

COMMITTEE ITEM	3.5 – ADDENDUM REPORT
APPLICATION NO	LA03/2024/0182/F
DEA	DUNSILLY
COMMITTEE INTEREST	FURTHER ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new access, and ancillary development works.
SITE/LOCATION	Lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG
APPLICANT	Heron Storage Ltd
AGENT	Gravis Planning
LAST SITE VISIT	19 June 2024
CASE OFFICER	Barry Diamond Tel: 0300 123 6677 Email: barry.diamond@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/685760</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Addendum to Committee Report, two further letters of objection have been received stating:</p> <ul style="list-style-type: none"> • The application does not meet criteria in DM14.1 and there is no specific need or requirement to have this BESS located in this field. • Other much more suitable sites which already have commercial items in place exist and these sites have not been considered. • The proposed development will have a detrimental impact on the visual amenity of the rural site and surrounding area. • Advice from the Northern Ireland Fire and Rescue Services (NIFRS) states that such developments should have at least two (2) access points to the site to account for opposite wind conditions/direction. • No consideration has been given to the consequences of a loss of control event in relation to release of Hydrogen Fluoride and the impact on neighbouring residential property. <p>As noted in the first Addendum to Committee Report, Strategic Policy 3 provides the overarching policy context for transportation and infrastructure in the Borough, setting out that the Council will support proposals for the delivery of enhanced electricity infrastructure, amongst other utilities and infrastructure, where these accord with Policy DM 14.</p> <p>The aim of Policy DM 14 is to ensure that the Plan facilitates the delivery of necessary public utilities such as electricity, gas, water, sewerage and transportation. These have an important role to play in delivering key infrastructure to support the economic and social development of the Borough. Whilst it is acknowledged that the justification text for Policy DM 14 states that 'the existence of alternative routes or sites should be investigated...', there is no policy requirement in DM 14.1 for the</p>	

applicant to provide such an investigation; rather, the reliance is placed on a specific locational requirement for the development related to constraints on existing networks.

As stated in the applicant's Planning Supporting Statement (Document 01, date stamped 11 March 2024), the proposed BESS is designed to help reduce wind power curtailments, by storing energy which would otherwise be curtailed and discharging it back to the grid at peak times, or when generation from the wind turbine is low.

The agent advised that the site is co-located beside two approved single wind turbines; one on lands approximately 485 metres north-east of 92 Parkgate Road (Ref: LA03/2023/0749/F) and the second on lands approximately 342 metres northeast of No. 92 Parkgate Road (Ref: LA03/2024/0604/F), and that both wind turbines and the proposed BESS facility will be taken forward by the same developer. In the site selection assessment (Document 15, date stamp received 25 October 2024), the agent has identified the Kells substation and its transmission lines as the optimal connection point for a future BESS proposal.

The Council has accepted there is a need for this type of development, and it is considered that its siting within the area of other renewable energy projects and the Kells substation is sufficient to comply with criterion (a) of DM 14.1.

With regards to the visual impact of the proposed development, the applicant has submitted a substantial landscaping scheme; and this is detailed on Drawing Nos. 15 and 16, and in Document Nos. 21 and 22. The Council accepts that there will be a short-term impact on the rural character of the area of the area, however, the impact does not affect the wider landscape setting, and mitigation is provided through the setback location from the public road, additional planting, and the retention of existing boundary trees. The Council considers the proposal to be in compliance with Policy DM 27.

An objector refers to standing advice provided by NIFRS with regards to access to the site, highlighting that the NIFRS advice is that at least two (2) separate accesses should be provided. Whilst there is only one access point to this site, which is via a new access lane off the Parkgate Road, the applicant has demonstrated that suitable facilities for safe access and egress from the site can be provided. DfI Roads has raised no objection to the proposal in terms of road safety. There is no policy requirement to provide two (2) separate access points and the standing advice from NIFRS is a guidance document only. The Council considers that the proposal to comply with the provisions of Policy DM 10.

