16 September 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 21 September 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely



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 – 21 SEPTEMBER 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**: LA03/2026/0183/F**

Erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure. Lands at Ballyearl Business Park and approximately 150m south of Houstons Corner Roundabout, Newtownabbey, BT36 4TP.

3.2 Planning Application: **LA03/2025/0256/F**

Demolition of existing buildings and construction of 30no. Social / Affordable housing flats (9no. 2-person 1 bed units, 20no. 3-person 2 bed units and 1no. 5-person 3 bed units) including private and communal amenity spaces, access, car parking, cycle bays, landscaping, bin storage and all associated works, 1-23 Hazeldene Flats, Antrim, BT41 2BB.

3.3 Planning Application: **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. Lands at the junction with Long Rig Road and Tully Road, approximately 30m southeast of 2A Long Rig Road, Nutts Corner.

3.4 Planning Application: **LA03/2025/0918/F**

Retention of the subdivision of Unit 3 and change of use from retail to a personal training facility Unit 3B, Amelia House, 2 Avondale Drive, Ballyclare, BT39 9EA

3.5 Planning Application**: LA03/2026/0149/F**

Retention of change of use of building to independent studio living accommodation, 37 Templeton Park, Templepatrick, Ballyclare, BT39 0AU

3.6 Planning Application: **LA03/2026/0226/S54**

Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed joined to its western side, for the same purpose (Removal of Condition 3 from Planning Approval LA03/2024/0254/F: There shall be no external storage of timber with the yard area shaded yellow on Drawing No 03/1 dated 3 September 2024) W J Walker Ltd, 205 Doagh Road, Newtownabbey, BT36 6AD

3.7 Planning Application: **LA03/2026/0177/A**

Retention of 12 no. shop signs & 10 no. building wraps. Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT

3.8 Planning Application: **LA03/2026/0496/A**

1 Digital Advertisement Unit. Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY

3.9 Planning Application: **LA03/2026/0495/F**

Proposed installation of telephone kiosk on public footpath.
Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY

3.10 Planning Application: **LA03/2026/0498/A**

1 Digital Advertisement Unit. Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU

3.11 Planning Application: **LA03/2026/0497/F**

Proposed installation of telephone kiosk on the public footpath.
Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU

3.12 Planning Application: **LA03/2026/0468/F**

Change of use of shop/reception and garden exhibition area to proposed ice-cream parlour and associated ancillary space. Antrim Castle Gardens and Clotworthy House, 20 Randalstown Road, Antrim, BT41 4LH

PART TWO – Other Planning Matters

3.13 Delegated Planning Decisions and Appeals August 2026

3.14 Local Development Plan – Steering Group Minutes

3.15 Update on the Local Development Plan

3.16 Planning Application Validation Checklists

3.17 Department for Infrastructure Consultation on Draft Social and Environmental Guidance for Water and Sewerage Services (2028/29–2032/33)

3.18 Review of the Classes and Thresholds Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015 – Department for Infrastructure Consultation

3.19 Any Other Relevant Business

PART TWO – Other Planning Matters – In Confidence

3.20 Publication of Plan Strategy Amendment Preferred Options Paper, Revised Local Development Plan Timetable and Statement of Community Involvement and Agreement of Statement of Common Ground with Belfast City Council

PART ONE - Decisions on Enforcement Cases - In Confidence

3.21 Enforcement Case – Randalstown – In Confidence

3.22 Enforcement Case –Newtownabbey – In Confidence.

3.23 Tree Preservation Request – Newtownabbey - In Confidence

3.24 Tree Preservation Request – Antrim - In Confidence

3.25 Tree Preservation Request - Antrim – In Confidence

REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE PLANNING COMMITTEE ON 21 SEPTEMBER 2026

PART ONE
PLANNING APPLICATIONS

COMMITTEE ITEM	**3.1**
APPLICATION NO	**LA03/2026/0183/F**
DEA	**THREEMILEWATER**
COMMITTEE INTEREST	**MAJOR DEVELOPMENT**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure
SITE/LOCATION	Lands at Ballyearl Business Park and approx 150m south of Houstons Corner Roundabout, Newtownabbey, BT36 4TP
APPLICANT	James Latham Timber PLC
AGENT	Avison Young
LAST SITE VISIT	12/06/2026
CASE OFFICER	Barry Diamond Tel: 028 90340407 Email: barry.diamond@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/708084

SITE DESCRIPTION

The application site is located outside the development limits of Metropolitan Newtownabbey as defined within both the Belfast Urban Area Plan (BUAP) and draft Belfast Metropolitan Area Plan (dBMAP).

The application site extends to 1.9 hectares and is located within the wider site Ballyearl Business Park which extends to approximately 15 hectares. The site is adjacent to undeveloped lands within the eastern portion of Ballyearl Business Park to the east of Montgomery Transport Ltd's distribution centre and is sited immediately west and adjacent to the A8 dual carriageway. The site is bounded to the north by a lorry/trailer parking area and to the south by an undeveloped green field and railway track beyond. Access to the site is achieved from an established entrance at Houstons Corner. The topography of the site is mostly flat and sits approximately 3.5 metres below the adjoining dual carriageway (A8).

The surrounding land uses comprise industrial units to the north and west with Glenvara Christian Centre just beyond the northern boundary of the Ballyearl Business Park. Montgomery Tyres is located to the east of the site, on the opposite side of the A8 dual carriageway.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0259/F
Location: Lands 185m south of 34 Ballynure Road, to the south-east of Ballyearl Business Park, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey
Proposal: Proposed erection of storage and distribution warehouse building with ancillary facilities, office space, internal chiller unit, solar panels and external yard, including HGV and car parking, landscaping and infrastructure works. Access from established entrance into Ballyearl Business Park onto Doagh Road at Houstons Corner.
Decision: Permission Granted (28/08/2026)

Planning Reference: LA03/2025/0776/PAN
Location: Land at Ballyearl Business Park, Houstons Corner, Doagh Road / Ballynure Road, Newtownabbey, BT36 4TP
Proposal: Proposed erection of storage and distribution warehouse building with ancillary office space and external yard, including car parking, landscaping and all necessary infrastructure works. Access from established entrance onto Doagh Road at Houstons Corner.
Decision: PAN Acceptable (31/10/2025)

Planning Reference: LA03/2023/0491/F
Location: Proposed erection of 2No. distribution warehouse buildings with ancillary facilities, including parking and landscaping. Access from established entrance onto Doagh Road at Houstons Corner.
Proposal: 80 metres south of 34 Ballynure Road, with access from Doagh Road, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey, BT36 4TP
Decision: Permission Granted (24/11/2023)

Planning Reference: LA03/2022/0796/F
Location: Site 20m south of the existing Montgomery Distribution Warehouse Unit Ballyearl Business Park Doagh Road Newtownabbey
Proposal: Proposed warehouse and canopy extension including external service yard
Decision: Permission Granted (15/09/2023)

Planning Reference: LA03/2022/0718/PAN
Location: Land approx. 80m South of 34 Ballynure Road, Ballyearl, Newtownabbey, BT36 5SW
Proposal: Proposed erection of 2no distribution warehouse buildings with ancillary facilities, including parking and landscaping
Decision: PAD Concluded (06/10/2022)

Planning Reference: U/2014/0072/RM
Proposal: Proposed distribution warehouse units 1 and 2 including office accommodation and staff welfare facilities with general lorry/trailer and staff/visitor vehicle parking spaces.
Location: Land at Houston's Corner, Ballyearl, Newtownabbey
Decision: Permission Granted (08/12/2014)

Planning Reference: U/2010/0087/O
Proposal: Extension and improvement of the existing warehouse premises involving a proposed warehouse distribution centre and outdoor lorry/trailer and container park with offices, canteen and parking.

Location: Land at Houston's Corner, Ballyearl, Newtownabbey
Decision: Permission Granted (22/04/2011)

Planning Reference: U/1984/0343/F
Proposal: Erection of extension to existing production area
Location: Houston's Corner, Newtownabbey
Decision: Permission Granted (17/12/2010)

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.

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 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policies:

- 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. SP 3 is supported by Policies:

- Policy DM 10 Access and Parking
- Policy DM 11 Access to Protected Routes

- Policy DM 13 Belfast International Airport – Operations
- Policy DM 14 Public Utilities and Infrastructure

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by relevant operational policies:

- Policy DM 27 Rural Design and Character
- Policy DM 28 Amenity Impact
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Strategic Policy 7 – Historic Environment (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 relevant operational policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SP 8): 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;
- Policy DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development.

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

- Policy DM 45 Renewable Energy Development

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policies:

- Policy DM 46 The Control of Development in Flood Plains
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems
- Policy DM 49 Artificial Modification of Watercourses
- Policy DM 50 Pollution
- Policy DM 52 Contaminated Land

Belfast Urban Area Plan: The application site is located outside the development limits of the Belfast Urban Area. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the countryside and outside any settlement limit. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the countryside and outside any settlement limit.

CONSULTATION

Council Environmental Health Section: No objections, subject to conditions.
Northern Ireland Water: Refusal recommended.

DfI Roads: No objections, subject to conditions.
DfI Rivers: No objections.

Belfast International Airport: No objections.

Historic Environment Division: No objections.

DAERA Natural Environment Division: Further information requested.

DAERA Water Catchment Unit: No objection subject to condition.

DAERA Regulation Unit: No objection, subject to conditions.

REPRESENTATION

Fourteen (14) neighbouring properties notified and no letters of objection have been received.

Any feedback received during the Pre-Application Community Consultation (PACC) is provided and summarised within the PACC report (Document 09).

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Framework
- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
  - Neighbour Amenity
  - Road Safety, Traffic, and Parking
  - Natural Heritage
  - Other Matters

Legislative Framework

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 prepared a HRA report dated 28th

August 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 falls within Schedule 2, Category 2, 10 (a) Industrial estate development projects of the 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.
Pre-Application Notice
The application falls within the major category as prescribed in the Planning (Development Management) Regulations (NI) 2015. Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult 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 PAN (ref: LA03/2025/0776/PAN) was submitted to the Council and was deemed to be acceptable on 31st October 2025. The Pre-Application Community Consultation Report (PACC) (Document 09) submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.

