biffa Waste Services with respect to asbestos. It is noted that it was considered appropriate to target the operational mineral working zones, to include loading at the face, crushing and sizing, and blast event surveys covering the months, October through to December inclusive.

The monitoring work confirms that the presence of fibrous minerals in the air, during standard quarrying operations and blasting events are significantly below the level of unacceptability and that air quality survey results are satisfactory. Based on the air test results, no additional mitigation measures are proposed to be maintained at the quarry throughout the year, over and above those required under the site's PPC Part B Process Authorisation (60/99B) as issued by IPRI. It is recommended that the air quality monitoring is continued as a form of environmental monitoring on a quarterly basis which if planning permission is forthcoming can be controlled through the imposition of conditions.

Supporting information indicates that Biffa has undertaken air quality monitoring since 2014, in compliance with the requirements of their PPC Permit (Document 14, Appendix 4) along with the associated surveys for 2024 and 2025. It is noted that over the last eleven years blasting has taken place throughout the operational quarry, including blasting in close proximity to the asbestos cell. The air monitoring results confirm that fibrous minerals within the air remain significantly below levels that can be quantified as being unacceptable.

In relation to the presence of erionite, Portsmouth University has undertaken an assessment comprising site analysis, face mapping and recognised evaluation techniques both in the field and laboratory, of representative deposit samples (Document 14, Appendix 2). The report confirms that in common with Antrim Basalts sampled at four quarries in a previous study commissioned by the GSNI/HSENI, erionite is present within some of the amygdaloids (former lava flow gaseous bubbles) within the basalt rock at Mallusk Quarry. The assessment confirms that the amygdaloids comprise some 5% of the total deposit by volume and that erionite is likely to be present in 0.2% of these amygdaloids (i.e. 1 in every 500). As a result, it is contended that (Document 12) given the low levels of occurrence within the deposits, the report promotes no mitigation in the conventional sense for the levels of erionite which are anticipated to be encountered. However, a recommendation for periodic environmental monitoring in the form of additional surveys within each phase are proposed to ensure that the assessment remains valid as the site progresses further into the resource.

Consultation was carried out with Geological Survey NI (GSNI) who note that the presence of erionite is reported as quantifiably very low based on the sampling carried out by Portsmouth University. They note the analysis methods used and the samples selected over a three month period of air quality blast monitoring. GSNI go on to note that global research on topics which include toxicology, environmental health and geochemistry acknowledge the difficulties in positively identifying erionite due to many factors including its resemblance to other fibrous zeolites in structure. Presently there is no accepted global standard for the identification of erionite in rock, soil or airborne material. In relation to the recommended periodic testing GSNI comment that there is no clarification on any thresholds considered to be unacceptable and the Council should engage with the HSENI for advice on acceptable assessment and control measures to minimise risk to human health.

Consultation was carried out with the Public Health Agency (PHA), who raised no objections, however, they note that fresh excavations should be periodically sampled to better determine the presence of erionite and a detailed Dust Management Plan at PPC permit stage. The Health and Safety Executive NI (HSENI) also raise no objections and reiterate PHA's recommendation for periodic testing. The

Councils EHS have considered the information submitted and are of the opinion that amenity at nearby sensitive receptors can be protected subject to recommended conditions. Additionally, neither HSENI, PHA or GSNI have raised any concerns in relation to the impact on amenity or safety.

As highlighted above, it should be noted that the former PPS 11 states that planning control should not duplicate other statutory controls or be used to achieve objectives relating to other legislation. As such the Council in exercising its role as Planning Authority must make its decisions on the basis that the relevant pollution control regime will be properly applied and enforced.

Natural Heritage

Policy SP 8 of 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 Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8.3 requires appropriate weight is 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. In addition, Policy DM 43.2 requires all natural heritage interests to be addressed to the satisfaction of the Council.

The application included supporting documentation to address natural heritage concerns, such as Chapter 6 (Water Environment), Chapter 8 (Ecology), and Chapter 9 (Visual Assessment), along with Appendices 1, 3, and 4. Additionally, a Habitats Regulation Assessment (HRA) was submitted. Following this, the Council requested Further Environmental Information (FEI) to update the ecological survey data and assess cumulative impacts on and from nearby developments. Consequently, FEI documentation (Document 10, dated November 2024) and related appendices were submitted in support of the application. Letters of objection raised issues regarding the potential impact of the proposal on ecology and nature conservation, the loss of trees and hedgerows and the impact on flora and fauna.

It is indicated that the ES takes into consideration the existing ecological environment within and surrounding the application site. It identifies the potential impacts associated with the proposed development during construction, operational and decommissioning stages, it evaluates the likely significance of effects on the ecological features and details any mitigation required. Consultation was carried out with both DAERA's Natural Environment Division (NED) and Shared Environmental Service (SES).

Designated Sites

The application site is not situated within any nationally or internationally designated sites, it is however hydrologically linked to Lough Neagh & Lough Beg Ramsar, which is designated under the Convention on Wetlands of International Importance, Lough Neagh & Lough Beg Ramsar; Lough Neagh & Lough Beg SPA and Rea's Wood & Farr's Bay SAC, which are designated under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended); Lough Neagh ASSI, which is declared under the Environment Order (Northern Ireland) 2002. It is indicated within Chapter 8 of the ES that the application site is hydrologically connected to a designated site via a dewatering sump which ultimately drains into Ballymartin Water via a culvert watercourse. Shared Environmental Services (SES) has been consulted

with regard to the impact on Designated Sites and has considered the impacts of the proposal and are content that there will be no likely significant impact on any designated site subject to conditions. As indicated above the Council has accepted the Habitats Regulation Assessment as carried out by SES.

Protected Species

Chapter 8 and Appendix 3 of the Environmental Statement (ES) detail that ecological surveys were conducted by Woodrow Sustainable Solutions between June 2020 and September 2021. These surveys included a preliminary assessment, an Extended Phase I Habitat Survey, mammal walkover survey, bird surveys, and bat roost and transect surveys. In their original consultation response, the Natural Environment Division (NED) noted that no bat roosts were found on the site. Bat activity was primarily linked to hedgerows and treelines bordering the improved grassland fields within the extension area. These features will be permanently removed, resulting in the loss of bat foraging habitat. Proposed mitigation and compensation measures aim to minimise this impact.

NED go on to indicate that a number of red and amber listed bird species were observed on or near the site including Sand Martin, House Martin, Goldcrest, Swallow, Willow Warbler, Lesser Black-backed Gull, Herring Gull, Black-headed Gull, Common Tern, House Sparrow, Greenfinch, and Linnet. Only Willow Warbler were observed with young at the time. Approximately 2,170 metres of hedgerow and 0.06 hectares of scrub, both suitable nesting habitats, will be lost as a result of the proposal. This loss may lead to nest destruction if works occur during the bird nesting season, as well as the loss of nesting and foraging habitats. To address this, mitigation measures include protecting potential nesting sites during construction and creating compensatory habitats as part of the quarry restoration.

Additionally, no signs of Otter activity were found on or near the site and no evidence of badger setts was detected during the mammal walkover survey. As noted earlier, the Council requested clarification regarding the timing of the ecological surveys, as some exceeded the two-year period recommended in guidance. Updated ecological information was therefore included in the Further Environmental Information (FEI). One letter of objection raised concerns about bright lighting being used on the site on the evening of 3rd September 2024, prior to a scheduled bat survey on 4th September. NED confirmed that the use of torches on the 3rd September would not have significantly impacted bat activity during the following evening's survey.

Concerns were also expressed about the adequacy of relying on desk surveys to determine the presence of protected species near the site. In response, NED noted that new ecological surveys were conducted on 24th July and 4th September 2024 to update baseline data for habitats, terrestrial mammals, protected species, bats, and breeding birds. No significant changes affecting the 2021 ecological impact assessment were observed, and NED raised no concerns regarding potential impacts on protected species.

Priority Habitats

In their consultation response, NED noted that the proposed extension area mainly consists of improved grassland divided into several fields by hedgerows and stock-proof fencing. The site contains approximately 2.45 km of various hedgerows, including species-rich intact hedgerows, species-poor intact hedgerows, species-

poor defunct hedgerows, and hedgerows with trees. Hawthorn is the dominant species, accompanied by Alder, Elder, Ash, Willows, Ivy, Honeysuckle, Bramble, as well as Beech, Sycamore, and Privet. About 2.17 km of these hedgerows fall within the proposed quarry extension and will be lost due to the removal of overburden.

These hedgerows and treelines qualify as Northern Ireland Priority Habitat and provide important shelter and foraging areas for bats, birds, and other wildlife. Their removal would negatively affect the overall biodiversity of the area. NED confirmed that no other priority habitats are present on the site.

To address the loss of this priority habitat, mitigation and compensation measures are proposed. Significant planting of native species woodland and hedgerows is planned. According to the Landscape and Visual Impact Assessment (LVIA) and the Environmental Impact Assessment (EIA), before works begin (Phase 0), 2.4 hectares of woodland and 300 metres of hedgerow will be planted on lands surrounding the extended quarry area. In Phase 1, there will be 3.47 hectares of woodland planted on the screening berms once constructed. This planting will create new foraging and resting sites for badgers, new nesting habitats for birds and new foraging habitats for bats during quarry operations.

Additionally, NED noted that after extraction, the site will be restored with stands of gorse and thorn scrub, woodland, and a mix of species-rich grassland to promote natural regeneration between woodland areas. Ponds in the northeastern part of the site will be retained and allowed to naturally colonise with marginal and aquatic plants, enhancing foraging opportunities for badgers, bats, and birds over the long term. NED has no concerns about the impacts on the Northern Ireland priority habitat of hedgerows, provided that a recommended condition is applied to ensure the implementation of the proposed mitigation and compensation measures.

Water Contamination

Policy DM 43.2 of the ANPS requires that any potential for water pollution is to be addressed to the satisfaction of the Council. There is a potential for quarrying operations to impact adversely on surface water and groundwater, therefore, some level of assessment of this risk is expected. Additionally, there is a potential for water contamination from quarrying activities due to the increased sedimentation and potential to pollute nearby watercourses. Chapter 6 of the ES and Appendix 1 addresses water quality and the potential for water contamination, which includes an assessment of the significance of the impacts on water quality during the construction and operational phases, including the implementation of the mitigation measures proposed. The assessment indicated a negligible impact with no likely significant effects on the objectives of the water bodies affected. It is also indicated that there are no likely significant cumulative effects from the proposed development during the construction and operational phases.

Consultation was carried out with DAERA Water Management Unit (WMU) and Regulation Unit Land and Groundwater Team (RULGW) who indicated that they considered the impacts of the proposal on the surface water environment, and based on the information provided, is content with the proposal subject to recommended conditions. WMU note that the ES states that it has previously issued a Discharge Consent for site drainage, Consent Number 12616/00. As the catchment area is being increased, the applicant would need to ensure that the site drainage treatment system can cope with the additional loading.

Within the adjacent quarry void, groundwater seepages are collected in a shallow ditch network cut into the quarry floor. The ingress water is directed under gravity into large managed surfaced water collection and settlement ponds system. The water passes through a mechanical filter system prior to final pumped discharge. RULGW states that the applicant has provided sufficient information to assess the risks to the groundwater environment and recommend that a monitoring plan is provided due to the proposed dewatering which can be addressed through the use of a condition if planning permission is forthcoming.

Access, Movement and Parking

Policies SP 3.10 and DM 18.7 states that any access must not prejudice road safety or significantly inconvenience the flow of traffic. In addition, DM 3.7 requires the submission of a Transport Assessment to evaluate the impact of the proposed development on the local road network which is reiterated in Policy DM 43 - Minerals Development. A main point of concerns relates to the impact on the road network from an increase in traffic, particularly from HGV activity and dirt deposited on the road from traffic utilising the site.

The ES includes a Transport Statement (Doc 04 Part 8 - Traffic Statement Appendix 6A and Doc 04 Part 9 - Traffic Statement Appendix 6B). Following an initial consultation, DfI Roads raised concerns that the traffic survey being used was outdated as it was carried out in 2004 with 5 yearly multipliers being applied rather than up-to-date survey data. A Highway Statement was subsequently submitted as part of the first addendum to the ES on the 23rd January 2023 (Document 07). The statement included the results and analysis of the traffic movements based on one day of surveying (15th November 2022).

The existing quarry utilises an access onto the Mallusk Road which it shares with the adjacent Biffa landfill operation. The access has been operational for a considerable period of time. It is proposed to retain the existing access without providing any additional upgrading works. It is stated within the updated Highway Statement that the existing access has 32 traffic movements during the AM peak hour (07:45-08:45) and 15 traffic movements during the PM peak hour (16:30 – 17:30). The total daily traffic figure were 95 loads per day or 190 vehicle movements per day (access and egress).

The current quarrying operation exports approximately 0.5 million tonnes of rock per year. The proposed extension is estimated to hold approximately 15 million tonnes of rock which it is proposed to be extracted at a rate of approximately 0.5 million tonnes per annum over a 30 year period. The current proposal seeks to maintain the current output rate without any additional increase, therefore, the traffic movements associated with the existing access and its impact on the surrounding road network will be neutral.

DfI Roads were consulted with the relevant traffic surveys and responded with no objections subject to a condition that the development does not become operational until effective vehicle wheel washing facilities have been installed and brought into operation for the lifetime of the development.

It is considered that the traffic associated with the proposed quarry extension would not lead to any intensification of use of the existing access and therefore the impact on the existing road network will be neutral. In relation to the potential for dirt to be

deposited on the roads from traffic exiting the site, it is considered that if planning permission is forthcoming, a condition requiring the cleaning of the public road on a regular basis can be imposed.

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. A main concern of objection relates to the impact on the water table and the displacement and dewatering of watercourses.

There are no designated watercourses traversing the site, however, the site does fall within the catchment area of the Ballymartin Water, specifically, two of its tributaries: Cottonmount Stream and Linford Stream. The site is not located within any fluvial flood area, it 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.

Policy DM 47 requires the submission of a Drainage Assessment for all developments which exceed 1 hectare in size while Policy DM 43 Minerals Development requires an assessment of the impact of surface and ground water resources, drainage and fishery interests. The application site extends to approximately 43.5 hectares. This includes the existing operational quarry (20 hectares), a proposed extraction area (15.9 hectares), and a further 8.1 hectares around the southern periphery.

The Environmental Statement includes a section on the 'Water Environment' (Chapter 6) which includes an analysis of the Hydrological and Hydrogeological water environment. A hydrological assessment is another term for a Drainage Assessment, however, both the Hydrological and Hydrogeological Assessments are inextricably linked as they combine to demonstrate run-off rates. Mineral extraction can have some increased rates of run off as it removes permeable water attenuating soils which slow the rate of discharge. However, the main source of runoff is associated with dewatering if the extraction area sits below the watertable which results in ground water draining into the extracted area.

The assessment indicates that 50% of the proposed extraction footprint at the lateral extension falls within the catchment area of the site's water management system, which discharges into Cottonmount Stream. The remaining 50% of the extraction area overlaps with the catchment area of the Linford Stream, which curves around the western side of the site, coming within 360 m of the northwest boundary. This area of the site is drained by a network of field ditches which link to the Linford Stream. The extraction of mineral from the site would remove these ditches and would reduce the overall catchment of the Linford Stream by 1.5% of its current overall catchment of 4.22km².

The existing water table of the extraction area is indicated to be between 3-6 metres below ground level and as a consequence of extraction this groundwater will drain into the extracted area. The total estimated ingress rate (groundwater and rainfall) at the final development is 2,636 m³/day (30.5 l/s).

The runoff is to be directed to a sump and then directed into the existing water collection and settlement pond system, which drains in an overall northeasterly direction. The water passes through a mechanical filter system prior to the final pumped discharge via a culvert into the Cottonmount Stream which links to the Ballymartin Water. The discharge is regulated under Discharge Consent issued by NIEA (Ref 2616/00).

DfI Rivers were consulted with the relevant Hydrological and Hydrogeological Assessments and responded with no objections. It is considered that the water runoff associated with the proposed quarry extension would not lead to any significant environmental impact.

Concerns were raised in relation to the dewatering of a watercourse adjacent to the site. Supporting information (Document 12) highlights that the Hydrogeological and Hydrological Assessment along with the Flood Risk Assessment & Drainage Strategy (Appendix 1) refers to the dewatering of the northwest ditch. It is to be noted that there is no risk of dewatering drawdown in the closest stretch of the northwest ditch, which is separated from the proposed extraction area by the screening bund, which has a minimum width of 65 metres. Supporting information indicates that both the Linford Stream and the northwest ditch are unnamed and considered to be of non-designated watercourse status, as defined by DfI Rivers.

The supporting information indicates that the maximum reduction in the catchment area of 25% of the northwest ditch, measured from source to the winged culvert on Clark Lodge Road and the potential associated reduction in flow rate in the non-designated drainage ditches has been calculated to fall rapidly along the ditch's length and will be below detection rate by the time it reaches the confluence with the non-designated Linford Stream.

In an FEI response dated the 5th December 2025, the agent identified that if there is an unacceptable loss of flow rate, that the applicant has the ability to provide connectivity and abstraction from upstream in the Linford Stream and divert it across lands under their control and joining the head of the northwest ditch, with the outcome that the waters would exit and then re-enter the Linford Stream further downstream, as outlined in Section 4.42.8 of the 'Hydrogeological and Hydrological Assessment along with the Flood Risk Assessment & Drainage Strategy' and therefore no derogation will occur.

Consultation was carried out with NED who raised no objections, commenting that the northwest ditch does not meet the criteria of the Northern Ireland Priority Habitat (NIPH) so NED have no concerns regarding its dewatering.

The mitigation offered by the agent would address a concern raised by a third party, however, the works would be outside the application site, are not part of the defined proposal and most likely outside of lands under the ownership of the applicant and outside of the scope of the Environmental Statement. It is stated that the current flow rate of the northwest ditch is 2-3l/s at the western corner of the site. The ditch has an overall upstream of the Clark Lodge Road of 29 hectares of which the proposed extraction area overlaps by 6.18 hectares. It is accepted that there will be some dewatering of the watercourse, however, given that any loss of flow will be redirected to the Cottonmount Stream which links to the Ballymartin Water, there is no overall dewatering of the designated watercourses. While it is accepted that the northwest ditch will have a loss of flow, there are no objections from DfI Rivers, NED or

SES. The sole issue relates to a reduction in the flow of water traversing a third party's land. There is no abstraction licenses and the loss of amenity suffered by the reduction in the flows is not considered to warrant a refusal of the application. It is considered that the proposed development is in accordance with Policies SP 10, DM 43 and DM 47 of the ANPS.

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. A main concern of objectors relates to the impact on archaeology and the built heritage.

The application site is in close proximity to a number of archaeological monuments. These are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site. Consultation was carried out with Historic Environment Division (HED) who commented that a previously undeveloped application site of greater than 2 hectares has a high potential for uncovering previously unrecorded archaeological remains. HED has indicated that they are content that the proposal satisfies the SPPS and the policy requirements of the ANPS. HED recommend a number of conditions to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy DM 30.5 of the ANPS.

Cumulative Impact

Policy DM 43 of the ANPS requires that the cumulative impact in relation to the above is taking into consideration particularly when there are two or more consented sites that could raise similar impacts within 5 km of a nearby settlement. Letters of objection also raise concerns in relation to the cumulative impact. It is noted that two consented quarries exist within the 5km distance from Mallusk settlement, that being Upper Hightown Quarry and Hightown Quarry. It should be noted that a current application Ref: LA03/2025/0436/F is currently under consideration with the Council at Upper Hightown Quarry for a proposed extension of existing hard rock quarry and inert landfill on previously worked lands.

In relation to the current proposal the cumulative impact was considered within the FEI (Document 12) which indicates that the current proposal and the Upper Hightown Quarry are not comparable as the Upper Hightown site is primarily a landfill site that has from 2018 started to extract rock to increase void space. As outlined earlier in this response, the lava flows at both Hightown and Upper Hightown are of poorer quality rendering the material only consistently reliable for bulk fills and crusher runs, unlike the material from Mallusk that is used in the full range of added value products. It is worth noting that operations at Hightown Quarry have currently ceased, however, it is accepted that mineral extraction could commence on site.

Additionally, operations at Upper Hightown quarry have been ongoing, a planning application for further quarry works (Ref: LA03/2025/0436/F) is still under consideration. It is acknowledged that the continuation of previous works within the wider site together with the current proposal will not result in a cumulative impact on the safety and amenity of local communities, residential properties and businesses or the impact on visual amenity.

Other Matters

Valuable Minerals and Mineral Reserves

Occasionally minerals may be discovered which are particularly valuable to the economy. It is stated within Policy MIN 4 'Valuable Minerals' of PRSNI that applications to exploit minerals, limited in occurrence and with some uncommon or valuable property will be considered on their merits, oil, gas and lignite are such examples. In this case the type of mineral extracted is basalt which will provide aggregate for the construction industry. This resource is not considered to be uncommon, limited in occurrence or valuable property.

Policy DM 5 of the ANPS addresses Mineral Reserve Policy Areas and prevents surface development which would prejudice future exploitation of valuable mineral reserves. As indicated the mineral is basalt and is not found to be in the category of valuable and as such no surface development is proposed that would prejudice future exploitation of valuable mineral reserves.

Climate Change

Policy SP 10.1 of the ANPS indicates that the Council recognises there is a need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Letters of objection raised concerns about the implications of the proposal on climate change and in particular greenhouse gases.

The ES and FEI addresses the impacts of the proposal on climate change and indicates that in broad terms there have been limited technological advances with respect to emissions when considering the available delivery methods of aggregates to the market. Improvements focus on the enhanced efficiency, emission performance and the rating of the diesel engines in HGVs. However, the agent contends that given there are no increases proposed for extraction rates, it is considered reasonable to conclude that the project at a worst-case scenario will not result in an increase in greenhouse gas emissions and is considered neutral.

A Greenhouse Gas Emissions Assessment (GHGA) has been completed as part of the addendum (Document 10, Appendix 9) which considered the extraction of mineral and transport to processing plant, processing of mineral, off-site vehicle movement and downstream use of mineral resources. The GHGA has concluded that the potential for likely significant impacts on climate change due to greenhouse gas emissions are considered unlikely, given that the project maintains the status quo of the current operational activities and that in quantitative terms the project provides an extremely small percentage (0.02%) of the overall GHG Emissions on a Northern Ireland level.

The author of GHG assessment confirms (Document 14, Appendix 10) all relevant legislative requirements, as well as complying with the relevant policies within the Carbon Action Plan (CAP) have been considered. It is indicated that the CAP strengthens the policy context for assessing GHG emission impacts. It is highlighted that the assessment quantifies relevant Scope 1 to 3 emissions, including downstream use at the adjacent concrete and asphalt plants, consistent with the emphasis placed on whole-lifecycle carbon and the *Finch v Surrey* judgement within the CAP.

The scenario comparison demonstrates that the quarry extension is predicted to avoid additional emissions that would otherwise arise from importing material from

more distant sites. This directly supports the CAP principles of minimising supply chain emissions. CAP also encourages transition to low carbon plant and transport. The EIA proposes planning conditions requiring future assessment and adoption of alternative fuelled extraction equipment and Heavy Goods Vehicles (HGVs), ensuring ongoing alignment with national decarbonisation policy. If planning permission is forthcoming these mitigation measures can be controlled via the imposition of conditions.

Other Points of Objection

One of the main points of concern raised was the impact of structural damage on properties as a result of blasting activities. Reference was also made to a court case (Fishquarter Quarry vs Drennan) in which the courts awarded compensation for damages to a property caused by blasting at a nearby quarry. Whilst the detail of the aforementioned case is noted, the blasting guidelines represent the industry standard in order to reduce the risk to nearby occupied properties. Furthermore, the court case establishes that if damage is caused to nearby properties from quarry activities that occupiers may pursue the legal avenue to seek compensation in the event of any accident.

Letters of objection raised concerns in relation to the current proposal breaching the conditions and that it would not be operating in accordance with the previous approvals and the implications for future compliance. The current application has to be assessed on its own merits, with a decision being made based on the development plan and other material considerations. Any enforcement investigations relating to the previous grants of planning permission is outside the remit of the current application. If planning permission is forthcoming and a breach of condition occurs, this can be investigated by the Council's enforcement section through the standard procedures.

Concerns were also raised regarding the presence of Japanese Knotweed on the site and along the Mallusk Road. The responsibility is on the landowner to ensure that regulations regarding the removal and spread of Japanese Knotweed are adhered to.

Concerns were raised by objectors in relation to the devaluation of property in the area. 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. In any case no specific or verifiable evidence has been submitted to indicate what effect this proposal is likely to have on property values. As a result, 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.

CONCLUSION

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

- The principle of the development is acceptable;
- The visual impact on character and appearance of the area is considered acceptable;
- The impact on neighbour amenity is considered not to be so significant as to warrant refusal of the application with the inclusion of mitigation;

- Impacts on human health, air quality and fibrous materials are considered acceptable with the inclusion of mitigation;
- There are no natural heritage concerns with regard to the proposal, with the inclusion of mitigation;
- There no significant concerns in relation to access, movement or parking;
- There are no flood risk or drainage concerns associated with this development;
- There are no significant concerns in relation to archaeology or built heritage.

RECOMMENDATION	GRANT PLANNING PERMISSION
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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 extraction of material shall take place below the levels indicated on Drawing No. 10 date stamped 8th March 2023.

Reason: To limit the extent of the site and to facilitate restoration of the site.

3. With the exception of the screening berms, the stockpiles associated with proposed operations shall be located only within the areas identified as the northern tip and southern tip as identified on Drawing Nos 05 and 06 date stamped 10th May 2022. The material in the northern tip shall not exceed a height of 20 metres above the quarry floor whilst the material in the southern tip shall not exceed a height of 14 metres above the quarry floor as detailed within Document 02 date stamped 10th May 2022 except with the prior written approval of the Council.

Reason: In the interests of visual amenity.

4. The hours of operation for the development hereby permitted development shall be:
07:00 to 19:00 hours Monday to Friday
07:00 to 13:00 hours Saturday
Closed Sunday & Bank Holidays

Reason: In order to preserve amenity at nearby sensitive receptors.

5. The noise level at nearby sensitive receptors shall not exceed the predicted noise levels (dB LAeq, 1hr) detailed in table 5 of the Noise Impact Assessment, Document Number 04, Part 4, date stamped 10th May 2022 as detailed below, during the phases of quarry extension activities.

Reason: In order to protect amenity at nearby sensitive receptors.

Table 5: Predicted noise level (dB L_{Aeq, 1Hr}) at Noise Sensitive Receptors (NSR) during the proposed phases of excavation including machinery at the quarry working face and haul road movements, versus the PPG Noise Limit.

Name	Address	Predicted Noise Level dB L _{Aeq, 1Hr}					PPG Limit
		Phase 0	Phase 1	Phase 2	Phase 3	Phase 4	
At properties on Bernice Road to the north of the proposed extraction area.							
NSR 1	8 Bernice Road	46.6	42.1	41.7	42.4	40.2	54 dB L _{Aeq, 1Hr}
NSR 2	15 Bernice Road	46.6	40.1	40.3	40.3	37.4	
NSR 3	21 Bernice Road	42.4	41.9	39	39.4	37.7	
NSR 4	26 Bernice Road	47.5	42.5	40.9	41.1	39.6	
NSR 5 (F.I.)	24 Bernice Road	51.6	44.3	43.4	43.8	42.6	
NSR 6	38 Bernice Road	43.6	43.4	39.5	39.2	38.5	
NSR 7	42C Bernice Road	43.1	41.2	38.3	38.2	39	
NSR 8 (F.I.)	56 Bernice Road	37.9	42.8	37.1	38.9	39.3	
Maximum Predicted Level from excavation activities at non-financially involved properties.		47.5	43.4	41.7	42.4	40.2	
At properties on Sealstown Road to the south of the proposed extraction area.							
NSR 9	54 Sealstown Road	43.4	49.4	39.7	39.9	41.3	55 dB L _{Aeq, 1Hr}
NSR 10	59 Sealstown Road	34.3	49.4	39	39.3	36.1	
NSR 11	61 Sealstown Road	31.4	45.8	38.1	38.4	35.1	
NSR 12	40 Sealstown Road	36.2	42.7	43.3	43.1	39.9	
Maximum Predicted Level from excavation activities at non-financially involved properties.		43.4	49.4	43.3	43.1	41.3	

Note: Phase 0 = Current quarry excavation progressing in a north-easterly direction towards Bernice Road.

6. All vehicles accessing the site shall be fitted with broadband reversing beepers.

Reason: In order to protect amenity at nearby sensitive receptors.

7. During essential site preparation works and restoration work, a day time limit of 70 dB LAeq, (1 hour) shall not be exceeded when measured adjacent to the curtilage of the nearest noise sensitive receptor. This temporary raised noise level shall only be availed of for essential work bringing about longer-term environmental benefits to the site or its environs and are limited to 8 weeks in any one year period.

Reason: In order to limit adverse noise impact on amenity at nearby sensitive receptors from noise during overburden removal and restoration works.

8. The Council must be informed in writing of when working at a raised noise level of 70dB LAeq, 1h (as referred to in condition 7) will both commence and end. Temporary raised noise levels are limited to periods of up to 8 weeks in any one year period.

Reason: In order to safeguard the amenity of residents in the area.

9. The noise mitigation measures detailed within Section 1.6 of the Noise Impact Assessment, Document 04 Part 4, date stamped 10th May 2022. Shall be fully implemented during the operational life of the quarry.

Reason: In order to safeguard the amenity of residents in the area.

10. All noise complaints received by the developer must be investigated and monitoring undertaken to demonstrate compliance with the noise levels stated within this approval. The results of any monitoring undertaken shall be forwarded to the Council within 4 weeks of being requested. In the event that the noise levels specified are exceeded then all extraction shall cease until the Council is satisfied that these standards will be met through appropriate mitigation.