A further point of objection relates to the lack of consideration given to the consequences of a loss of control event in relation to release of Hydrogen Fluoride. The consideration of a loss of control event is contained within previous Committee Reports including the original Committee Report (March 2025) and the Addendum to Committee Report (August 2025).

CONCLUSION

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

- The principle of the development is considered to be acceptable;
- The design and appearance of the proposed development is acceptable;

- The proposed development will not have an unacceptable impact on the visual appearance of the rural area;
- The proposal will not result in an unacceptable impact on neighbour amenity including by reason of fire risk;
- There are no significant concerns relating to access, road safety matters and parking; and
- There is no significant flood risk associated with the site.

RECOMMENDATION	GRANT PLANNING PERMISSION
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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 cease on or before 25 years from the date when the operational use commences or as otherwise agreed in writing by the Council and the land restored to its former condition.

Reason: To enable the Council to retain control over the development.

3. The facility hereby granted shall operate at a maximum capacity of 100MW.

Reason: To enable the Council to retain control over the development.

4. The development shall not become operational until the fire hydrant, as shown on Drawing Number 03D, date stamp received 23rd May 2025, has been put in place and is fully operational and shall be retained for the lifetime of the development.

Reason: In the interests of health and safety.

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03D bearing the date stamp 23rd May 2025 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

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

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

7. The BESS facility must not become operational until the site drainage has been constructed in accordance with the Drainage Plan (Appendix D of the Drainage Assessment, Document 06B, date stamped received 23rd May 2025), including the installation of an emergency pollution control valve, bypass separator, an impermeable membrane and the specified fire suppression attenuation volumes, unless otherwise agreed in writing by the Council.

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

8. Prior to the development becoming operational, a 3.5m high acoustic barrier shall be installed within the site as presented on Drawing No. 03D bearing the date stamp 23rd May 2025. The barrier shall have a surface weight of not less than 15kg/m², be of solid construction (i.e. no holes or gaps for sound to pass through), and so if it is a fence, it should be of the ship-lapped design. The barrier shall be maintained for the lifetime of the development.

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

9. The acoustic barrier in the form of a gate as marked on Drawing No. 03D bearing the date stamp 23rd May 2025 and detailed on Drawing Number 14 shall remain in the closed position except for ingress and egress.

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

10. Noise arising from the operation of the permitted development, shall not exceed the Rating Levels detailed within the Table below, when measured within the external amenity area of the following noise sensitive receptors, and assessed in accordance with British Standard 4142:2014 +A1:2019.

Noise limits for any dwellings which lawfully exist or have planning permission for construction at the date of this consent, or subsequently obtain replacement dwelling approval, but are not listed in the table below, shall be represented by the physically closest location listed in the table unless otherwise agreed by Council.

Receptor Location	Predicted Level $L_{Aeq,1hr}$ dB(A) @20% Fan Duty cycle with 'new fan design' 2025 data & Noise Barrier	Coordinates	
		X(m)	Y(m)
NSR1 – 92 Parkgate Road (F.I.)	34.7	317154	394681
NSR2 – 87 Parkgate Road (F.I.)	39.3	316956	394722
NSR3 – 84 Parkgate Road (F.I.)	34.6	316996	394858
NSR4 – 86 Parkgate Road	30.3	317161	394968
NSR5 – 41 Lislunнан Road	32.1	316636	394760
NSR6 – 39b Lislunнан Road	31.5	316562	394562
NSR7 – 39 Lislunнан Road	33.5	316672	394388
NSR8 – 95 Parkgate Road	29.2	317371	394401
NSR9 - Derelict building approx. 80m south east of 92 Parkgate Road	34.2	317221	394619

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

11. Within 4 weeks of a written request by the Council, following a noise complaint from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, or subsequently obtains replacement dwelling approval, the site operator shall, at his/her expense employ a suitably qualified and competent person, to assess the total level of noise arising from the approved development, including an assessment of the audibility of tones, at the complainant's property. Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise monitoring.