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 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 lands fall within the countryside and outside any settlement limit within as defined within both the Belfast Urban Area Plan (BUAP) 2001 dBMAP.

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. In line with the transitional arrangements set out in 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.

As indicated above the application site is located within the countryside as defined within the dBMAP. 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. Policy DM 2 of the ANPS addresses 'Economic Development in the Countryside'.
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 SPPS states that a key dimension of sustainable development for Northern Ireland is economic growth, which requires the planning system to continue to provide protection to our built and natural environment including our heritage assets while unlocking development potential, supporting job creation and aiding economic recovery.

However, the SPPS recognises that in the interests of rural amenity and wider sustainability objectives, the level of new building for economic development purposes outside settlements must be restricted, save for a number of exceptions. One exception relates to a proposal for a major development where a countryside location is necessary because of its size or site-specific requirements. Such proposals should be able to demonstrate a significant contribution to the regional economy and be otherwise acceptable in terms of any environmental or transport impacts. In any circumstance, an edge of town location should normally be favoured over a location elsewhere in the countryside.

The proposal seeks permission for the erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure. Neither the ANPS or the SPPS defines any thresholds for what constitutes a major application, however, 'The Planning (Development Management) Regulations (Northern Ireland) 2015 defines that storage and distribution uses which exceed 5000sqm or 1 hectare in size is a major application.

Policy DM 2.9 deals with major development stating that it must be demonstrated that the proposal makes a significant contribution to the regional economy and a countryside location is deemed necessary due to its size or site-specific requirements that cannot be met on a site within or adjacent to a settlement. Within the Planning Statement (Documents 11 & 11A) which accompanied the application it is indicated that the site is to be occupied by James Lathams PLC which is one of the UK and Ireland's leading importers and distributors of timber and timber-based panel products. Established in 1757, the company supplies trade customers across a broad spectrum of industries including construction, joinery, retail, and manufacturing. Lathams supplies a large variety of standard panel products, such as MDF, plywood,

and chipboard, are suppliers of premium hardwoods and specialise in supplying Accoya modified timber, premium hardwoods, and leading panel brands for joiners and kitchen/furniture manufacturers. It is highlighted that capacity within the construction sector and the demand for increase housing supply, means the use of MMC such as timber frame technology in construction is essential to achieving housing growth.

It is also indicated with the Planning Statement (Document 11) that Lathams has a network of 12 distribution hubs across the UK and Ireland. Lathams is currently based at a site in Duncrue Street in Belfast, however, it is stated that this site is no longer fit for purpose, as it does not meet their storage requirements and provides no capacity for future expansion, which is a key objective of the applicant's growth strategy. The company's investment strategy seeks to expand their operation in Ireland, and there has been recent growth in demand due to a greater shift towards the use of sustainable timber as a preferred construction and manufacturing material. It is indicated that the proposed development represents a vital and significant investment in Latham's future operations in Northern Ireland.

The applicant highlights that the proposed facility will deliver a purpose-built, future-proofed storage and distribution facility designed to meet evolving industry standards, providing an environmentally sustainable facility, with modern design interventions, energy efficient building systems, and appropriate landscaping and drainage infrastructure.

Document 11 also states that the proposal will enhance supply chain efficiency through improved logistics, in close proximity to the strategic road network including the A8/M2 corridors, with direct connections to Belfast, Ballyclare, and Larne. It is highlighted that the proposal will support local economic growth, by safeguarding existing jobs and creating approximately 10 new employment opportunities in warehousing, distribution, and associated business services and that the proposal will deliver significant economic benefits to the local economy, representing a £10 million investment and adding £2.76 million per annum (GVA) to the local economy. The applicant also outlines that Lathams is committed to delivering skills development in local communities and operates a skills and learning initiative known as the Latham Timber Academy. This initiative is designed to develop leadership qualities in local employees, as Lathams seeks to recruit leaders from local communities to introduce new talent into the leadership team.

The applicant has indicated that they are open to working collaboratively with the Council on opportunities to promote and develop skills in the workplace. Document 11A highlights that the construction sector is quickly adapting to changes in our economy and in response to climate change, by adopting new methods of construction, improving supply chain efficiency and enhancing sustainability of development projects. An increased reliance on Modern Methods of Construction (MMC), involving timber frame technology, is driving consistent growth in demand for Latham's products. Capacity within the construction sector, and the demand for increased housing supply, means the use of MMC such as timber frame technology in construction is essential to achieving housing growth targets. The ability to pre-construct timber frame modules, in weatherproof buildings offsite, is significantly more efficient and supports new employment growth in decentralised locations across the region. Efficiencies in the supply chain, where Northern Ireland Contractors are

achieving up to a 70% reduction in site-generated waste is a further reason for adopting offsite production techniques compared to traditional building methods.

It is accepted that through the level of investment together with the services provided and the geographical spread through the UK and Ireland that the proposal does make a significant contribution to the regional economy, thereby satisfying this element of Policy DM 2.9 of the ANPS and the SPPS.

The second element of Policy DM 2.9 of the ANPS requires a demonstration of the site specific need and why other locations within or near a settlement are not feasible. As highlighted Lathams' current premises at Duncrue Street, Belfast, does not provide sufficient capacity, operational efficiency, or sustainability performance to meet the operational requirements of the business. The applicant's Planning Statement (Document 11) includes a sequential site assessment in order to identify a suitable and available location that would enable expansion of Lathams' operations in NI. The site assessment considered 4 other sites, 3 of which were on zoned lands within the settlement limit which were discounted due to the level of constraints associated with the various sites, the size of the sites, the topography and any land contamination. The remaining site was located in the countryside at Nutts Corner which was also discounted for the level of major infrastructure investment required to develop the site. It is considered that the site sequential assessment identifies no available sites within the settlement limit which meets the requirements of the applicant.

In circumstances where the case being made for a countryside location is specific to the applicant, it would be normal to apply a condition requiring the unit to be for the sole use of the applicant's business. A similar condition was applied to the previously approved warehouses (Ref: LA03/2023/0491/F) which included the current application and some additional lands to the north of the site. It is noted that the policy is more favourable towards major economic development on the edge of the settlement rather than at another countryside location. The subject case is located just outside the settlement limit of Metropolitan Newtownabbey as defined by draft BMAP. In addition, a recent certificate of lawful Development (Ref: LA03/2024/0032/CLEUD) has been issued which certifies that the western portion of the current application site can be for external storage and the parking of HGV vehicles.

The issuing of the certificate effectively extends the existing Houston's Business Park further south and is now 60 metres short of the railway line which is a physical barrier to any further expansion in a southerly direction. The expansion of the Business Park has effectively created an undeveloped wedge between Houston's Business Park and the settlement limit of Metropolitan Newtownabbey which is defined on the ground by the A8 Dual carriageway. This wedge has a limited depth and given the issuing of the Certificate, the wedge no longer serves a purpose with the proposed development forming an opportunity to consolidate and infill the gap between the built forms in the existing business park and the settlement limit. Given the circumstances outlined above, which includes the edge of settlement location and the opportunity to consolidate the two areas of built form, no condition restricting the occupation of the development to the applicant's business is necessary as the development of the lands for economic purposes would be acceptable regardless of the specific nature of the applicant's business.

Overall taking into consideration the planning history of the site, the need for the proposal to enable the growth of Latham's, the edge of settlement location and the level of existing infrastructure together with the significant contribution to the regional economy. It is considered on balance the principle of development is considered acceptable subject to all other policy and environmental considerations being met.

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

The SPPS states that all development in the countryside must integrate into its setting and respect the rural character of the area. Policy SP 6 of the ANPS seeks to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals. There will be a presumption in favour of well-designed proposals that meet the requirements of Policy SP 6 and other relevant policies and provisions of the ANPS.

Policy DM 27 of the ANPS will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respect the rural character. New buildings will be expected to demonstrate high-quality rural design, appropriate to the proposed site and its context. With respect to design, Policy DM 27.4 stipulates that development will be acceptable where it respects rural design in terms of building form, heights, size, scale, massing, architectural detailing and finishes.

The proposal seeks full planning permission for the erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure. The application site is circa 1.2 hectares of land within the wider Ballyearl Business Park which extends to approximately 15 hectares. The proposed warehouse building is located on mostly undeveloped lands to the east of the Montgomery Transport Ltd existing office and distribution centre and lying immediately adjacent to the A8 dual carriageway.

The proposed building is orientated to be gable ended onto the A8 dual carriageway with the depth of the building extending into the site. The proposed building measures 102.6 metres in length with a width of 43 metres and a height of 16.8 metres. The warehouse area utilises the majority of floorspace and provides 4239sqm of storage and distribution floorspace. Other elements include the provision of office spaces on the ground floor, first floor and second floor measuring approximately 590sqm inclusive of ancillary space for stairwells, toilets, meeting rooms and reception area. The building takes the appearance of a standard industrial style building with composite panelling to the roof and walls and provides five roller doors and 4 pedestrian accesses along the northern elevation. A canopy is also proposed, which extends for 72 metres along the northern elevation, has a depth of 12 metres and a height of 8.2 metres. Further pedestrian access is provided along the southern elevation with a glazed area accommodation the proposed offices located to the western elevation. The layout of the wider site includes a hardstanding area located to the north of the proposed building which is to be utilised for the manoeuvring and parking provision of 12 HGV's. A further area of hardstanding is located to the west of the building which is to be utilised for car parking.

Access to the site is taken from Doagh Road through an existing shared private road that currently serves the wider Ballyearl Business Park. The site is proposed to have a separate access and egress onto the private road and there is a circular internal

access road around the outer periphery of the proposed building. Landscaping is to be retained and supplemented along the eastern boundary (A8 dual carriageway) to provide a landscape buffer approximately 15 metres in width with new landscaping provided along the periphery of the site which helps to soften the expanse of hardstanding. A 2.4 metre paladin fence is proposed to define the western, southern and eastern site boundaries and located to the inset of the trees and hedgerows. A 2.4-metre-high acoustic fence is proposed to define the northern boundary.