Reason: In order to safeguard the amenity of residents in the area.

11. Each blasting charge shall be so balanced that a peak particle velocity of 10mm/second and an air over pressure of 128 dB is not exceeded at any occupied dwelling which outside the ownership or control of the operator

Reason: In order to safeguard the amenity of residents in the area.

12. The operator shall, when requested in writing by Council, monitor levels of ground vibration and air over pressure at specified locations during blasting operations. The results of this monitoring together with any other details relating to the blast design, shall be made available to the Council. In the event that the levels specified in Condition 11 are exceeded at any blast then no further blasting shall be permitted until the Council is satisfied that these standards will be met in future blasting operations.

Reason: In order to safeguard the amenity of residents in the area.

13. No blasting shall take place within 100 metres of any occupied dwelling which is outside the ownership or control of the operator.

Reason: In order to safeguard the amenity of residents in the area.

14. All neighbours within 400m of the blast and owners of adjacent agricultural lands, that indicate to the developer that they wish to be informed of upcoming blasts shall be notified on the morning of any upcoming blast by automated SMS text messaging service with details of the times when the blast is likely to occur.

Reason: In order to protect amenity at nearby sensitive receptors.

15. Within 3 months of the date of the approval, a Dust Management Plan shall be submitted to and agreed with the Council. The mitigation measures contained therein shall be implemented and adhered to for the duration of the development.

Reason: In order to protect amenity at nearby sensitive receptors.

16. Any light fixtures associated with the quarry operations are to be positioned/directed to ensure that there is no light spill above 1 lux on any of the neighbouring dwellings.

Reason: To protect amenity at neighbouring dwellings from artificial light intrusion.

17. No development shall commence until a groundwater monitoring plan shall be provided i and agreed in writing with the Council. The monitoring plan should include the monitoring locations on a plan of the site, the monitoring frequency and the parameters to be monitored (including groundwater level).

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

18. No material shall be imported onto the site for infilling without the prior written approval of the Council.

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

19. Within 3 months of the date of the approval, a monitoring plan for fibrous materials shall be submitted to and agreed in writing with the Council. The measures contained therein shall be implemented and adhered to for the duration of the development.

Reason: In order to protect amenity at nearby sensitive receptors.

20. If during the development works, the monitoring referred to in condition 19 indicates that the level of fibrous material in the air would pose a risk to human health, then all extraction activities must cease immediately until a mitigation strategy is submitted to and agreed in writing with the Council and thereafter implemented.

Reason: To control any risk to human health.

21. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation;
- Recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

22. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 21. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the

completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

23. The development hereby permitted shall not become operational until details of vehicle wheel cleaning facilities have been submitted to and approved in writing by the Council. Thereafter the approved vehicle wheel cleaning facilities shall be implemented as approved for the operation of the lifetime of the development approved. The wheel wash shall be permanently retained in good operational condition for the duration of quarrying within the site. Prior to exiting the site all Heavy Goods Vehicles (HGVs) shall use the wheel wash.

Reason: To ensure mud and deleterious materials are not transferred to the road.

24. The developer shall use a road sweeper with a wet wash to clean debris from the Mallusk Road, 100 metres either side of the access on at least two occasions on any day when the quarry is operational. One of the occasions will be at the end of the working day.

Reason: To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience.

25. Works shall be carried out in phases as per Drawing No. 11 date stamped 5th December 2025, commencing at phase 1 and only progressing to the next phase upon completion of the previous one.

Reason: In the interests of visual amenity and impact on the character of the area.

26. The screening bunds shall be constructed as indicated in Drawing 11 date stamped 5th December 2025 and shall be permanently retained.

Reason: In the interests of visual amenity and impact on the character of the area.

27. Upon the cessation of the quarrying operations within the site hereby approved or the exhaustion of permitted reserves, whichever occurs first, the site will be restored in accordance with the restoration scheme as indicated in drawing No. 08 date stamped 10th May 2022.

Reason: To facilitate the restoration of the site.

28. Within six months of the cessation of quarrying operations within the site hereby approved or the exhaustion of permitted reserves, whichever occurs first, all quarry plant and machinery, structures, buildings, foundations, scrap metal, disused vehicles and other waste materials shall be removed from the site.

Reason: To facilitate the restoration of the site.

29. In the event of operations ceasing in advance of the exhaustion of approved reserves and there is no quarrying activity within the site for a continuous period of 12 months whichever is sooner, a restoration scheme shall be completed in accordance with a scheme to be submitted and approved in writing with the Council and in accordance with the timeframes stipulated by the Council.

Reason: To ensure the restoration of the site.

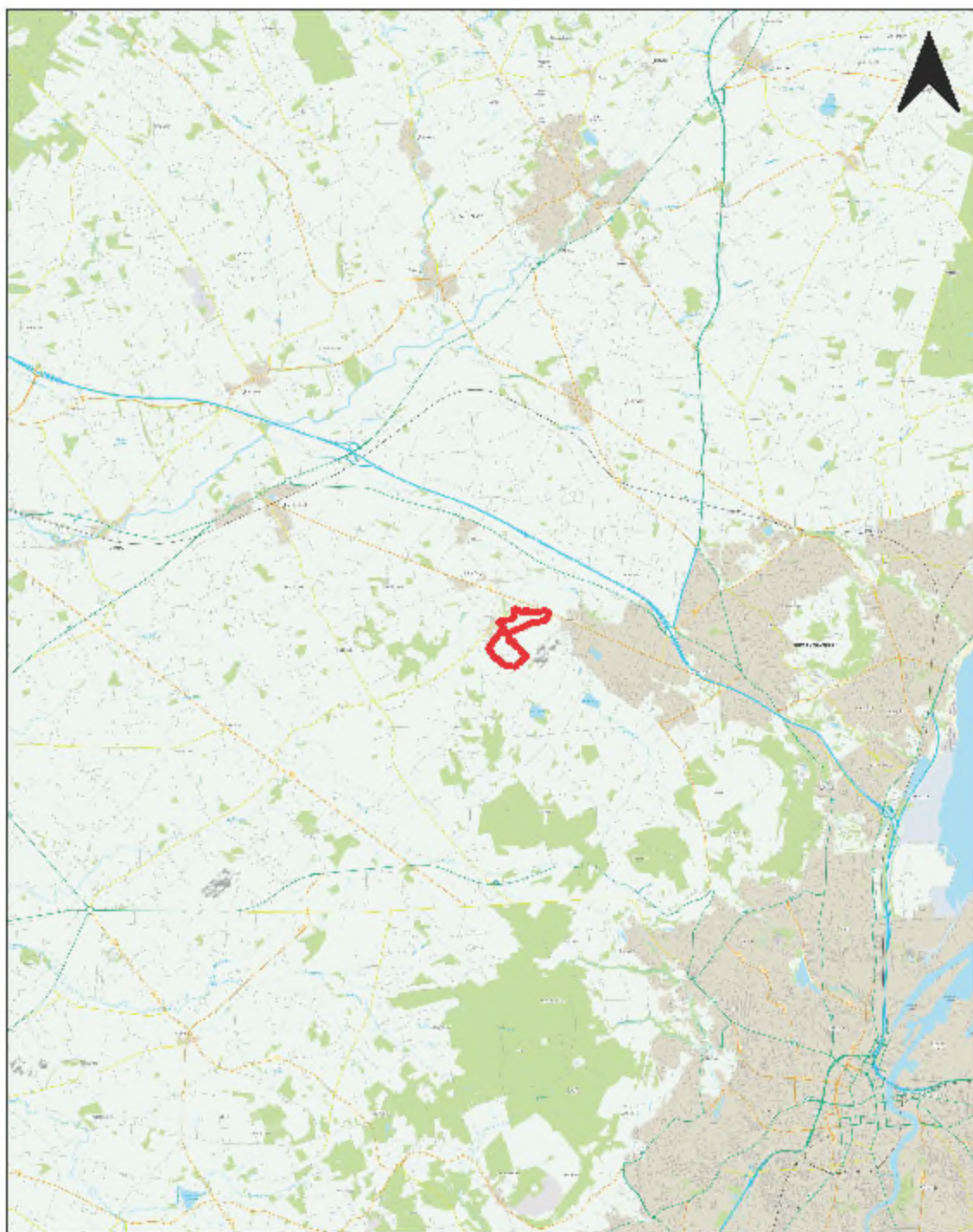
30. No development shall take place until a phased landscaping and planting plan has been submitted to and approved in writing by the Council. The approved plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Council. The Plan shall include the following:

- a) Planting Schedule to include appropriate numbers of native species of trees/shrub for each phase;
- b) No bird attracting species shall be included in the plan;
- c) Details of the aftercare of all planting on the site.

Reason: To compensate for the removal of hedgerows and in the interests of aviation safety.

31. An assessment of alternative fuel plant (electric/ hydrogen etc) and feasibility for the use on site of alternatively fuelled HGVs for use off site associated with the quarry operations, shall be undertaken by the applicant at the applicant's expense and submitted to and approved in writing by the Council at the time the existing machinery on site is to be replaced.

Reason: To will ensure emissions are reduced in line with best available technologies throughout the lifetime of the quarry.



LA03/2022/0430/F

 Site Boundary



1:90,501

COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2025/0375/F
DEA	DUNSILLY
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Residential development of 37no. units comprising 9no detached dwellings, 18no semi-detached dwellings and 10no apartments, landscaping, access roads, car parking, solar panels and associated site works
SITE/LOCATION	Lands immediately south of No. 10 Loughview Drive and approx. 90 metres southwest of St Oliver Plunkett Church, Toomebridge, Antrim
APPLICANT	JFM Construction
AGENT	MBA Planning
LAST SITE VISIT	2 nd July 2025
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/699897	
SITE DESCRIPTION	
The application site is located on lands immediately south of No. 10 Loughview Drive and approximately 90m southwest of St Oliver Plunkett Church, Toomebridge. The site is located within the development limit of Toome as defined within the Antrim Area Plan 1984-2001. The site encompasses an area of open grassland which is overgrown in places. The topography of the site is relatively flat but rises gradually to the east towards the Toome Canal. The site itself is situated between two residential housing developments, Bann Crescent to the south and southeast and Loughview Drive to the north. St Oliver Plunkett Church is located to the northeast and is separated from the application site by a row of dense, mature trees which are subject to a Tree Preservation Order. The River Bann and Toome Canal are located to the west of the site.	
RELEVANT PLANNING HISTORY	
Planning Reference: T/2001/0554/F Location: To rear of St Oliver Plunkett Church, Main Street, Toomebridge Proposal: Housing Development Decision: Permission Granted (24/07/2002) Planning Reference: LA03/2024/0087/F Location: Land 30 metres north-west of No. 1 Loughview Drive, Toomebridge (access via new development Bannfield Way) Proposal: Erection of 2no semi-detached dwellings, access and associated site works (in substitution for 1no detached dwelling on site 7 as approved under LA03/2022/0008/F)	

Decision: Permission Granted (18/06/2025)

Planning Reference: LA03/2023/0113/F

Location: Lands to the south of No. 10 Railway Road and to the west of Nos 55 Main Street and nos 1-11 (odds), Loughview Drive, Toomebridge

Proposal: Erection of residential development comprising 7no detached dwellings and 4no semi-detached dwellings - 10 units accessed via development under construction 50m SW of no 37 Main Street and 1no unit accessed from Loughview Drive (removal of conditions 9 & 10 and variation of condition 11 from planning approval LA03/2022/0008/F)

Decision: Application Withdrawn (30/09/2024)

Planning Reference: LA03/2023/0013/F

Location: Land 20 metres west of Nos. 5-11 (odds) Loughview Drive, Toomebridge, (access via new development Bannfield Way)

Proposal: Erection of 2 storey building comprising 4no apartments, access and associated site works (in substitution for 2no detached dwellings as approved under LA03/2022/0008/F)

Decision: Permission Granted (16/01/2024)

Planning Reference: LA03/2023/0012/F

Location: Land 30 metres north-west of No. 1 Loughview Drive, Toomebridge (access via new development, Bannfield Way)

Proposal: Erection of 2no semi-detached dwellings, access and associated site works (in substitution for 1no detached dwelling on site 7 as approved under LA03/2022/0008/F)

Decision: Permission Refused (20/10/2023)

Planning Reference: LA03/2022/0008/F

Location: Lands 20m south of 10 Railway Road and 20m West of 1-11 (odds) Loughview Drive Toomebridge

Proposal: Erection of residential development comprising 7no detached dwellings and 4no semi-detached dwellings, landscaping, access and associated site works (10no units access via development under construction 50m south west of 37 Main Street and 1no unit accessed from Loughview Drive) (Amended and reduced proposal)

Decision: Permission Granted (31/10/2022)

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 Toome as designated in the Antrim Area Plan 1984-2001 (AAP). 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 (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 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 Council's 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 5 – Community Infrastructure (SP 5): sets out that the Council's aims of seeking to promote access to community services and the protection of areas of open space. SP5 is supported by Policies:

- Policy DM 23 Protection of Open Space; and
- Policy DM 24 Community Facilities

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 30 Archaeology

Strategic Policy 8 - Natural Heritage (SPG8): 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. SP 8 is supported by Policies:

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

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 52 Contaminated Land

CONSULTATION

DfI Roads: No objection subject to conditions

Environmental Health Section: No objection subject to conditions

Northern Ireland Water Multi Units East: Refusal, subject to the applicant engaging with NIW

Historic Environment Division: No objection subject to conditions

DAERA: Water Management Unit: No objection subject to conditions

DAERA: Regulation Unit: No objection subject to conditions

DfI Rivers: No objection

Shared Environmental Services: No objection subject to conditions

Council's Tree Officer: No objection subject to conditions

REPRESENTATION

Twenty-two (22) neighbouring properties were notified of the application and one hundred and seventy-five (175) letters of objection have been received.

The full representations made regarding the proposal are available to view on the Planning Portal <https://planningregister.planningsystemni.gov.uk/application/699897>
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 objection raised are provided below:

- Loss of privacy to neighbouring residents;
- Loss of historical land;
- Inadequate sewage infrastructure;
- Traffic and road safety concerns;

- Impact on rural character;
- Drainage and flood risk concerns;
- Pressure on local services including GP's and schools;
- Loss of community land;
- Loss of trees and vegetation; and
- Development should provide public open space;

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 Appearance and Impact on the Character of the Area
- Public and Private Amenity Space
- Neighbour Amenity
- Flood Risk and Drainage
- Access, Traffic and Manoeuvring
- Natural and Built Heritage
- Land Contamination
- Sewage Disposal
- Other Matters

Preliminary Matters

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 Services, dated 6th January 2026. This found that the project would not have any adverse effect on the integrity of any European site.

Environmental Impact Assessment

As the development type falls within Schedule 2, Category 10 (b) Urban Development Projects and associated developments of the Planning (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.

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 Toomebridge as defined within the Antrim Area Plan 1984-2001. 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.

Principle of Development

Given the site location within the settlement limits of Toomebridge, 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. 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, Policy SP 6.4 places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high-quality development.

As this proposal is for more than ten (10) residential units, a Design and Access Statement is required as set out in Policy SP 6.4 and criterion (g) of DM 17.1. The ANPS sets out that this should incorporate a detailed site analysis; a Concept Plan and / or Masterplan; and a written statement outlining how the key design criteria set out in Policy DM 25 have been addressed by the design and layout of the scheme. In line with Criterion (G) of DM 17.1, a Design and Access Statement (Document 10, date stamped 1st August 2025) was submitted alongside the application.

Policy DM 17 of the ANPS 'Homes in Settlements' states that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming subject to a number of criteria.

The need to provide a local neighbourhood centre is set out in DM 17.7 at point (f), which states that adequate provision should be made for necessary local neighbourhood facilities, and these should be provided by the developer as an integral part of the development. This policy, however, does not set a threshold in terms of the size of development, or the number of units proposed, which would trigger this requirement, and it is considered that in applying this policy, the emphasis is placed on the provision of 'necessary' local neighbourhood facilities.

The site is located within the development limits of Toome and is within walking distance to a range of facilities. The site is less than a five-minute walk to both the Main Street which has a range of shops and services associated with a town centre and Toome House which hosts the GP surgery, pharmacy and other community facilities. The site is also less than a 5-minute walk to the Main Street bus stop which provides public transport links.

It is considered that in this instance, the incorporation of local neighbourhood facilities is not required for this development.

The application seeks permission for the erection of 37no. residential units, comprising of 9no. detached dwellings, 18no. semi-detached dwellings and 10no. apartments. DM 17.3 of the ANPS refers to affordable housing which requires developments over 40 units to provide a minimum of 10% affordable housing. In this case, the proposal does not meet the 40 units threshold and relates to private residential development. The development is proposed to be accessed through Loughview Drive which consists of 11no. units, however, these houses were constructed before 2012 and therefore were not considered under the Council's Plan Strategy and therefore it would be unreasonable to count these dwellings as contributing to the requirement for affordable housing.

Concerns were raised through letters of objection that the proposal results in the loss of land for community use and it is suggested that the land was left to the local parish with the intention of it being used for community purposes. However, there is no planning history to suggest that the land was ever to be set aside for community purposes (i.e. as a community centre) nor is the land zoned for such a purpose within the Antrim Area Plan. The application site as existing represents an undeveloped parcel of land within the development limits of Toome and there are no concerns with regards to the loss of community land or facilities in this regard.

Owing to the site's urban location, it is considered that the principle of residential development is considered acceptable, subject to the proposal creating a quality residential environment in accordance with Policy DM 17 'Homes in Settlements' of the ANPS.

Design, Layout and Appearance and Impact on the Character of the Area

Policy SP 4 of the 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. In addition, the Strategic Planning Policy Statement (SPPS) highlights 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. As set out above, 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 (a) of DM 17.1 requires the number of units proposed to respect the scale and size of the settlement with higher density development being considered favourably at accessible locations within towns. DM 17.6 relates to established residential areas, in which the application site is located and requires that the density is not significantly higher than that found within the established residential area and

that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. In addition, Policy DM 25 of the ANPS supports this approach requiring proposals to relate well to the density of the surrounding area.

Concerns were raised through letters of objection regarding the impact the proposal would have on rural character, and it was raised that the application site forms part of the rural identity. The application site is located within the urban area, within the development limits of Toome, and it is situated within the middle of 2no. housing developments, namely Bann Crescent to the southeast and Loughview Drive to the north. It is not considered that the application site forms part of the rural identity.

The agent outlined within the Planning Statement, Document 10, date stamped 1st August 2025, that the proposal has a density of 21 dwellings per hectare which is acknowledged as being of a low density, compared to the surrounding residential development in Bann Crescent and Loughview Drive which is of a higher density. It is considered that the density of the proposed development will not result in an adverse impact on the character of this area.

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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.

The proposed development takes the form of 37no. housing units, comprising 10no. apartments, 9no. detached dwellings and 18no. semi-detached dwellings with large areas of open space located within the mid-section of the site and along the northeastern boundary.

The proposal involves the redevelopment of an area of open grassland which is not considered to represent open space, rather, the site comprises a parcel of undeveloped land within the development limits which has previously been used for agricultural purposes, however, it is currently overgrown. The site itself offers little visual interest to the area and it is considered that the proposal would make a positive contribution to the area by redeveloping the vacant site which will result in a betterment to the immediate area.

The proposal offers 13no. house types which vary in design and appearance. The 10no. apartments are located within the northwestern corner of the site and are accommodated over 3no. apartment blocks.

The design of the apartment blocks (House Types J, J1 and G) appear externally as dwellings and are all two storey in nature. House Type J and J1 appear as a semi-detached dwelling when viewed externally, whilst House Type G appears as a detached dwelling.

There are 4no. detached and 2no. semi-detached dwellings located in the northeastern corner of the site, whilst the remaining detached and semi-detached dwellings are positioned in a linear fashion within the southeastern corner of the site.

All dwellings are two storey in design, with a maximum height of 9.5m, except for House Type H which is a detached chalet style bungalow and is on Plot 5. All dwellings and apartments are finished in facing brick and buff brick detailing with black roof tiles and slates. The proposed finishes of the dwellings and apartments are considered acceptable and in keeping with the surrounding area which hosts a range of finishes and materials.

There are a number of units which are located on corner plots within the site and in line with Creating Places Guidance, should be designed to present an attractive outlook onto existing and proposed roads. These include Plots 6 and 12 (House Type E/E1) and Plots 1 and 7 (House Type F/F1) consist of a large bay window to the ground floor along with an additional first floor window to the gable elevation with a strong frontage.

The apartments situated on Plots 28-31 and 32-35 are also located on corner plots and host House Types J and J1. Plots 28-31 and 32-35 present a dual frontage element including a strong front elevation consisting of two no. access doors, 4no. first floor windows and 2no. ground floor windows, whilst the gable elevation consists of an access door and a window to the ground and first floor. Although the designs are not considered to represent strong dual frontage, they are located on the periphery of the development where there is limited development.

The proposal provides a modest range of housing styles across the development comprising semi-detached, detached and apartment style buildings whilst also respecting the character of the area.

In terms of layout, the topography of the site is relatively flat, but rises gradually to the east towards the Toome Canal by approximately 1.5m. The proposal does not require the need for any retaining structures, and the boundary treatments solely relate to 1.8m high brick walls and close boarded fences erected between rear gardens. Front gardens are to be defined by garden kerbs with no fencing to be erected to the front of dwellings.

It is noted that there are areas of car parking situated to either the front or side of dwellings and the front of the apartment block. Whilst this does result in hardstanding throughout the site, landscaping is dotted throughout the site which provides a visual break in the level of hardstanding.

A number of units back onto or present a gable elevation towards the Toome Canal Walk, which is similar to the relationship between the Canal Walk and the houses within Loughview Drive. In addition, there is a dense row of existing mature vegetation which is to be retained along the western boundary which will screen views into the site from the Canal Walk.

Policy DM 16.6, as well as criteria (f) of Policy DM 25, sets out that development proposals within settlements should include provision for new digital infrastructure. As noted on the proposed site plan (Drawing Number 04/3, date stamped 22nd May 2026), ducting will be provided to all sites to provide digital connections.

Criterion (n) of Policy DM 25 requires development proposals in settlements to integrate sustainable energy measures. Solar panels are proposed as part of the development and included on all units as shown on the elevational drawings.

Criterion (m) of Policy DM 25 of the ANPS states the development proposals within settlements should promote biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites. Swift nest boxes are provided throughout the site as shown on Drawing Number 05/2, date stamped 22nd May 2026 which is considered to comply with criterion (m) of Policy DM 25.

Crime and Personal Safety

Criterion (k) of Policy DM 25.1 of the ANPS requires that proposals are designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and to ensure buildings front onto streets.

Consideration has been given to the site layout to ensure that there are no isolated areas of communal space which are not overlooked and that would give rise to anti-social behaviour. Overall, it is considered that the proposed development has been designed to deter crime and promote personal safety and complies with criterion (k) of DM 25.1.

To conclude, it is considered that the size, scale, design, layout, and general appearance of the proposed development is acceptable; and taking into account the layout previously approved on the site, it is considered that the scheme is high-quality and will make a positive contribution to the surrounding area. The proposal is found to be in accordance with Policies DM 17 and DM 25 of the ANPS.

Landscaping and Protected Trees

Within Policy DM 25: Urban Design is a section referring to Landscape and Biodiversity. Under DM 25.1, criterion (l) sets out that development proposals should incorporate an appropriate hard and soft landscaping scheme, which includes proposals for the treatment and retention of existing trees and other landscape features. Additionally, DM 42: Trees and Development supports development that retains existing trees and introduces a net gain for trees lost.

The application site itself consists mainly of perimeter vegetation and open grassland which is overgrown in parts. Dense mature vegetation exists to the southwest of the site adjacent to Toome Canal, however, this lies outside of the application site and is therefore not impacted by the proposed development.

The proposal does involve the removal of mature trees to the northwestern corner of the site, adjacent to Loughview Drive, however, substantial planting is proposed within the site including within the areas of open space to accommodate the loss. A detailed landscape plan, Drawing Number 05/2, date stamped 22nd May 2026 has been submitted to show the landscaping works proposed.

DM 42.2 of the ANPS requires that proposals provide sufficient detail on the long-term maintenance of planting. Document 05/2 is a Landscape Management Plan (date stamped 22nd May 2026) which outlines the strategy and approach for the future long-term management and maintenance of the areas of open space.

DM 42.5 of the ANPS 'Trees and Development' states that developments that result in the removal and or threaten survival of trees covered by a TPO will only be permitted in a number of instances. The eastern boundary of the site is subject to a Tree Preservation Order which separates the site from St Oliver Plunkett Church. The trees themselves lie outside of the application site. However, the crown spread and Root Protection Areas (RPA) of the 5no. protected trees along the boundary extend within the site.

It is noted that these trees are to be retained and protective fencing is proposed to be erected around each protected tree as shown on the landscape plan (Drawing Number 05/2, date stamped 22nd May 2026). Internal advice was sought from the Council's Tree Officer who offered no objection to the proposal, subject to conditions.

Overall, the landscaping for the site is considered acceptable and the proposal is not considered to threaten the survival of any TPO tree. The proposal is considered to comply with Policy DM 42 in this regard.

Public and Private 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 developments proposals as set out in Creating Places Guidance.

Concerns were raised through letters of objection regarding the proposal not providing any public open space. The proposal is for 37no. residential units and in line with DM 17.7 'Public Open Space Provision in New Residential Developments', 10% of the total site area is expected to be provided as public open space as an integral part of the overall scheme.

The 1.84ha site would require 1840sqm of public open space to meet this expectation. A large area of open space has been included within the mid-portion of the site as outlined on Drawing Number 05/2, date stamped 22nd May 2026 and provides approximately 1400sqm of open space. A further 700sqm of open space is provided to the northeast of the site, adjacent to St Oliver Plunkett Church bringing the total amount of public open space provided by the developer to 2100qm, in excess of the 10% requirement as set out in Policy DM 17.7.

In relation to private open space, DM 17.9 of the ANPS indicates 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.

Creating Places guidance requires apartments to have 10-30sqm private amenity space per unit which can include private communal spaces. In relation to the 10no. apartments, 495sqm of open space is provided through communal garden areas which equates to 49.5sqm per apartment which is considered acceptable. It also requires dwellings to have an average of 70sqm per house or greater across the development. All individual dwellings have private rear gardens which meet the 40sqm minimum threshold as set out within Creating Places guidance document, and range from 95sqm to 210sqm, with an average of 126sqm across the development.

It is considered the proposal provides adequate public and private open space in line with Policies DM 17.7 and DM 17.9 of the ANPS.

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 with Policy DM 25 of the ANPS supporting this and requiring 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.

Policy DM 28 of the ANPS deals with the amenity impact of development proposals. DM 28.2 refers to a number of 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. In addition, Policy DM 50 indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

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 development limits of Toome and is situated to the northwest and south of existing residential development with a chapel and its grounds located to the northwest. It is considered that the proposal is compatible with adjacent land uses.

'Creating Places' advises that well-designed layouts should, wherever possible, seek to minimise overlooking between dwellings and provide adequate space for privacy, and recommends a separation distance on green field sites of around 20 metres, or greater, between opposing rear first floor windows of new houses. An enhanced separation distance may also be necessary for development on sloping sites. This document further advises that layouts and dwellings should be planned to provide acceptable levels of daylight into interiors. The building spacing required for privacy will normally ensure a satisfactory level of daylight and an acceptable minimum amount of sunlight.

The site is bound to the north by existing residential development in Loughview Drive. Plots 1-4 back on to Nos. 6-10 Loughview Drive and opposing first floor rear windows exceed 20m to reduce overlooking concerns. Plots 28-31 are located approximately 20m south from No. 9 Loughview Drive and the proposed plots have been positioned to avoid any opposing windows.

An apartment block has been approved under Planning Ref: LA03/2023/0013/F to the north of the site which is to be situated approximately 17m north of Plots 36-37. The apartment block approved under Planning Ref: LA03/2023/0013/F includes rear

first floor bedroom windows. Whilst the separation distance is reduced, Plots 36-37 only hosts one rear window which serves a high level first floor kitchen window which is considered acceptable given the high-level nature of the window and given that it can be finished in obscure glazing to limit any impact of overlooking. The high-level kitchen window is acceptable as it is a secondary window within the room and so therefore the room will still have an outlook.

Plots 17-18 are located approximately 15m from Nos. 1-5 Carlane Crescent and hosts a gable-to-rear relationship. Whilst the separation distance is reduced, Plots 17 and 18 do not propose any gable first floor windows and as such there are no concerns with regards to significant overlooking or loss of privacy.

In relation to the proposed properties, the scheme has been designed to ensure that there will be no detrimental impact on the amenity of adjacent properties. The layout of the proposed dwellings has been designed and arranged to ensure that the proposed properties will have in excess of the minimum 10 metre rear garden depth.

In terms of layout, the topography of the site is relatively flat, but rises gradually to the west towards the Toome Canal by approximately 1m. The proposal does not require the need for any retaining structures, and the boundary treatments solely relate to 1.8m high brick walls and close boarded fences erected between rear gardens. Front gardens are to be defined by garden kerbs with no fencing to be erected to the front of dwellings. It is considered that the layout has been designed to respect the topography of the site whilst including mitigation to protect the amenity of the future occupants.

With regard to noise and general disturbance, it is noted that the access road is taken through Loughview Drive and the addition of 37no. residential units will inevitably increase the level of traffic through Loughview Drive. There is the potential for an increase in noise and disruption to arise from the construction phase of the development. However, following construction, any noise is likely to be at a low level associated with the daily living requirements of the occupiers of the proposed dwellings. The Council's Environmental Health Section (EHS) were consulted on the proposal and offered no objection.

Overall, it is considered that the proposed development will not have a detrimental impact on the residential amenity of existing and proposed dwellings. The proposed development is therefore compliant with the SPPS Policies DM 28, DM 25 and DM 50 of the ANPS.