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

12. The site operator shall provide to the Council the results, assessment and conclusions regarding the noise monitoring required by Condition 11, including all calculations, and the raw data upon which that assessment and conclusions are based. Such information shall be provided within 1 month of the date of the written request of the Council unless otherwise extended in writing by the Council.

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

13. Should the total level of noise arising from the approved development measured within Condition 11 exceed the levels stated within Condition 10, then mitigation measures to reduce noise levels shall be agreed in writing and carried out within a time frame specified by the Council. Within one month of the completion of further works, a noise survey shall be completed and submitted to the Council to demonstrate the noise levels stated within condition 10 are not exceeded.

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

14. Should the monitoring undertaken as required by Condition 11 indicate the presence of a tone, then mitigation measures to remove the tone shall be agreed in writing and carried out within a time frame specified by the Council. Within one month of the completion of further works, a noise survey shall be completed and submitted to the Council to demonstrate that any tone has been mitigated.

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

15. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 5 Ev (lux) on anytime between 07:00 and 23:00hrs and 1 Ev(lux) on anytime between 23:00 and 07:00 hours.

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

16. 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/land-contamination-how-to-manage-the-risks>
Regulation Unit. 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 environmental receptors to ensure the site is suitable for use.

17. After completing any remediation works under Condition 16, and prior to operation 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/land-contamination-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 environmental receptors to ensure the site is suitable for use.

18. The existing vegetation as indicated in Drawing No. 15, date stamped 23rd May 2025 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

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

19. If within the lifetime of the development, any retained 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 first available full planting season following occupation of the dwelling hereby approved unless the Council gives its written consent to any variation.

Reason: To ensure that the development integrates into its surroundings in the interests of visual amenity.

20. No development shall take place until there has been submitted to and approved by the Council a landscaping scheme showing the location, numbers, species and sizes of trees and shrubs to be planted relevant to each edge of the eastern boundary. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

Trees or shrubs dying, removed or becoming seriously damaged within the lifetime of the development of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

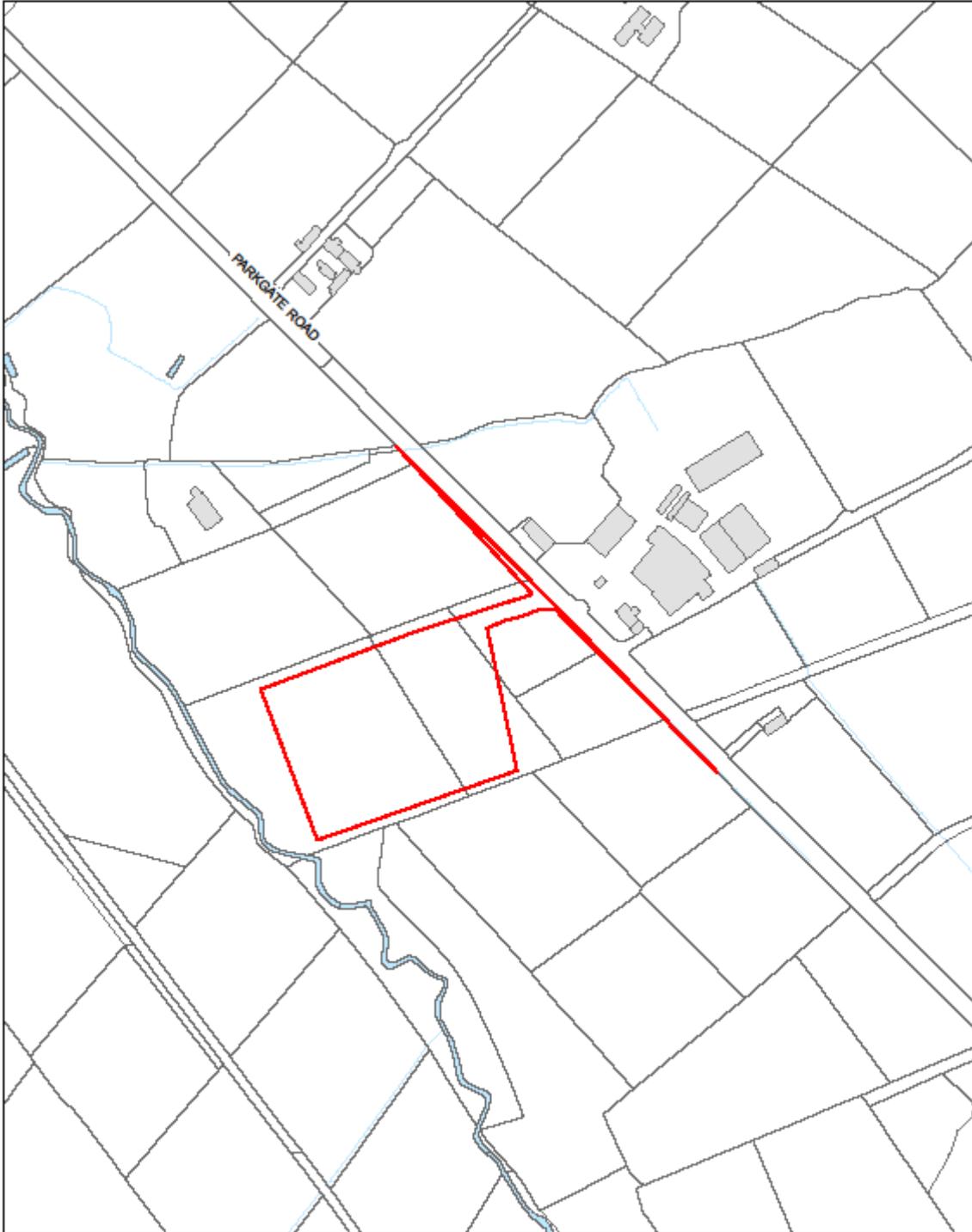
Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

