

Planning Committee Meeting – Monday 20 July 2026

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0430/F 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.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2025/0375/F 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.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2025/0599/F 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.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2026/0213/F Retrospective change of use from retail unit to pilates & yoga studio including new rear window.
SITE/LOCATION:	14-16 Church Street, Antrim, BT41 4BA.
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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2026/0306/DCA**
SITE/LOCATION: Partial demolition of rear wall to facilitate new window.
RECOMMENDATION: 14-16 Church Street, Antrim, BT41 4BA.
GRANT DEMOLITION CONSENT

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0890/F**
SITE/LOCATION: Retention of pallet storage yard and office building.
380m North of Nutts Corner Enterprise Centre, 50 Moira Road, Nutts Corner, Crumlin, BT29 4JL.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2026/0035/F**
SITE/LOCATION: Proposed new outbuilding for use as part time dog grooming salon
15 Harmin Park, Newtownabbey, BT36 7UR
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2026/0312/F**
SITE/LOCATION: Retention of temporary mobile home and adjacent stoned area for car parking.
15m north of 58 The Diamond Road, Aldergrove, Crumlin, BT29 4QY.
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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2026/0352/F**
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.

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.

PROPOSAL: **PLANNING APPLICATION NO: 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.

SITE/LOCATION: 18 Church Road, Randalstown, Antrim, BT41 3AW.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL:

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.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2026/0176/S54 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.
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.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2026/0127/F 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.
RECOMMENDATION:	GRANT PLANNING PERMISSION

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 15 July 2026**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 17 July 2026**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a

suitable platform to facilitate members of the public who wish to view the meeting.

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

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