Flood Risk and Drainage

Strategic Policy 10: 'Environmental Resilience and Protection' of the ANPS seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy DM 25 of the ANPS supports this and requires that all proposals should be designed to withstand predicted changes in local climate and to reduce the risk of flooding on site. In addition, Policy SP 10.3 requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems which is supported by Policies DM 25 and DM 47 of the ANPS.

As confirmed by DfI Rivers, the application site does not lie within any floodplain, however, as the proposal relates to 37no. dwellings, a Drainage Assessment

(Document 04/1, date stamped 28th October 2025) was submitted which outlines that surface water will be discharged into the existing NI Water system along with partial infiltration which is considered to be a SuDS measure.

DfI Rivers and DAERA Water Management Unit were consulted with the drainage proposals and offered no objection. The proposal is therefore considered to comply with Policy DM 47 of the ANPS as it has been demonstrated that the proposed development would not lead to an increased risk of flooding to the site or elsewhere.

DM 47.6 of the ANPS states that all SuDS schemes will need to be accompanied by an appropriate management plan (including arrangements for long-term maintenance). The proposed use of infiltration as a form of SuDS is not considered to require a management plan in this case.

The proposal is considered to comply with Policy DM 47 in that it has been demonstrated that surface water can be appropriately dealt with to avoid an increase in flooding to the site or elsewhere.

Access, Traffic 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.

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.

The proposal seeks to access through Loughview Drive which connects to Main Street, however, no alterations are proposed to the existing access on to Main Street. Drawing Number 32/2, date stamped 18th June 2026 shows the internal road network proposed. DfI Roads was consulted on the proposals and indicated that the access arrangements are acceptable, subject to conditions. The proposed access arrangements are considered to be acceptable and in line with DM 10.1.

Letters of objection raised concerns with regards to increased traffic as a result of the proposal along with road safety concerns.

Information submitted within the Transport Assessment Form (Document 06, date stamped 28th May 2025) calculates that the proposal will result in approximately 266 additional car journeys per day. It is accepted that the proposal will inevitably result in an increase in traffic to and from the site, particularly during peak hours. However, given that DfI Roads raised no concerns in relation road safety, this is not considered to warrant the refusal of the application.

In addition, DM 10.1 of the ANPS requires adequate provision is made for car and cycle parking and any necessary servicing arrangements. 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). Based on DfI Parking Standards, the 10no. 2-bedroom apartments would require 15no. unassigned spaces and 14no. spaces are provided, a shortfall of 1no. space.

The remaining dwellings (5no. 4 bed and 22no. 3 bed) would require 64no. parking spaces, with 2no. in-curtilage parking spaces provided per dwelling which provides 54no. spaces. Overall, the site has a shortfall of 11no. parking spaces. However, adequate space is available on-street to accommodate the shortfall throughout the development.

Criterion (e) of DM 17 and criterion (g) of DM 25.1 requires that a movement pattern is provided that promotes walking and cycling routes and supports linkages to nearby community facilities and public transport. It is noted that the application site is located within the urban area and is within walking distance to Toome and as noted above is located within walking distance to a number of public transport services. The development increases permeability and bicycle stands are provided in the eastern corner of the site for the apartment units which promotes more sustainable movement and responds positively to criterion (e) of DM 17.1. It is considered that the proposal does support linkages to facilities and promotes sustainable movement patterns in this regard.

It is considered that the access arrangements are acceptable and the shortfall of parking is considered acceptable in this instance as the shortfall is being provided for on-street within the development. The proposal is considered to comply with Policies DM 10, DM 17 and DM 25.1 of the ANPS in this regard.

Natural and Built Heritage

Natural Heritage

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under Policy DM 38 whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

The site is located approximately 30m west of Toome Canal which is hydrologically linked to the Lough Neagh ASSI and Lough Neagh/Beg SPA and Ramsar Sites. A Northern Ireland Biodiversity Checklist and Ecological Statement, Document 03, date stamped 28th May 2025 has been submitted alongside this application which indicates that the proposal will not have a significant impact on any designated site or any protected species due to the use on site as residential development. No evidence was found of any protected species on site and no further assessments were considered necessary.

Shared Environmental Services were consulted on the proposal and completed a Habitats Regulation Assessment and raised no objections, subject to conditions.

The proposal is not likely to have a significant effect on natural heritage or designated sites and is considered to comply with Policies SP 1.4, SP 8.3 and DM 37, 38 and 39 of the ANPS in this regard.

Built Heritage

Policy DM 30 of the ANPS aims to protect our Borough's archaeological remains from development that would have an adverse impact on their integrity and setting.

DM 30.2 of the ANPS considers Archaeological Remains of Regional Importance which include Monuments in State Care, Scheduled Monuments and other important sites and monuments that would merit scheduling. Development proposals that would adversely affect such sites or the integrity of their settings, will not be permitted unless it is demonstrated that any adverse impact is clearly outweighed by benefits of overriding importance in the Northern Ireland context.

The application site lies directly east of a scheduled monument (Historic Monuments Ref: ANT042:012) which relates to a tower house and bawn. It is noted that the scheduled monuments lie outside of the application site boundary. However, the impact of the proposal on the monument must be considered.

DM 30.4 of the ANPS details that if the impact of a development proposal on archaeology remains is unclear, or the relative importance of such remains is uncertain, an Archaeological Assessment will be required. In this case, an Archaeological Impact Assessment and Programme of Works (Document 02/2, date stamped 22nd May 2026) was submitted alongside the application which details that the proposal does not encroach on the scheduled area.

DM 30.5 of the ANPS details that appropriate mitigation measures are proposed where the development is likely to affect sites that contain archaeological remains. As outlined within Document 02/2 mitigation measures are proposed including protective fencing and archaeological test trenching. Historic Environment Division were consulted on the proposal and indicated that the proposal is acceptable in terms of built heritage and archaeology, subject to conditions. The proposal is considered to comply with Policy DM 30 of the ANPS in this regard.

Land Contamination

Policy DM 52 of the ANPS 'Contaminated Land' states that the Council will only support development proposals on potentially contaminated land, where it can be demonstrated that a thorough site investigation has taken place and necessary remediation measures are agreed.

A Preliminary Risk Assessment (PRA) (Document 08), and a Generic Quantitative Risk Assessment (GQRA) (Document 09, both date stamped 20th June 2025) were submitted. It is detailed within the PRA that the site consists of undeveloped land, however, a site walkover confirmed evidence of potentially infilled materials. Given the potential for site works to be undertaken during construction, there is a potential risk to future site users through exposure to unknown chemical composition.

The application site is also located in close proximity to a petrol filling station, approximately 167m northeast of the site and it is likely that the petrol filling station is hydrogeologically linked to the site. Consequently, there is potential for fuel contaminants to migrate laterally onto the site through shallow groundwater flow. For this reason, the PRA recommended that a GQRA is conducted.

An intrusive investigation was carried out and soil sampling and gas monitoring was undertaken and no unacceptable risks to any environmental receptors or human health were identified. Both the Council's Environmental Health Section and DAERA Regulation Unit were consulted with the above PRA and GQRA. Both consultees raised no objection in relation to human health or environmental receptor, subject to the inclusion of conditions.

The proposal is considered to be acceptable and comply with DM 52 of the ANPS in this regard.

Sewage Disposal

A number of objections referred to the existing infrastructure capacity issues and that there is inadequate infrastructure provision to support the proposal.

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 disamenity including pollution, flooding and detrimental impact on existing properties.

Other Matters

Letters of Objection

A number of objections raised concerns regarding the increased pressure that the proposal would have on local services including GPs and schools.

The availability or demand on schools and medical services in the area is unlikely to be prejudiced by the development of 37no. dwellings in the area and would represent a small increase in the overall population. In addition, there are no objections from the local surgery or education authority. It is hard to conclude that the local school and medical services in the area would be unable to cope with the extra population and consequently this issue is not considered to be a determining concern.

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. 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 health and environmental receptors and to ensure the site is suitable for use. 4. After completing the remediation works under Condition 3; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should 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 should 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 human health and environmental receptors and to ensure the site is suitable for use 5. Throughout the construction phase, a clearly defined buffer of at least 10 metres must be maintained between the location of machinery refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil, etc. and the watercourse adjacent to the western edge of the red line boundary. Reason: To ensure the project will not have an adverse effect on the integrity of any European site.	

6. The development hereby approved shall not commence until the appropriate Abandonment Order is operative.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling

7. 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 Drawing Number 32/3, date stamped 18th June 2026.

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.

8. No other development hereby approved shall commence until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Number 32/3, date stamped 18th June 2026.

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.

9. No development shall commence on site until a protective barrier no less than 2m in height comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supported weldmesh panels (as illustrated in Figs 2 & 3 of BS 5837:2012) is erected outside the Root Protection Area from protected trees as identified on Drawing No. 05/2 Landscape Plan date stamped 22nd May 2026. There shall be no storage of machinery, parking of vehicles or plant, temporary buildings or sheds, or fires, no mixing of concrete, or other activity likely to be injurious to a tree, within the Root Protection Areas. The protective fencing shall remain in place for the duration of the construction.

Reason: To ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

10. Notwithstanding the provisions of The Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no operational development other than that expressly authorised by this permission shall be undertaken within the Root Protection Area of any trees protected under Tree Preservation Order (Ref: TPO/2024/0002/LA03 - Lands of the Church of St. Oliver Plunkett, and 55 Main Street, Toome), as identified on Drawing No. 05/2 Landscape Plan, date stamped 22nd May 2026, without the prior written consent of the Council.

Reason: To ensure that protected trees to be retained are not damaged or otherwise adversely affected by building operations.

11. The existing vegetation as outlined on approved Drawing Number 05/2, date stamped 22nd May 2026 shall be retained and allowed to grow on with the hedgerows retained at a minimum of 2 metres and the trees retained at a minimum height of 4 metres, with the exception of any tree protected under Tree

Preservation Order Ref: TPO/2024/0002/LA03 - Lands of the Church of St. Oliver Plunkett, and 55 Main Street, Toome), as identified on Drawing No. 05/2 Landscape Plan, date stamped 22nd May 2026

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

12. If within the lifetime of the development, any retained tree is removed, uprooted or destroyed or dies it shall be replaced within the next 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.

13. The proposed planting shall be carried out in accordance with approved Drawing Number 05/2, date stamped 22nd May 2026. 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.

14. If within the lifetime of the development following 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.

15. The open space and communal garden amenity areas indicated on Drawing Number 05/2, date stamped 22nd May 2026 shall be completed in full prior to the occupation of the 25th dwelling hereby approved.

Reason: To ensure the implementation of the open space and amenity areas in the interests of visual and residential amenity.

16. The open space and communal garden amenity areas indicated on Drawing Number 05/2, date stamped 22nd May 2026 shall be managed and maintained in perpetuity in accordance with the Landscape Management Plan, Document 05/2 date stamped 22nd May 2026. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

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.

17. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

18. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under Condition 16.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

19. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 16. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

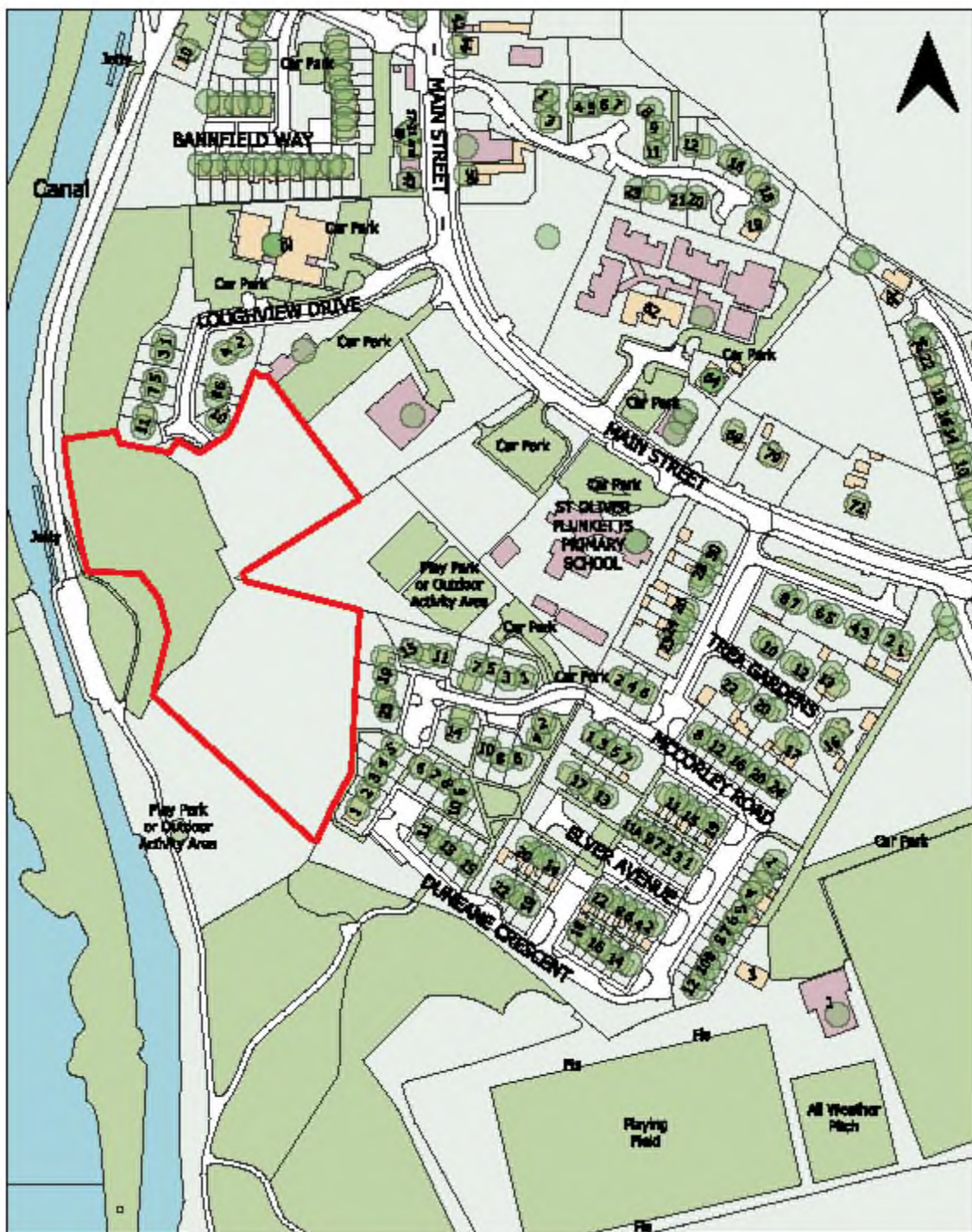
Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

20. No site works of any nature or development shall take place until a fence has been erected around the area specified, on a line to be agreed with Historic Environment Division (Historic Monuments). No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.

Reason: To prevent damage or disturbance of archaeological remains within the application site.

21. The high-level kitchen window on Plots 36-37 shall be finished in obscure prior to the occupation of the apartment unit and the obscure glazing shall be retained for the lifetime of the development.

Reason: To prevent a loss of residential amenity to neighbouring dwellings.



LA03/2025/0375/F

 Site Boundary



1:2,500

COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2025/0599/F
DEA	ANTRIM
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Erection of 2no. semi-detached dwellings, footpath link, extended community garden and associated works
SITE/LOCATION	Lands adjacent and 15m NW of 95 Belmont Hall Drive, Antrim BT41 1FB
APPLICANT	Antrim Construction Company Ltd
AGENT	APD Architects Ltd
LAST SITE VISIT	16th October 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/702164	
SITE DESCRIPTION	
The application site is located adjacent to and 15 metres northwest of No. 95 Belmont Hall Drive, Antrim. The application site lies within the development limits of Antrim on lands zoned for Phase 2 residential development in the Antrim Area Plan 1984-2001 (AAP) and is located within the wider Belmont Hall residential development scheme which comprises three hundred and ninety-three (393) dwellings, which was approved under planning application Ref: LA03/2015/0014/F. The main part of the application site currently comprises a vacant site laid out in grass. The topography of this part of the site sees lands rising from Belmont Hall Drive upwards in a northeasterly direction and there is NIE infrastructure present within the site. The application site also comprises a portion of existing grassed lands to the southwest of the main part of the application site which is adjacent to a Mill Race which flows into the Six Mile Water River. The northwestern portion of the site contains an existing NI Water pumping station. The area in which the main part of the application site is located is residential in nature.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2024/0178/F Location: Lands approximately 10 metres southwest of 73-95 Belmont Hall Drive and 110 metres east of Meadowside, Antrim Proposal: Provision of 2 no. storm water detention basins and associated infrastructure, compensatory flood storage area, public open space, landscaping and associated site works in conjunction with planning permission Ref: LA03/2018/0330/F Decision: Permission Granted (30th July 2024) Planning Reference: LA03/2023/0107/F	

Location: Land 129 metres south of No. 39 Greenvale Manor Gardens, Antrim, BT41 4AG

Proposal: Erection of 2 no. semi-detached dwellings

Decision: Application Withdrawn (30th June 2023)

Planning Reference: LA03/2022/0222/F

Location: Lands 129m South of 39 Greenvale Manor Gardens, Antrim

Proposal: Erection of 2 dwellings, landscaping and all associated site works

Decision: Application Withdrawn (12th August 2022)

Planning Reference: LA03/2019/0409/DC

Location: Lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim,

Proposal: Proposed development of 393 residential units (Discharge of condition 07A from planning approval LA03/2015/0014/F relating to areas of open space)

Decision: Condition Not Discharged

Planning Reference: LA03/2018/0863/DC

Location: Lands at Belmont Road approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim,

Proposal: 393 Residential units and 2no retails units and creche (Discharge of Condition 7 relating to submission of a Construction and Landscaping Programme; Condition 10 relating to Landscape Management and Maintenance Plan; and Condition 24 relating to bicycle parking facility) from planning approval LA03/2015/0014/F

Decision: Condition Not Discharged

Planning Reference: LA03/2015/0014/F

Location: Lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim, BT41 4PG,

Proposal: Proposed development of 393 residential units comprising of apartments, townhouses, semi-detached and detached dwellings along with mixed use facilities comprising of 2 no. retail units and creche. Also included new access points off Belmont Road, along with associated garages, landscape features and all other associated site works. (Amended Plans)

Decision: Permission Granted (21st February 2018)

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 lies within the settlement limits of Antrim on lands zoned for Phase 2 residential development.

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.

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

- 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.

Strategic Policy 8 - Natural Heritage (SPG8): 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; and
- Policy DM 42 Trees and Development.

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 46 The Control of Development in Floodplains;
- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems; and
- Policy DM 49 Artificial Modification of Watercourses.

Creating Places- Achieving Quality in Residential Environments: sets out how to achieve high quality and greater sustainability in the design of all new residential developments.

CONSULTATION

Department for Infrastructure Roads - No objection

Department for Infrastructure Rivers - No objection

Council Environmental Health Section - No objection

Department for Communities Historic Environment Division - No objection

NI Water Multi Units - No objection

NIEA - No objection

Shared Environmental Services – No response

NIE - No objection, subject to applicant applying for alteration of overhead line.

REPRESENTATION

Sixty-one (61) neighbouring properties were notified, and twenty-three (23) letters of representation have been 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 matters raised via representations have been provided below:

- Concerns in relation to misleading site description;
- The proposal will further add to congestion;
- The proposal would irradicate the use of the green space for children to play;
- Concern in relation to destroying the aesthetic of the area by removing existing green space;
- Risk of accidents due to poor lighting and lack of off-street parking;
- Loss of greenspace which was sold to existing residents when purchasing their houses;
- Concern in relation to impact of building work and lack of turning space;
- Having more houses in the area would not benefit the house owners already there;
- Concerns in relation to proximity of the site to the Mill Race and the potential impact on Lough Neagh from run off generated from the disturbance of soil;
- More sensitive detection methods for newts should have been used as they are difficult to observe by eye;

- Surveys should be performed throughout the year rather than at one given point in time;
- Ecological surveys were conducted after land was already disrupted;
- Query whether the applicant can provide detailed/photographic evidence that cable replacement work was carried out;
- Query as to whether the clearing of the entire area was actually necessary prior to the ecological survey as it was observed that clearing work by the applicant began in May 2025 yet the ecologist was instructed to complete a survey after this period of time (June 2025) which raises concerns surrounding best practices;
- Concern that the appropriate bat surveys were not carried out and that a more thorough approach is necessary;
- Concern in relation to the height of the proposed dwellings and impact on privacy and light received at existing neighbouring properties;
- Concerns in relation to noise pollution and queries in relation to how the applicant will mitigate noise pollution to the local community;
- Concerns in relation to the impact from dust;
- Queries in relation to soil profiling and the chemical profile of the soil in relation to air pollution;
- Concern in relation to disruption to residents during construction;
- Concern in relation to impact on bio-diversity;
- Impact on existing resident's view;
- Concern that the proposal will result in drainage issues and flooding;
- Two dwellings on the site would be out of character and appear as overdevelopment of the site;
- Insufficient water and sewage disposal to cope with any further demand;
- Concern in relation to the location of the proposed compensatory provision of a community garden, which is inadequate and not integrated into the existing community;
- The inclusion of PV panels is not in keeping with the area;
- The development will put additional pressure on local services;
- The community has already endured significant and prolonged disruption due to construction works;
- Concerns in relation to smells from sewers – additional dwellings will only worsen this problem;
- These dwellings were not included in the original approval and purchasers were therefore of the belief that the site would not be developed;
- Impact from construction works on residents' ability to carry out home working;
- The provision of a community garden on the opposite side of a public path is insufficient and is not as accessible as the existing greenspace;
- The loss of the open space cannot be adequately mitigated through disconnected alternative sites;
- The area proposed for the community garden is not consistently accessible due to flooding; and
- The proposal to include the new footpath link will further add to insufficient parking provision in the area.

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, Density and Impact on the Character and Appearance of the Area
- Neighbour Amenity
- Access and Parking
- Built Heritage
- Natural Heritage
- Protection of Open Space
- Other Matters

Preliminary Matters

EIA Development

As the development type falls within Schedule 2, Category 10 (b) Urban Development Projects and associated developments of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 (site is in excess of 0.5 ha), 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.

Requirement for HRA

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). 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 completed the HRA report, dated 10th April 2026. This found that the project would not have any adverse effect on the integrity of any European site.

Policy Context and Principle of Development

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 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 situated within the development limits of Antrim as defined in the Antrim Area Plan 1984-2001. There are no specific operational policies provided within this plan relevant to the determination of the application.

Strategic Policy SP1.10 of the ANPS indicates that development proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location. SP4 .1 of the ANPS states that the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of Policy SP 4 of the ANPS and other relevant policies and provisions of the LDP.

Design, Layout, Density and Impact on the Character and Appearance of the Area

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, SP 6.4 of the ANPS places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high-quality development.

Additionally, DM 17.6 of the ANPS states that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where:

- (a) The density proposed is not significantly higher than that found in the established residential area; and
- (b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

Policy DM 25 'Urban Design' of the ANPS requires the development to deliver high-quality design in its layout and appearance and comply 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 and be sympathetic to the built form.

The proposal is for the erection of two semi-detached dwellings together with a new footpath link to an extended community garden, the creation of an ecological area and other associated works.

As set out in the Site Layout Plan (Drawing No. 02/1 date stamped 19th March 2026) the proposed footpath link leads from the most northwestern point of Belmont Hall Drive and extends towards an existing footbridge leading to the community garden area. This community garden area was approved under planning application Ref: LA03/2024/0178/F, however, the current proposal is to extend this area as part of the proposed development. This extension will be approximately 0.08 ha and is located mainly to the northwest of the previously approved community garden. As well as this extension to the community garden the proposal also includes an area of ecological enhancement which is located to the southwest of proposed dwellings and existing development along Belmont Hall Drive.

The proposed dwellings are to be located on an elevated grassed plot between the existing dwellings at No. 31 and No. 95 Belmont Hall Drive. It is noted that the plot was not previously approved for development as part of the wider planning approval Ref: LA03/2015/0014/F as it was defined as 'priority grassland to be retained'. The site was not included in the overall open space calculations for this wider approved residential scheme.

As set out in the Open Space Statement (Document 06 date stamped 11th March 2026), since the previous approval granted under planning approval Ref: LA03/2015/0014/F, the lands have been subject to works by NIE and the site has been cleared and covered over with grass. The NI Biodiversity Checklist and Preliminary Ecological Assessment (Document 03 date stamped 20th August 2025) confirms that currently no priority grassland presently exists on the application site. Consideration in

relation to natural heritage matters and open space will be discussed in further detail in the relevant sections of this report. But it is noted that an area of ecological enhancement is proposed in order to create a new lowland meadow habitat.

The proposed pair of semi-detached dwellings will be accessed via a shared private driveway off Belmont Hall Drive and are three storeys in height featuring a town house appearance with an integrated garage comprising the ground floor of both dwellings. A set of steps is proposed to the front elevation providing access to the front door at first floor level. As a result of the steep land levels dropping across the site in a southwestern direction the principal elevation of the proposed dwellings is three storey which rises to the rear of the dwelling to appear as a two-storey building.

To accommodate the three-storey height, the proposed semi-detached dwellings have a ridge height of approximately 11.8 metres from ground level. It is noted that No. 31 Belmont Hall Drive directly north of the application site is an existing two-storey dwelling with a ridge height of approximately 8.4 metres, however, the overall height of the proposed dwellings would extend above this adjacent neighbour by just one metre given the drop in land levels across the site. Similarly, the dwelling at No. 95 directly to the southeast of the application site features an 11.5 metre ridge height, however, the ridge line appears lower than the proposed dwelling due to the drop in land levels in a southeastern direction.

As shown on the Elevational Plan (Drawing No. 06 date stamped 20th August 2025) the proposed finishes include facing brick with render for the bay windows, Upvc windows and rainwater goods and interlocking roof tiles. The proposal also involves the inclusion of four (4) PV solar panels on the front elevation of each dwelling. Enclosed gardens are provided to the rear of the dwellings and parking is provided to the front of each dwelling. External stairways are provided behind a gate to the side of each dwelling in order to provide pedestrian access to the rear gardens.

DM 17.9 of the ANPS indicates 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. It indicates that development of this nature requires an average of 70sqm private amenity space. The site layout indicates that the two dwellings will have private amenity spaces of approximately 70sqm and 115sqm which is considered to comply with this policy requirement.

Given the aforementioned points, it is considered that the proposed density is consistent with that found in the surrounding area, the footpath link, the proposed area of maintained space and the additional area of community garden area is in keeping with the character and appearance of the existing newly established residential area in accordance with the requirements of DM 17.6 of the ANPS. Furthermore, the design and appearance of the proposed dwellings is also considered appropriate in regard to scale, massing and use of materials and is consistent with the existing surrounding dwellings.

Neighbour Amenity

Criterion (c) of Policy DM 25 of the ANPS states that proposals should be designed as to not have a detrimental effect on the amenity of adjoining properties. In addition, Policy DM 28 of the ANPS deals with impact on amenity and 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 by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

It is noted that the Site Layout Plan (Drawing No. 02/1 date stamped 19th March 2026) includes site numbers for the surrounding properties but as these dwellings are built and occupied the report will refer to the postal addresses of the properties.

As noted above the application site is located on an existing grassed wedge between the existing dwellings at Nos. 31 and 95 Belmont Hall Drive. Nos. 47 and 49 Belmont Hall Drive are located to the rear and northeast of the proposed dwellings.

There is a separation distance of over 22 metres between the rear elevation of the proposed dwellings and the existing dwellings at Nos. 47 and 49. These existing dwellings also sit at a higher level than those proposed. Due to the siting and orientation of the proposed dwellings together with the separation distance and the topography it is considered that there would be no significant detrimental impact to the amenity experienced by neighbours at Nos. 47 and 49 as a result of the proposed development.

As stated above, the proposed dwellings are located between Nos. 31 and 95 Belmont Hall Drive and have a side-to-side relationship with each. Owing to the spacing and orientation of the proposed dwellings and the proposed fenestration on the side elevations (first floor obscured ensuite windows only) it is considered that there would be no significant detrimental impact on the amenity experienced at either of these existing neighbouring properties by way of overlooking, loss of privacy, overshadowing or dominance.

The Council's Environmental Health Section (EH) was consulted regarding the application and responded with no objection to the proposal but advised that the proposed development is in close proximity to existing agricultural premises which may at times give rise to odours from pig manure and slurry. The matter of odour from existing sewerage arrangements was a matter raised by objectors but EH did not raise any further objection with regards to this matter.

It is noted that neighbours have raised concern with regards to the impact on their amenity during the construction period of the development, such as the generation of noise and dust. Any perceived impact from construction works would be considered typical of any development works in an urban area and would be temporary in nature and therefore this impact would not be considered to have a determining significant detrimental amenity impact.

Overall, it is considered that the proposed development is consistent with that found within the surrounding area and will not result in any significant detrimental impact on the amenity of any neighbouring properties regarding overlooking, dominance or loss of light. The proposal is therefore considered to satisfy the policy requirements as laid out in Policies DM 25 and 28 of the ANPS.

Access and parking

Policy SP 3 Transportation and Infrastructure of the ANPS is supported by Policy DM 10 Access and Parking of the ANPS which indicates 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. Policy DM 25 of the ANPS requires that all proposals incorporate adequate and appropriate provision for parking.

As shown on the Site Layout Plan (Drawing No. 02/1 date stamped 19th March 2026) sufficient space is provided within curtilage of the dwellings for a minimum of two (2) cars which is considered both adequate and appropriate to serve the proposed dwellings. It is noted that one of these spaces is within the proposed ground level garage, but this is the same arrangement accepted along the row of dwellings in Belmont Hall Drive approved under application Ref: LA03/2015/0014/F and is therefore acceptable in this instance.