21. Prior to the commencement of development, details on the functionality of a readily accessible shut off valve shall be submitted as part of an overall site management report. The site management report shall be carried out as approved and maintained for the lifetime of the development.

Reason: To ensure that any contaminated water does not infiltrate into the ground water or watercourses.

22. The acoustic fence as indicated on Drawing No. 03D bearing the date stamp 23rd May 2025 shall be painted green prior to the BESS site becoming operational.

Reason: In the interests of visual amenity of the area.



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Site Location Plan

1:2,500

Reference: LA03/2024/0182/F

 Site Location



COMMITTEE ITEM	3.7 – ADDENDUM REPORT
APPLICATION NO	LA03/2025/0084/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of existing ground floor apartment and proposed storage unit
SITE/LOCATION	4A and 4B Hightown Road, Glengormley, Co Antrim, BT36 7UA
APPLICANT	Mr Thomas Donaghy
AGENT	Conor Byrne
LAST SITE VISIT	10th February 2025
CASE OFFICER	Tierna McVeigh Tel: 028 90340401 Email: Tierna.mcveigh@antrimandnewtownabbey.gov.uk
<p>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/696185</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Following publication of the Planning Committee Report, an amended scheme was received which included an amended proposed floor plan, (Drawing Number 03/2) and amended proposed elevations (Drawing Number 04/2), both date stamped 14th August 2025.</p> <p>As illustrated on Drawing Number 04/2 the amended scheme seeks to change the finish of the front façade from red brick to render finish, matching that of the existing terraced building and the wider finishes evident in the surrounding area. Previously, the proposed bin store was outside of the redline and could not be considered as part of the assessment. As indicated on Drawing Number 03/2, an enclosed bin store for two (2) bins has been created within the proposed storage unit, with tenants having a pass key for entry and exit. It is considered that these revisions are acceptable and compliant with Policy DM 25.1, therefore refusal reasons 1 and 2 have been removed.</p> <p>Supplementary Planning Guidance ‘<i>Creating Places</i>’ requires between 10 sqm and 30 sqm of amenity space per apartment, with developments in inner urban areas typically meeting the lower end of this range. In addition, to meeting numerical requirements, the guidance emphasises the importance of providing high-quality spaces that offer a genuinely useable and beneficial experience for residents. The revised plans indicate a marginal increase of 0.53 sqm to the rear amenity space, resulting in a total of 10.53 sqm. While this meets the minimum quantitative standard, the space is only 1.3 metres wide, and would feel enclosed and overshadowed for much of the day by the adjacent three-storey Glencourt apartment block.</p> <p>The area is presently waste ground with no access other than through the apartment, and no details have been provided on the construction or feasibility of the proposed raised decking to facilitate its use as amenity space. Accordingly, it has not been demonstrated that the space would be adequate, useable, or of an acceptable quality.</p>	