Policy DM 27 of the ANPS addresses rural design and character and reiterates the SPPS in so far as any proposal will be required to integrate sympathetically into its surroundings and respects rural character. Critical views of the site are evident when travelling along the A8 dual carriageway in both directions, from this perspective, the A8 dual carriageway acts as a defining point between the rural and urban areas. The lands to the east are located within the settlement limit and include an extensive building occupied by Magowan Tyres which is directly opposite the application site. The lands to the west of the dual carriageway appear more rural in character albeit a level of build-up is apparent around the periphery of the application site from the existing ongoing operations. As indicated above, the application site lies on the edge of the settlement limit for Metropolitan Newtownabbey. The topography of the lands within the application site and abutting lands is such that the site sits approximately 3.5 metres lower that the carriageway, which helps to minimise the visual impact of the proposed buildings. In addition, the proposed development reads as a parcel of land that is sandwiched between two areas of built forms which helps to reduce its visual impact.

It is acknowledged that the building is significant in terms of scale and massing and take an industrial appearance within this rural area which has the potential to impact upon its character, however, there are a number of factors which weigh in favour of the proposed development, which include: the context of the surrounding built form, the topography of the lands; the existing roadside vegetation; the orientation proposed building being gable ended onto the A8 dual carriageway and the inclusion of an 15 metre wide landscape buffer. Overall, it is considered that the proposal will not result in any further erosion of the character of this rural area.

It is considered that appropriate boundary and landscape treatments have been provided and on balance the layout, design and appearance is considered acceptable and there will be no significant adverse impact on the visual amenity or character of the area.

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. Policy DM 28 of the ANPS highlights 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. Whilst Policy DM 50 of the ANPS indicates that the Council will support development proposals with the potential to cause significant pollution including noise pollution where an assessment report has been provided and concluded that the proposal will not have an unacceptable

adverse impact on local amenity and how any proposal will be appropriately mitigated.

A number of residential properties are located around the periphery of the application site and opposite the existing access onto the Doagh Road, additionally Glenvarna Christian Centre is located to the north of the application site with other industrial uses located to the north and west of the site. No 34 and 34A Ballynure Road are also located to the north and are the closest residential properties to the application site.

A Noise Impact Assessment (NIA) (Document 03/1) was submitted in support of the application which indicates that the premises will be operational 24 hours, five days a week. Consultation was carried out with the Council's Environmental Health Section (EHS) who has reviewed the NIA and has concluded that the proposed development can operate without adverse impact on nearby residential amenity subject to noise control conditions restricting the noise level associated with the proposal.

Floodlighting associated with the security and ongoing operations of the premises can cause artificial light intrusion and has the potential to adversely impact upon amenity. A Light Impact Assessment (LIA) (Document 06) has been submitted in support of the application. EHS highlight that the LIA does not define an environmental zone or establish the pre and post-curfew vertical light intrusion into windows of nearby dwellings s outlined in the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light 2011. However, EHS are content that vertical illuminance impact is demonstrated on the nearest dwelling and the Church hall to the north with the maximum impact on both being 0.01 lux and are therefore content that there will be no adverse impact from the proposed lighting on nearby sensitive receptors.

A separation distance of approximately 80 metres is provided between the application site and the existing dwellings to the north. It is also noteworthy that a parcel of lands that appears to be currently utilised for HGV parking is located between the application site and the existing residential properties. This area of land provides a buffer between the proposed development and the existing dwellings.

Overall, it is considered that the proposal will not give rise to significant impacts on the amenity of nearby residential properties with the inclusion of recommended conditions.

Road Safety, Traffic, and Parking

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. Policy SP 3 of the ANPS is supported by Policy DM 10.

Policy DM 10 of the ANPS 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 10.2 of the ANPS, advises that the Council will continue to take account of the supplementary guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards.

Access to the site is to be achieved via a private shared laneway which accesses onto the Doagh Road, this shared laneway and access arrangement serves the wider Ballyearl Business Park. The site is proposed to have a separate access and egress onto the private road and there is a circular internal access road around the outer periphery of the proposed building.

A Transport Assessment Form (TAF) (Document 01/1) was submitted in support of the application and includes an approximation of the trips generation attracted to the site. The TAF utilises the TRICS database which is typically used to assess trip generation for new developments, for similar land use category. It is indicated that based on the floorspace provision and the TRICS database, that 282 car vehicles and 80 HGV's will be attracted to the site daily. In addition, the TAF also includes bespoke trip data based on how Latham's other sites operate which indicates that the proposed 24-hour operating hours for 5 days of the week incorporates a night shift (2000 – 0600 hours) which mainly consists of picking in the shed and loading lorries under the canopy (no HGV movements during the night 1800 – 0500 hours). It is also indicated that a maximum of 24 HGV's and a maximum of 10 HGV's goods inwards with a maximum of 76 total car trips.

It is therefore evident that the predicted trips based on Latham's business model is indicated to generate significantly less tips than those predicted by the TRICS database. The TAF has assessed the upper figures from the TRICS which indicates that warehousing activity tends to peak between 12:00 – 13:00, which is outside the traditional AM and PM peak hour periods. The TAF indicated that the highest volume of daily trips in this time period would be 25 vehicles.

Consultation was carried out with DfI Roads who raised no objections to the proposal subject to planning officers being content with the level of intensification. As noted above the planning history is an important material consideration in this instance planning permission (Ref: LA03/2023/0491/F) was granted for two warehouse buildings on the site, which provides a valid fall back position. The TAF provides a comparison for the trip generation for the previous approval and the current proposal with the current proposal attracting approximately 25% increase in traffic. However, this is based solely of the TRICS predicted figures and not that of the figures based on Latham's existing business model which are lower than that of the previous approval on the site. It is therefore considered that the proposal complies with Policies SP3 and DM 10 of the ANPS in this regard.

However, it is acknowledged that that proposal represents additional vehicular activity utilising the road network when entering and exiting the site, it is also acknowledged that a recent grant of planning permission (Ref: LA03/2026/0269/F) for a storage and distribution use also proposes to use the same access arrangement. It is accepted that the level of vehicular activity proposed will intensify the access arrangement, however, the access is not onto a protected, although it lies adjacent to the A8 dual carriageway which is a protected route. DfI Roads has not raised any objections in relation to the safety of the access arrangement.

SP 3.10 of the ANPS requires sufficient car parking provision to be provided with Policy DM 10 reiterating this and requiring that parking arrangements will continue to take account of supplementary planning guidance including 'Parking Standards' (DoE, 2005). The scale and type of the proposal requires 36 car parking spaces and 22 HGV spaces, the proposal provides 37 car parking spaces and the provision of 22 HGV spaces, 10 of which are operational spaces. It is not envisaged that the proposal will generate high levels of pedestrian activity to the site, however, there are existing public footpaths along the site frontage which connect to lands adjacent to the site, and 6 cycle racks have also been proposed to address different modes of travel for future staff.

DfI Roads has raised no objection to the access arrangements or the level of parking provision. It is considered that the proposal will not prejudice road safety or significantly inconvenience the flow of traffic.

Flood Risk 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 (SUDS) which is supported by Policy DM 47. The applicant has provided a Flood Risk and Drainage Assessment (FRDA) (Document 05) in support of their application.

Policy DM 46 of the ANPS states that development will not be permitted within the 1 in 100-year fluvial flood plain + climate change or the 1 in 200-year coastal flood plain, unless the applicant can demonstrate that the proposal constitutes an exception to the policy. The submitted FRDA indicates that there is flooding to part of the site according to the indicative fluvial flood map. A model was prepared by McCloy Consulting to support the previous grant of planning permission on the site (Ref: LA03/2023/0491/F). The FRDA states that the proposed development does not lie within the present day or climate change 1 in 100 fluvial plain. Consultation was carried out with DfI Rivers, who has reviewed the applicant's FRDA and advise that while not being responsible for the preparation of the report, they accept its logic and have no reason to disagree with its conclusions.

Policy DM 47 of ANPS addresses surface water drainage and promotes the use of Sustainable Urban Drainage (SUD's)and requires the submission of a Drainage Assessment (DA) when certain thresholds are exceeded in this case a change of use involving new buildings or hard surfacing exceeding 1000sqm in area. The required DA was incorporated into the FRDA (Document 05). DfI Rivers has acknowledged that the drainage design demonstrates that the issue of out of sewer flooding will be managed by attenuating the 1 in 100-year event including allowances for climate change within the proposed drainage network and safely disposed of at limited rate supported by relevant correspondence from Rivers Directorate. In relation to SUDS, it is indicated that the proposed development comprises a large warehouse structure with associated operational yard and circulation areas. Given the building footprint, operational requirements and site layout, the scope for incorporation of primary above ground "soft" SuDS features is limited. However, limited ancillary measures,

such as permeable paving to light traffic areas or rainwater harvesting integrated within building services design, may be considered at detailed design stage where feasible.

Policy DM 49 of the ANPS restricts the artificial modification of a watercourse including culverting, unless there are exceptional circumstances which includes a short length necessary to facilitate access to a development site or that a specific length of watercourse needs to be culverted for engineering reasons where there is no reasonable or practicable alternative. Document 05 indicates that there are existing culverts to both the east and west of the application site. It is proposed to partially culvert an existing stream which runs along the western boundary of the site to facilitate the access arrangement. It is noted that the principle of the aforementioned culvert was accepted under the previously approved application (Ref: LA03/2023/0491/F) and is in accordance with Policy DM 49 of the ANPS. If planning permission is forthcoming a condition should be imposed indicating that the proposed culvert refers only to the areas within the application site. DfI Rivers note that any culverting approved will also be subject to approval from Rivers Directorate under Schedule 6 of the Drainage Order 1973, Document 08 notes that previous consent to culvert was provided by DfI Rivers.

Natural Heritage

Policy SP 8 of the 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 Boroughs natural heritage comprised of its habitats, species, landscapes and earth science features. Policy 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.