It is noted that a number of representations have referred to matters such as congestion, risk of accidents, lack of turning space and off-street parking provision. However, DfI Roads was consulted in relation to the proposal and has offered no objection to road safety or the proposed parking provision subject to a condition. It is considered that the development of two houses will not significantly add to congestion or road safety impacts within the development.

Natural Heritage

Policy SP 8: Natural Heritage (SP 8) of the ANPS 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. SP 8.3 of the ANPS 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.

As noted above the main part of the application site comprises a wedge of land located between two dwellings that form part of the recently constructed wider residential development. During the processing of the application for the wider residential scheme granted under planning application Ref: LA03/2015/0014/F the main part of the application site was specifically referred to as "existing field layer to be retained and developed as per ecologist recommendations".

The Environmental Assessment accompanying the previous application and the ecologist recommendations highlighted that the location comprising the application site was labelled '5c' and comments related to '5c' within the Environmental Assessment stated, "the flood plain bank is fairly pronounced above the sub-station". The concluding remarks outlined within the Ecological Assessment regarding the ecological value of the site outlined that the Local Biodiversity Action Plan includes lowland meadows and as part of this, '5c' was identified as one of three areas within the wider residential development to be of most ecologically valuable grassland, corresponding to the NI Biodiversity Strategy Priority Habitat 'Lowland Meadow'.

As a result of this ecological recommendation, the areas identified within the Ecological Assessment which included the lands subject to this current application site were all protected from development at the time of the previous grant of planning permission.

As per the Open Space Statement (Document 06 date stamped 11th March 2026), since the previous grant of planning permission the lands have been subject to works by NIE and the site has been cleared and is now bare, overturned earth. The NI

Biodiversity Checklist and Preliminary Ecological Assessment (Document 03 date stamped 20th August 2025) confirms that no priority grassland presently exists on the application site.

As part of the application an area of ecological enhancement is proposed in order to create a new lowland meadow habitat. Details of this are laid out in the Meadow/Habitat Creation Plan (Document 01 date stamped 20th August 2025). An extension to the community garden area is also proposed as shown on the Site Layout Plan (Drawing No. 02/1 date stamped 19th March 2026) which will be connected via a new footpath link to the existing development.

NIEA Natural Environment Division (NED) was consulted and responded to advise that it acknowledges the receipt of the Meadow Habitat Creation Plan (Document 01 date stamped 20th August 2025) which states that an area of priority habitat lowland meadow has since been removed from the site and advised that it is content with the mitigation proposed which aims to compensate for this loss.

Policy DM 37 of the ANPS states that the Council will only support development that individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on Designated Sites.

The application site has a potential hydrological link to a number of designated sites (Lough Neagh Ramar/SPA/ASSI and Lough Beg Ramsar/SPA) given its close proximity to Six Mile Water River and the associated Mill Race.

The NI Biodiversity Checklist and Preliminary Ecological Report (Document 03 date stamped 20th August 2025) advises that in the absence of mitigation, there is potential for degradation of the adjacent aquatic habitat due to contaminated run-off or sediment resulting during the construction phase of the development. The ecologist has recommended a number of standard conditions to include employing a buffer between the watercourse and construction works and undertaking all works in accordance with the Pollution Prevention Guidelines.

It is noted that a representation has referenced specific concerns in relation to the impact that the proposal may have on the Six Mile and Lough Neagh water systems. The application site is not situated within any nationally or internationally designated sites, however, the Mill Race does connect to the Six Mile Water River which is hydrologically connected to Lough Neagh & Lough Beg Ramsar, which is designated under the Convention on Wetlands of International Importance, Lough Neagh & Lough Beg Ramsar; Lough Neagh & Lough Beg SPA and Rea's Wood & Farr's Bay SAC, which are designated under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended); Lough Neagh ASSI, which is declared under the Environment Order (Northern Ireland) 2002.

The Council is the Competent Authority and must undertake as much of the assessment process as required under Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The Council as the Competent Authority has completed a stage 2 HRA which found that the project would not have any adverse effect on the integrity of any European site subject to conditions regarding work in close proximity to watercourses.

Policy DM 38 of the ANPS provides the policy context with regards to protected species. This policy states that development that would likely have an adverse impact on a European Protected Species (bats/birds/badgers/otters/newts) will not be permitted unless a number of strict criteria could be met.

In this case, the NI Biodiversity Checklist and Preliminary Ecological Report (Document 03 date stamped 20th August 2025) advises that although the location of the site would result in good foraging and commuting potential for bats and birds subject to no lighting proposed along the river corridor (none is proposed) and all vegetation removal being undertaken outside of bird nesting season then the proposal would not be likely to have any significant impact on these species.

The NI Biodiversity Checklist and Preliminary Ecological Report (Document 03 date stamped 20th August 2025) also advises that the potential impact on the development on smooth newts was low given the proposal would not impact the waterbody and that the application site was assessed as being unsuitable for hibernating newts.

This document goes on to advise that the proposed development would be unlikely to impact upon badgers or otters as no activity for either of these species was identified within the site survey undertaken. The ecologist does advise that otters are known to be present along the Six Mile Water River and therefore a condition would be necessary to ensure that a protective buffer strip of 5 metres is employed along the Mill Race during the construction phase of the development.

NED has reviewed the proposal and associated documents and has recommended that there should be no direct lighting of the watercourses and although no evidence of otter activity was recorded during the survey, the surrounding habitat is suitable for otters, and the river is a known otter habitat. NED has advised that attention should therefore be given to the relevant informative that would be applied to any forthcoming permission, which will draw the applicant's attention to their responsibilities with regards to the Conservation (Natural Habitats) Regulations (Northern Ireland) 1995 (as amended).

It is noted that a number of representations have been received with regards to matters concerning ecology; these include concerns regarding the timing and appropriateness of the surveys carried out by the applicant. The surveys referenced within the NI Biodiversity Checklist and Preliminary Ecological Report (Document 03 date stamped 20th August 2025) were carried out by a qualified ecologist and these have been reviewed by NED who have raised no concern in relation to the information submitted.

The applicant has submitted a proposed planting scheme as shown on the Landscape Proposal Plan (Drawing No. 12 date stamped 20th August 2025). The proposed planting shall be conditioned upon any forthcoming approval to aid in further enhancing natural heritage value post construction of the development.

Overall, NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, based on the information provided, has no concerns subject to recommended conditions. It is therefore considered that the proposal would not have any significant detrimental impact upon natural heritage features.

Protection of Open Space

Policy DM 23 of the ANPS states that the Council will operate a presumption against development that would result in the loss of, or have a significant adverse effect on, an area of open space irrespective of ownership, physical condition or appearance.

It is noted that there are a number of representations which raise concern that the development of the application site will result in the loss of existing green space. The subject site was defined as priority grassland within the original planning permission for the Belmont Hall development granted under planning application Ref: LA03/2015/0014/F. As noted in the Open Space Statement (Document 06 date stamped 11th March 2026) the original permission only ever proposed to retain this pocket of the site in an undeveloped manner as priority grassland (not open space) and this land was not therefore included within the overall open space calculation for the wider residential scheme.

As per the Open Space Statement (Document 06) the agent has argued that 'any visual amenity value that this land could yield is also extremely limited as the site context is characterised by dwellings gabbling and backing onto, on three sides with limited aspect over the land and no pedestrian connection crossing the site frontage. It is also noted that in the intervening period the land has also been subject to works by NIE for the installation of a new pylon and overhead power lines and that the lands have also been cleared and the Ecologist Report (Document 03 bearing the date stamp 20th August 2025) states that no areas of priority grassland habitat were identified within the application site.

The amplification text provided with Policy DM 23 of the ANPS states that 'whilst there is a general presumption against the loss of open space, it is acknowledged that exceptionally there may be circumstances where the development of an area of open space may be acceptable, taking into account other community benefits that new development may bring, including reinvestment in the remaining facilities or the provision of alternative facilities.' DM 23.2 of the ANPS advises that an exception may also apply where an acceptable replacement space can be provided by the applicant in an equally convenient and accessible location within the locality and provided that the loss of the existing open space will have no significant detrimental impact.

In this case, owing to the nature and location of the main part of the application site (on steep lands between two existing dwellings) together with the limited remaining biodiversity value, it is considered acceptable to permit the development on the basis that the applicant is also willing to provide a new additional area of community garden (a further extension of that approved under planning application Ref: LA03/2024/0178/F) which would offer a high quality space at an equally convenient, accessible and more usable location. The proposal is considered to accord with the requirements of Policy DM 23 of the ANPS.

Built Heritage

Policy DM 30 of the ANPS states that the Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settlements.

In this case, DfC Historic Environment Division (HED) (Historic Monuments) was consulted and has referred to the previous response it provided under planning

approval Ref: LA03/2022/0102/F. The application site was subject to archaeological excavation under excavation licence AE/17/159. No finds or features of archaeological significance were uncovered. Therefore HED (Historic Monuments) is content that the proposal is satisfactory to SPPS and the ANPS.

Flood Risk

Policy SP 10 Environmental Resilience and Protection of the ANPS provides the strategic policy in relation to flood risk and Policy DM 46 of the ANPS deals with the control of development in Flood Plains. According to The Flood Maps (NI) and DfI Rivers consultation response the site of the proposed dwellings does not lie within the 1 in 100-year fluvial flood plain including the most up to date allowance for climate change or 1 in 200-year coastal flood plain including the most up to date allowance for climate change.

Although the main part of the proposal (the dwellings) does not fall within the floodplain, it is noted that the extension to the community garden does fall within the fluvial floodplain. However, given that there is no development being undertaken within the floodplain it is not deemed necessary for the applicant to carry out a Flood Risk Assessment on this occasion. A condition will be attached to any forthcoming approval ensuring that there is to be no change in ground levels at this part of the site in order to ensure that there is no effect on flood risk.

Considering the proximity of the dwellings to the 1 in 100-year fluvial floodplain and the previous historical flooding event on 25th September 2012, adopting the precautionary approach, DfI Rivers has recommended that the finished floor levels (FFL) of the proposed development are set with a minimum freeboard of 600mm. In this instance it is noted on the Site Layout Plan (Drawing No. 02/1 date stamped 19th March 2026) that the FFL of the dwellings are 1.5 metres higher than the existing approved dwelling at No. 95. Furthermore, living accommodation (and all habitable rooms) are provided above the ground floor garage, which in this instance is considered to be acceptable.

A Drainage Assessment is not required, however, DfI Rivers has advised that the developer should still be advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere. This will involve acquisition, from the relevant authority, consent to discharge storm water run-off from the site. Additionally, DfI Rivers has advised that if the proposal is to discharge into a watercourse, then an application should be made to the local Rivers Directorate office for consent to discharge storm water under Schedule 6 of the Drainage (NI) Order 1973 and if it is proposed to discharge storm water into an NI Water system, then a Pre-Development Enquiry should be made and if a simple solution cannot be identified then a Network Capacity Check should be carried out.

Other Matters

Northern Ireland Water (NIW) was consulted and responded to advise it is content with the proposal. The applicant should note the information provided by NIW within their response.

There is an existing High Voltage (HV) overhead line and associated infrastructure within the application site. NIE Networks was consulted and has confirmed that it has no objection to the proposal subject to the applicant applying to alter the overhead

line in order to maintain the required safety clearances prior to the construction of development. A condition will be imposed with regards to this should planning permission be forthcoming.

This section of the report will go on to discuss matters raised via representation not already addressed in the main body of the report.

Concerns have been raised by third parties regarding the soil profiling and chemical profile of the soil in relation to air pollution. NIEA, Shared Environmental Services and Environmental Health have reviewed the proposal, and no objections have been raised in regard to soil profiling or air pollution.

Queries were also raised by third parties regarding the cabling work that was said to have been undertaken prior to the submission of the application which required clearing of the site and an objector advised that they would like to be provided with photographic evidence that the cabling replacement work was indeed carried out. The Council can only determine applications on the basis of the evidential context provided and has no evidence to suggest that this work did not occur.

The matter of the proposed dwellings not being included in the original approval and purchasers not being aware that the site could be developed has also been raised. Neighbour notification and advertising of the application was undertaken, and it is considered that all relevant parties have been informed of the proposal and as such have not been prejudiced. Lands may come forward for development at any time and there is no restriction that would prohibit a landowner from submitting a planning application at any time which would then be assessed on its merits.

Objectors also raised concerns that the area proposed for the community garden is not consistently accessible due to flooding. It is considered that seasonal or temporary flooding does not render a community garden 'unusable open space'. Community gardens provide vital ecological, biodiversity, and local amenity functions. Temporary water inundation during wet periods enhances the land's natural habitat and soil fertility, preserves essential water storage and provides high environmental value.

CONCLUSION

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

- The principle of the development is considered acceptable as the site is on lands zoned for Phase 2 residential development in the AAP;
- The siting, design and external appearance of the proposal are considered acceptable as the proposal is of similar scale and mass to adjacent properties;
- The proposal will not result in any significant impact on neighbour amenity;
- DAERA - NED has considered the impacts of the proposal on natural heritage and has no concerns;
- It has been demonstrated that the loss of the existing site as 'open space' would be sufficiently compensated for within the proposed scheme; and
- There are no perceived significant flood risk or road safety concerns regarding the proposal.

RECOMMENDATION	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, 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. Prior to the commencement of any construction works on site, the applicant shall gain approval from NIE Networks for an alteration to the existing overhead line within the site.

Reason: In order to maintain the safety clearances required for these overhead lines an associated infrastructure.

3. The gradients 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.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Nos.129/2 130/2, 131/2, 132/2, 133/2 and 134/2 bearing the date stamp 28th July 2017 of planning approval Ref: LA03/2015/0014/F, 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.

5. 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 Nos. 129/2, 130/2, 131/2, 132/2, 133/2 and 134/2 bearing the date stamp 28th July 2017 of planning approval Ref: LA03/2015/0014/F.

Reason: To ensure there is a safe and convenient road system.

6. 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 Drawing Numbers 129/2,130/2,131/2 and 132/2 date stamped 28th July 2017 of planning approval Ref: LA03/2015/0014/F.

Reason: To ensure there is a safe and convenient road system to accommodate the development.

7. Prior to the commencement of development an updated Construction and Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Council. All works shall then be implemented in accordance with the approved details, and all works shall conform to the approved CEMP, unless otherwise agreed in writing with the Council. (The CEMP shall include details of the construction methods and timings for the community garden and footpath link.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

8. Prior to the commencement of any construction works and for the duration of the construction phase, a clearly defined buffer of at least 10m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc, and the mill race along the southern boundary.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

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

Reason: To ensure a practical solution to sewage disposal is possible at this site.

10. Each building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

11. 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 or enlargement (including alteration to roofs) shall be made to the dwellings hereby permitted and no buildings shall be erected within the curtilage of the dwellings hereby permitted without the grant of a separate planning permission from the Council.

Reason: The further extension of or erection of buildings within the curtilage of the dwelling requires detailed consideration to safeguard the amenities of the surrounding area and in the interests of residential amenity.

12. A protective buffer strip of 5 metres shall be employed along the mill race as shown in blue on Drawing No. 02/1 bearing the date stamp 19th March during the construction phase of the development.

Reason: To ensure the protection of otters.

13. No development activity other than the works for the footpath link as shown on Drawing No. 02/1 bearing the date stamp 19th March 2026, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials, shall take place within 10 metres of the Six Mile Water River and adjacent mill race. Any approved works within this 10-metre buffer shall be undertaken using hand digging only.

Reason: To minimise the impact of the development on the biodiversity value of the Six Mile Water River and adjacent mill race.

14. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

15. The proposed Area of Ecological Enhancement as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided in accordance with the details contained in Document 01 date stamped 29th August 2025 prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

16. The proposed Community Garden as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

17. There will be no change in land levels within the area hatched green and referred to as 'proposed extension of community garden' on Drawing No. 02/1 date stamped 19th March 2026.

Reason: In order to prevent flood risk to the development and elsewhere.

18. Prior to the completion of the extended community garden the footpath link will be provided as indicated in red on Drawing No. 02/1 bearing the date stamp 19th March 2026 and shall be retained for the lifetime of the development.

Reason: In order to ensure that the compensatory open space is easily accessible for the residents.

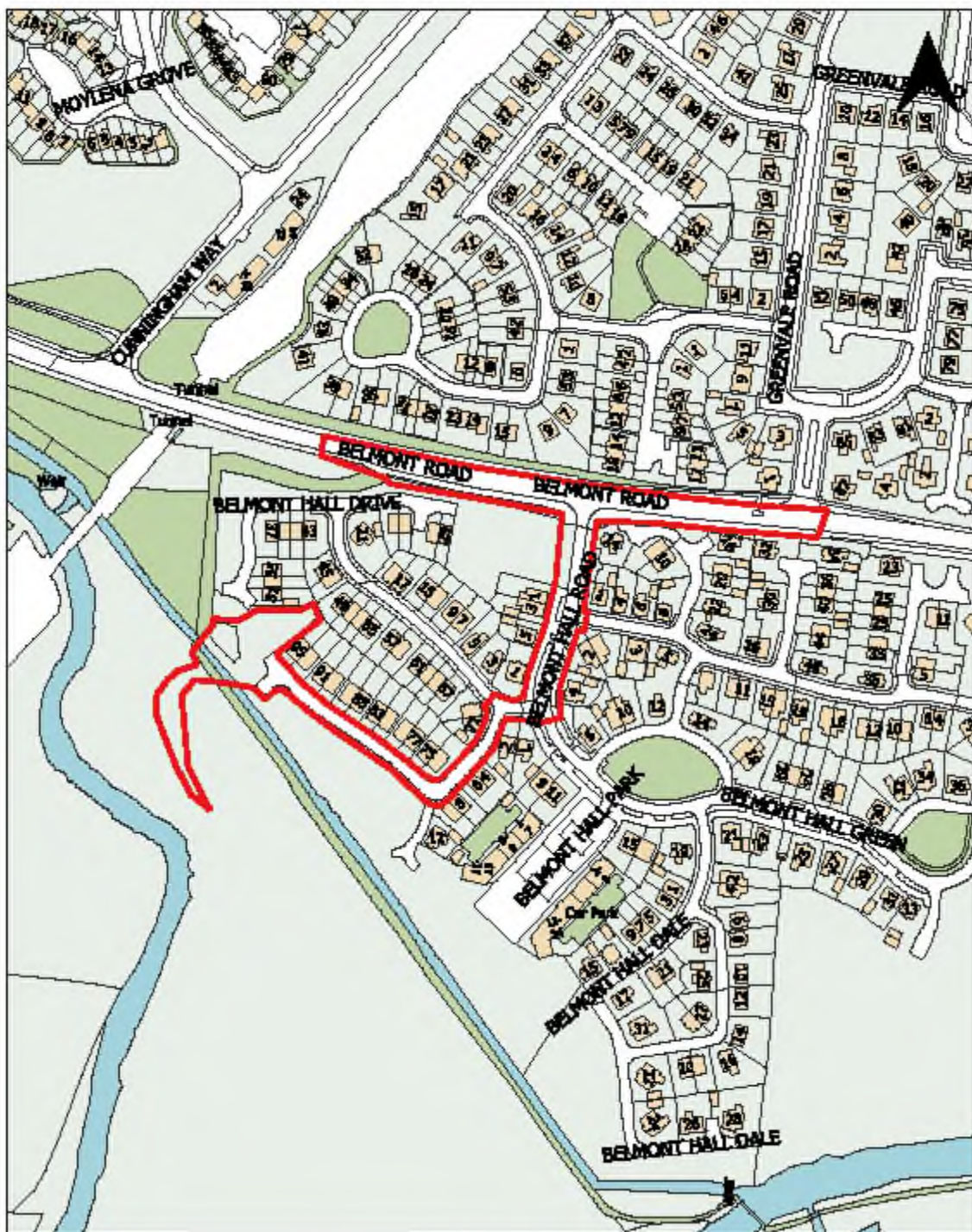
19. Prior to the occupation of the first dwelling hereby approved an updated Landscape Plan and Management Plan will be submitted to and approved by the Council in writing. This will include the areas for the community garden, the Area of Ecological Enhancement and the areas within the curtilage of the

dwellings as indicated on Drawing No. 02/1 bearing the date stamp 19th March 2026.

The community garden, the Area of Ecological Enhancement indicated on the stamped approved Drawing No. 02/1 bearing the date stamp 19th March 2026 shall be managed and maintained in accordance with the approved Landscape Management Plan.

Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

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



LA03/2025/0599/F



 Site Boundary

1:2,500

COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2026/0213/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective change of use from retail unit to pilates & yoga studio including new rear window
SITE/LOCATION	14-16 Church Street, Antrim, BT41 4BA
APPLICANT	Reformer Lab Limited
AGENT	Reformer Lab Limited
LAST SITE VISIT	28 th April 2026
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 Register https://planningregister.planningsystemni.gov.uk/application/708529	
SITE DESCRIPTION	
The application site is located within development limit, Town Centre and Conservation Area of Antrim as designated within Antrim Area Plan 1984-2001. The site is located at No. 14-16 Church Street and comprises an existing pilates studio. The site formerly comprised a dry cleaners. The site comprises an existing two storey building which is accessed directly from Church Street with on-street parking located directly north. The surrounding area consists of a range of uses associated with a town centre including takeaways, cafes, financial and professional services and retail units along Church Street.	
RELEVANT PLANNING HISTORY	
Planning Reference: T/1985/0502 Location: No. 14 and 16 Church Road Antrim Proposal: Conversion of dwellings to shop with office accommodation above No. 14 Decision: Permission Granted (03/01/1986) Planning Reference: LA03/2026/0306/DCA Location: 14-16 Church Street, Antrim, BT41 4BA Proposal: Partial demolition of section of rear wall to accommodate new window opening Decision: Current 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.

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

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 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 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 Policy:

- Policy DM 10 Access and Parking

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 Environmental Health Section: No objection

DfI Roads: No objection

Northern Ireland Water Strategic: No objection

Historic Environment Division: No objection

REPRESENTATION

Twenty (20) neighbouring properties were notified of the application, and one (1) letter of objection and two (2) letters of support have been received.

The full representations made regarding the proposal are available to view on the Planning Portal <https://planningregister.planningsystemni.gov.uk/application/708529>

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

- Issues with previous retailing use in terms of viability;
- Precedent of fitness use on site previously;
- Economic success of the business; and
- Benefits of the pilates/yoga studio for Antrim Town.

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

- Increased parking demand caused by proposal and other similar uses along Church Street;
- Impact on trade as a result of lack of parking;
- Parking on footpath during peak times; and
- Car park to the rear of the application site is shared and results in parking along Church Street.

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, Appearance and Impact on the Character of the Conservation Area;
- Neighbour Amenity;
- Access, Movement and Parking; and
- Flood Risk and Drainage

Preliminary Matters

Engagement with the Agent

- Information was submitted alongside the application through a letter of support from the owner of the premises in relation to the loss of retail and previous retail failures.
- The applicant was contacted on the 21st May 2026 and requested to provide further information to align with Policy DM 6 of the ANPS in relation to loss of retail.
- Additional information in the form of a further letter of support was submitted on the 26th May 2026 and concerns remained as discussed in the report. The agent was advised of the concerns on 24th June 2026 and a further supporting email was submitted by the applicant on the 24th June 2026. However, concerns remain regarding the loss of a retail unit as discussed in detail in the report.

Habitats Regulation Assessment

The subject site is located at No's 14-16 Church Street, Antrim and there are no relevant designated sites close by. The development comprises the retention of a pilates and yoga studio and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development including internal retention of change of use; and
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Antrim 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 that the application site is located within Antrim Town Centre, the SPPS, SP 2.12 and Policy DM 6 of the ANPS provides the relevant policy context for consideration. The SPPS and SP 2.12 of the ANPS indicates that the Council will operate a town centre first approach in considering the development of retail and other main town centre uses. The SPPS (para. 6.270) seeks to promote town centres as the primary location for retailing and other complementary functions. Para 6.271 of the SPPS further reiterates this point, stating that the regional objective for towns and retailing is to secure a town centre first approach for the location of future retailing and other main town centres uses. The SPPS highlights other main town centre uses as including financial, cultural and community facilities, retail, leisure, entertainment and businesses.

DM 6.1 of the ANPS states that the Council will encourage and support a diverse range of retail and complementary town centre uses within our Borough's identified centres provided these support rather than detract from the successful functioning of the centres and their ability to meet local needs. DM 6.1 refers to the same uses to be encouraged and supported in the town centre as the SPPS and refers to these as 'retail and other complementary town centre uses'.

The proposal seeks permission for the retention of a yoga and pilates studio from a former retail unit. In accordance with The Planning (Use Classes) Order (NI) 2015, the yoga and pilates studio is defined as a 'Sui Generis' use, which is a use falling outside any other use class specified within the above legislation.

A letter of support from the rental agent, dated 26th May 2026 confirms that the application site operated as a dry cleaners and was occupied by Aqua Dry Cleaners for over 15no. years up to January 2020 when it was taken over by White Label Cleaners who operated at the site up to December 2022. Between April 2023-October 2024 the site was occupied by a health and fitness business and then as a charity shop from November 2024-2025. The pilates studio subject to this application was then opened in December 2025.

Whilst the subject building may have operated as a health and fitness business between 2023-2024, there is no evidence of any planning approval being granted for such a use and the approved use on site would remain as a Class A1 retail use. Policy DM 6 of the ANPS details that the Council will support a range of retail and complementary town centre uses within centres, the footnote of DM 6 defines complementary town centre uses as those including leisure facilities.

Paragraph 6.273 of the SPPS requires planning authorities to adopt a town centre first approach for retail and main town centre uses. The application site is located

within Antrim Town Centre and is for a leisure facility and therefore is considered to comply with both Policy DM 6 and Paragraph 6.273 of the SPPS.

DM 6.2 of the ANPS states that proposals that would result in the loss of retail units will only be permitted where it is demonstrated that the retail use of the unit is no longer viable and this will not result in a concentration of non-retail uses that would be harmful to the shopping function of the centre.

In relation to DM 6.2 there are two aspects of which the proposal is assessed against. Firstly, DM 6.2 stipulates proposals that would result in the loss of retail units will only be permitted where it is demonstrated that the retail use of the unit is no longer viable. An example of this given in DM 6.2 is evidence to show that despite marketing of the unit/building for at least 6 months there has been no interest shown.

In this case the proposal has resulted in the loss of a retail unit. Two (2) letters of support were submitted by the rental agent of the application site to detail that the previous retail model was not sustainable and was no longer viable which led to the current use of a yoga and pilates studio.

The letter of support indicates that the laundrette operated successfully within the town for over 30no. years but when the unit transitioned to a charity shop, it suffered with operational and financial difficulties which led to the previous tenant ending their lease. The letter of support also indicates that the current use on site as a pilates and yoga studio called 'Reformer Lab' has been very successful since opening. The rental agent also states that insisting on a retail only use at the application site would result in a long-term vacancy within the town centre whereas the proposal has provided an upgraded and maintained unit which enhances the appearance of the town.

An email from the applicant dated 24th June 2026 details that the previous retail use on site suffered from lack of marketing and that this may be experienced by a lot of retail businesses due to lack of affordability to hire a marketing professional, together with tighter profit margins. The supporting email also goes on to indicate that the pilates business has been successful to date and that a large sum of money has been spent on the unit to renovate it.

It is not disputed that the pilates use on site is successful, however, no evidence has been submitted to demonstrate that the retail unit was marketed as a retail unit for 6 months prior to the pilates studio opening or if any interest was shown to open as a new retail unit. The information submitted only outlines that the previous businesses may not have proven successful, not that the use of the unit retailing is not viable within this town centre location. It is acknowledged that the pilates studio is a complementary town centre use, however, it has not been demonstrated as per the policy that the unit is no longer viable as a retail use in general or that another retail provider would not be prepared to utilise the unit as a retail shop.

It is noted that the Council had determined a similar application that resulted in the loss of retail unit, Ref: LA03/2025/0473/F at the Railway Arcade in Antrim which sought to change the use from a hairdressers to a dog groomers. In this case, a letter from the estate agent was submitted to detail that the unit had been vacant despite marketing of the unit for a period exceeding 6 months. In addition, the

estate agent confirmed that there were no enquiries from prospective buyers in which the end use remained as retail. The evidence submitted under Ref: LA03/2025/0473/F was considered sufficient to demonstrate that the retail unit was no longer viable in accordance with DM 6.2.

The current proposal is not considered to be comparable as no evidence has been submitted to demonstrate that the retail unit was marketed prior to the pilates studio opening or if any interest was shown to open the premises as a new retail unit. The second part of DM 6.2 outlines that the loss of a retail unit should not result in a concentration of non-retail uses that would be harmful to the shopping function of the centre. It is considered that the overarching goal of the policy is to avoid a concentration of non-retail uses within the town centre. This stretch of Church Street contains a range of uses including both retail and non-retail. It is considered that the addition of a pilates studio would not result in a concentration of non-retail uses and as such complies with the second criteria of DM 6.2.

However, as outlined above, it is considered that the proposal is unacceptable in principle, as it has not been demonstrated that the retailing element is no longer viable and therefore fails to comply with DM 6.2 of the ANPS in this regard.

Design, Appearance and Impact on the Character of the Conservation Area

The application site is located within the Conservation Area of Antrim as designated within 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.

Policies SP 6 and DM 25 of the ANPS promote good placemaking, high quality design practices and provide a number of criteria for a proposal to consider to provide a high-quality urban design. Policy DM 25 details that proposals should make a positive contribution and relate well in relation to scale, massing and design and should be compatible with adjacent land uses.

The proposal relates to the retrospective change of use from a previous retail unit to a pilates and yoga studio with the only external alteration being the addition of a window to the rear elevation which is not subject to public view. A small section of the rear wall is to be demolished to accommodate the new window, the demolition is being considered under Ref: LA03/2026/0306/DCA. The Council's Conservation

Section indicated that formal consultation was not required in this case given the minimal external works proposed.

As such the proposal is considered to respond positively to Policies SP 6, DM 25 and DM 33 of the ANPS in that the proposal responds well to the surrounding area and land uses which relate to a mix of town centre uses.