With respect to the front amenity space, an increase to 3.6 sqm and provision for additional bicycle parking are noted. However, this space functions solely as a landscaped frontage and is neither private nor functionally useable as private amenity space. It is therefore considered that the proposal represents overdevelopment and fails to demonstrate adequate provision for private open space, contrary to Policy DM 17.9.

As outlined in the Committee Report, the proposed rear amenity space has been identified as causing amenity concerns, specifically overlooking, loss of privacy, and dominance on both the existing neighbouring apartments at Glencourt and the future occupants of the proposed development. In response, the revised scheme incorporates a living wall, consisting of ivy screening, to enclose all sides of the private rear amenity area. No details have been provided as to the finished floor level of the decking in relation to ground levels. The plans currently appear as though the decking and door access are on ground level, however, on the ground it is clear that there is an approximate two metre drop between the finished floor level and the existing ground level and therefore the plans are considered to be misleading. Whilst ivy screening would partially reduce the potential for overlooking into the rear amenity spaces of the ground-floor apartments at Glencourt, it is considered that the raised decking would be positioned approximately 2 metres above ground level would still result in adverse impacts for those residents, particularly through loss of light and an overbearing sense of dominance.

The revised floor plan (Drawing Number 03/2) includes two images (A and B) depicting the 2-metre-high metal screening installed on the apartments at Glencourt. These images are intended to demonstrate that views into the amenity area would be obscured. Whilst it is acknowledged that this offers some degree of visual screening, it also highlights particularly in image A that the proposed apartment would still be subject to overlooking from neighbouring properties and there is no understanding at what level the proposed decking area would be constructed.

Accordingly, the revised proposal is considered to be contrary to Policy DM 28 and the associated Creating Places guidance, as it would result in an unacceptable adverse impact on the amenity of existing and future occupiers of adjoining and nearby properties specifically in relation to overlooking, loss of privacy and dominance.

The revised proposal does not satisfactorily address the Council's concerns regarding parking. In addition, to the proposed two (2) parking spaces, the scheme continues to rely on pay-and-display facilities, which are not considered appropriate for residential development, and proposes car parking spaces that extend beyond the boundary of the subject units, relying on lands outside the application site. Such reliance would adversely impact other users of the wider area and impede the safe and convenient movement of people and vehicles.

A recent site inspection recorded vehicles parked at right angles, obstructing access to neighbouring commercial and residential units that rely on this area for parking. In addition, while the revised plans reference an existing tenancy agreement, no copy has been submitted for consideration. The proposal therefore fails to demonstrate the provision of adequate parking and remains contrary to Policies SP 3.10 and DM 10.2.

CONCLUSION

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

- The principle of development is considered acceptable;
- An appropriate level of private amenity space has not been provided;
- The proposal will result in an unacceptable adverse impact on the amenity of existing and future occupiers of adjoining and nearby properties in terms of overlooking, loss of privacy and dominance;
- There is no significant flood risk associated with this development;
- It has not been demonstrated that appropriate and adequate provision has been made for the parking of vehicles and has the potential to inconvenience the flow of people; and
- There is a suitable means for sewage disposal from this site.