<u>Designated Sites</u>
The application site is not situated within any nationally or internationally designated sites, however, two open drainage channels are present on and immediately adjacent to the application site. An existing drainage ditch runs along the eastern boundary along the Ballynure Road (A8) embankment and a second traverses the western boundary of the site. The site drains southwards towards the Three Mile Water River which flows approximately 220m south of the application site boundary before continuing for approximately 6.4km where it discharges into Belfast Lough at Whiteabbey. The site is therefore hydrologically linked to Belfast Lough RAMSAR Site, Belfast Lough SPA and Belfast Lough Open Water SPA, Outer Belfast Lough 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). A Shadow Habitats Regulation Screening Assessment (sHRA, Document 18) was submitted with the application. 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.

Priority Habitats & Protected Species

The applicant has submitted a Preliminary Ecological Appraisal (PEA) (Document 07) in support of their application. The PEA indicates that a section of hedgerow vegetation is to be removed and a number of trees to be felled to facilitate the development. Consultation was carried out with DAERA Natural Environment Division (NED) who raised concerns in relation to the location of silt fencing, the 10metre buffer along the watercourse, the details of the proposed culverting and the incorrect description of Common Ragwort as non-native invasive species. It is considered that if planning permission is forthcoming, a condition should be imposed requiring the submission of a final Construction Environmental Management Plan (CEMP) prior to commencement of development which shall include details regarding the buffer areas, silt fencing and all discharging methods from the proposal. NED also note that the lighting plan (drawing 12/1) show light levels slightly in excess of 1 lux on retained trees and vegetation to the east, however in this instance and given the likely light spill from the adjacent A8 road lighting, NED is content that the light levels (Document 06/1) are unlikely to cause significant impacts on natural heritage features. Overall, NED has considered the impacts of the proposal on designated sites and other natural heritage interests (Habitats, and Protected Species) and, on the basis of the information provided, no other concerns have been raised.

Water Contamination

Consultation has been carried out with Water Catchment Unit (WCU) who raise no objections to the proposal, highlighting the requirements for a Discharge Consent, issued under the Water (Northern Ireland) Order 1999, and the agreement from NI Water that the WWTW can cope with the additional load. If planning permission is forthcoming, a condition to this effect can be imposed.

Land Contamination

Policy DM 52 of the ANPS requires consideration to be given to the potential of any proposal to cause land pollution or contamination. A Preliminary Risk Assessment (PRA) (Document 08) was submitted with the application. Consultation was carried out with DAERA Regulation Unit (RU) and EHS, who indicated that the PRA does not identify any significant pollutant linkages associated with the site and off-site uses and therefore further investigation of the site is not considered necessary. The report notes that should any unexpected contamination be identified during construction, that this is assessed and remedial action undertake if necessary. This can be controlled via a condition if planning permission is forthcoming. EHS and RU are satisfied that future users can be protected from risks associated with contaminated land subject to recommended conditions.

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. The proposed development site is not located within a buffer zone for any protected or scheduled monuments. Consultation was carried out with Historic Environment Division (HED) and no objections were raised by HED. It is therefore considered that the proposal complies with both the SPPS and Policy DM 32 of the ANPS.

Other Matters

Sustainability
The RDS, SPPS and ANPS collectively require that development proposals take into consideration the effects of climate change and the inclusion of energy saving measures, together with future proofing of the development. t is indicated within supporting documentation (Document 12) that the proposal is targeting an 'very good' Building Research Establishment Environmental Assessment Method (BREEAM) certification which is a sustainability assessment method. It is indicated that the building has been to have a high sustainable building performance thought the use of insulated composite cladding panels which enhance thermal performance and contribute to reduce heating demand.

The design includes photovoltaic panels on top of plant rooms and staff administration blocks. Planning Policy DM 45 of ANPS indicates that development that generates energy from renewable sources will be permitted where there will not be an unacceptable adverse impact on visual amenity and landscape character. Having regard to the location of the development and the nature of surrounding land uses and the design of the building it is anticipated that there will be no significant effects on the landscape from the development as a whole, including solar panels on the roof. The proposed solar panels have been designed to sit close to flush with the roof pitch to reduce the overall visual impact and have been designed to mitigate glint and glare as the PV panels have been indicated to be dark in colour and will have non-reflective glass or a non-reflective coating.
A Glint & Glare Assessment (Document 04/1) was submitted with the proposal, the use of solar panels can cause a distraction to aviation traffic with Policy DM 45 of the ANPS requiring that there is no unacceptable adverse impact on public safety or human health. The proposal has been examined from an aerodrome safeguarding aspect and consultation was carried out with BIA who has no objection to the proposal.

NI Water Infrastructure
NI Water has indicated that the receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties.

The applicant has carried out a stage 1 and stage 2 solutions report with NI Water which has resulted in the development of a storm water offsetting proposal within the Ballyearl Business Park which will reduce the current quantum of water entering the public sewer and will free up sewerage capacity.

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. Provided that the solution is developed and in place prior to the development becoming operational 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.

CONCLUSION

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

- The principle of the development has been established;
- The design, layout and appearance of the proposal on balance is acceptable;
- There are no significant neighbour amenity concerns;
- There is no significant flood risk associated with this development;
- There are no significant natural and built heritage concerns;
- There are no significant access concerns, with the parking provision within the context of the site considered acceptable;
- There is no significant concern with regard to NI Water infrastructure.

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. Only electrically powered forklift trucks are permitted to be used within the site outlined in red on Drawing Number 02/1, date stamped 31st July 2026.

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

3. All forklift trucks or other external mobile plant operating within the site of the permitted development shall be fitted with broadband reversing alarms

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

4. Refrigerated vehicles are prohibited from being within the application site.

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

5. Prior to the development becoming operational, an acoustic barrier of 2.4m height shall be erected along the northern site boundary as detailed on Drawing Number 02/1, date stamped 31st July 2026. 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.

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

6. During the lifetime of the development the total noise level from all activities associated with the development shall not exceed a rating level of 40.2 dB LAr,1hr at any time, when measured within the external amenity area of any nearby noise sensitive receptor and assessed in accordance with British Standard 4142:2014 + A1:2019.

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

7. Within 4 weeks of a written request by the Council, following a noise complaint which it judges to be reasonable from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, 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, 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.

8. The site operator shall provide to the Council the results, assessment and conclusions regarding the noise monitoring required by Condition 7, 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.

9. Should the cumulative level of noise arising from the approved development measured within Condition 7 exceed the level stated within Condition 6, 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 6 are not exceeded.

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

10. 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.

11. If during the development works, a new source of contamination and risks are found, which had not been previously identified, works should cease and the Council's Planning Section shall be notified immediately in writing. Any new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) Guidance, available online at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks. Should an unacceptable risk to human health be identified, a remediation strategy shall be submitted to be agreed in writing with the Council before being implemented and prior to any work re-commencing in the agreed area. The measures contained within the report, as approved, shall be implemented in full prior to work re-commencing in that area.

    Reason: To control any risk to human health arising from land contamination. Protection of environmental receptors to ensure the site is suitable for use.

12. After completing any remediation works required and prior to occupation of the development, a verification report shall be submitted for agreement with the Council. This report shall be in accordance with LCRM Guidance and be completed by a competent person. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

    Reason: To control any risk to human health arising from land contamination. Protection of environmental receptors to ensure the site is suitable for use.

13. The building hereby permitted shall not become operational until the hard surfaced areas have been constructed and permanently marked in accordance with Drawing No 02/1 date stamped 31st July 2026 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

    Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

14. Prior to works commencing on site, all existing trees as indicated on Drawing No. 06/1 date stamped 31st July 2026, as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.

    Reason: To protect the biodiversity value of the site, including protected species.

15. The proposed landscaping works as indicated on Drawing No. 06/1 and the Planting Schedule (Document 15/1) date stamped 31st July 2026 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice during the first planting season after the commencement of development. The proposed landscaping shall be retained thereafter at a minimum height of 4 metres for shrubs/hedges and existing trees as shown shall be retained at a minimum height of 6 metres unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be given to the Council in writing prior to their removal.

    Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

16. If any planted tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development 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.

17. All landscaped areas shall be managed and maintained in accordance with the Landscape Management Plan (Document 13/1) and the Landscape Specification (Document 14/1) date stamped 31st July 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.

18. A final Construction Environmental Management Plan shall be submitted to the Council at least eight weeks prior to any works commencing. This must identify all potential risks to the adjacent watercourses and designated sites and appropriate mitigation to eliminate these risks. Appropriate areas for the storage and construction machinery, fuels/oils, refuelling must be identified. Details regarding culverting, silt traps and all discharge method must be clearly identified. All mitigation measures to be implemented during construction must be detailed and the development shall be carried out in accordance with the mitigation measures, unless otherwise agreed in writing by the Council.

    Reason: To ensure that the risks associated with the proposal are well understood and effective mitigation provided to ensure there are no adverse impacts on the integrity of Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and East Coast Marine.

19. No cranes shall be used during the construction of the development or through ongoing operations without the prior written approval of the Council.

    Reason: In the interest of aviation safety.

20. The building will not become operational until a connection has been granted to the public sewer by NI Water and the storm water offsetting solution has bene implemented.