Neighbour Amenity

Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with impact on amenity and 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 by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Criterion (c) of Policy DM 25 of the ANPS also requires that proposals do not have a detrimental effect on the amenity of adjoining properties.

DM 28.2 refers to a number of 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. In addition, Policy DM 50 of the ANPS indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

Given the nature of this development as a pilates and yoga studio, there is not considered to be any significant impact on neighbouring commercial properties through noise or odour pollution. The nearest residential properties are located approximately 30m south of the application site within Riverside, with the adjoining units being occupied by an estate agents and hot-food takeaway. The Council's Environmental Health Section were consulted on the proposal and offered no objection.

The proposal involves the partial demolition of a section of the rear wall of the building to accommodate a new ground floor window to serve the yoga area. The window itself will face on to the existing shared car parking area to the rear of the site. There is not considered to be any significant concerns with regards to loss of privacy or overlooking to neighbouring units due to the positioning of the ground floor window.

Overall, it is considered that the proposal will not have an unacceptable impact on neighbour amenity.

Access, Movement and Parking

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. Policy SP 3 is supported by Policy DM 10.

DM 10.1 of the ANPS 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.

Paragraph 6.303 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).

In relation to parking provision, the pilates and yoga studio itself is small scale measuring approximately 100sqm. Parking is available on-street along Church Street with a shared car park to the rear of the site accessed between Nos. 16-18 Church Street which provides 19no. spaces. It is noted that the car park is shared and is not for the sole use of the application site as raised by an objector. However, there is also a public car park located along Railway Street offering over 100no. spaces which is approximately 100m north of the site which offers paid short-term parking and is considered to be acceptable for the use of a yoga and pilates studio.

Concerns were raised by an objector regarding the parking provision on site, citing that the application site and other businesses along Church Street cause a demand for parking in the evenings and Saturday mornings and the lack of parking has had an impact on retailers within the town. It is acknowledged that the application site operates on a class timetable basis and there will be a higher demand for parking during these specific times, this is considered to be a common occurrence and to be expected within a town centre location. Furthermore, there is no evidence to suggest that an additional yoga studio within the town centre would negatively affect adjacent retailers.

The application building is not being extended and is solely changing from a retail unit to a yoga studio which is not considered to result in a significant increase in parking required. Given the site's location within Antrim town, it is also highly accessible by foot. It is considered that sufficient parking is available within the wider town centre to accommodate the proposal. DfI Roads were consulted on the proposal and offered no objection.

Concerns were also raised by an objector with regards to cars parking on the footpath during peak times. Any obstruction or parking on a public footpath should be referred to the PSNI or DfI Roads as this would not be a matter for the Planning Section. The proposal is considered to comply with Policy DM 10 of the ANPS and Paragraph 6.301 of the SPPS in this regard.

Flood Risk and Drainage

DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS sets out the threshold where a Drainage Assessment is required. The application site is not located within the 1 in 100-year fluvial or 1 in 100-year coastal floodplain. A Drainage Assessment will be required if the proposal involves a change of use involving new buildings and or new impermeable hard surfacing exceeding 1000 square metres, in line with DM 47.2.

The proposal does not exceed the threshold set out within Paragraph 6.114 of the SPPS or DM 47.2 to require the submission of a Drainage Assessment as the proposal

does not create any additional hardstanding. However, the applicant should carry out their own assessment of flood risk. The proposal is not considered to increase the risk of flooding to the site or elsewhere and as such is compliant with DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS in this regard.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
1. The proposal is contrary to DM 6.2 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the retail use of the unit to be lost is no longer viable.	

1. The proposal is contrary to DM 6.2 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the retail use of the unit to be lost is no longer viable.



LA03/2026/0213/F

 Site Boundary



1:1,250

COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2026/0306/DCA
DEA	ANTRIM
COMMITTEE INTEREST	ASSOCIATED FULL APPLICATION RECOMMENDED FOR REFUSAL
RECOMMENDATION	GRANT DEMOLITION CONSENT
PROPOSAL	Partial demolition of rear wall to facilitate new window
SITE/LOCATION	14-16 Church Street, Antrim, BT41 4BA
APPLICANT	Reformer Lab Limited
AGENT	Reformer Lab Limited
LAST SITE VISIT	28 th April 2026
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/709458	
SITE DESCRIPTION	
The application site is located within development limits of Antrim Town Centre and within Antrim Town Centre Conservation Area as designated within Antrim Area Plan 1984-2001. The site is located at No. 14-16 Church Street and comprises an existing two storey building which is accessed directly from Church Street with on-street parking located directly north. The building is currently being used as a pilates studio which is the subject of this application and was formerly used as a dry cleaners. The surrounding area consists of a range of uses associated with a town centre including takeaways, cafes, financial and professional services and retail units along Church Street.	
RELEVANT PLANNING HISTORY	
Planning Reference: T/1985/0502 Location: No. 14 and 16 Church Road Antrim Proposal: Conversion of dwellings to shop with office accommodation above No. 14 Decision: Permission Granted (03/01/1986) Planning Reference: LA03/2026/0213/F Location: Aqua Dry Cleaners, 14-16 Church Street, Antrim, BT41 4BA Proposal: Retrospective change of use from laundrette to pilates & yoga studio including new rear window. Decision: Current 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.

Antrim Area Plan 1984 – 2001: The application site is located within the development limit of Antrim Town and within Antrim Town Centre and Conservation Area. The plan offers no specific guidance on this particular 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 (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

Historic Environment Division- No objection

REPRESENTATION

No neighbours were notified of the application as it relates to Conservation Area/Demolition Consent, and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issue to consider in the determination of this application is:

- Principle of Development and Impact on the Conservation Area

Principle of Development and Impact on Conservation Area

In accordance with the Planning Act (NI) 2011 and the Planning (Control of Demolition in Conservation Areas) Direction 2015, demolition consent is required as the building proposed for partial demolition exceeds 115 cubic metres.

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 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 in exceptional cases and this will be conditional on the prior agreement for the redevelopment of the site. In such cases 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 partial demolition of the rear wall of the subject building, to accommodate a new window opening. The section of wall to be demolished is located to the rear of the site and fronts on to a shared car parking area and is largely out of public view. The partial demolition is considered acceptable given that the small area to be demolished (3sqm) is not considered to make a material contribution to the character and appearance of the Conservation Area.

DM 33.7 of the ANPS requires that proposals for the demolition or partial demolition within a Conservation Area are accompanied by a Statement of Justification which is included within Document 01, date stamped 6th May 2026.

Document 01 outlines that the proposed demolition is to facilitate a new window installation which is essential as the rear area of the existing building lacks any natural daylight. The Council's Conservation Section indicated that formal consultation was not required in this instance due to the minimal demolition works proposed. Historic Environment Division were consulted on the proposal and offered no objection.

Paragraph 6.19 of the SPPS and DM 33.5 of the ANPS indicates that consent for demolition will only be permitted in exceptional circumstances and will be conditional on prior agreement for the redevelopment of the site. The associated full planning application (Planning Ref: LA03/2026/0213/F) is recommended for refusal.

Notwithstanding the above, the demolition consent relates to a 3sqm section to the rear wall of the building which is out of public view and does not offend the wider public interest policy and therefore this small section of wall to be removed would be acceptable.

RECOMMENDATION	GRANT DEMOLITION CONSENT
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PROPOSED CONDITIONS

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.

2. The window shall be fitted within 4 weeks of the demolition of the wall as identified in the stamped plans.

Reason: To ensure that the appearance of the building is not left to the detriment of the character and appearance of the Conservation Area.



LA03/2026/0306/DCA



 Site Boundary

1:1,250

COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2025/0890/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of pallet storage yard and office building
SITE/LOCATION	380m North of Nutts Corner Enterprise Centre, 50 Moira Road, Nutts Corner, Crumlin, BT29 4JL
APPLICANT	Hughpal
AGENT	Jonathan Donaldson
LAST SITE VISIT	24 April 2026
CASE OFFICER	Sairead McCarthy Tel: 028 90340406 Email: 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/707013	
SITE DESCRIPTION	
The application site is located outside of any settlement limit as designated in the Antrim Area Plan 1986 – 2001 and is in the countryside, approximately 800 metres south of Nutts Corner roundabout, and 5.5km east of Crumlin. The site is positioned on an existing area of hard standing which once formed part of the old airport runway and perimeter track. The lands comprising the application site and surrounding lands are relatively flat, and the boundaries of the site are currently defined by temporary fencing. The site is accessed from the A26 Moira Road, which is a Protected Route and this access also serves the Nutts Corner Sunday Market and surrounding grasslands. The surrounding area is predominately rural, however, there are existing storage and distribution units which have been erected north of the application site and close to the Nutts Corner roundabout. The Sunday market and associated parking area is located to the east of the site, with Nutts Corner raceway to the west.	
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 03 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 site is located outside any development limit for Antrim and is in the countryside.

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 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 2 – Employment (SP 2): sets out that the Council will encourage the growth of indigenous business, promote innovation and proactively attract investment into the borough to support enterprise and increase employment for the benefit of all residents. SP 3 is supported by policy:

- Policy DM 1: Economic Development – Zoned Sites and Settlements
- Policy DM 2: Economic Development – Countryside

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 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 Policy:

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

CONSULTATION

Environmental Health – No objection, subject to condition

DfI Roads – Refusal Recommended

REPRESENTATION

No neighbouring properties were notified of the application and no letters of objection have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Principle of Development and Policy Context
- Design, Layout and Appearance
- Amenity Space
- Residential Amenity
- Access, Movement and Parking
- Other Matters

Preliminary Matters

Habitats Regulations Assessment

The subject site is located on lands 380m North of Nutts Corner Enterprise Centre 50 Moira Road, Nutts Corner, Crumlin, BT29 4JL and there are no relevant designated sites close by. The proposed development comprises the retention of a storage yard and ancillary office building and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Engagement with the applicant / agent

- On 07 May 2026, the agent was requested to provide a supporting statement, setting out how the proposed development met with Policy DM 2 of the ANPS.
- A supporting statement was received on 20 May 2026, however, the policies referred to in this document did not correspond to the ANPS. The applicant was given a further opportunity to submit supporting information.
- A further supporting statement was received on 05 June 2026 (Document 02). The information contained within this document was not sufficient to establish the principle of development.

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. In line with the transitional arrangements set out in the SPPS, the Antrim Area Plan (AAP) and the ANPS must be read together. Any conflict between the policies in the ANPS and those in the Area Plans must be resolved in favour of the ANPS.

The site is in the countryside as designated in the Antrim Area Plan 1984-2001 (AAP). As set out in Strategic Policy 2.5 of the ANPS, the Council has identified existing strategically located industrial / employment sites (generally of 10 hectares or greater in size) as Strategic Employment Locations (SEL). One of the identified SELs is at Nutts Corner, and it is noted at DM 1.1: Strategic Employment Locations, that acceptable uses at the Nutts Corner SEL will be limited to industrial development, transport and logistics, and storage and distribution proposals. However, the precise boundary of this SEL will only be brought forward in the Local Policies Plan (LPP), and at this stage, it is not clear if the application site will be included within the boundary for the Nutts Corner SEL. As a result, the proposed development is assessed as occupying a countryside location as per the extant AAP, and the appropriate policy context in this instance is Strategic Policy SP 1.11 and Policy DM 2: Economic Development in the Countryside of the ANPS.

Policy SP 1.11 of the ANPS indicates that a development proposal in the countryside will be supported in principle provided it accords 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 SP 1.11 of the ANPS is supported by Policy DM 2.

The aim of Policy DM 2 is to ensure that appropriate sustainable economic development opportunities are available in the countryside to support rural communities and help sustain the rural economy, whilst protecting the countryside from unsuitable uses in terms of amenity or environmental impact. Farm diversification, tourism development and the re-use of rural buildings all play an important role in supporting and sustaining jobs in the countryside. The aim of this policy has taken account of and is consistent with the provisions of the SPPS, with Paragraph 6.87 of the SPPS (Edition 2) also setting out the non-residential types of development in the countryside that may be acceptable in principle. The Council also recognises the need to support local community enterprise and meet the appropriate redevelopment and expansion needs of established rural enterprises.

DM 2.1 of the ANPS sets out that the Council will support a range of employment uses in the countryside where the scale and nature of the proposal respect the rural character and appearance of the local area, and will not adversely affect the environment and accords with other relevant policies of the LDP. DM 2.2 – 2.9 (inclusive) specify proposals in the countryside which the Council will support, and include small scale employment uses, small rural enterprise projects, established industrial and business uses, and major economic development.

The application is seeking retrospective permission for a pallet storage yard and ancillary office building. The development is currently operational on an existing area of hardstanding which once formed part of the old airport runway and perimeter track and includes the open storage of pallets and a small office building. The Planning Statement (Document 02, date stamped received 05 June 2026) has been submitted in an attempt to demonstrate that the development is in compliance with Policy DM 2 of the ANPS.

The Planning Statement contends that the new development is an appropriate rural economic use as pallet storage requires extensive yard space, HGV manoeuvring areas and separation from sensitive receptors, and these characteristics are rarely achievable within settlement limits. At this countryside location, it is argued that the development provides local jobs and contributes to the wider supply chain economy whilst making productive use of a site within an established commercial cluster. Furthermore, it is set out that the Nutts Corner area is a recognised logistics and distribution hub, and the proposal is consistent with the existing pattern of rural commercial activity; in addition, the site also benefits from proximity to the A26 and strategic road network, reducing unnecessary vehicle movements. The statement concludes by stating that the proposed development is an appropriate and justified use in the countryside, therefore, it is compatible with Policy DM 2.

The arguments put forward within the Planning Statement are acknowledged, and whilst the applicant asserts that the development is compliant with Policy DM 2 of the ANPS, it is not specified which policy through DM 2.2 to DM 2.9 the proposed development is in accordance with.

It is considered that the proposed development is not compliant with any acceptable economic development criteria set out within Policy DM 2 of the ANPS; in that it has not been demonstrated that it is a farm diversification proposal (DM 2.2), it does not involve the reuse of a redundant rural building (DM 2.3) nor is it for tourism development (DM 2.4). Similarly, the proposed development does not represent a small rural enterprise (DM 2.5), it does not seek to expand an existing enterprise (DM 2.6 – 2.8) nor is it for a major economic development. In this regard, there is no support under Policy DM 2 of the ANPS, and the principle of development is not acceptable.

As noted above, Strategic Policy SP 1.11 of the ANPS indicates that a development proposal in the countryside will be supported in principle provided it accords 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. It has been determined that the principle of the development does not accord with the relevant applicable policy, namely Policy DM 2 of the ANPS.

Policy SP 1.11 of the ANPS, would, however, allow for the development if it could be demonstrated that there are overriding reasons why it is essential at this countryside location and why it cannot be located within a settlement.

The agent has stated that pallet storage requires extensive yard space, HGV manoeuvring areas and separation from sensitive receptors, and these characteristics are rarely achievable within settlement limits, however, no evidence has been provided to demonstrate that there are no suitable sites within a settlement which could accommodate the proposed development. The nature of the proposal is not so exceptional that would override the policy, and in this regard, it has not been demonstrated that the development is essential at this countryside location. The proposal is therefore contrary to Policy SP 1.11 of the ANPS.

Design and Appearance and Impact on the Character and Appearance of the Area

Policy DM 27 of the ANPS deals with Rural Design and Character and requires development in the countryside to integrate sympathetically into its surroundings and respect rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

As noted above, the proposal is for the retention of a pallet storage yard and ancillary office building. The business is currently operating from an area of hardstanding which once formed part of the old airport runway and perimeter track. Ground levels of the application site and surrounding lands are relatively flat and the site is set back from the Moira Road by a distance of over 100 metres. The pallets are stacked and stored in the open, with a small modular office building located in the southeastern corner of the application site. This building measures 2.8 metres in height from finished ground level, with a footprint of 7sqm.

The application site boundaries are defined by temporary mesh fence panels, which offer little in the way of screening, and the stacked pallets can be viewed when travelling in both directions along the Moira Road. The only intervening boundary treatment between the site and the public road is a low wooden post fence, and again this provides no screening to the proposed development.

Although lying within the countryside as designated in the AAP, it is acknowledged that there are existing storage and distribution units within the vicinity of the application site, and land uses within parts of the surrounding area are not necessarily typical of a rural location. Nevertheless, the existing built units are all considered to be of a high-quality design, and their common boundaries with public roads have been defined by additional and mature planting, which provides a sufficient level of screening and integration for these units.

Nutts Corner raceway, located to the southwest of the application site, is bounded by an earth berm which provides a level of enclosure for this development. The open side structure at the Sunday market is set well back from the Moira Road and has a more agricultural design, thereby reducing the overall visual impact. In terms of the proposed development, it is considered that it cannot be satisfactorily integrated into the surrounding landscape and the storage of the pallets in particular, would appear as an obtrusive feature in the

landscape. In addition, the visual appearance of the stacked pallets is rather untidy and does not respect rural character.

DM 27.5 of the ANPS states that all proposals for development in the countryside will be expected to address biodiversity impact and be accompanied by a detailed landscaping scheme, which retains or reinstates traditional boundaries and augments existing planting. A Biodiversity Checklist (Document 01, date stamped received 28 November 2025) accompanied the application. The agent has indicated that the development is in or within 100m of a nationally or internationally designated site, however, it is considered this is an error, as the nearest designated site is located more than 100 metres from the application site.

Whilst accepting that there is no existing planting along the boundaries of the application site, the scheme has not addressed biodiversity, other than with the Biodiversity checklist. No detailed landscaping scheme has been submitted which would provide for new landscaping around the site to aid integration and address biodiversity.

Overall, the proposed development is considered to be contrary to Policy DM 27 of the ANPS in that it cannot be satisfactorily integrated and would appear as an obtrusive feature in the landscape. The visual appearance of the development does not respect rural character, there is no detailed landscaping scheme, and the development does not address biodiversity impact.

Amenity Impact

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 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 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.

In addition, Policy DM 50 of the ANPS states that the Council will only support development proposals with the potential to cause significant pollution in terms of noise, air, water and light emissions where a detailed assessment report, on the levels, character and transmission of the potential pollution is undertaken by the developer. The report must demonstrate that the development will not have an unacceptable adverse impact on local amenity or the environment and detail how any pollution arising will be appropriately mitigated.

The nearest noise sensitive receptor is an existing dwelling located approximately 590m southwest of the application site at No. 66 Ballydonaghy Road. It is noted that the dominant noise in the area is from road traffic on the A26.

The proposed development can give rise to noise from activities such as vehicle movements and loading/unloading activities, including the use of a forklift truck.

Environmental Health were consulted with the application and carried out a site visit, during which it was indicated that the development operates during daytime hours only (9am-5pm) and involves the use of one diesel forklift truck, with deliveries and collections occurring during the operational hours. Pallets are typically removed from site 3 times a week.

It is considered that the proposed development would not give rise to significant pollution in terms of noise, and a detailed assessment report, as referred to in Policy DM 50 of the ANPS is not required in this case. Based on the information provided and due to the separation distance to the nearest sensitive receptor, Environmental Health are satisfied that amenity at residential developments will not be adversely impacted and therefore have no objection to the proposal.

The proposed development is sufficiently separated from residential dwellings and will not give rise to issues of loss of privacy, dominance or overshadowing, and it is considered that the proposed development will not have any significant impact upon residential amenity and is compliant with Policy DM 28 and DM 50 of the ANPS.

Access 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 'Access and Parking' and Policy DM 11 'Access to Protected Routes' of the ANPS.

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. Policy DM 11 of the ANPS aims to restrict access onto Protected Routes in the interests of road safety and to ensure these key routes continue to operate efficiently.

DfI Roads was consulted with the application and recommended refusal on two grounds; one, that the development would result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety; and two, the development would prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 4.5 metres x 190 metres cannot be provided.

Document 03 (date stamped received 05 June 2026) is the agent's response to the refusal reasons put forward by DfI Roads. In this document, it is argued that the required visibility splays of 4.5 metres x 190 metres can be provided, and these splays are shown on Drawing Number 01A, date stamped received 05 June 2026. DfI Roads provided further comment in their response dated 18 June 2026, and advised that the required visibility splays of 4.5m x 190m are not currently in place and the applicant does not control the land on either side of the access to provide them. Whilst these splays are shown on Drawing Number 01A, the applicant has not indicated that he owns the land either side of the access to

provide these visibility splays on the ground, and an amended certificate of ownership has not been submitted to show that any relevant landowners have been notified of the application. In this regard, it has not been demonstrated that the required visibility splays can be provided on the ground. In addition, the applicant has not demonstrated within the red line of the application that the largest vehicle attracted to the site can enter and exit the site in forward gear.

With regards to intensification of the access, the agent has provided a traffic count within Document 03, which relates to vehicles using the existing entrance to access the application site, a fast-food trailer and surrounding farmlands. This survey was carried out over three days in May 2026. Taking the survey at face value, it would appear that the development is intensifying the use of the access by approximately 7%. Paragraph 1.1 of Development Control Advice Note (DCAN) 15: Vehicular Access Standards states that 'intensification is considered to occur when a proposed development would increase the traffic flow using an access by 5% or more'.

It is accepted that there is intensification of the existing access. As per DM 11.3 of the ANPS, access onto other Protected Routes in the countryside will be restricted, however, the Council will support proposals which would result in the intensification of use of an existing access where access cannot be reasonably obtained from an adjacent minor road. Any possible alternative access to serve the application site would also be obtained from the A26 protected route, and there is no adjacent minor road from which the site could be accessed. It is considered that in this case no alternative access is available onto a minor road and should the principle of development be acceptable, the intensification can be accepted under criterion (a) in DM 11.3 of the ANPS.

The application form has been completed to indicate that 9no. parking spaces exist on the application site, however, these are not shown on the block plan. In addition, the number of vehicles attracted to the site has not been indicated on the application form. At the time of the case officers site visit, there was 1no. employee on site, and whilst a formal arrangement of parking has not been shown on the drawings, it is considered that the application site could accommodate enough parking spaces for employees and visitors.

To conclude, it is considered that the development is found to be compliant with Policy DM 11 of the ANPS, and criterion (c) of Policy DM 10, however, it fails to comply with criterion (b) of Policy DM 10 in that it has not been demonstrated that the access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods. Further information has not been requested in this regard due to the concerns with the principle of development as it may result in nugatory work for the applicant.

CONCLUSION

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

- The principle of the development is not considered to be acceptable;
- The design and appearance of the proposed development is not acceptable;
- The proposed development will have an unacceptable impact on the visual appearance of the rural area;
- The proposal will not result in an unacceptable impact on neighbour amenity; and

- There are concerns relating to access and road safety matters.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement, Policy SP 1.11 and Policy DM 2 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would result in an obtrusive feature in the landscape; the site lacks long established boundary treatments; the proposal does not address biodiversity impact and is not accompanied by a detailed landscaping scheme.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement, Policies SP 3 and DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that access to the site would not prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 4.5 metres x 190 metres are required and it has not been demonstrated that they can be provided.



LA03/2025/0890/F

COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2026/0035/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	COUNCILLOR CALL-IN
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed new outbuilding for use as part time dog grooming salon
SITE/LOCATION	15 Harmin Park, Newtownabbey, BT36 7UR
APPLICANT	Betty Tamas
AGENT	Breen Planning
LAST SITE VISIT	12 th March 2024
CASE OFFICER	Dan Savage Tel: 028 90340419 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	
SITE DESCRIPTION	
The application site is located at No. 15 Harmin Park and is situated within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The application site comprises a two storey, semi-detached dwelling finished in dashed render, PVC windows and interlocking concrete roof tiles. Amenity space is provided to the rear (south) of the dwelling and parking provision at the front (north). The application site abuts four neighbouring properties; Nos. 13 and 17 Harmin Park to the east and west and Nos. 21 and 23 Hightown Road to the south. The topography of the application site is relatively flat. The southern boundary of the application site is defined by a mature hedgerow, while the eastern and western boundaries are defined by a close boarded timber fence of approximately 2m in height. The northern boundary is defined by a low wall, approximately 1m in height. The immediate surrounding area is characterised within a predominantly residential area comprising of semi-detached, two storey dwellings and bungalows.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2025/0668/F Location: 15 Harmin Park, Newtownabbey, BT36 7UR Proposal: Dog Grooming Salon Decision: Application Withdrawn (11/12/2025)	

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984-2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the Belfast Urban Area. The plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the settlement limit of Newtownabbey. The plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limit of Metropolitan Newtownabbey. 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 (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.

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 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 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

CONSULTATION

DfI Roads: Advice

Northern Ireland Water: Advice

Environmental Health Section: No objection, subject to conditions

REPRESENTATION

Five (5) neighbouring properties were notified of the proposal 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;
- Principle of Development;
- Design and Layout;
- Neighbour Amenity;
- Access and Parking;
- Flood Risk; and
- Other Matters

Preliminary Matters

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Habitats Regulation Assessment

The subject site is located at 15 Harmin Park, and there are no relevant designated sites close by. The proposed development comprises an outbuilding for a dog grooming salon and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

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 Metropolitan Newtownabbey as defined in the Belfast Urban Area Plan (published 2004) (BUAP). In line with the transitional arrangements set out in the SPPS, BUAP 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

SP 1.1 of the ANPS indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development and that the Council will work with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in our Borough.

The proposal seeks full permission for an outbuilding to be used as a dog grooming salon. The outbuilding is to be located to the rear of the existing residential property within the existing curtilage.

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

- (a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;

- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

SP 2.16 of the ANPS indicates that the Council will support homeworking where the nature of the activity proposed has minimal impact on neighbours and remains ancillary to the residential use of the property and as such does not result in a material change of use to business premises. It also states that the Council will retain Annex A of PPS4 Planning and Economic Development as supplementary planning guidance.

The proposal seeks full permission for an outbuilding to be used as a dog grooming salon. In accordance with The Planning (Use Classes) Order (NI) 2015, a dog grooming parlour is defined as a 'Sui Generis' use, which is a use falling outside any other use class specified within the above legislation. The applicant's supporting information (Document 03, date stamped 26th March 2026) considers that the dog groomers align with Policy SP 2.16 and as per the requirements of SP 2.16 should be assessed against the retained Annex A of PPS 4 in relation to homeworking.

Annex A of PPS 4 is not an exhaustive list of acceptable uses and does not define what constitutes homeworking, however, does list a number of criteria that may lend themselves to the definition of homeworking and states that homeworking is likely to be ancillary to the residential use if:

- work is carried out primarily by persons living in the residential unit;
- the business use is clearly secondary to the main use of the property as a dwellinghouse.
- the use is carried out totally within the building;
- there will be no loss of amenity for neighbouring residents, for example, from noise, advertising, impact on visual amenity or traffic generation; and
- the use is not one which by its nature would attract more than occasional visitors.

Information contained within the Management Plan (Document 02/1, date stamped 27th May 2026) confirms that the business opening hours are 09:00 to 17:00 Monday to Friday and Saturday 09:00 - 12:00, and only one dog is groomed at a time. It is noted that the intention is not to operate at full capacity at all times, but rather to offer flexibility to clients when booking appointments. It is also outlined that on average the number of dogs groomed per week is around ten (10) to twelve (12) and between three (3) and four (4) dogs per day. It was also confirmed by the applicant that no dog accommodation services will be provided meaning no dogs will be kept overnight.

However, the proposal does have the potential to attract more than the occasional visitor by its very nature. The agent has outlined within Document 02/1, date stamped 27th May 2026 that there will be no pickup or drop off of dogs at the application site or anywhere within the Harmin development. As indicated within the same document there is to be a maximum of 4 dogs per day, meaning that on the busiest of days there will be a maximum of 8 trips by the applicant, concluding that there will be no significant traffic movements. Additionally, the applicant intends to pick up and drop off the dogs at the client's address or at an arranged meeting point. It is therefore considered that there will be no significant additional traffic generation

created to the application site and the proposal would not attract more than the occasional visitor. A condition has been recommended in this regard.

While it is noted that the dog grooming salon is not proposed to be carried out within the existing dwelling, as set out within appeal decision, Ref: 2022/E0012, the separate nature of the proposed building does not necessarily prevent the consideration of homeworking. In this case the proposed dog grooming salon is to be housed within a proposed small scale outbuilding, and due to the scale and circumstances as set out above, it is considered that the use is ancillary to the residential use.

It is recognised that the proposed dog groomers meets a number of additional criteria listed within Annex A of PPS 7 in relation to homeworking, such as the work is carried out by persons living in the residential unit; the business use remains secondary to the main use of the property; and additionally, as any traffic generation will be away from the residential development it will not attract any customers to the application site. The proposal is therefore considered acceptable on the basis that it fits within the definition of homeworking and the dog grooming is considered to remain ancillary to the existing dwelling.

Siting, Design and impact on Appearance of the area

Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The application seeks planning permission for the erection of a timber outbuilding, located to the rear of the existing dwelling. The proposed single storey outbuilding measures a maximum height of 2.5m, with a length of 2.5m and a width of 2.7m. The outbuilding proposed one UPVC window at ground level to the rear elevation, along with a UPVC door located to the front elevation.

The floorspace created by the outbuilding measures approximately 7sqm. The external appearance of the outbuilding is typical of a small scale garden room/shed. Furthermore, the outbuilding is to be situated in the rear garden area of No. 15 and will read as an ancillary building. Therefore, it is considered that there will not be a detrimental impact on the character and appearance of the area.

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

Neighbour Amenity

Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policies DM 22 and DM 28 of the ANPS deals with impact on amenity and 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 by way of overlooking, loss of privacy, dominance, overshadowing, or other forms of disturbance.

In addition, Policy DM 50 indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

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. It is noted that a number of sensitive receptors are located within close proximity of the application site. Approximately 3.5m southwest of the application site is No. 17 Harmin Park, while No. 13 is located approximately 4.5m west of the site.

