

Planning Committee Meeting – Monday 18 May 2026

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0753/F Proposed storage and distribution facility comprising warehousing, ancillary offices, and staff welfare accommodation together with ancillary plant equipment and associated display / storage yards; site preparation work; parking areas and associated landscaping. Access to the site via Long Rig Road.
SITE/LOCATION:	Lands at the junction with Long Rig Road and Tully Road, approx. 180m southeast of 2a Long Rig Road, Nutts Corner.
RECOMMENDATION: PROPOSED REASONS FOR REFUSAL:	REFUSE PLANNING PERMISSION <ol style="list-style-type: none">1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Policies SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.2. The proposal is contrary to Paragraph 6.88 of the Strategic Planning Policy Statement and Policy DM 2.9 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific requirements and that need cannot be met on a site within or adjacent to a settlement.3. The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.4. The proposal is contrary to paragraph 6.70 of the SPPS Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0403/F**
 Demolition of part of fire damaged existing bar, restaurant, outbuildings and storage shed, and erection of 2no. buildings for scaffolding storage and training, 1 no. office and welfare building and 1 no. security building.

SITE/LOCATION: 401-403 Ballyclare Road, Newtownabbey, BT36 4TH.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Policies SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.
2. The proposal is contrary to paragraph 6.88 of the Strategic Planning Policy Statement Edition 2; Strategic Policy SP 2.4 and Policy DM 2.6 and criterion (a) of Policy DM 2.7 of the Antrim and Newtownabbey Plan Strategy in that the redevelopment of the site is beyond the curtilage of the existing site.
3. The proposal is contrary to paragraph 4.30 of the Strategic Planning Policy Statement Edition 2 and Policy DM 27 and criterion (c) of DM 2.7 of the Antrim and Newtownabbey Plan Strategy in that the development would have a detrimental impact on the rural character of the area due to the resign and appearance of the buildings in the rural countryside.
4. The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0787/F**
 Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (Changes to window positioning, fenestration, height of building and height of deck).

SITE/LOCATION: 657-659 Shore Road, Whiteabbey, Newtownabbey, BT37 0ST.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to paragraph 4.12 of the Strategic Planning Policy Statement Edition 2 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable impact on the amenity of future occupiers as no outlook is provided to the second bedroom of the first-floor southwestern apartment.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0848/F**
 Proposed change of use/adaption of a redundant building to a single dwelling.

SITE/LOCATION: Approx. 18m north of 1 Carntall Road, Ballyclare, (No. 1A Carntall Road), BT39 9NS.

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 18 F of the Antrim and Newtownabbey Plan Strategy in that the proposed building to be converted is not vernacular or considered locally important.
3. The proposal is contrary to the provisions contained within paragraph 6.77 of the Strategic Planning Policy Statement 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 the proposed access arrangements would not prejudice road safety.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2025/0850/O

Offsite replacement dwelling and garage (replacement of 17A Cloghogue Road, Toomebridge, Antrim, BT41 3PW).

SITE/LOCATION:

35m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW.

RECOMMENDATION: PROPOSED REASONS FOR REFUSAL:

REFUSE OUTLINE PLANNING PERMISSION

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 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with Criterion (a) in that the proposal is not sited within the established curtilage of the existing dwelling to be replaced and the offsite replacement does not provide any demonstrable landscape, heritage, access or amenity benefits.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as the proposed dwelling would have a significantly greater visual impact than the existing building to be replaced.
3. 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 18.12 of the Antrim and Newtownabbey Plan Strategy in that the proposal seeks the replacement of a building which has already been replaced.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal relies on new landscaping for enclosure and integration.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 27.3 of the Antrim and Newtownabbey plan Strategy in that the proposal would result in a detrimental

change of rural character through the extension of the existing ribbon of development along the Cloghogue Road.

6. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.
7. 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 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (d) of DM 18.7 as the proposed dwelling cannot be absorbed into an existing cluster through rounding off and consolidation and will significantly alter its existing character and visually intrude into the landscape.
8. 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 the proposal does not comply with criterion (b) of DM 18.7 as the proposed access arrangements would prejudice road safety and significantly inconvenience the free flow of traffic, people or goods.

PLANNING APPLICATION NO: LA03/2025/0628/F

PROPOSAL:

Proposed new car-port to front of dwelling and new front boundary wall.

SITE/LOCATION:

69 New Lodge Road, Caulside, Antrim, BT41 2QW.

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Local Development Plan, in that the siting, massing and appearance of the carport would detract from the appearance and character of the existing property and the surrounding area.

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 13 May 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 15 May 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.