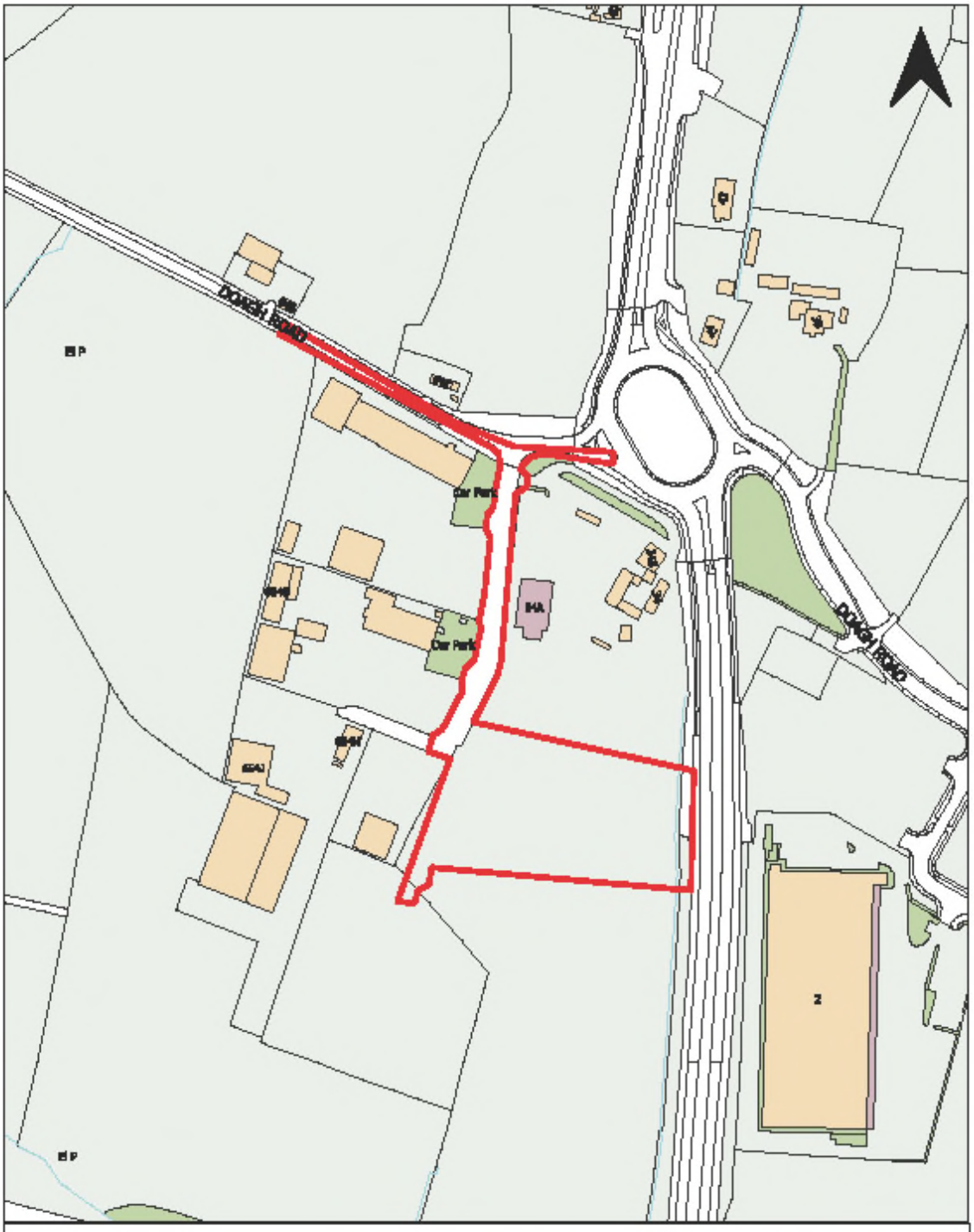
    Reason: To ensure that adequate sewerage and drainage services exist for the development.

21. Any external lighting to be included in the development should be of flat glass, full cut off design with horizontal mountings so that there is no light spill above the horizontal.

    Reason: To ensure that the lighting does not confuse or distract pilots in the vicinity of the aerodrome.

22. Landscaping schemes included in the proposal shall not include any berry producing trees/shrubs/ hedgerows which would increase the risk of bird strikes to aircraft operating at the nearby aerodrome.

    Reason: In the interests of aviation safety.



LA03/2026/0183/F

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:2,993

COMMITTEE ITEM	**3.2**
APPLICATION NO	**LA03/2025/0256/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Demolition of existing buildings and construction of 30no. Social / Affordable housing flats (9no. 2 person 1 bed units, 20no. 3 person 2 bed units and 1no. 5 person 3 bed units) including private and communal amenity spaces, access, car parking, cycle bays, landscaping, bin storage and all associated works.
SITE/LOCATION	1-23 Hazeldene Flats, Antrim, BT41 2BB
APPLICANT	D O'Donovan
AGENT	Nigel Jones Architects
LAST SITE VISIT	16th May 2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@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/698584

SITE DESCRIPTION

The application site is located at Nos. 1-23 Hazeldene Flats, which is within the settlement limit of Antrim as defined by the Antrim Area Plan 1984-2001(AAP).

The site comprises two apartment buildings which are both two storeys in height, a communal parking area, and an area of grass. The northern boundary abuts the Hillview Road and is undefined. A group of terrace dwellings are situated to the east of the site with a public footpath separating the site from the front of these properties. Mature trees, approximately 8-10m in height define the western and southern boundaries. The topography of the site is relatively flat.

The site is located within a generally residential area with existing residential dwellings abutting the site on all sides. The dwellings have a variety of styles and finishes.

RELEVANT PLANNING HISTORY

There is 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 inside the settlement limits of Antrim. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement Edition 2 (SPPS2): 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;
- Policy DM 12 Active Travel; and
- Policy DM 16 Telecommunications and Digital Services.

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 Policy:

- Policy DM 17 Homes in Settlements.

Strategic Policy 5 – Community Infrastructure (SP 5): sets out that the Councils aims of seeking to promote access to community services and the protection of areas of open space areas. SP5 is supported by Policy:

- Policy DM 23 Protection of Open Space.

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 8 - Natural Heritage (SP8): 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. SPG 8 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP10): 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 50 Pollution.

CONSULTATION

Council Environmental Health Section – No objection

Northern Ireland Water – Refusal, subject to the applicant engaging with NI Water as outlined in this response below, NI Water may reconsider its recommendation

Department for Infrastructure Roads- No objection, if the Councils Planning Section is minded to accept sub-standard parking.

Department for Infrastructure Rivers – No objection.

Northern Ireland Housing Executive – No objection .

REPRESENTATION

Sixteen (16) neighbouring properties were notified and twenty-one (21) letters of objection have been received from seventeen (17) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal

(https://planningregister.planningsystemni.gov.uk/application/698584).

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

- Overdevelopment of the site;
- Unsuitable house type/density out of character for area;
- Impact upon local services;
- Loss privacy/overlooking concerns/ inadequate separation distances;
- Noise and disturbance;
- Impact upon/ threat to protected trees/ removal of trees;
- Massing, height overbearing and out of character with area;
- Overshadowing/dominance/loss of light;
- Existing flats should be refurbished instead of demolished;
- Impact of dust from development;
- Insufficient parking provided;
- Increase in traffic/road safety;
- Impact upon existing property values;
- Impact on sewerage system;
- Increase in anti-social behaviour.

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
- Affordable Housing and Lifetime Homes
- Loss of Open Space
- Design, density, Layout and Appearance
- Neighbour Amenity
- Trees, Landscaping and Biodiversity measures
- Access and Parking
- Crime and Personal Safety
- Drainage
- Sewerage

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.

Requirement for HRA

The subject site is located at 1-23 Hazeldene Flats and there are no relevant designated sites close by. The proposed development comprises the demolition of the existing buildings on the site and the construction of 30no. Social / Affordable housing flats (9no. 2 person 1 bed units, 20no. 3 person 2 bed units and 1no. 5 person 3 bed units) including private and communal amenity spaces, access, car parking, cycle bays, landscaping, bin storage and all associated works. 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:

- 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

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 defined in AAP. There are no specific operational policies relevant to the determination of the application in the plan.

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 ANPS. Given the site location within the settlement limits of Antrim, Policy SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided that the proposal meets with the requirements of Strategic 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.

The proposal includes the demolition of 2no. existing apartment buildings and the erection of 2no. apartment buildings comprising a combined number of 30 units. Given the proposal is situated within the development limits of Antrim Town and replaces two existing apartment buildings, the principle of residential development is considered acceptable subject to the proposal complying with relevant policy provisions of the SPPS and the ANPS.

Loss of Open Space

The proposal involves the reduction in open space on the site by approximately 1400sqm in order to facilitate the development. SP 5.2 and Policy DM 23 of the ANPS indicate the Council will operate a presumption against the loss of open space irrespective of ownership, physical condition or appearance.

DM 23.2 of the ANPS indicates that an exception would be permitted if the proposed development would bring significant community benefits that clearly outweigh the loss of the open space and it is demonstrated the loss of the open space will have no significant detrimental impact on the amenity, character or biodiversity of an area.

The proposal is considered to bring substantial community benefits as it proposes social housing in an area in which the Housing Executive have advised in its consultation response has a need for further social housing. The open space which is lost is visually associated with the existing apartment blocks which are proposed to be redeveloped. In addition, there is an existing large area of public open space on the opposite side of the Hillview Road which is within 15 metres of the application site. The applicant has also indicated that the existing landscape features on the site, the mature trees, are retained and protected.

Accordingly, the loss of open space is considered acceptable as it brings substantial community benefits through the provision of social housing in an area where a need for social housing has been identified.

Affordable Housing and Lifetime Homes

Criterion (d) of DM 17.1 of the ANPS requires development of 20 or more units to include at least 20% of units designed to Lifetime Homes standard. The Supporting Statement (Document 02, date stamped 20th March 2026) indicates that all the apartments are designed to Lifetime Homes standard and a further 3no. units (10%) have been designed to complex needs accommodation. The proposed floorplans correspond with this information and as such, the proposal is considered to comply with criterion (d) of DM 17.1 of the ANPS.

DM 17.3 of the ANPS requires a minimum of 10% of the total units in a proposed housing development of over 40 housing units to be provided as affordable housing. The proposal is for 30 No. social tenure apartments and therefore meets DM 17.3 of the ANPS. The Northern Ireland Housing Executive (NIHE) was consulted on the proposal and it advised that it has a projected need of 311no. social housing units within the Antrim Town Housing Need area for the 2024-2029 period. NIHE further advised that it supports the development of social housing at this location given the level of social housing need in the area and that the proposed housing mix within the development is favourable.