Information contained within the Management Plan (Document 02/1, date stamped 27th May 2026) confirms that the business opening hours are 09:00 to 17:00 Monday to Friday and Saturday 09:00 - 12:00, and only one dog is groomed at a time. It is noted that the intention is not to operate at full capacity at all times, but rather to offer flexibility to clients when booking appointments. It is also outlined that on average the number of dogs groomed per week is around ten (10) to twelve (12) and between three (3) and four (4) dogs a day. It was also confirmed by the applicant that no dog accommodation services will be provided meaning no dogs will be kept overnight.

Although there is a potential for noise nuisance, it is considered that this should not arise outside reasonable times as per the opening hours. Furthermore, as highlighted on Drawing 02, date stamped 20th January 2026, the cabin is to be fitted with 80mm PIR insulated roof and wall panel for sound and insulation properties. The Council's Environmental Health Section was consulted and has advised that there will be no adverse impact on nearby residential dwellings, subject to the attachment of conditions.

The proposed outbuilding hosts one pedestrian door to the front elevation and one window to the rear elevation. However, the outbuilding is single storey and therefore the window is located on the ground floor and does not give rise to any significant concerns with regards to overlooking or loss of privacy due to the single storey nature of the outbuilding and existing boundary treatments.

The proposal has demonstrated that it will not have an unacceptable adverse impact on the amenity of neighbouring residents, subject to the inclusion of conditions. The proposal is considered to comply with Policies DM 22 and DM 28 in this regard.

Access and Parking

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, Policy DM 10.1 requires adequate provision is made for car and cycle parking and any necessary servicing arrangements.

The application site hosts an existing driveway, which has space for 1 no. car parking space. The proposed outbuilding is located in the rear garden area of No. 15 and therefore does not impact upon the existing parking or access arrangements.

Based on DfI Parking Standards, the dog groomers would require 1 no. parking space based on the floorspace created. DfI Roads were consulted and indicated that if the Council is minded to approve with no additional parking and where parking is at a premium, then they have no objection.

As outlined in Document 02/1, the applicant will operate a pick-up and drop-off service at the dog owners address or arranged meeting point away from the application site. This will ensure minimal disruption in terms of traffic to the site and therefore negates the need for additional parking provision on site.

As outlined above, the proposal will also only operate on an appointment only basis and it is clear from the small scale nature proposed (7sqm) that there are no facilities for multiple dogs to be groomed at one time.

It is considered that sufficient arrangements are proposed to negate the parking concerns and any traffic generation. However, it is considered necessary to attach a condition to limit the hours of operation and the pick up and drop off arrangements.

Other Matters

Northern Ireland Water

Northern Ireland Water were consulted on the proposal and the potential increase of water usage from the proposal and objected to the proposal stating the lack of available capacity in the downstream Wastewater infrastructure, and no viable developer led solution available to achieve a foul connection.

While Northern Ireland Water's response is noted, given the small-scale facilities available, part time nature and proposed use, it is not considered that a dog grooming salon of this size and scale would generate a significant amount of waste water and the proposal is considered to have a negligible impact on the local wastewater infrastructure.

RECOMMENDATION	GRANT PLANNING PERMISSION
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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 development hereby permitted shall be operated in accordance with the Management Plan detailed within Document Number 02/1, date stamped 27th May 2026.

Reason: In order to protect amenity at nearby sensitive receptors.

3. The dog groomers hereby approved shall only operate between the hours of 09:00 - 17:00hours Monday to Saturday.

Reason: In order to preserve amenity at nearby residential dwellings.

4. No dogs shall be kept overnight on the premises, except for the owners own dogs.

Reason: In order to preserve amenity at nearby residential dwellings.

5. There shall be no customer/client pick up or drop off of dogs to or from the site or from within the Harmin development.

Reason: In the interests of residential amenity and to ensure that the proposal remains a form of homeworking.



LA03/2026/0035/F



 Site Boundary

1:750

COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2026/0312/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of temporary mobile home and adjacent stoned area for car parking
SITE/LOCATION	15m north of 58 The Diamond Road, Aldergrove, Crumlin, BT29 4QY
APPLICANT	Trevor Duncan
AGENT	Park Design Associates
LAST SITE VISIT	4th June 2026
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/709609	
SITE DESCRIPTION	
The application site is located approximately 15 metres to the north of No. 58 The Diamond, Crumlin and lies within the countryside and outside the development limits of any settlement defined in the Antrim Area Plan 1984-2001. The application site comprises a single storey modular mobile home (to be retained), a stoned parking area and part of an agricultural field. The northern and western site boundaries are defined by existing mature hedgerows approximately 1.5m in height with a number of mature trees approximately 10m in height also evident along the northern roadside boundary. The eastern boundary is defined with a post and wire fence and the southern boundary (adjacent to No. 58) remains undefined. The topography of the application site is flat and the immediate character of the area is typically rural and characterised by dispersed farm groups.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2018/0178/F Location: 58 The Diamond Road, Crumlin Proposal: Proposed two storey replacement dwelling along with attached car port. Decision: Permission Granted (1st August 2018)	
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 countryside as identified within the Antrim Area Plan, 1984-2001. 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 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

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 Council's 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;
- Policy DM 18E – Dwellings in Exceptional Circumstances; and
- Policy DM 19 – Residential Caravans and Mobile Homes.

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 8 - Natural Heritage (SPG8): 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; and
- Policy DM 42 Trees and Development.

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 and Sustainable Drainage Systems.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

CONSULTATION

Council Environmental Health Section – No objection, advice provided

Department for Infrastructure Roads- Amendments required

Historic Environment Division – No objection

REPRESENTATION

One (1) neighbouring property was notified of the application, and two (2) representations have been received from this neighbouring property.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal

<https://planningregister.planningsystemni.gov.uk/application/709609>

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

- Concern with the proximity of the mobile home to the dwelling at No. 58 The Diamond Road;
- Concern that views are achievable to the living area of No. 58;
- Request for repositioning of mobile home and that no cameras would face towards No. 58 in order to lessen the amenity impact;
- The home should arrange its own bin collection; and
- Concern in regard to parking provision and the impact parking has on the residents of No. 58.

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
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

Preliminary Matters

EIA Development

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Requirement for HRA

The subject site is located adjacent to No. 58 The Diamond Road, Crumlin and there are no relevant designated sites close by. The proposed development comprises the retention of a mobile home. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

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. 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. One such development type is for residential caravans and mobile homes.

This application is for the retention of a temporary mobile home and an adjacent stoned area for car parking.

DM 19. 1 of the ANPS states that the Council will only support an application for a residential caravan or mobile home for a temporary period, of up to 3 years in exceptional circumstances, including:

- (a) The provision of temporary accommodation pending the construction of a permanent dwelling for which planning permission has been granted; or
- (b) Where there are compelling and site-specific reasons relating to personal and domestic circumstances.

DM 19.2 of the ANPS goes on to advise that in such cases, the proposal will be subject to the same planning and environmental considerations as a permanent dwelling. Furthermore, for proposals relating to an established farm holding, the residential caravan or mobile home should be positioned sensitively to cluster with an established group of buildings on the holding.

As per the applicant's Supporting Statement (Document 01 date stamped 8th May 2026) the applicant inherited the farm adjacent to the application site but due to an ongoing legal matter the applicant does not currently have access to live in the dwelling (No. 58 The Diamond Road) beside this farm. The applicant has therefore recently placed the subject mobile home on the lands adjacent to the farm as he runs the farm business on a full-time basis together with some part-time help from his wife. Although the applicant farms full time, the applicant advises within the Supporting Statement (Document 01 date stamped 8th May 2026) that he has not had his DAERA Farm Business ID in excess of 6 years and is not submitting an application for a farm dwelling at this time. The applicant is currently seeking permission for this mobile home for a temporary period of one year in the hope that legal matters will be resolved.

The applicant advised that he previously ran the farm from his home address at No. 11 Largy Road, Crumlin, but that this is no longer a suitable arrangement and that the number of daily visits (which takes approximately 6 minutes by car) made it impractical to manage the farm from this address.

The applicant has advised that the main reason for needing to reside beside the farm relates to animal welfare and having a mobile home at this location means that he can be on hand for monitoring the animals and providing both daily and emergency care particularly during illness or birthing. Other reasons for the need to reside in close proximity to the farm include security and safety in regard to the animals, efficiency (saving costs from travelling to and from the site) and also due to concerns relating to potential theft of machinery/animals at this remote site.

The applicant advises that he has looked at the option of renting a house close to the farm, but no opportunities exist. However, no evidence in relation to searches for alternative accommodation have been provided.

As noted above, Policy DM 19 of the ANPS states that the proposal will be subject to the same planning and environmental considerations as a permanent dwelling.

It is noted that Policy DM 19 of the ANPS doesn't specifically refer to Policy DM 18 E: Dwellings in Exceptional Circumstances of the ANPS but this policy does provide further clarification in regard to 'special and domestic circumstances.' DM 18.18 of the ANPS refers to the applicant providing satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if permission were refused.

This policy goes on to require that 'there are no alternative solutions to meet the particular circumstances of the case, such as an extension or annex attached to the existing dwelling; the conversion of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short-term circumstances.'

Taking into account the further context provided within Policy DM 19 of the ANPS, although the applicant has only requested the temporary home for a short time period (1 year) in order to await the outcome of legal proceedings and has provided some justification for the need to reside at this location (mainly animal welfare and security), it is considered that it has not been sufficiently demonstrated that the applicant's needs are exceptional and compelling and that genuine hardship would be caused if permission were to be refused. It is acknowledged that it would be more convenient for the applicant to live at this location, but it isn't uncommon for farmers to have to travel a short distance to manage their farm and therefore it is considered that the applicant could avail of alternative solutions in order to meet the circumstances of the case.

The principle of the retention of the mobile home on the application site is not considered acceptable under the provisions of Policy DM 19 of the ANPS.

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 of the ANPS 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.

As noted above the proposal is for the retention of an existing modular mobile home and stoned car parking area. As shown on site layout plan (Drawing No. 02 date stamped 8th May 2026) the mobile home is located approximately 13.8 metres from the northern side elevation of No. 58 The Diamond Road and is orientated to face southwards towards this side elevation of this existing neighbouring dwelling. The area between the subject mobile home and No. 58 is laid out in stone and used for the parking of vehicles.

As shown on the Floor and Elevations Plan (Drawing No. 03 date stamped 8th May 2026) the subject dwelling exhibits a design typical of a modular mobile home. It measures 12.2 metres by 3.8 metres and has a height of 2.8 metres. The mobile home is finished in light green plastic coated profiled horizontal cladding for the walls and roof with dark green coloured uPVC windows and doors.

As previously mentioned, DM 19.2 of the ANPS states that the proposal for a mobile home will be subject to the same planning and environmental considerations as a dwelling house. It goes on to state that for proposals relating to an established farm holding, the residential home should be positioned sensitively to cluster with an established group of buildings on the holding.

In this instance the mobile home is sited approximately 13.8 metres from the dwelling at No. 58 which lies immediately adjacent to the existing farm complex. It is noted that the proposal is not for a farm dwelling in accordance with the provisions of Policy DM 18 A of the ANPS but nonetheless the circumstance of the case means it is associated with the farm. The siting of the mobile is considered generally acceptable in that it reads with the existing farm grouping.

Although the site of the mobile home lacks immediate enclosure to the north and east, the existing hedgerows along the roadside (northern) boundary and the western boundary do aid in providing enclosure. The adjacent dwelling (No. 58) also provides a backdrop and enclosure to the south.

Notwithstanding the concern regarding the principle of development, the mobile home, whilst visible when travelling along The Diamond Road, is not considered to be an obtrusive feature in the landscape. Given the siting of the mobile beside the existing farm group it is also considered that the proposal would not result in a detrimental impact on the rural character of the area and is therefore considered to generally comply with Policy DM 27 of the ANPS.

Neighbour Amenity

Policy DM 28.1 of the ANPS states 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.

It is noted that two (2) representations have been received from the adjacent dwelling at No. 58 The Diamond Road. These representations raised concerns with regards to the close proximity of the mobile home to this dwelling, the potential for overlooking and loss of privacy as well as impacts on parking and bin collections. Request was also made by this neighbour that the mobile home be repositioned in order to minimise the impact caused from overlooking.

The mobile home is located approximately 13.8 metres from the side elevation of No. 58. The mobile home's front elevation includes four (4) windows and a door, and the side elevation of No. 58 has two (2) windows on its side elevation (one ground floor and one first floor). Although internal access to the neighbouring dwelling was not gained, according to the original approval for this dwelling granted under planning application Ref: LA03/2018/0178/F the ground floor window serves a sitting room, and the first-floor window serves an ensuite.

Given the limited separation distance, the presence of opposing windows and the lack of any intervening boundary treatments it is considered that the subject mobile home would have the potential to detrimentally impact on the amenity experienced at No. 58 by way of overlooking and loss of privacy. This would emanate from both

persons using the mobile home but also from the parking of vehicles directly outside this neighbouring dwelling.

The objector's comments in relation to the impact on their parking provision/ability to safely manoeuvre is also noted. There is no detailed parking plan provided to show the parking arrangement but upon site visit the area annotated as 'stoned area' on Site Layout Plan (Drawing No. 02 date stamped 8th May 2026) was used informally for the parking of vehicles. At this time there did not appear to be any obstruction caused to the rear of the dwelling at No. 58 and as per the Site Location Plan (Drawing No. 01 date stamped 8th May 2026) there appears to be sufficient circulation space surrounding the existing dwelling at No. 58. Furthermore, DfI Roads has not raised any specific concern with regards to parking provision.

The Council's Environmental Health Section was consulted and raised no objection to the proposal but has recommended that an informative be attached regarding the potential public health nuisances associated with farms given the site's close proximity to an active farm.

Access and Parking

Policy DM 10.1 of the ANPS states that Council will support development proposals where it is demonstrated that:

- a) There is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, or where any adverse impact can be suitably mitigated, taking into account the cumulative impacts of development;
- b) Access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and
- c) Adequate provision is made for car and cycle parking and any necessary servicing arrangements.

The proposed access is via the existing private laneway that serves the existing dwelling at No. 58 The Diamond Road and also leads into the farm.

DfI Roads was consulted in relation to the proposal and responded requiring amendments to the visibility splays shown on the submitted Site Layout Plan Drawing No. 02 date stamped 8th May 2026. Given the concern with the principle of development Officers have not requested this amended information so as to not put the applicant to any undue expense.

In the absence of this additional amendment, a reason for refusal be appended advising that the proposal does not currently meet the requirements of Policy DM 10 of the ANPS.

Natural Heritage

Policy SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37 of the ANPS, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other Habitats, Species and Features of Natural Heritage Importance.

The application site is not located in a sensitive location and does not appear to have any physical or hydrological link to protected sites. The proposal also does not involve the removal of existing vegetation which limits any potential impact on natural heritage features in this regard.

Sewerage & Drainage

Policy DM 15 of the ANPS states 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 states that consideration of drainage issues is a requirement for all development proposals.

As per the application form submitted by the agent the subject mobile home is to be served by a septic tank for foul sewage and soakaways for surface water. Details of the location of the proposed septic tank have not been provided. If permission is to be forthcoming it would be necessary to provide this location. A septic tank will require a Discharge Consent to be granted by DAERA Water Management Unit.

The subject mobile home is not proposed in an area where there is evidence of a history of surface water flooding, and given the proposal, it is not expected to involve buildings and/or hard surfacing of 1,000 sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. An informative will however be attached to any forthcoming approval advising that the applicant's attention is drawn to NI Waters' Standing advice in relation to single domestic properties in the rural area seeking connection to watermains.

CONCLUSION

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

- The principle of a dwelling and garage in exceptional circumstances is not considered acceptable;
- The proposal would not have a significant impact on the character and appearance of the existing rural area;
- It is considered that the proposed mobile home compromises the amenity of the neighbouring dwelling at No. 58 The Diamond Road;
- Insufficient information has been provided to demonstrate safe access to the application site can be achieved;
- The proposal would not have any significant detrimental impact on natural heritage features; and
- Details of the location of the septic tank are required.

RECOMMENDATION

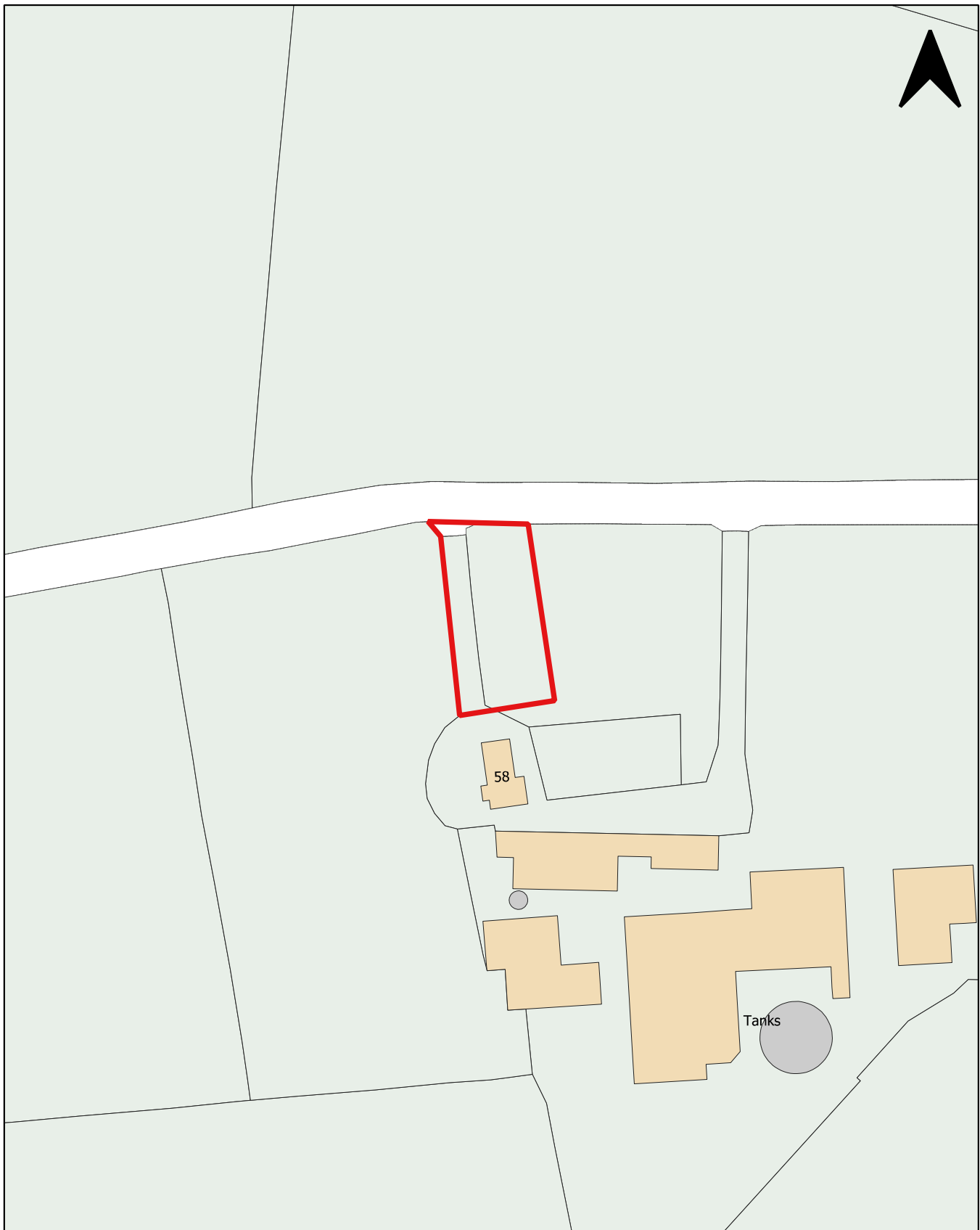
REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not meet any of the relevant provisions for a home in the countryside.
2. The proposal is contrary to the provisions contained in the Strategic Planning

Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 19 of the Antrim and Newtownabbey Plan Strategy in that an exceptional case to include compelling and site-specific reasons relating to personal and domestic circumstances for the retention of the mobile home has not been demonstrated.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.77 and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that suitable access arrangements can be achieved to ensure no prejudice to road safety or inconvenience is caused to the flow of people or goods.



LA03/2026/3012/F



 Site Boundary

1:1,250

COMMITTEE ITEM	3.9
APPLICATION NO	LA03/2026/0352/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Extension to and conversion of outbuilding to a single storey dwelling
SITE/LOCATION	Land to rear and approx. 12.5m north of 32 Station Road, Randalstown, BT41 2AE
APPLICANT	Sean Og Devlin
AGENT	James Kearney
LAST SITE VISIT	19th June 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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/700410	
SITE DESCRIPTION	
The application site is located at lands to the rear and approximately 12.5m north of No. 32 Station Road, Randalstown, which is within the development limit of Randalstown, as designated by the Antrim Area Plan 1984-2001 (AAP). The application site contains a detached single-storey dwelling, concrete yard and detached garage/storage building to the rear. Parking provision is provided to the front of the dwelling, alongside a garden to the front and east. The southern (roadside) boundary is defined by an existing access point and a white roughcast render wall approximately 1.5m in height. The eastern (roadside) boundary is partially defined by a mature hedgerow approximately 2m in height and a block wall approximately 1.5m in height, alongside another access point. The northern boundary is defined by mature hedgerow approximately 2m in height. The western boundary is defined by a white painted roughcast render wall approximately 1.5m in height. The topography of the site is relatively flat. Overall, the character of the surrounding area is suburban, including single and two storey, detached and semi-detached dwellings. The application site is also in close proximity to St MacNissi's Church, Mount St. Michael's Primary School, St. Olcan's High School and St. Benedict's College.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2026/0327/F Location: 32 Station Road, Antrim BT41 2AE Proposal: Proposed barn conversion to form a single storey 2 bed dwelling at the rear of existing dwelling Decision: Application Withdrawn (20th May 2026)	
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 Randalstown, as identified within the Antrim Area Plan, 1984-2001. 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 DM 10 – Access and Parking.

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

- 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 – Placemaking and Good Design (SP 7): 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 32 Listed Buildings.

Strategic Policy 8 - Natural Heritage (SPG8): 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; and
- Policy DM 42 Trees and Development.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – Objection

Historic Environment Division – No objection

Belfast International Airport – No objection

NI Water – No objection subject to conditions

REPRESENTATION

Six (6) neighbouring properties were notified of the application, and one (1) letter of objection has been received on behalf of one (1) neighbour notified property.

The full representation made regarding this proposal are available for Members to view online at the Planning Portal at:

<https://planningregister.planningsystemni.gov.uk/application/709987>

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

- Negative impact on amenity as a result of smell and steam

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;
- Urban Design and Character;
- Neighbour Amenity;
- Access and Parking;
- Natural Heritage;
- Historic Environment;
- Sewerage and Drainage; and
- Other Matters

Preliminary Matters

Request for Further Information

- Concerns relating to the principle of development and the impact on amenity were raised with the agent on 4th June 2026, and the agent was requested to submit a Planning Statement to demonstrate compliance with Policies DM 17, DM 25 and DM 28 of the ANPS prior to 11th June 2026.
- The agent requested an extension for the submission of the Planning Statement and an extension was granted until 18th June 2026.
- In response to Officer's concerns, the agent submitted a Planning Statement (Document 01 date stamped 16th June 2026)), which indicates the agent considers the proposal to satisfy Policies DM 17, DM 25, DM 28 and DM 10 of the ANPS.

Appropriate Assessment

The subject site is located at lands to the rear and approximately 12.5m north of No. 32 Station Road, Randalstown, and there are no relevant sites close by. The proposed development comprises an extension to and conversion of outbuilding to a single storey dwelling. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017), nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 development limit of Randalstown 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 SP1.10 of the ANPS indicates that in settlements, proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location.

Policy DM 17: Homes in Settlements of the Plan Strategy sets out the planning policy context and guidance for achieving quality and sustainable residential development in settlements.

Policy DM 17.6 of the ANPS indicates that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where the following criteria are met:

- (a) The density proposed is not significantly higher than that found in the established residential area; and
- (b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

It is considered that the principle of a dwelling is acceptable subject to the listed criteria being met. Additionally, the ANPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

Urban Design and Character

Policy DM 25 'Urban Design' of the ANPS requires development to deliver high-quality design in its layout and appearance and comply 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 to the surrounding area and by sympathetic to the built form.

The application is seeking full planning permission for the extension to and conversion of one (1) domestic outbuilding to provide a detached dwelling. The proposed application site forms part of the existing curtilage of No. 32 Station Road (currently approximately 740.6sqm), and the proposal will create two (2) plot sizes of approximately 253.9sqm (the curtilage of the proposed dwelling) and 538.8sqm (the proposed new curtilage of No. 32). The proposed plot sizes do not respect the existing pattern of development along this stretch of the Station Road, which range from approximately 618.4sqm to 1,077sqm. Whilst the agent advises in their Planning Statement (Document 01 date stamped 16th May 2026) that the proposal avoids overdevelopment by utilising an established domestic plot without creating an artificial or crammed layout, it is considered that the proposed curtilages created by the development do not respect the existing pattern of development and represents a crammed layout within an area characterised by large individual plots.

The proposed dwelling measures approximately 4.5m in height, 13.4m in frontage length and a maximum depth of 9.3m. The proposed finishes include white painted render, a flat roof, PPC Aluminium black windows and PPC Aluminium black rainwater goods. Whilst it is considered that the proposed massing is acceptable in the locality, it is noted that the proposed flat roof is not in-keeping with the typical pitched roof design of this stretch along Station Road. It is noted that on the opposite side of Craigstown Road, east of the application site, Mount St. Michael's Primary School includes single-storey flat roof projections. However, this is not a residential property and does not form the main school building. Despite the submitted Planning Statement (Document 01 date stamped 16th June 2026) contending that the proposal complies with Policy DM 25 of the ANPS due to its subordinate visual massing and high-quality finish, the proposed design does not respect the general design of dwellings exhibited in the immediate locality and is therefore contrary to Policy DM 25 of the ANPS.

Policy DM 17.9 of the ANPS indicates that the Council will take account of the guidance in relation to private open space for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments. It indicates that development of this nature requires an average of 70sqm private amenity space. In the Planning Statement (Document 01 date stamped 16th June 2026) the agent considers that the proposal will result in generous self-contained areas of private open space for both the proposed single-storey dwelling and the original principal residence, guaranteeing a high standard of living for both occupiers.

The proposed Landscaping Plan (Drawing No. 05 date stamped 11th June 2026) indicates a small patio area to the side (east) of the proposed dwelling which measures approximately 9.6sqm, and flagstone paving to the northeast, north and west (rear) of the proposed dwelling which measures approximately 26.2sqm. The remaining site area (aside from the vegetation in the southeastern portion of the site and the southern boundary to be defined by a planting zone) is to be a concrete yard and car parking to the front and south of the proposed dwelling. Therefore, approximately only 35.8sqm of amenity space is provided, with approximately 9.6sqm of this proposed to the front of the dwelling and therefore not private from public viewpoints. The proposed development is therefore contrary to Policy DM 17.9 of the ANPS.

Given the aforementioned points, it is considered that the design, scale and appearance of the proposal does not respect the existing character of the area and does not provide appropriate amenity space.

Neighbour Amenity

Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states 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.

The Planning Statement (Document 01 date stamped 16th June 2026) considers that the proposal complies with Policy DM 28 of the ANPS as it 'offers protection against dominance and zero overlooking'.

No. 32 Station Road is located approximately 7.4m to the south of the proposed dwelling. On the southern elevation of the proposed dwelling, there are two (2) windows, serving a lounge and sunroom, which are considered to be frequently habited rooms. The Proposed Landscaping Plan (Drawing No. 06 date stamped 11th June 2026) indicates a proposed planting zone along the shared boundary between the two dwellings. It is considered this treatment would not be substantial enough to prevent overlooking to the existing dwelling and from the existing dwelling to the proposed dwelling. In relation to dominance and loss of light, it is considered the proposal's 3.8m separation distance from the shared boundary, single-storey nature and position north of the application site means there will be no significant adverse impact on No. 32 as a result of dominance or loss of light.

No. 30 Station Road abuts the application to the west. There are two (2) windows proposed on the western elevation of the proposal, to serve a utility room and a kitchen. It is considered there would not be a significant adverse impact as a result of overlooking from these windows on No. 30 owing to the existing garage at the rear of No. 30, and the proposed 1.8m high double boarded fence along the shared boundary as indicated by the Proposed Landscaping Plan (Drawing No. 05 date stamped 11th June 2026). In relation to dominance and loss of light, it is considered that given the separation distance of approximately 4.2m, the single-storey nature of the proposal and its position northwest of No. 30, that there would be no significant adverse impact on No. 30.

It is noted that an objection has been received on behalf of the occupier of No. 30 Station Road, which raises concerns in relation to proposed kitchen and utility room extraction fans from the dwelling and the impact these would have on the rear amenity area belonging to No. 30 as a result of smell and steam. The Council's Environmental Health Section (EH) was consulted and raised no objection to the proposal.

It is considered that the proposal would result in an unacceptable adverse impact on the amenity of existing or future occupiers of the proposed dwelling and No. 32 Station Road as a result of overlooking.

Access and Parking

Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Policy SP 3.10 of the ANPS indicates 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.

DfI Roads was consulted and advised that the red line of the Site Location Plan (Drawing No. 01 date stamped 19th May 2026) encompasses both the proposal and

No. 32 Station Road where both access points are accessible and sub-standard and will both require improvements.

DfI Roads advised that the required visibility splays on the existing Craigstown Road access which would serve the proposed dwelling are 2.0m x 33m to the south (critical side) and 2.0m x tangent point to the north (non-critical side), and this existing access will require improvements. DfI Roads requested the block plan to be amended to detail the visibility splays in both directions onto the Craigstown Road and highlight all the work required to provide them, and that the application form should be amended to indicate 'alteration of an existing access to a public road'.