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

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and in Policies SP 6 and DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of existing and future occupiers of the subject apartment and nearby properties in terms of overlooking, loss of privacy and dominance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies DM 17.9 and DM 25 of the Antrim and Newtownabbey Plan Strategy, including the associated Creating Places guidance in that it has not been demonstrated that adequate provision has been made for private open space in the overall design and layout of the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal provides an adequate provision of car parking or that the proposed arrangement of parking spaces will not inconvenience the flow of people utilising the adjoining premises.

COMMITTEE ITEM	3.8 – ADDENDUM REPORT
APPLICATION NO	LA03/2025/0165/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed conversion of upper floor of existing and approved two storey apartment to new standalone 2 bedroom apartment, incorporating internal alterations
SITE/LOCATION	14-16 Rashee Road, Ballyclare, BT39 9HJ
APPLICANT	Sam Thompson
AGENT	A.C.E. Architectural Services Ltd.
LAST SITE VISIT	14 th April 2025
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>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/697947</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Committee Report, further information was received from the applicant in an email dated the 12th August 2025 and from consultant Clyde Shanks in support of the application on the 14th August 2025.</p> <p>This comprises:</p> <ul style="list-style-type: none"> • Letter from Abbey Real Estate • Planning Statement prepared by Clyde Shanks, Document 01 <p>Firstly, the letter from Abbey Real Estate, dated the 14th August 2025, details that there is significant demand for 1no. and 2no. bed apartments in Ballyclare and if the flats were to be marketed, they would expect around 15 expressions of interest from potential tenants for each flat. The letter also refers to the proposal provided much needed residential accommodation within Ballyclare.</p> <p>It is not disputed that there is a demand for housing within this area, however, this does not alleviate the concerns with the lack of parking or private amenity space as discussed within the Committee Report.</p> <p>Second, the Planning Statement from Clyde Shanks, Document 01, dated 14th August 2025 provides an overview of the proposal and the policy context and attempts to rebut the proposed reasons for refusal.</p> <p>The Planning Statement refers to Policy DM 17.9 of the ANPS which relates to private open space, the agent quotes DM 17.9 which refers to the Council taking ‘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, <i>Creating Places – Achieving Quality in Residential Developments</i>, (DoE/DRD, 2000).”</p>	

The consultant contends that a previous application on the site (Planning Ref: LA03/2021/1102/F) was approved in June 2022 which had no private open space or in curtilage parking, and the Council considered this acceptable at this time.

Planning approval Ref: LA03/2021/1102/F mirrored an earlier approval on the site (Ref: LA03/2016/0105/F). Whilst it was considered acceptable in that instance the proposed development seeks to introduce an additional two bedroom apartment on the second floor, resulting in 3no. apartments on the site which would be an intensification of the scheme.

The consultant further contends that the application site is in close proximity to a number of public open space areas including the Six Mile Water Park and that full compliance with the guidance set out in Creating Places is not a policy requirement.

It is acknowledged that within Creating Places, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens, which should range from a minimum of 10sqm to 30sqm per unit, within higher density areas the allocation of open space may be closer to the lower figure. It is accepted that a reduced level of amenity could be accepted in locations well served by public open space. However, in this case, no amenity space is provided which is not considered acceptable.

The consultant also refers to Policy DM 17.10 of the ANPS 'Living over the Shop' which details that the Council will support appropriate residential proposals above shops and other businesses as these contribute to the safety, viability and vitality of our settlements. In this case, it is not considered that the proposal involves appropriate residential development in the absence of any amenity space or in-curtilage car parking.

In relation to parking, the agent refers to Policy DM 10 of the ANPS which details in the amplification text that a reduction in parking is acceptable in locations which are highly accessible and well served by public transport. It is not disputed that the site is accessible and well served by public transport, however, the proposal does not provide any parking.

The consultant contends that the applicant was not made aware of the concerns in relation to the proposal prior to the publication of the Schedule for Planning Committee on the 11th August 2025. As outlined within the Committee Report, the agent was contacted on the 16th April to detail that the proposal does not offer any parking provision or amenity space. The agent responded on the 28th April with supporting information in relation to the concerns. The agent was also contacted on the 3rd July 2025 to notify them that the Council had adopted their Plan Strategy and was given until the 24th July 2025 to submit any further information in relation to this. However, no further information was received.