Design, Layout, Density and Appearance

Strategic 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 of the ANPS also directs that the development of high-quality homes should adhere to the principles of placemaking and good design as required by Strategic Policy SP 6 of the ANPS. The Strategic Planning Policy Statement Edition 2 (SPPS2) refers at paragraph 6.137 to 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.

In addition, 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. 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 of the ANPS requires the proposal to respect the scale and size of the settlement. DM 17.6 of the ANPS 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 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.

Criterion (c) of DM 17.1 of the ANPS 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 of the ANPS 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.

In terms of density, the agent has provided a Density Assessment (Drawing 12, date stamped 20th March) which indicates the proposed development for 30no. units, replaces two existing apartment buildings comprising 18no. units, which was constructed initially with 24 no. units. It is acknowledged that the density is increasing on the site however, within the established Newpark residential area, the increase from 18 no. apartments to 30 no. apartments results in an increase of dwellings per hectare in the area from 28.26 to 29.72, which is an increase of 2.9%. Accordingly, the proposal does not significantly increase the density found in the area, it respects the size and scale of Antrim Town as the second largest settlement within the Borough and is not considered to represent overdevelopment. While the development increases the number of residential units at this location, it replaces an existing apartment complex and is therefore in keeping with the pattern of development within the area. Accordingly, the proposed density is considered appropriate with respect to criterion (a) of DM 17.1 and DM 17.6 of the ANPS

The proposal comprises the erection of 2no. three storey apartment buildings connected at ground level by a covered entrance area. The proposal provides a variety of apartment sizes comprising 1 no. 3 bed apartment, 9no. 1 bed apartments, and 20 no. 2 bed apartments. As such, it is considered an adequate range of housing is provided in accordance with criterion (c) of Policy DM 25 of the ANPS.

The proposed development has a flat roof with a height of 8.9m from finished floor level and contains two irregular shaped blocks connected by a covered entrance area. The front block has a maximum depth of approximately 24m and a width of approximately 39.2m. The rear block has a maximum depth of approximately 32m and a width of 26.7m. The development is predominantly finished in a mixture of red and white brick with grey fibre cement cladding and charcoal single ply roofing membrane.

The surrounding area is predominantly finished in dashed render, however brick finishes are exhibited within the wider area, and the proposed finishes are therefore considered acceptable. The proposal represents an increase in height from the existing buildings from 2 storey to 3 storey, however, the finished roof height of 8.9m from finished floor level would not be significantly taller than the existing buildings within the area or adjoining the site as indicated by the Contextual Plans (Drawing 11, date stamped 20th March 2026). Furthermore, while the buildings are irregular in shape, the existing buildings on site are also irregular in shape. Accordingly, the proposal is considered appropriate in scale, form and massing in respect to the site and area and is considered to visually improve the character and appearance of the site. Accordingly, the proposal is considered to make positive contribution to the wider residential area in accordance with criterion (a) of Policy DM 25 of the ANPS and is considered to respect the local built form.

An objection letter raised concerns indicating that the existing flats should be refurbished rather than demolished and rebuilt. In this regard, the proposal provides purpose built residential accommodation which accommodates additional residential units in an area with social housing need. As such, the demolition of the existing building is considered acceptable.

Regarding other criteria set out within Policy DM 25 of the ANPS, provision is made for service ducting to accommodate and enable future connection to digital services in accordance with Criterion (f). Appropriate waste storage and disposal is provided in the form of a bin store in accordance with criterion (j), and PV panels are provided on the roof of the development in accordance with criterion (n).

Taking into account the previously approved layout on the site, along with the size, scale, design, layout, and general appearance of the proposed development, it is considered that the proposal represents a quality and sustainable residential development of high quality design in its layout and appearance and is acceptable in this regard under Policies DM 17 and DM 25 of the ANPS.

Public and Private Open Space

In terms of private amenity space, DM 17.9 of the ANPS sets out 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. In the case of apartment development, the guidance indicates private communal open space will be acceptable and should range from a minimum of 10sqm to 30sqm per unit.

The Site Layout Drawing (Drawing 02/3, date stamped 27th April 2026) indicates the site has 582sqm of dedicated amenity space. However, other than for a portion of private communal open space at the back of the site, which is 380qm in size, much of this open space is comprised of small sections of landscape wedges. This would result in the development having 12.6 sqm of amenity space per unit, which is considered on the lower side given the low-medium density of the area. In addition, to the communal open space area, nine of the ground floor apartments have private patios totalling approximately 152.5sqm and averaging at 16.9 sqm per the nine apartments. Combining the private patios and communal open space would provide an area of approximately 532.5 sqm which averages 17.8sqm of amenity space per unit.

The agent has indicated within Drawing 13, date stamped 27th April 2026, that there are large areas of public open space within proximity to the site. The closest of these open spaces is situated on the opposite side of Hillview Road, approximately 15m from the application site, and is approximately 4500sqm in size. It is also noted that the existing apartments on the application site do not benefit from private communal open space. Given the proximity to the existing areas of public open space and considering the existing apartments do not avail of private communal open space, the lower-end of private amenity provision is considered acceptable. A condition would be imposed if planning permission were to be granted requiring a landscape management and maintenance plan to be submitted and agreed prior to the

occupation of the apartments, to ensure the communal open space is properly managed and maintained.

In terms of public open space, DM 17.7 of the ANPS requires residential development proposals between 25-100 units to provide 10% open space within the development. The proposal is for 30 units and the open space provided is restricted to communal open space. No areas of public open space have been provided. DM 17.8 states a reduction in these open space standards will be considered in the case of apartment development. Drawing No. 13 (date stamped, 27th April 2026) indicates that there is an abundance of public open space within the surrounding area, including a large area of open space to the northwest of the site on the opposite side of the Hillview Road. Given the site is already in close proximity to a large area of public open space, it is considered the lack of public open space provided in this development is acceptable.

Neighbour Amenity

Criterion (c) of Policy DM 25 of the ANPS indicates 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.

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. 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.

'Creating Places' guidance advises that well-designed layouts should, wherever possible, seek to minimise overlooking within residential development and provide adequate space for privacy. 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 objection letters raised a number of concerns in relation to amenity. The issues raised include; loss of privacy including overlooking and inadequate separation distances, overshadowing, loss of light, dominance, concerns over noise and disturbance from the development, impact on existing services, impact on property values, and dust generation.

The proposed development abuts private gardens to the east (the front gardens of Nos. 1-15 odds Hawthornden on the other side of a public footpath), to the south (the rear gardens of Nos. 112 and 114 Belfast Road, and to the west (the rear garden of No. 5 Ballycraigy Road). Creating Place states where the development abuts the

private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking, with a minimum of around 10m between the rear of new houses and the common boundary. It further states for apartment development in low density areas that good practice indicates that a separation distance of around 30m should be observed or, alternatively, consideration given to a modified design. Where such development abuts the private garden areas of existing properties, a minimum distance of around 15m should be provided between the rear of the apartments and the common boundary.

The southernmost portion of the development is situated approximately 5m from the boundaries with Nos. 112 and 114 Belfast Road. The southernmost portion of the development is two-storey and is situated on a similar footprint as the existing two storey apartment building. As such, the level of overlooking towards these neighbouring properties would be no greater than that which currently exists. The mature trees which define this boundary are retained and are over 10m in height and therefore would screen views from these windows regardless. The nearest 2nd floor window is set back approximately 15.2m from this boundary and would be over 40m from the rear windows of Nos. 112 and 114 Belfast Road. Likewise, to the ground and first floors, the mature trees along the southern boundary would screen the second-floor windows on the southern elevation.

The separation distances exhibited between the three storey elements of the proposal and the dwelling to the west of the site at No. 5 Ballycraigy Road would be below the standards set out within the Creating Places guidance document. The distances between the proposal and the rear boundary of No. 5 Ballycraigy Road are 7m-8m. Nonetheless, as the mature trees along the western boundary are approximately 10m in height, views from these windows towards No. 5 Ballycraigy Road are screened.

To the north of the site, Nos 2-10 (evens) Oakburn are situated on the opposite side of the Hillview Road. Given the apartments have a front-to-front relationship with these dwellings which are located across a public road, it is considered that there are no significant concerns regarding overlooking. The apartment block is situated over 18m from its closest point from these dwellings and given that the apartments have a height of 8.9m, it is considered that the proposal would not significantly impact these existing dwellings by way of dominance or loss of light.
The windows on the eastern portion of the development have views towards the front gardens and elevations of No. 1-15 (odds) Hawthornden. The ground floor windows of the proposed apartments are screened by the existing boundary treatment; the first-floor windows have separation distance from these dwellings of over 20m. The second-floor windows are situated at least 25m back from these dwellings and are either at oblique angles or serve non-habitable rooms such the apartment foyer.

Accordingly, given the separation distances and the existing mature boundary treatments to the southern and western boundaries, it is considered that the proposed development would not significantly impact the amenity of the neighbouring properties by way of overlooking, loss of privacy, dominance, and loss of light/overshadowing.

The layout of the apartments themselves ensures that there is no overlooking through positioning windows at oblique angles from each other. The design also ensures appropriate spacing to ensure the apartments have appropriate outlooks.

Regarding the potential for noise and disturbances, it is acknowledged that there is potential for noise nuisances during the construction phase of the development, however this should not arise outside reasonable times and would be temporary in nature. Given the context of development some noise and disturbance are to be expected, however, this is likely to be at a low level associated with the daily living requirements of the occupiers of dwellings and is not likely to be significant. It is expected dust will be generated during the construction phase, however this will be temporary in nature. The Environmental Health Section of the Council was consulted and raised no objection with regard to the proposal. It did note that the property is situated within a smoke control area and recommended an informative be attached in any future decision notice if planning permission is to be granted.

With respect to concerns regarding the devaluation of the existing neighbouring property, 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 verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence, 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. Furthermore, the demand or availability or demand on local services in the area is unlikely to be prejudiced by the increase in apartments.

Overall, it is considered that the proposed development will not create any significant impacts on the amenity of any neighbouring properties.