DfI Roads advised that the existing access onto the Station Road would require amendments. However, DfI Roads advised that if the Station Road access is not part of the application, the red line on the location plan should be amended to outline the proposed site only and the block plan should be amended to detail the access to the Station Road from the proposal permanently closed-up.

Owing to the proposal's non-compliance with Policy DM 17 and Policy DM 25 of the ANPS, this information was not requested in relation to road safety. Such information would normally be required to ensure that the proposed development would provide safe access arrangements.

Natural Heritage

SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies within the ANPS for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

The application site is not located on any designated site or priority habitat, nor are there any protected species or other features of biodiversity interest present on site. However, a condition could be attached if planning permission were to be forthcoming to ensure that if any tree, shrub or hedge is removed, uprooted, destroyed, dies or becomes seriously damaged, that trees and shrubs of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape.

Historic Environment

Policy DM 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 32 Listed Buildings which indicates that the Council will seek the protection, conservation, enhancement and appropriate active use of Listed Buildings.

DfC Historic Environment Division (HED) was consulted, and advised that the proposal is sufficiently removed, in situation and scale of development, from listed buildings.

It is therefore considered that the proposal will not have any adverse impact on archaeological monuments or their settings.

Sewerage and Drainage

Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The proposed development is not located on an area of 'present day surface water' or 'climate change surface water' as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

NI Water (NIW) were consulted and advised they had no objection subject to conditions being attached to any forthcoming planning approval.

Other Matters

Owing to the application site's location within the consultation zone for Belfast International Airport (BIA), BIA was consulted and advised it has no safeguarding objection to the proposal.

CONCLUSION

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

- It is considered the proposal does not respect the existing pattern of development in the surrounding area;
- Insufficient private open space is being provided;
- The proposed dwelling would compromise the amenity of neighbouring occupiers;
- The proposal would result in road safety concerns;
- The proposed dwelling would have no adverse impact on nearby listed buildings; and
- It is considered that the proposed dwelling would have no adverse impact on natural heritage.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of Policy DM 25 of the Antrim and Newtownabbey Plan Strategy as the proposed plot size does not respect the existing pattern of development in the surrounding area.
2. The proposal is contrary to the provisions of Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that inadequate private open space is provided for the proposed dwelling.
3. The proposal is contrary to the provisions of Paragraph 4.17 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy as it would result in an unacceptable adverse impact on the amenity of existing or future occupier of the proposed dwelling and neighbouring property.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.77 and fails to meet the provisions of Policies SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal would prejudice the safety and convenience of road users in that the access point is substandard and it has not been demonstrated that the applicant controls all lands necessary to provide the required visibility splays.



LA03/2026/0352/F

 Site Boundary



1:750

COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2026/0217/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Replacement of a single storey side extension with a two storey side extension, dormer windows and porch to front along with a detached garage
SITE/LOCATION	18 Church Road, Randalstown, Antrim, BT41 3AW
APPLICANT	Heffron Contracts
AGENT	Christopher Cassidy
LAST SITE VISIT	24th April 2026
CASE OFFICER	Eleanor McCann Tel: 028 9034 40422 Email: Eleanor.mccann@antraimandnewtownabbey.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/708477	
SITE DESCRIPTION	
The application site is located at No.18 Church Road, Randalstown, which is situated within the development limits of Randalstown as defined within the Antrim Area Plan (1984-2001). The application site comprises a single storey semi-detached dwelling and outbuildings. The dwelling is finished in a dashed render, uPVC windows and doors and interlocking concrete roof tiles. The dwelling adjoins No. 16 Church Road to the east and abuts No. 1c Kemmihill Gardens to the southeast. Amenity space is provided to the rear of the site (south) while parking provision is located to the front (north) of the site. The topography of the application site is relatively flat. The northern roadside boundary is defined by mature hedgerow with a maximum height of approximately 3m while the western boundary is undefined. The eastern boundary is partially defined by a close boarded timber fence approximately 1.8m in height and partially by a brick wall approximately 1m in height with a close boarded timber fencing atop which is approximately 0.5m in height. The southern boundary is partially defined by a mature hedgerow and trees with a maximum height of approximately 5m and partially undefined. The application site is located within a predominantly residential area, comprising of varying house types, designs and sizes but abuts an area of vacant land to the south and west.	
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 countryside as defined by the Plan. The Plan offers no specific guidance on this.

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 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 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 28 - Amenity Impact.

Strategic Policy 8 - Natural Heritage (SPG8): 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 42 Trees and Development.

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.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

- Appendix B6: Context and Design.

CONSULTATION

None required.

REPRESENTATION

Sixteen (16) neighbouring properties were notified of the application and no letters of representation were received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Appropriate Assessment
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

Preliminary Matters

Correspondence with Agent

An email was sent to the agent on 1st May 2026, outlining the Council's concerns that the proposal was contrary to Policy DM 22 of the ANPS in that the proposed extension was not subordinate to the host dwelling.

The agent submitted an amended scheme reducing the ridge height of the proposed extension and provided a Supporting Statement (Document 01) on 5th May 2026.

The agent was further advised by email on 5th May 2026 that the revised plans still did not address Council's concerns regarding the size and scale of the proposal. The agent then submitted 'Additional Supporting Information' (Document 02) as justification for the proposal.

On 11th June 2026 the agent submitted Additional Supporting Information (Document 03 date stamped 11th June 2026) in relation to their interpretation of the policy context within the ANPS with regards to the development proposal.

Appropriate Assessment

The subject site is located at No. 18 Church Road, Randalstown, and there are no relevant designated sites close by. The proposed development comprises the replacement of a single storey side extension with a two-storey side extension,

dormer windows and a porch to the front of the dwelling along with a detached garage. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

EIA

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 development limit of Randalstown within 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.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

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

- a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;

- b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance

Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The proposed garage measures approximately 9.5m in length, 6.6m in width and approximately 6.1m in height. The garage is considered to be subordinate to the host dwelling and is considered acceptable in terms of size and scale and does not detract from the character of the dwelling.

The application seeks full planning permission for the replacement of a single storey side extension with a two-storey side extension, dormer windows and a porch to the front of the dwelling along with a detached garage. The proposed single storey, pitched roof porch measures approximately 0.9m in length, 3.1m in width and 4.0m in height. The proposed porch is subordinate to the host dwelling and is considered acceptable in term of size and scale and does not detract from the character and appearance of the host dwelling.

A dormer window is proposed on the northern (front) roof elevation of the dwelling measuring approximately 2m in width, 3.0m in length and 2.6m in height and is located approximately 0.2m below the ridge height of the dwelling.

There is also a proposed two storey extension which measures approximately 8.8m in length, 4.5m in width and 6.6m in height. The proposed two storey extension exceeds the ridge height of the host dwelling by approximately 0.4m in height and is not subordinate to it. A dormer window, extending from the wall plate, is proposed on both the front and rear (southern) elevations of the proposed two storey side extension. Both dormer windows measure approximately 1.9m in width, 3.0m in length and 1.5m in width and are located approximately 0.2m below the ridge height of the host dwelling.

A submitted Supporting Statement (Document 01 date stamped 5th May 2026) and Further Supporting Information (Document 02 date stamped 5th May 2026) advised that the proposed two storey extension reads as being subservient to the host dwelling and does not appear as a dominant feature. The agent went on to state that the two storey extension reads clearly as a secondary addition to the host dwelling and that the overall massing and footprint remains proportionate. The agent also stated that the proposed ridge height of the two-storey extension

exceeds the ridge height of the dwelling by approximately 0.3m and that this is a very limited variation in the overall context of the building when viewed in the round and the increase in the ridge height does not materially affect the perception of the extension as being subordinate to the host dwelling. The agent also outlined within the Additional Supporting Information (Document 03 date stamped 11th June 2026) that neither Policy DM 22 nor Appendix B of the ANPS establishes an absolute requirement that an extension to a dwelling must have a ridge height lower than that of the host dwelling in every circumstance.

Within the Supporting Statement (Document 01 date stamped 5th May 2026) the agent stated that the proposed two storey side extension replaces an existing single storey side extension which is of limited quality and that the proposal is a more coherent and integrated design. They went further to state within the Additional Supporting Information, Document 02, date stamped 5th May 2026 that the introduction of the defined front porch and direct access improves the functionality and visual presence of the dwelling and that the proposal provides a more balanced, unified and considered architectural composition overall.

The agent also outlined within the Additional Supporting Information, Document 02, date stamped 5th May 2026 that the ridge height of the two-storey extension has been carefully considered to achieve a proportionate roof form and adequate internal accommodation within the constraints of the modest semi-detached host dwelling. The agent states that the reduction of this ridge height would result in a visually compressed and less satisfactory design. The agent concluded by stating that the proposal is balanced and policy compliant and remains subordinate in overall terms while improving the host property.

Information contained within the Further Supporting Information (Document 03 date stamped 11th June 2026) detailed that the adjoining semi-detached property is characterised by a varied arrangement of extension, sheds and ancillary structures. The immediate context of the surrounding area is not defined by a uniform architectural form or a consistent pattern of development, therefore meaning the proposed extension will not appear as incongruous and would contribute to a more orderly and coherent built form than the existing dwelling. The agent continued that the additional accommodation is primarily located to the rear of the dwelling where it is not visible from the public road. The agent concluded that the proposed two storey side extension is not dominant to the host dwelling and enhances the architectural interest to the front of the dwelling and creates a stronger relationship between the dwelling and the street.

Policy DM 22 of the ANPS outlines that the scale, massing and design of the proposal should be sympathetic to the existing property. Appendix B of the ANPS states that an extension should be designed to become an integral part of the property both functionally and visually and that a badly designed proposal can lead to undesirable changes in the character of the existing property. It goes on to state that to ensure good design any extension will need to compliment the host dwelling and the surrounding area, and the height, width and general size of an extension should be generally smaller than the existing dwelling and subordinate or integrated as not to dominate the character of the existing property. As such, it is not usually appropriate to allow an extension to project above the ridge line of the existing

dwelling, and this is especially important where uniform building height is part of the streetscape.

In this instance the proposed two storey side extension portion of the proposal projects above the ridge height of the host dwelling and is therefore not considered subordinate to the host dwelling. The proposed extension does not appear as an integral part of the dwelling and as such changes the character of the existing property and does not compliment the host dwelling. In addition, the dwelling is a semi-detached dwelling. The proposed two storey side extension of the proposal creates an unbalanced appearance when read in conjunction with the adjoining dwelling at No. 16 Church Road. In addition the dormer windows proposed to the front roof elevation add to the unbalanced appearance of the proposal when it is read in conjunction with the attached dwelling at No. 16 Church Road as no dormer windows are present on the adjoining dwelling.

The proposal will be screened from long views when travelling in both directions along the Church Road, by existing intermittent boundary treatments and neighbouring dwellings and short views of the proposal will be achievable along the front of the dwelling. Although there is a mixture of house types along the Church Road, the proposed side extension would appear as a dominant feature and would create an unbalanced appearance to the existing semi-detached dwellings (Nos. 16 & 18)

As such the proposal would detract from the character and appearance of the host dwelling and would be contrary to Annex B of the ANPS B9 as the proposed design upsets the architectural integrity of the host dwelling and would have an intrusive effect and detrimental impact on the streetscene.

Neighbour Amenity

Policies DM 22 and DM 28 of the ANPS deals with the impact on amenity and 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 by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The nearest neighbouring dwelling is situated at No. 16 Church Road, which adjoins the host dwelling to the east and the neighbouring dwelling at No. 20 Church Road is located approximately 16.4m to the west of the proposed extension.

A dormer window and two rooflights are proposed on the southern (rear) roof elevation of the dwelling which serve two bedrooms and a landing. These are not considered to have any significant detrimental impact of overlooking to the neighbouring dwelling at No. 16 Church Road as views are not achievable from the roof lights and only oblique views can be achieved from the proposed dormer window. In addition, it is noted that any views achieved from the dormer window would not be achievable towards the most private rear amenity space of No. 16 Church Road.

In addition, the proposed rear dormer window is not considered to have a significant detrimental impact of overlooking to the neighbouring dwellings at No. 1c Kemmihill Gardens or No. 20a Church Road due to the significant separate

distances of approximately 20.2m between the rear dormer and No. 1c Kemmihill Road and approximately 27m between the proposed rear dormer and No. 20a Church Road. In addition, the existing garages associated with the dwellings at No. 1c Kemmihill Road and No. 20a Church Road provide a degree of screening from the proposed dormers to the neighbouring dwellings.

Two pitched roof dormers and a roof light are proposed on the northern (front) roof elevation, which serve two bedrooms and a landing. These are not considered to have any significant detrimental impact of overlooking to private amenity space of Nos. 16 and No. 20 Church Road as views cannot be achieved from the proposed rooflight and only oblique views are achievable from the proposed dormers.

A window is proposed on the ground floor western side elevation of the proposed extension which serves a kitchen. This is not considered to have any significant detrimental impact of overlooking due to the existing and proposed boundary treatments offering a high degree of screening. Two windows are proposed on the first floor western elevation of the proposed side extension serving a bathroom and a bedroom. The window serving the bathroom is not considered to have any detrimental impact of overlooking to No. 20 Church Road as the window shall be finished in obscured glazing. The proposed window serving the bedroom gives rise to concerns of overlooking to the neighbouring dwelling at No. 20 Church Road, however, given that this bedroom is also served by a window on the front elevation of the proposal, there is opportunity for this concern to be rectified by removing the window. However, as the scale, massing, design and appearance of the proposed extension is not deemed acceptable no further amendments were requested.

The proposal is not considered to have any impact of loss of light, dominance or overshadowing to any neighbouring dwellings due to the separation distance of approximately 16.5m between the two-storey portion of the proposal and the neighbouring dwelling at No. 20 Church Road and the single storey nature of the porch.

In conclusion the proposal is considered to comply with Policy DM 22 and Policy DM 28 of the ANPS.

Impact on Trees and Environmental Quality of this Area

Criteria (c) of Policy DM 22 and Policy DM 42 requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

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

Amenity Space, Parking and Manoeuvring

Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal does not impact upon parking provision.

Surface Water Drainage

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

The application site is not located in an area of 'present day surface water' and 'climate change surface water' as indicated by the flood maps (NI) and as such a Drainage Assessment is not required.

The proposal is considered to comply with Policy DM 47 of the ANPS.

CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is considered unacceptable in terms of scale, massing, design and appearance;
- The proposal is considered unacceptable in terms of neighbour amenity;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area; and
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring.

RECOMMENDATION

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and appearance of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.



LA03/2026/0217/F



 Site Boundary

12,993

COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2026/0176/S54
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE SECTION 54 APPLICATION
PROPOSAL	Proposed annex for ancillary use (Removal of Condition 1 from approval LA03/2025/0368/F regarding temporary permission)
SITE/LOCATION	81 Irish Hill Road, Ballyclare, BT39 9NL
APPLICANT	Graeme Whaley
AGENT	Breen Planning
LAST SITE VISIT	29th May 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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/700410	
SITE DESCRIPTION	
The application site is located at No. 81 Irish Hill Road, Ballyclare and is set back approximately 181m from the public road. The site is located within the countryside and outside the development limit of any settlement as designated in the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004). The application site contains a two-storey dwelling with an integral garage, finished in smooth render and natural stone cladding, PVC windows and floors, and interlocking concrete roof tiles. The northern and western site boundaries are defined by mature trees and hedgerow reaching a maximum height of approximately 8m. The eastern and southern boundaries are defined by a post and wire fence approximately 1.2m in height. The site is accessed via an existing lane from the Irish Hill Road and the topography of the site is relatively flat. The area in which the site is located is typically rural in character consisting of single dwellings and small farm holdings.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2026/0155/DC Location: 81 Irish Hill Road, Ballyclare, BT39 9NL Proposal: The purpose of the requested discharge is to provide longevity to the development as approved under LA03/2025/368/F. Further to the approved planning application the principle of development for the requested annex has been established as acceptable in principle. The removal of condition 1 of LA03/2025/0368/F will not change the character of the proposal with its implementation to still be developed as approved. The structure to be erected at the site will be a high-quality unit supported through the provision of premium materials where applicable. Due to the required investment the applicants would be keen to protect the longevity of the proposed structure through the full discharge of	

condition 1 which in its current state provides a temporary restriction on the development for a period of 10 years.

Decision: Application Withdrawn (19th March 2026)

Planning Reference: LA03/2025/0368/F

Location: 81 Irish Hill Road, Ballyclare, BT39 9NL

Proposal: Proposed annex for ancillary use

Decision: Permission Granted (11th December 2025)

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.

Draft Belfast Metropolitan Area Plan (published 2004) (dBMAP): The application site is located within the open countryside outside the development limit of any settlement limit as identified within the Plan. 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 (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 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside.

SP4 is supported by Policies:

- 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 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SPG8): 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 42 Trees and Development.

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 and Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

- Appendix B 49 Extensions and Alterations to provide for Ancillary Uses.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principle for new dwellings in the countryside.

CONSULTATION

No consultations were carried out as the application is to remove and vary a condition of a previous grant of planning permission only.

REPRESENTATION

Two (2) neighbouring properties were notified of the application and no representations 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

Preliminary Matters

Request for Justification

- Concerns relating to the removal of the condition were raised with the agent on 27th May 2026 and a request for justification was made via email on 27th May 2026, with a deadline for submission being noted as 2nd June 2026.
- The agent submitted an additional Supporting Statement (Document 02 date stamped 6th June 2026) which provides justification for the proposed removal of Condition No. 1 from planning approval Ref: LA03/2025/0368/F.

Habitats Regulation Assessment

The subject site is located at 81 Irish Hill Road, Ballyclare, and there are no relevant sites close by. The proposed development comprises the removal of Condition No. 01 from planning approval Ref: LA03/2025/0368/F regarding temporary permission for an annex for ancillary accommodation. Having considered the nature, scale and

location of the project, there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor it is located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 draft Belfast Metropolitan Area Plan (dBMAP) (published 2004). 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.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

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

- (a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and

- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

DM 22.2 of the ANPS states that the Council will take account of the guidance set out in Appendix B of the Plan Strategy. Paragraph B49 of Appendix B states that an extension of alteration to a residential property to provide an ancillary use, such as additional living accommodation for elderly or dependent relatives, should be designed to demonstrate dependency on the existing residential property. Proposals of this nature should be designed in such a manner as to easily enable the extension to be later used as an integral part of the main residential property. Ancillary uses should provide limited accommodation and shared facilities, for example kitchens and be physically linked internally on to the host property. Ancillary uses that could practically and viably operate on their own will not be acceptable.

DM 22.3 of the ANPS indicates that the Council will support a proposed extension to a residential property that seeks to provide ancillary accommodation, provided it meets the provisions of Policy DM 22 of the ANPS and is internally accessible from the existing dwelling to allow the sharing of existing facilities. Where it is noted that such an extension to a dwelling is not practicable and it is proposed to convert and extend an existing outbuilding, planning permission will normally depend on the development providing a modest scale accommodation. The construction of a separate building, as self-contained accommodation, within the curtilage of an existing dwelling will not be acceptable, unless a separate dwelling would be granted planning permission in its own right.

Policy DM 22.4 of the ANPS goes on to state that where permission is granted, it will be subject to a condition that the development will only be used for ancillary residential purposes in connection with the main dwelling, and not as a separate unit of accommodation.

Paragraphs 7.78 – 7.80 of the Amplification section for Policy DM 22 of the ANPS sets out that the Council will give careful consideration to the impact proposals will have on neighbouring amenity and the character of the surrounding area. It is noted that applicants are encouraged to take account of the detailed guidance contained within Appendix B of the Plan Strategy.

Planning approval was previously granted for an annex for ancillary accommodation (planning approval Ref: LA03/2025/0368/F) on 11th December 2025. It is noted that the proposed development under this approval was a detached building to provide ancillary living accommodation within the curtilage of No. 81 Irish Hill Road. In the case officer's report for the grant of planning permission, it is indicated that such a proposal would not normally be acceptable under Policy DM 22 of the ANPS, however, in light of the information submitted by the agent outlining the special personal and domestic circumstances surrounding the application, it was considered acceptable to provide temporary adequate living accommodation. This assessment is in accordance with Amplification paragraph 7.79 of Policy DM 22 of the ANPS which indicates sympathetic consideration to proposals where an extension or alteration is required for a person with a disability or whose mobility is otherwise impaired. The temporary permission was secured by way of planning condition, and accordingly, the principle of development for a temporary annex building for ancillary use was established.

The approved Site Sections and Elevations Plan (Drawing No. 06/3 date stamped 5th December 2025 under planning application Ref: LA03/2025/0368/F) shows the proposed development takes the form of a modular building. It is noted that such developments are normally only granted temporary planning permissions, partially owing to their modular design which is not typical of permanent buildings.

The current application now seeks to remove Condition 1, the only Condition set out in the previous planning approval Ref: LA03/2025/0368/F, which reads:

'The permission hereby granted shall be for a limited period of 10 years only and shall expire on 10th December 2035.

Reason: To enable The Council to consider the development in the light of circumstances then prevailing.'

As part of the planning application submission, the agent submitted a Planning Statement (Document 01 date stamped 15th March 2026) to demonstrate the appropriate nature of the development and advised that the purpose of the proposed removal of Condition 1 is to provide longevity to the ancillary accommodation, owing to the required investment needed to build the standalone structure.

Whilst the agent has contended in the Planning Statement (Document 01 date stamped 15th March 2026) that the principle of development for the required annex has already been established, it is recognised that at the time of the original planning decision, Officers felt it necessary to impose a planning condition which limits the lifetime of the development to 10 years. Therefore, the principle of a permanent standalone building has not been established, and instead, the principle of development for a temporary annex has been established.

The agent submitted additional justification for the proposal (Document 02 date stamped 6th June 2026), advising that the annex is proposed as ancillary accommodation and is intended to remain subordinate to the main dwelling, that a temporary structure may not warrant a premium quality unit, and the applicant has concerns over the longevity of the annex and wishes for the annex to operate as permanent ancillary accommodation.

The Council's reason for Condition 1 of planning approval Ref: LA03/2025/0368/F was to enable the Council to consider the development in the light of circumstances then prevailing. The agent has not provided any indication that the applicant's circumstances have changed since the December 2025 approval. The provided reason, to protect the longevity of the development, is not so significant to warrant an exception to planning policy. The intended purpose of the condition is to allow Council to determine if exceptional circumstances still apply, at the time of the permission's expiry in December 2035.

It is considered that the removal of Condition 1 of planning approval Ref: LA03/2025/0368/F would allow for the construction and permanent retention of a temporary modular standalone building for living accommodation. Such development is contrary to Policies DM 22.3 and DM 22.4 of the ANPS in that it would allow for the permanent construction of a standalone self-contained accommodation, with no guarantee it would be used as ancillary accommodation

to the main dwelling. Moreover, the proposed removal of Condition 1 of LA03/2025/0368/F would be contrary to paragraph B49 of Appendix B of the ANPS in that it would allow the permanent construction of living accommodation that could viably operate on its own without dependency on the existing residential unit. The proposed annex building has not been designed in such a manner that would demonstrate dependency on the existing residential property at 81 Irish Hill Road, Ballyclare that could be later used as an integral part of the main residential property.

Additionally, the approved ancillary annex building is a modular building and was approved as a temporary solution to provide residential accommodation to deal with the immediate short-term circumstances relating to the case presented by the applicant. It is noted that all planning permissions relating to temporary non-permanent structures are time limited in order for the Council to consider the development in the light of the circumstances then prevailing. This is endorsed by bullet point 8 of paragraph 6.73 of the SPPS which states that provision should be made for a mobile home for a temporary period where there are compelling and site-specific reasons related to personal or domestic circumstances.

CONCLUSION

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

- The proposal to remove Condition 1 of planning approval Ref: LA03/2025/0368/F is not acceptable as the ancillary accommodation was granted for a period of ten years based on the special personal and domestic circumstances surrounding the application, it was considered acceptable to provide temporary adequate living accommodation;
- The approved ancillary annex building is a modular building which is not a permanent structure and as a consequence, the planning approval granted for the temporary structure was time limited in order for the Council to consider the development in the light of circumstances then prevailing;
- The proposal to remove Condition 1 of planning approval Ref: LA03/2025/0368/F is not acceptable as it would allow for the permanent construction of a temporary modular building;
- The proposal to remove Condition 1 of planning approval Ref: LA03/2025/0368/F is not acceptable as it would not secure the proposed accommodation as ancillary to the existing residential unit on the application site and it has not been designed in such a manner that would demonstrate dependency on the existing residential property; and
- The proposal to remove Condition 1 of planning approval Ref: LA03/2025/0368/F is not acceptable as the proposal if approved, would not provide limited accommodation with shared facilities physically linked internally to the host property and that the proposal could practically and viably operate on its own:

RECOMMENDATION

REFUSE SECTION 54 APPLICATION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Policy DM 22 and DM 22.3 of the Antrim and Newtownabbey Plan Strategy in that if approved the proposal would result in the construction of a permanent self-contained unit of accommodation where a separate dwelling would not be granted planning permission in its own right.

2. The proposal is contrary to paragraph B49 of Annex B of the Antrim and Newtownabbey Plan Strategy in that the proposal, if approved, would allow for the permanent construction of a building that does not demonstrate dependency on the existing residential property at No. 81 Irish Hill Road, Ballyclare and it has not been designed in such a manner as to easily enable the extension to be later used as an integral part of the main residential property, and the proposal does not provide limited accommodation and shared facilities physically linked internally to the host property and the proposal could practically and viably operate on its own.
3. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement in that permission was granted for ancillary annex building for a temporary period only due to the temporary nature of the structure and the compelling and site-specific reasons related to personal or domestic circumstances.



LA03/2026/0176/S54

 Site Boundary

COMMITTEE ITEM	3.12
APPLICATION NO	LA03/2026/0127/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	COUNCIL INTEREST/COUNCILLOR CALL-IN
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	New entrance to existing Eurospar retail unit along with associated works to pathways, boundary treatments and landscaping
SITE/LOCATION	Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT
APPLICANT	Henderson Group Property
AGENT	RPP Architects Ltd
LAST SITE VISIT	27 th March 2026
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 Register: https://planningregister.planningsystemni.gov.uk/application/707700	
SITE DESCRIPTION	
The application site is located at 290 Antrim Road, Glengormley which is within the Belfast Urban Area as defined in the Belfast Urban Area Plan (BUAP), is within the development limits of Metropolitan Newtownabbey and within the local centre of Glengormley as defined in the draft Belfast Metropolitan Area Plan (published 2004). The site comprises an existing Eurospar retail unit with three (3) retail/hot food units located in the southwestern corner of the site. An existing petrol forecourt and parking area is situated within the northeastern portion of the site, with a public car park located to the south of the site. An extension to the retailing unit was previously approved on the 24th May 2024, Ref: LA03/2023/0600/F and works have commenced on site to provide the extension. The northeastern roadside boundary of the site is partially defined by a 1m high metal fence and partially open to the Antrim Road. The remainder of the site is defined by 2m high security fencing. The surrounding area is characterised by a mix of uses including retail units, financial services, hot food takeaways and a primary school directly adjacent to the site.	
RELEVANT PLANNING HISTORY	
Planning Reference: U/2003/0480/F Location: Unit 6, Tramways Centre, Antrim Road, Glengormley, BT36 7TS Proposal: Change of use from retail unit to cafe Decision: Permission Granted (08/09/2003) Planning Reference: U/2006/0087/F Location: Unit 1, Tramways Centre, Antrim Road, Glengormley, BT36 7QN Proposal: Change of use from retail unit to bingo club Decision: Permission Granted (15/03/2007)	

Planning Reference: U/2005/0509/F

Location: 290 Antrim Road, Collinward, Newtownabbey

Proposal: Erection of replacement forecourt and convenience store and 3no. retail units and offices to include demolition of existing forecourt, convenience store and tyre depot.

Decision: Permission Granted (11/09/2007)

Planning Reference: U/2010/0287/F

Location: Spar/BP Glenwell, 290 Antrim Road, Glengormley, Newtownabbey

Proposal: Proposed replacement Spar convenience store with petrol court and 3no. attached hot food units

Decision: Permission Granted (05/04/2011)

Planning Reference: U/2013/0230/F

Location: Unit 1 290 Antrim Road, Glengormley, Belfast

Proposal: Proposed change of use from hot food unit to retail unit

Decision: Permission Granted (04/10/2013)

Planning Reference: LA03/2018/0700/A

Location: Tramways Shopping Centre, Farmley Road, Newtownabbey, BT36 7TS

Proposal: LED sign

Decision: Consent Granted (05/10/2018)

Planning Reference: LA03/2019/0262/F

Location: Eurospar, 290 Antrim Road, Glengormley, BT36 7QT

Proposal: Proposed single storey rear extension and proposed single storey first floor extension on existing flat roof. Internal reconfiguration of existing shop, changes to elevations, removal of car wash and alterations to existing car parking.

Decision: Permission Granted (04/07/2019)

Planning Reference: LA03/2019/0694/A

Location: Eurospar, 290 Antrim Road, Glengormley, BT36 7QT

Proposal: Shop signs and replacement totem

Decision: Consent Granted (08/10/2019)

Planning Reference: LA03/2023/0235/F

Location: Lands adjacent to 242-382 Antrim Road, 1-29 & 2-36 Ballyclare Road, the Lilian Bland Community Park, 2-6 Hightown Road, 2-4 & 1-17 Farmley Road, 1-3 Carnmoney Road, 170-178 & 167 Church Road, Farrier Court, 1 Glenwell Road, 1-3 Church Way and the Tramways Centre, Glengormley

Proposal: Public realm improvements comprising the resurfacing of existing footpaths and spaces and new roadside kerbs; new/replacement tree planting and soft landscape; new/replacement feature lighting; new/replacement railings and walls; new/replacement street furniture and realignment of pedestrian crossings and parking areas

Decision: Permission Granted (25/09/2023)

Planning Reference: LA03/2023/0600/F

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional

associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre.