The email from the applicant dated the 12th August 2025 details that in relation to private amenity space, the second-floor apartment could comfortably accommodate a private amenity area of approximately 75sqm on the southeastern elevation in the form of a recessed balcony. However, no amended plans have been submitted to show the balcony area.

In relation to car parking provision, the email also indicates that the applicant and their family have maintained an interest in the property of over 60 years and they have parked their car at the side entryway therefore contending that there is one (1) parking space available. The existing entry as shown on the Proposed Site Layout Plan, Drawing Number 01, date stamped 7th March 2025 is shown as an access to the yard area to the rear where there is an enclosed bin store. This area is not considered to be an appropriate parking solution for the future residents, instead it operates as an entry to allow residents to leave their bins out for collection.

The applicant also refers to on-street parking which is used by adjacent residential properties along the Rashee Road and Ballyeaston Road. The matter of on-street parking is discussed in detail in the Committee Report.

The applicant also contends that the proposal is a positive development within the town centre to increase residential occupancy in this area and to revitalise an otherwise redundant space, the applicant also indicates that the proposal will bring much needed rental accommodation to Ballyclare. Whilst the economic and social benefits of the proposal are noted, it is not considered sufficient to allow for a relaxation of planning policy in this instance.

The recommendation remains to refuse planning permission.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (C) of Policy DM 10.1 of the Antrim and Newtownabbey Plan Strategy in that adequate provision has not been made for car parking.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy DM 17.9 of the Antrim and Newtownabbey Plan Strategy in that adequate provision has not been made for any areas of private open space.



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Site Location Plan 1:1,250

Reference: LA03/2025/0165/F

Site Location

ITEM 3.19 **ADDENDUM**

NOTICE OF OPINION BY THE DEPARTMENT FOR INFRASTRUCTURE (DFI) – SECTION 54 APPLICATIONS MADE TO DFI TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSION Ref: LA03/2018/0605/O IN BALLYCLARE - REFERENCE SPD/2024/0052/F

1. Purpose

This addendum report is for the purpose of advising Members of a submission and a request to speak to Committee by the applicant's representatives and also to update Members regarding a correspondence received by Mr Robin Swann MP in relation to the agenda item 3.19.

2. Background

The Department for Infrastructure has issued a Notice of Opinion to the Council for a Section 54 application which was previously reported to the November 2024 Planning Committee meeting and has written to advise that the Minister has agreed a Notice of Opinion to approve the application and if the Council require a hearing before the Planning Appeals Commission (PAC) before Opinion is issued. The Department will be required to take into account the report of the PAC before the final Notice of Opinion is issued.

Since the publication of the Planning Agenda the applicant's representatives have written to Officers with a rebuttal to Item 3.19 of the Planning Agenda (enclosed) advising on a number of matters including factual errors and notable omissions as well as providing a rebuttal on the matters raised in relation to the description of development, failure to take account of the adopted Plan Strategy, Roads Data and Open Space Policy. The applicant's agent raises concerns about a hearing before the PAC including that there is no justification for it, it would cause delay and relate in costs to various parties. Finally the letter asks to the Council not to ask for a hearing.

In addition, the applicant's representatives have submitted correspondence asking for speaking rights (enclosed) and upon further consideration asked of a deputation (right to speak before the Council). This is a matter for Elected Members to decide as to whether to allow the applicant's representatives to speak to Planning Committee. If such a matter is agreed, Officers would seek Members agreement that speaking rights will be limited to 3 minutes each up to a maximum of 6 minutes.

Finally since the publication of the Agenda, Mr Robin Swann has written to officers advising that he has met the Minister for Infrastructure in April and to date has not received a response to the issues he raised including the traffic assessment, the trigger relating to the junction requirements and traffic flow.

3. Recommendation

Members' instructions are requested.

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

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