Trees, Landscaping and Biodiversity Measures

Criterion (b) of Policy DM 25 of the ANPS indicates that development proposals should appropriately integrate any heritage assets and/or landscape and biodiversity features of the site. 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 SP 8.2 and Policy DM 42 of the ANPS support biodiversity through the retention and appropriate integration of trees.

The existing mature trees on the site, which encompass several trees governed by a Tree Preservation Order (TPO), abut the southern boundary and are to be retained. The portion of the development which is closest to the protected trees is located on the same footprint as the existing building and Drawing 06/2 (date stamped, 20th March 2026) indicates a tree protection fence is to be erected around these trees during the tree construction phase. Internal advice was sought from the Council's Tree Officer, who raised no objection to the development subject to a number of recommended conditions. The development also incorporates a planting scheme which increases the number of trees on the site, and trees within the planting plan are predominantly native species.

Criterion (l) of Policy DM 25 of the ANPS sets out that development proposals should incorporate an appropriate hard and soft landscaping scheme, and criterion (m) indicates the proposals should promote biodiversity. The Site Layout Plan (Drawing 02/2, date stamped 20th March) includes hard and soft landscaping details. The roadside boundary of the site is defined by a 0.8m wall with a 0.7m railing on top, which is considered an appropriate boundary detail. In terms of biodiversity measures, the proposal provides bat roosting boxes and swift brick nesting chambers on the elevations of the development which is considered acceptable.

Crime and Personal Safety

Criterion (k) of DM 25.1 of the ANPS states that the proposed residential development should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and ensures that buildings front onto streets.

The potential increase in anti-social behaviour was raised as an objection to the proposal. The development provides frontages and passive surveillance onto the Hillview Roads and within the parking and landscaping areas of the site. The overall layout arrangement ensures that there are no isolated areas of communal open space within the site which are not overlooked, which should reduce any potential for anti-social behaviour. The proposal is compliant with criterion (k) of DM 25.1 of the ANPS.

Access and parking

SP 3.10 and Policy DM 10 of the ANPS state that any access for development proposals must not prejudice road safety or significantly inconvenience the flow of traffic. Criterion (j) of Policy DM 25 of the ANPS also indicates development should incorporate adequate and appropriate provision for parking.

Objectors raised concerns regarding the increase in traffic and the road safety issues resulting from this increase. Vehicular access to the site is gained by the alteration of the existing access onto the Hillview and the construction of a new second access onto Hillview. DfI Roads was consulted on the proposal and indicated it was content with the access arrangements from a road safety perspective subject to conditions, if the Council was minded to accept the substandard parking. It is considered the proposal may increase traffic in the area, however this would not be at a significant level given the proposal offers a relatively minor increase in residential units when considered within the context of the area.

The objectors raised concerns with regard to parking provision for the proposal. The proposal provides 25 no. in curtilage communal parking spaces, which represents 0.83 spaces per unit and is a shortfall from that indicated within Parking Standards of 18no. spaces from the 43 spaces required (1.43 per unit). The agent has indicated within a Supporting Email (Document 04, date stamped, 27th April 2026) that the parking provision for the existing apartments also has a shortfall in parking. The existing apartments are served by 12 No. spaces to serve 18 No. units, which represents 0.75 parking spaces per unit.
The agent has also indicated that as the proposal is for a social housing scheme, car ownership is generally lower for the proposed tenure. A Parking Study (Document 05, date stamped 10th July 2026) has been submitted in support of this argument. It draws

on previous parking surveys across 12 social housing developments in Northern Ireland which found that actual parking demand was significantly lower than the parking requirements set out as required under the Creating Places guidance document. Within the study, on average the developments provided 0.67 parking spaces per residential unit and these spaces were not fully utilised. On average the car parking spaces provided were 59% used, and if the parking requirement of Creating Places had been applied, the average occupancy rate of the car parks would have been reduced to 27%.

The study also notes that providing the average amount of parking is, more often than not, insufficient. As such, the 85th Percentile is indicated to be a more appropriate metric, and if this was applied to the combined findings, the 85th Percentile level of occupied parking would be 44% of the Creating Places parking requirement. When the 85th Percentile of the parking study is applied to the subject development (i.e. 44% of the Creating Places requirement), it equates to a requirement of 19 spaces and 0.63 spaces per unit. The development in this instance provides 25 spaces which represents 0.83 spaces per unit.

The study also sets out the car ownership details of this area of Antrim Town from the 2021 Census data. It indicates that 38% of households in this area do not have access to a car or vehicle and that the car ownership of the area is 0.8 per dwelling. The development provides 0.83 spaces per unit and given the surveys provided within the parking study and the census data, it is considered the parking provided for the proposed development is acceptable.

Policy DM 12 of the ANPS addresses active travel. The development proposes 6no. bicycle parking spaces and is connected to the local footpath network where bus stops which provide regular services to Antrim Town Centre can be accessed and this is considered acceptable.

Flood Risk and Drainage

Criteria (o) and (p) of Policy DM 25 of the ANPS indicates that development proposals within settlement limits should be designed to withstand predicted changes in local climate and to reduce the risk of flooding on the site and promote use of sustainable drainage systems. SP 10.2 of the ANPS states the Council will work in partnership with DfI Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The Plan aims to achieve this by applying a strong presumption against development proposals within flood plains.

Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals. The agent submitted a Drainage Assessment with the application (Document 03, date stamped 20th March 2026) which indicates flood risk to and from a portion of the development will be managed using SUDS. A maintenance plan for the SUDS is included within the Drainage Assessment in accordance with DM 47.6 of the ANPS. DfI Rivers was consulted on the proposal and noted while it was not responsible for the preparation of the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions.

Dfl Rivers also noted it should be brought to the attention of the applicant that the responsibility for justifying the Drainage Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer.

Sewerage

NI Water was consulted on the proposal and has responded recommending a refusal as the receiving foul sewer network in the area has reached capacity. However, NI Water has further indicated that subject to the applicant engaging with NI Water as it may reconsider its recommendation. 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.

CONCLUSION

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

- The principle of the development is acceptable;
- The loss of open space is considered acceptable;
- The density, layout and appearance of the development is considered acceptable;
- The proposed development will not result in an adverse impact on residential amenity subject to conditions;
- There are no road safety concerns and the reduction in car parking is considered acceptable;
- There are no flood risk concerns; and
- Sewerage can be dealt with by way of negative condition.

RECOMMENDATION:	**GRANT FULL 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. All soft and hard landscaping incorporated in the stamped approved site plan, Drawing Number 02/3 date stamped 27th April 2026 shall be completed in accordance with these plans and the appropriate British Standard or other

recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.
Reason: To ensure the provision of a high standard of landscape and adequate amenity space.

3. No apartments shall be occupied until a landscape management and maintenance plan has been submitted to and approved by the Council for the communal open spaces indicated on drawing No. 02/3 date stamped 27th April 2026. The plan shall set out the period of the plan, long term objectives, management responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.
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.

4. If within a period of 5 years from the date of 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, unless the Council gives its written consent to any variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. Prior to the commencement of development works on the site the developer shall enter into an Agreement for Adoption of Sewers under Article 161 of the above Order. Sewers must be designed to meet the criteria as set out in the current Sewers for Adoption Northern Ireland specification. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.
Reason: To ensure an adequate means of sewage disposal.

6. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/3 date stamped 27th April 2026 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.

7. The gradient(s) 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.
8. No part of the development shall be occupied until the vehicular parking spaces have been laid out, surfaced, and made available for use in accordance with

Drawing 02/3, date stamped 27th April. The parking spaces shall be permanently retained for the lifetime of the development.
Reason: To ensure adequate parking is provided for the future occupants of the development

9. Prior to work commencing (including demolition and all preparatory work), 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 welded mesh panels (as illustrated in BS5837:2012) shall be erected along the southern boundary outside the Root Protection Zone as identified on Drawing No.02/3 dated stamped 27th April 2026 as per recommendations given in BS5837:2012. 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 Zone. 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/2006/01/Lands at and including McCormac War Memorial Rd for number 146 Belfast Road), shown as a 6m deep Root Protection Zone on Drawing No.02/3 dated stamped 27th April 2026, without prior approval from the Council.
Reason: To ensure that protected trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

11. The proposed informal timber-edged gravel path to be constructed within the 6m deep Root Protection Zone on Drawing No.02/3 dated stamped 27th April 2026, shall be constructed by 'No-dig' construction methods Statement shall be submitted prior to the commencement of the development hereby approved and agreed in writing. The measures/process contained within the report, as approved, shall be implemented in full.
Reason: To ensure that protected trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

12. The apartments hereby approved shall be operated by a social housing provider and shall be occupied only by a person or persons who have been selected from the Northern Ireland Housing Executive waiting list.
Reason: To ensure that the level of parking is adequate to meet the needs of the development.



LA03/2025/0256/F

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:1,250

COMMITTEE ITEM	**3.3**
APPLICATION NO	**LA03/2024/0753/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	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. 30m southeast of 2A Long Rig Road, Nutts Corner.
APPLICANT	Bardford Equipment Ltd
AGENT	Dunclare Architects
LAST SITE VISIT	28th November 2024
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 Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/693441

SITE DESCRIPTION

The application site is located on lands at the junction between Long Rig Road and Tully Road, approximately 30m southeast of 2A Long Rig Road, Nutts Corner. The application site is within the countryside and is also located within the Nutts Corner Study Area contained within the Nutts Corner Antrim Policy Guidance Note. The site measures approximately 0.99 hectares in area.

The application site comprises an undeveloped brownfield site which has no buildings at present and is a mix of grass and concrete hardstanding. Historically, the site has previously been used as a runway for the former Nutts Corner RAF Airfield Site.

The application site is accessed directly from the Long Rig Road. The Nutts Corner Roundabout is located directly south of the application site. Large, mature deciduous trees define the northwestern site boundary, while the remaining boundaries are undefined. The site is open to the roadside of Tully Road and Long Rig Road.