Decision: Permission Granted (29/05/2024)

Planning Reference: LA03/2024/0862/DC

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre. (Discharge of Condition 16 of planning approval LA03/2023/0600/F regarding the submission of a landscaping scheme.)

Decision: Condition Partially Discharged (17/01/2025)

Planning Reference: LA03/2024/0889/DC

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre (Discharge of Condition 9 from approval LA03/2023/0600/F regarding submission of detailed remediation strategy and implementation plan).

Decision: Condition Discharged (03/02/2025)

Planning Reference: LA03/2025/0079/DC

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre (Discharge of Condition 15 from approval LA03/2023/0600/F regarding submission of CEMP)

Decision: Condition Partially Discharged (25/04/2025)

Planning Reference: LA03/2025/0099/DC

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre (Discharge of Condition 17 from approval LA03/2023/0600/F regarding submission of Article 161 Agreement)

Decision: Condition Discharged (03/03/2025)

Planning Reference: LA03/2025/0670/DC

Location: 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre (Discharge of condition 15 from planning approval LA03/2023/0600/F regarding the submission of a final Construction Environmental Management Plan)

Decision: Current 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 (BUAP): The application site is located within the development limit. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan and Belfast Metropolitan Area Plan (published 2004): The application site is located within the development limit of Metropolitan Newtownabbey. The site is located within the local centre of Glengormley (MNY 28).

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.

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 Policies:

- Policy DM 1 Economic Development – Zoned Sites and Settlements; and
- 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 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;
- Policy DM 26 Shopfront 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 30 Archaeology

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 46 The Control of Development in Flood Plains

CONSULTATION

Council's Environmental Health Section: No objection

DfI Rivers: No objection

DfI Roads: No objection

Historic Environment Division: No objection

REPRESENTATION

Eleven (11) neighbouring properties were notified of the application, and one (1) letter of objection has been received.

The full representation made regarding the proposal is available to view on the Planning Portal

<https://planningregister.planningssystemni.gov.uk/application/707700>. 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:

- The Council is concerned that the proposal may lead to Farmley Car Park being dominated by Eurospar customers and impacting other users and businesses; and

- Concerns as to why the new entrance was not included under previous planning applications as the new entrance may become the main store entrance.

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, Appearance and Impact on the Character of the Conservation Area;
- Neighbour Amenities;
- Access, Movement and Parking;
- Built Heritage;
- Flood Risk and Drainage; and
- Other Matters

Preliminary Matters

Habitats Regulation Assessment

The subject site is located within Glengormley Local Centre and there are no relevant designated sites close by. The proposed development comprises a new entrance to the existing Eurospar retail unit along with ancillary site works and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development including internal retention of change of use; and
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development falls within Category 2, 10 (B) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Regulation 12 of the Planning (Environmental Impact Assessment) (EIA) Regulations (NI) 2017 requires the Council to make a determination as to whether the proposed development would or would not be deemed EIA development. In this case the development falls to be considered within Category 2 (10) (B) of the Planning (EIA) Regulations (NI) 2017: 'Urban development projects, including the construction of shopping centres and car parks. An EIA is required where the area of the development exceeds 0.5 Hectares. In this case the application site measures 0.57 hectares in area and in accordance with the Regulations, a screening exercise must be carried out in order to determine whether or not an Environmental Statement is required. It was concluded that an Environmental Statement was not necessary on this occasion as it is considered that the environmental impacts will not be significant.

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 adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

The application site is located within the settlement limit of the Urban Area within the BUAP. Whilst the site is not identified within any particular zoning or town centre location as defined within BUAP, Glengormley has a wide range of retailing, commercial and town centre uses within close proximity to the application site. For this reason, Glengormley is considered to function as a local centre. This is substantiated by the zoning of Glengormley as a Local Centre (MNY 28) within draft Belfast Metropolitan Area Plan (dBMAP).

Principle of Development

Policy DM 6 of the ANPS 'Development within Centres' indicates that the Council will support a diverse range of retail and town centre uses within the Borough's identified centres. 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.

In this case, the application site is located within the Local Centre of Glengormley as defined by draft BMAP and seeks works to an existing and established Eurospar retailing unit to provide a new customer entrance. An extension to the retailing unit was previously approved on the 24th May 2024, Ref: LA03/2023/0600/F and works have commenced on site to provide the extension.

The proposal does not seek to increase the size of the unit or increase the retail floorspace previously approved, however, it seeks to create an additional lobby area within the existing floorspace to provide a new customer entrance to the rear on the southwestern side of the building.

It is considered that the principle of development is acceptable subject to complying with other criteria.

Design, Appearance and Impact on the Character of the Conservation Area

Policies SP6 and DM 25 of the ANPS promote good placemaking, high quality design practices and the importance of development responding positively to local context by enhancing historical context through addressing matters such as scale, massing and materials. Policy DM 26 of the ANPS specifically deals with shopfront design and indicates the Council will only support proposals for new shopfronts or alterations to existing shopfronts where these demonstrate a high quality of design and meet a number of criteria.

Internally, 15sqm of floorspace is being altered from the main shop floor to provide a lobby area. The existing gross floorspace and net retail area of the retailing unit remains unaltered by the proposal.

Externally, the proposal involves the construction of a new entrance door comprising high level glazing and bronze cladding panels to reflect the front entrance along the Antrim Road. The design and appearance of the additional entrance is typical of Eurospar units across Northern Ireland.

Additional works proposed include the provision of an additional trolley area, removal of the existing southeastern boundary fence where the site abuts Farmley carpark and the installation of 1m bollards and landscaping. A pathway will then extend from the shopfront into Farmley carpark through a landscaped area and will then join with the existing footpath. The area of land on which the pathway is to be constructed is under Council ownership.

As per criterion (a) of Policy DM 26 the proposal relates to the host building and is similar to the shopfront finish of the remaining units within the forecourt (Manny's Chip Shop, Asian Kitchen Chinese Takeaway and Winemark). With respect to criteria (b) of Policy DM 26 any external signage will require separate Advertisement Consent and with respect to criterion (c) of Policy DM 26, the shopfront proposed maintains a vertical emphasis to match the existing Antrim Road entrance.

The proposed entrance fronts on to the existing Farmley Road car park which at present is largely void of any surveillance from the retail unit, therefore the additional windows associated with the shopfront will provide active surveillance. The proposal does not create any additional canopies or outdoor seating areas that would result in clutter or disrupt movement along the pavement and therefore complies with criterion (e) of Policy DM 26.

In terms of 'Placemaking and Good Design', the proposal is considered to make a positive contribution to the character and appearance of the surrounding area and is sympathetic to the local built form. The additional entrance is considered compatible with adjacent land uses and provides a frontage onto what is currently a dead frontage onto Farmley Road car park. It is considered that the proposal will contribute towards creating a better sense of place. A detailed landscaping plan (Drawing Number 07, date stamped 23rd March 2026) has been submitted indicating significant planting along the southwestern boundary which is considered to be acceptable.

With respect to 'Movement and Connectivity', the new shopfront entrance will have level access, promoting accessible and inclusive places for all; taking particular account of those with impaired mobility. The new direct access to the

retailing unit from the accessible parking spaces in Farmley car park will be an improvement to what currently exists and there is no loss or reconfiguration of the existing car parking spaces in Farmley carpark.

To conclude it is considered that this proposal is compliant with Policies DM 25 Urban Design and DM 26 Shopfront Design of the ANPS.

Neighbour Amenity

Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with impact on amenity and 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 by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance. Criterion (c) of Policy DM 25 also requires that proposals do not have a detrimental effect on the amenity of adjoining properties.

DM 28.2 of the ANPS refers to a number of 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.

The application site is located within Glengormley Local Centre and comprises an existing retailing unit. The works proposed creates an additional entrance to the rear of the retail unit which fronts on to Farmley Road public car park. The creation of an additional entrance is not considered to give rise to any significant neighbour amenity concerns. The Council's Environmental Health Section were consulted and offered no objection to the proposal.

Overall, it is considered that the proposal will not have an unacceptable impact on neighbour amenity and complies with criterion (c) of Policies DM 25 and 28 in this regard.

Access, Movement and Parking

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. 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.

The proposal relates to a new customer entrance to the existing retailing unit; the proposal does not remove or reconfigure any of the existing parking in Farmley carpark, nor does it affect the vehicular access from Farmley Road or the Antrim Road. DfI Roads were consulted on the proposal and offered no objection.

It is noted on the proposed site plan (Drawing No. 03/1 dated 23/03/2026) that the proposed rear door of the shop front which accesses onto Farmley car park will only be open between 6am and 10pm to correspond with the opening hours of the carpark. The Farmley Road carpark is a public car park under the ownership of the

Council with the access controlled by a barrier which is normally open between 6am and 10pm. Although the carpark has restricted opening hours, it is not considered necessary to control the opening hours of the rear access door onto the carpark. The ability to access the car park by the applicant is a civil matter which must be resolved by the relevant parties and lies outside the consideration of this application.

The proposal is considered to comply with Policy DM 10 of the ANPS and Paragraph 6.301 of the SPPS in this regard.

Built Heritage

Policy DM 30.2 of the ANPS indicates that developments should not adversely affect Archaeological Remains of Regional Importance which include Monuments in State Care, Scheduled Monuments and other important sites and monuments that would merit scheduling.

It is noted that the application site falls within the consultation zone of 2no. industrial heritage records (Tramway Depot and Mill Pond). Historic Environment Division has been consulted on the proposal and indicated that the proposal is compliant with the Policy and that no mitigation measures are required.

Flood Risk and Drainage

The application site is not located within the 1 in 100-year fluvial floodplain. The proposal does not exceed the threshold set out within Paragraph 6.114 of the SPPS or Policy DM 47.2 to require the submission of a Drainage Assessment as the proposal creates approximately 8sqm of additional hardstanding through the provision of an additional path. However, the applicant should carry out their own assessment of flood risk. The proposal is not considered to increase the risk of flooding to the site or elsewhere and as such is compliant with Policy DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS in this regard.

Other Matters

One (1) letter of objection has been received from the Council who are the owners of the Farmley carpark which is incorporated into the application.

The letter of objection raises concerns over the proposal leading to Farmley carpark being dominated by Eurospar customers to the detriment of other users of the car park and other businesses, along with concerns that the proposal was not included in previous planning applications as the additional entrance may become the main store entrance.

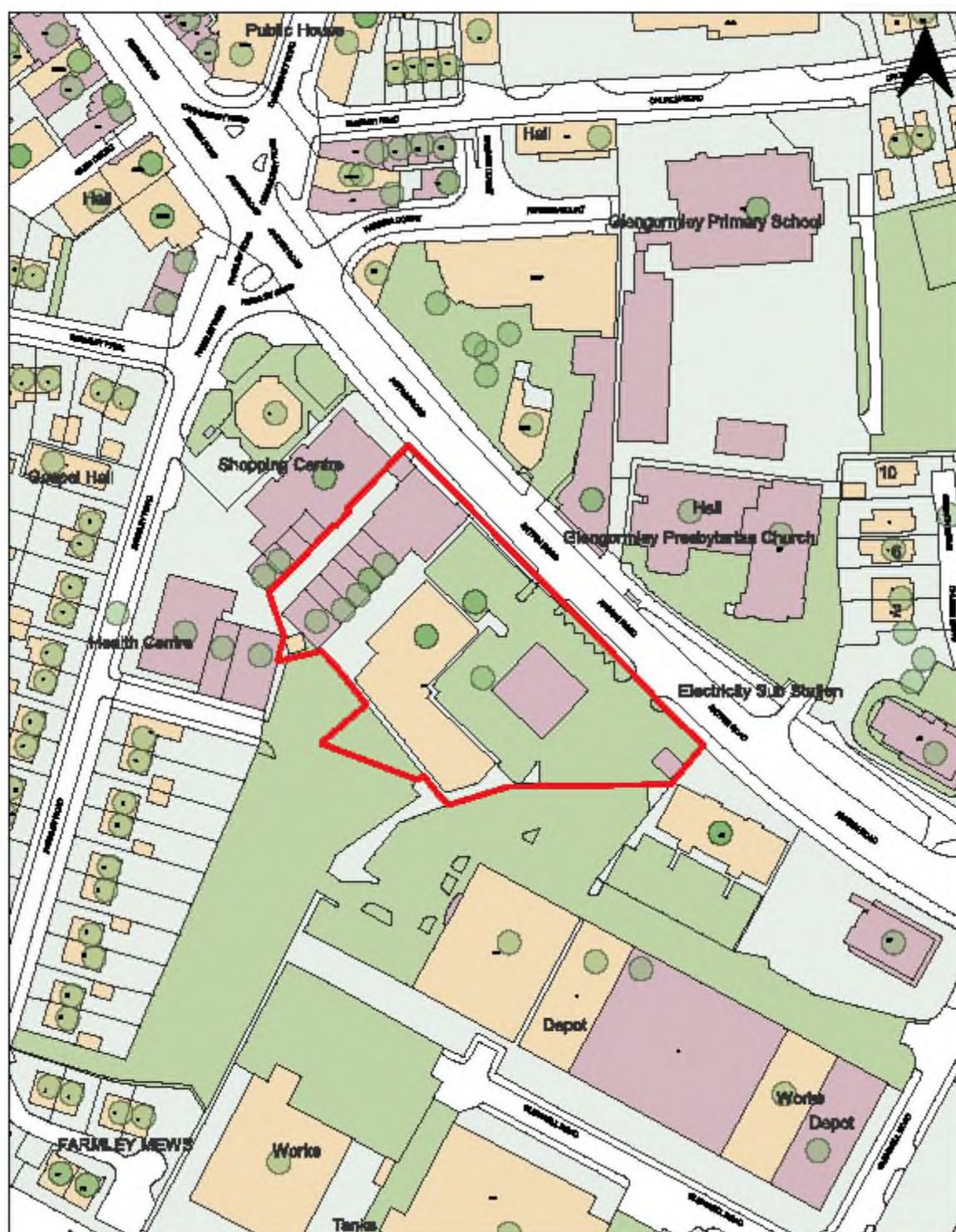
Whilst it is acknowledged that an additional entrance to the Eurospar unit is proposed, the current application does not seek to increase the size of the unit or increase the retail floorspace previously approved, however, it does seek to create an additional lobby area within the existing floorspace of the unit to serve the new entrance.

The floorspace of the retail unit (Eurospar) is not being increased and the existing parking provision for the Eurospar complex is being retained. While it is accepted that the Farmley car park will be used by customers of the Eurospar unit, there is no indication that the increased use of the car park will adversely affect the viability of the other retailing units in the area.

The Farmley Road car park is under Council ownership and the grant of planning permission does not confer any private property rights upon the applicant who will have to secure separate legal agreements from the landowner before the development may proceed. These are civil matters which must be resolved by the relevant parties and lies outside the consideration of this application.

It is considered that the concerns raised in this regard are not determining in the consideration of the planning application.

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 shall be carried out in accordance with approved Drawing No. 07 bearing the date stamp 23rd March 2026. The planting shall be carried out within the first available season following the commencement of the development 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. 3. If within the lifetime of the development following 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.	



Legend

Site Boundary 

LA03-2026-0127-F



1:1,250

PART TWO

OTHER PLANNING MATTERS

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JUNE 2026

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 month of June 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of June 2026 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

3. Planning Appeal Commission Decisions

Two (2) appeals were allowed during June by the Planning Appeals Commission.

Planning application: LA03/2023/0581/F
PAC reference: 2025/A0093
Proposed Development: Residential development consisting of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works.
Location: Lands within the SW portion of the former Craighill Quarry, approx. 160m east of Ballyeaston Road and approx. 20m east of Nos. 8-20 and Nos. 26-34 Craighill Park, Ballyclare.
Date of Appeal Submission: 18 November 2025
Date of Decision: 19 June 2026
Decision: Appeal Allowed – Council Decision Not Upheld

A copy of the decision is enclosed.

Planning application: LA03/2024/0899/F
PAC reference: 2025/A0083
Proposed Development: 3 no detached 2 storey dwellings with associated parking and landscaping
Location: Lands to northeast of Ballycorr Road, approx. 200m northeast of Ballycorr Heights, Ballyclare.
Date of Appeal Submission: 5 November 2025
Date of Decision: 19 June 2026
Decision: Appeal Allowed – Council Decision Not Upheld

A copy of the decision is enclosed.

One (1) appeal was dismissed in June by the Planning Appeals Commission.

Planning application: LA03/2025/0127/F
PAC reference: 2025/A0108
Proposed Development: Retrospective change of use from Class A1 Shops (retail

unit) to a Sui-generis use class hot food take away.
Location: 19b Fountain Street, Antrim, BT41 4BB.
Date of Appeal Submission: 17 December 2025
Date of Decision: 29 June 2026
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

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

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

ITEM 3.14

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT JUNE 2026

1. Purpose

The purpose of this report is to update Members on the Proposal of Application Notices received during June 2026 .

2. Background

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

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

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

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0429/PAN
Proposal:	Proposed erection of 2No. storage and distribution warehouse buildings with solar panels, ancillary facilities, office space, external yard including HGV and car parking, and landscaping. Access from established entrance to Houston Business Park from Doagh Road.
Location:	Lands south and east of MT Wholesale, No.2 Houston Business Park , Doagh Road, Newtownabbey, BT36 5RZ.
Applicant:	Magowan Tyres NI Ltd
Date Received:	18 June 2026
12 week expiry:	10 September 2026

PAN Reference:	LA03/2026/0415/PAN
Proposal:	Residential development (social housing) and associated ancillary works.
Location:	357 Doagh Road, Newtownabbey, BT36 6XD
Applicant:	s4s developments Ltd
Date Received:	11 June 2026
12 week expiry:	3 September 2026

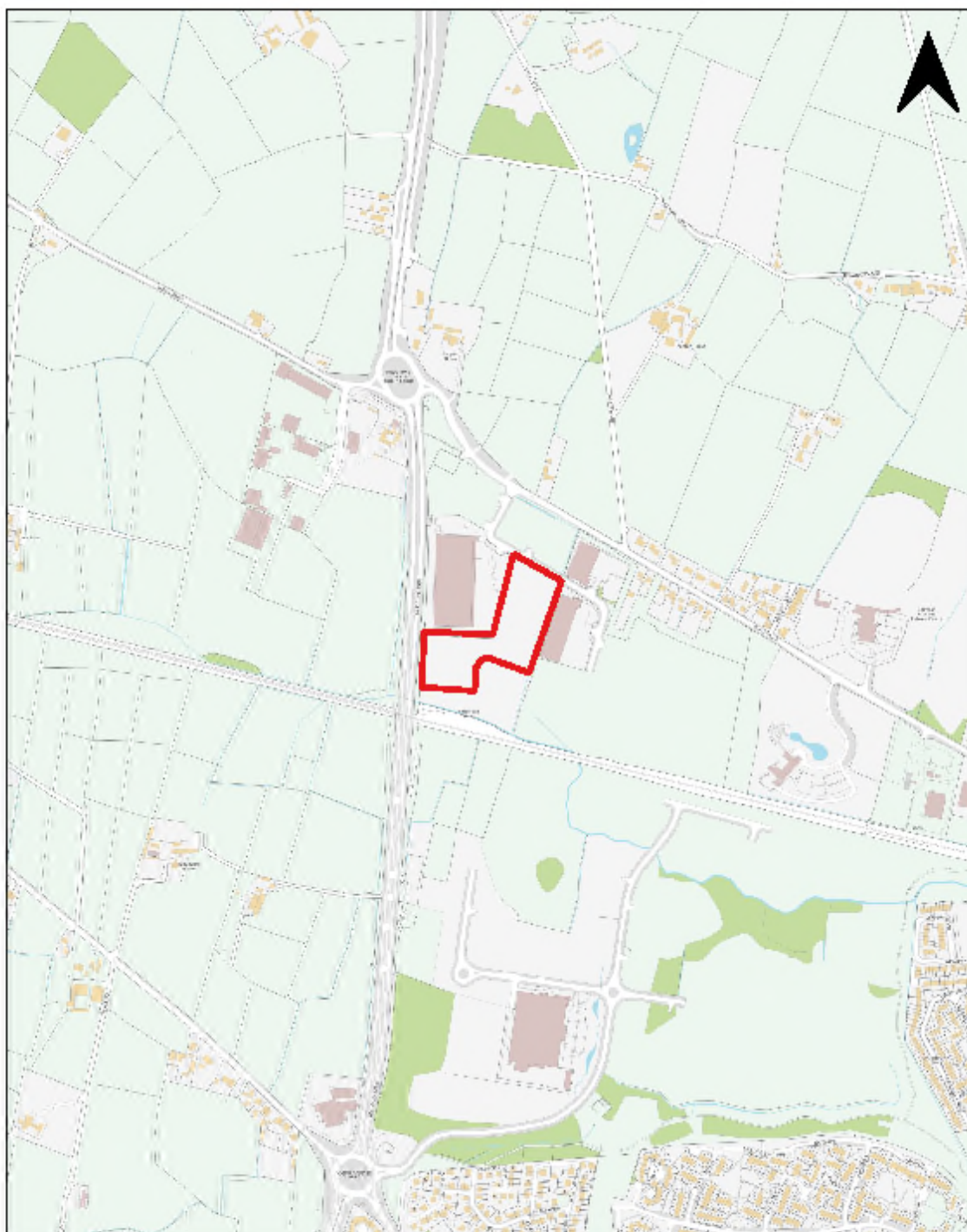
4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

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

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

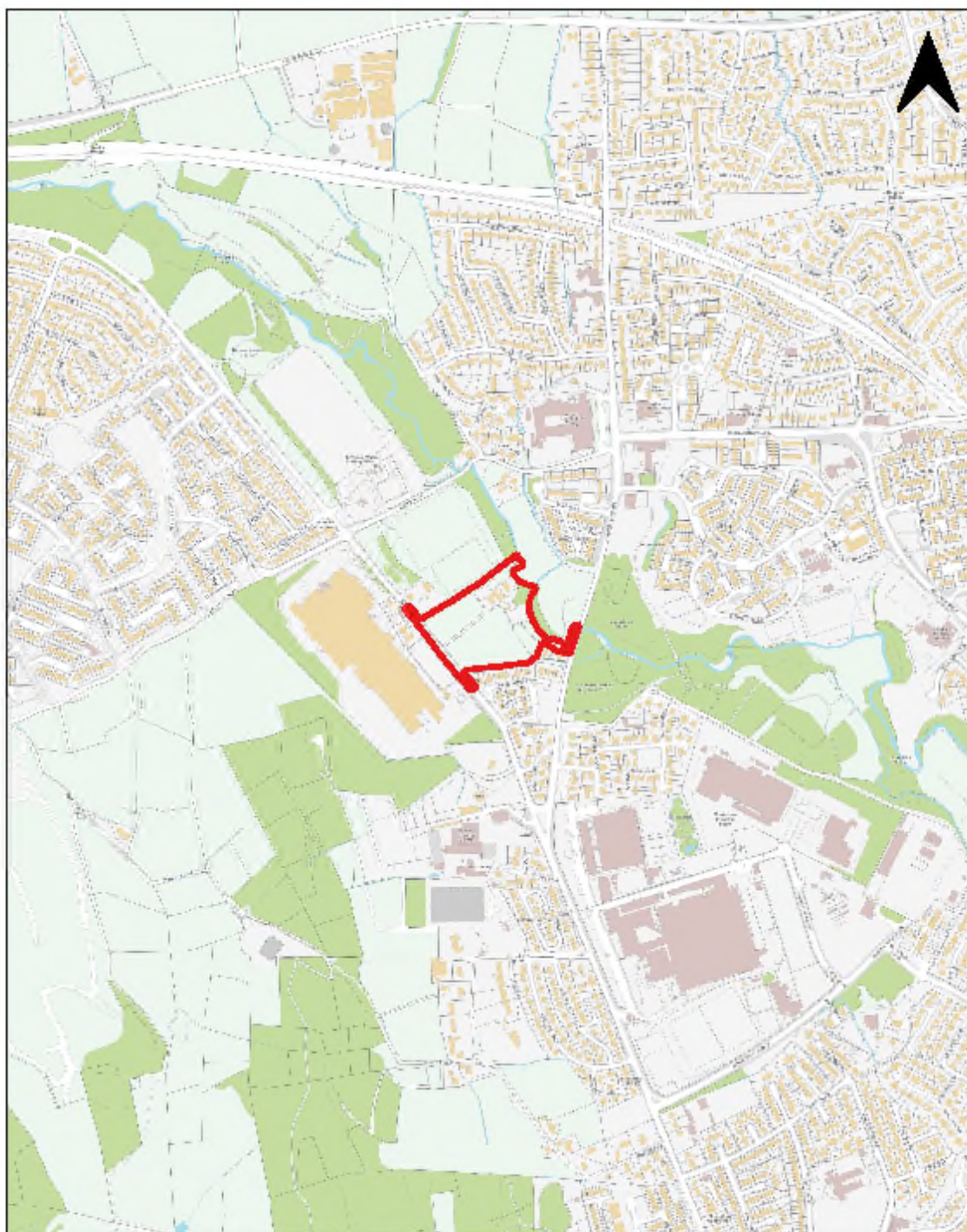


LA03/2026/0429/
PAN



 Site Boundary

1:8,520



LA03/2026/0415/PAN

 Site Boundary



1:3,699

ITEM 3.15

P/FP/LDP/01 UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan, specifically progress on the Council's emerging Draft Local Policies Plan.

2. Introduction/Background

A – Draft Local Policies Plan, Members Workshops and Emerging Evidence

Members' Workshops

Since October 2025, monthly Draft Local Policies Plan (DLPP) topic-based Members workshops have taken place to brief and engage Members on emerging studies.

Copies of all LDP Members Workshops to date are available to view on Members IPADS; marked 'in confidence'. 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.

Members are advised that further workshops are planned, and diary invitations have been issued for:

17 August 2026, 4:00 pm to 5:00 pm (topic tbc).

Emerging Evidence

Members are reminded that a DLPP work programme was presented to , and agreed at, the January 2026 Planning Committee, and that given the quantum of topics and supporting evidence to be drafted by officers, and considered and agreed by Members, a report was presented to, and agreed at, the February 2026 Planning Committee regarding the appropriate mechanism to present emerging evidence to Members which supports the delivery of the DLPP work programme, consistent with the published, revised LDP Timetable.

To date, monthly LDP Members workshops provide the platform for officers to present emerging studies to Members. Members are reminded that the following mechanism to brief Members on the emerging DLPP was presented to, and agreed at, the February Planning Committee.

Monthly Members topic-based DLPP workshop	To informally discuss emerging evidence/studies. Briefing papers, supporting maps and studies to be uploaded to Members iPad in advance of the meeting, and (if required) updated following the meeting.
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.

Following-on from the above, topic-based DLPP evidence papers to be presented to, and agreed at, Planning Committee.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.
Final versions of agreed topic-based evidence papers to be presented to, and agreed at, Planning Committee as a chapter of the emerging DLPP.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee

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.

B – Local Development Plan, Working Groups

Metropolitan Area Spatial Working Group

A meeting of the Metropolitan Area Spatial Working Group (MASWG) took place on 01 July 2026, hosted by Ards and North Down Borough Council. A copy of draft meeting minutes, and a copy of the agreed previous meeting minutes (held on 16 April 2026, hosted by Antrim and Newtownabbey) are **enclosed** for Members' information.

At the recent meeting, the Department for Infrastructure, Transport Planning Modelling Unit presented to the group a summary of the emerging Transport Strategy and Eastern Transport Plan. A copy of the presentation is **enclosed** for Members information.

The next meeting of the MASWG is due to take place on 04 November 2026, to be hosted by Belfast City Council. Diary invites to this meeting to be issued in due course.

3. Previous Decision of Council

January, February and June 2026 – DLPP emerging evidence update, agreed.

4. Financial Position/Implication

Not applicable.

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, Planning

ITEM 3.16

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) POLITICIANS IN PLANNING NETWORK

1. Purpose

The purpose of this report is to advise Members of an upcoming Royal Town Planning Institute (RTPI) “Politicians in Planning” event on 15 October at the Burnavon Arts and Cultural centre, Burn Road, Cookstown, and to seek expressions of interest from Elected Members wishing to attend.

2. Background

The Royal Town Planning Institute (RTPI) is hosting its annual “Politicians in Planning” conference, which is specifically designed for elected Members involved in planning and development functions.

The event provides an opportunity for Elected Members to enhance their understanding of the planning system and to explore how political leadership can positively influence planning outcomes for local communities.

Elected Members of Antrim and Newtownabbey Borough Council play a key role in:

- Determining planning applications
- Shaping local development through the Local Development Plan
- Supporting regeneration and economic development initiatives

Attendance at this event will support Members in:

- Strengthening their knowledge and confidence in planning roles
- Enhancing decision-making capacity
- Sharing best practice with other councils and planning professionals

3. Key Themes

The conference will focus on:

- The role of elected Members in the planning system
- Understanding planning frameworks and decision-making responsibilities
- Common pitfalls in planning and how to avoid them
- Balancing community needs with development pressures
- The role of planning in supporting sustainable economic growth

4. Financial Implications

RTPI Northern Ireland has advised that each Council will receive eight complimentary places for Elected Members and Officers involved in planning committee functions. In addition, each Council's Head of Planning will receive one complimentary place.

Attendance by any additional delegates will incur a registration fee of £20 plus VAT per person. Any registration, travel and subsistence costs will be met in accordance with Council policy and from existing departmental budgets.

5. Recommendation

It is recommended that Elected Members along with relevant Officers involved in Planning Committee functions wishing to attend indicate their interest by contacting Planning Admin at planning@antrimandnewtownabbey.gov.uk by 31 July 2026.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

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

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

3.17 ANY OTHER RELEVANT BUSINESS

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

PART ONE

DECISIONS ON ENFORCEMENT CASE – IN CONFIDENCE