The surrounding area is rural in character with predominately agricultural fields located to the north and east of the site, whilst Erwin Agri-Care a commercial premises is located west of the site, on the opposite side of Tully Road.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2023/0164/F

Address: Lands at the junction with Long Rig Road and Tully Road, approx. 180m southeast of 2A Long Rig Road, Nutts Corner
Proposal: Proposed new access, security fencing and entrance gates
Decision: Permission Refused (23/05/2023)

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 site is located outside any development limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2: 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 Policies:

- Policy DM 1 Economic Development – Zoned Sites and Settlements; and
- 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 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 27 Rural Design and Character; 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 Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

DfI Roads- More information required

DfI Rivers- No objection

Environmental Health Section- No objection subject to conditions

Belfast International Airport- No objection subject to conditions

Historic Environment Division- No objection subject to conditions

DAERA Natural Environment Division and Water Management Unit- No objection

Northern Ireland Water Strategic Applications- No objection

REPRESENTATION

Nine (9) neighbouring properties were notified of the proposal, and one (1) letter of objection has been received. Three (3) letters of support have also been received from three (3) non-notified properties.

The full representations made regarding the proposal are available to view on the Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/693441

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

- Non-compliance with regional and local planning policy including planning policy statements.

A summary of the key points of support raised is provided below:
- There is a lack of alternative sites;
- Lack of objection from statutory consultees;
- Economic and employment benefits; and
- Importance of the proposal in strengthening Northern Ireland's manufacturing and distribution sectors.

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 Impact on the Character and Appearance of the Area;
- Neighbour Amenity;
- Access, Movement and Parking;
- Flood Risk;
- Natural Heritage;
- Built Heritage; and
- Other Matters

Preliminary Matters

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 0.6 hectares 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 so significant to warrant the submission of an Environmental Statement.

Habitats Regulation Assessment

The subject site is located 180m southeast of 2A Long Rig Road, Nutts Corner and there are no relevant designated sites close by. The proposed development comprises a storage and distribution facility 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.

Engagement with the Agent

- The agent was asked on the 12 December 2024 to detail how the proposal would be acceptable in this rural location. The agent requested an extension for a supporting statement to be submitted at the start of February 2025.

- The agent detailed on the 4 March 2025 that they were preparing to submit additional information including a supporting statement.

- The agent was contacted on the 26 June to submit a supporting statement which took account of the Council's Plan Strategy and was contacted again on the 28 July 2025 and given a final deadline on the 4 August 2025. A Supporting Statement, Document 09 was submitted on the 4 August.

- The agent was made aware on the 19 August 2025 that concerns remain regarding the principle of development, along with concerns over the visual impact of the proposal. A further supporting statement Document 09/1, date stamped 5th September 2025 was submitted to attempt to address the concerns.

- A meeting was held with the applicant, agent and planning consultant on the 28 October 2025 and following this additional information was submitted on the 19 January 2026.

- A further meeting was held with the applicant and agent on the 28 April 2026 which outlined the concerns with the proposal in the context of the current policy position and lack of any defined SEL for Nutts Corner.

Despite the additional information received which is discussed in detail below, concerns remain regarding the principle of development.

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 outside of any development limit and is within the countryside 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

The Antrim and Newtownabbey Plan Strategy outlines that the Council is committed to promoting a vibrant economy, assisting employers, attracting new firms and supporting business startup. Strategic Policy SP 2.5 of the ANPS indicates that the Council has identified a number of Strategic Employment Locations within the Borough, including Nutts Corner.

Policy DM 1 of the ANPS deals with zoned sites and settlements, as noted above. Nutts Corner is to be designated as a Strategic Employment Location (SEL) with the specific boundary to be brought forward at Local Polices Plan Stage. The agent contends within Document 09, date stamped 4th August 2025 that the application site is likely to be included within the SEL zoning due to its central location, proximity to Nutts Corner roundabout and the adjacent industrial developments.

However, at present, the development boundary for the Nutts Corner SEL is yet to be brought forward and it is unclear whether or not the application site would be included within the SEL. In addition, it would not be appropriate to prejudice the Council's Local Policies Plan by speculating whether or not the application site would be included within the SEL boundary. Whilst it is accepted that there are economic development uses to the south and west of the application site, it is noteworthy that there are no economic development uses to the north or east of the application site which primarily consists of agricultural lands and it is not clear cut that the SEL designation at Nutts Corner would include the application site. Until such times as the Local Policies Plan (LPP) identifies the boundary of Nutts Corner SEL, the provisions of the Antrim Area Plan 1984-2001 will continue to apply. In this case, the application site is located within the rural area as identified within the

Antrim Area Plan and therefore it is considered the provisions of Policy DM 1 are not considered to apply to the proposal.

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. SP 2.4 of the ANPS states that 'The Council will also support sustainable economic growth in the countryside where this accords with Policy DM 2.

Policy DM 2 of the ANPS 'Economic Development- Countryside' sets out at DM 2.1 that the Council will support a range of employment uses in the countryside subject to certain criteria. The acceptable employment uses within the countryside are set out within DM 2.2 – DM 2.9.

Paragraph 6.73 of the Strategic Planning Policy Statement provides a number of development types that may be acceptable in the countryside, including non-residential development. These include farm diversification, conversion and re-use of existing buildings and agriculture and forestry development. Paragraph 6.74 of the Strategic Planning Policy Statement indicates that other types of development, apart from those set out above, will be considered as part of the development plan process in line with other material considerations. Paragraph 6.87 of the SPPS details that appropriate redevelopment and expansion proposals for industrial purposes, farm diversification and re-use of buildings will normally offer the greatest scope for sustainable economic development in the countryside.

The proposal seeks planning permission for a storage and distribution facility and associated site works. The proposal is submitted on behalf of Barford Equipment Ltd who export machinery including trailers across the UK and Ireland. The business currently operates from Dromore, Co. Tyrone but due to expansion, the applicant now needs a purpose-built storage and distribution facility.

The proposal provides approximately 1300sqm of storage and distribution floorspace on the ground floor and approximately 220sqm of staff facilities including toilets, a tearoom and a lobby area. The first floor provides approximately 160sqm of ancillary office space and a canteen area.

A letter of objection contends that the proposal does not comply with regional and local planning policy including planning policy statements.

The proposal does not fit within any of the acceptable employment uses set out within DM 2.2 – DM 2.5 of the ANPS as the proposal is not a farm diversification project; it does not involve the conversion and re-use of redundant rural buildings; it is not tourism development, and it is not a small rural enterprise project.

DM 2.6 – DM 2.8 of the ANPS deals with 'Established and Industrial Business Use'. DM 2.6 states that the Council will support proposals for the expansion of an established rural enterprise or its redevelopment for industrial or business use within the confines of the existing site with criteria for new buildings set out within DM 2.7. There is no established use at this site and therefore this policy is not relevant. DM 2.8 is not

relevant as the proposal does not seek to provide a suitable tourist, recreation or community facility.

Paragraph 6.88 of the SPPS and Policy DM 2.9 of the ANPS states that the Council will support a proposal for a major new industrial or economic development project where it is demonstrated that the proposal will make a significant contribution to the regional economy and that a rural location is necessary due to the size and scale of the proposal. The agent has submitted supporting information contained within Document 09, date stamped 4th August 2025 which details that the proposal falls to be considered under Policy DM 2.9 'Major Economic Development'.

Supporting information within Document 09, date stamped 4th August 2025 details that the proposal is for the storage and distribution of Barford Equipment's products and machinery which include trailers, conveyors and box screens. The business currently operates from a head office in Dromore, Co. Tyrone, however, due to expansion has outgrown their current facilities and require a purpose-built storage and distribution facility in Northern Ireland. It is detailed that the proposed location for the new facility needs to be accessible to all areas within Northern Ireland therefore the Nutts Corner area has been chosen as the preferable location to site the new building due to its transport links to a number of main cities and towns in Northern Ireland as well as its close proximity to Belfast International Airport.

The agent indicates within the supporting information that the proposal will make a significant contribution to the regional economy by providing a major employment benefit to the Council and beyond by the provision of approximately 15no. full time jobs as well as short term benefits through the construction phase of the development amounting to approximately £3 million. The long-term benefits are indicated as approximately an additional £1 million GVA (Gross Value Added) generated annually by the proposal along with an additional £400,000 approximately in salaries and additional rates paid to the Council which the agent asserts will contribute towards local services.

Two (2) letters of support have been submitted in respect of the application; the letters lend their support to the strengthening of the distribution sector within Northern Ireland and detail the economic and employment benefits associated with the proposal. A letter from Invest Northern Ireland details that the sector generated approximately £2.5 billion in revenue in 2023 with £2.1 billion of this being sales outside of NI. The sector is also noted to employ approx. 9000 employees and supporters indicate that the proposal is considered to contribute greatly to the economy.

Further information was submitted in relation to the contribution to the regional economy and is contained within Document 09/1, date stamped 5th September 2025 and Document 15, date stamped 19th January 2026. It is further noted that Barford Equipment (the applicant) provides specialist machinery to the mineral and agricultural sector and the location of the proposal will allow Barford to service quarrying operations. The agent details that 100% of the products sold by Barford are manufactured within Northern Ireland and support 15no. companies in the supply chain therefore supporting a significant number of roles outside of the company itself. The agent concludes that the proposal not only represents an

investment in the applicant but also in two of Northern Ireland's most significant industries (minerals and agricultural) and within the supply chain.
The supporting information largely refers to the sector as a whole as opposed to the specific economic benefits as a result of the proposal (with the exception of 15no. full time jobs, an additional £1 million GVA generated annually, an additional £400,000 approximately in salaries and additional rates paid to the Council, as well as short term benefits through the construction phase of the development amounting to approximately £3 million.) Whilst the economic benefits are acknowledged, it is unclear how the proposal itself will contribute significantly to the economy regionally as opposed to locally.

Policy DM 2.9 of the ANPS states that it must be demonstrated why development proposals need to be sited within the rural area due to their size or site-specific requirements and that it must also be demonstrated that they cannot be met within or adjacent to a settlement.

The applicant has submitted supporting information to seek to demonstrate their site selection process. Document 09 details how the parameters of the site selection process were determined. The preferred location is indicated as being within a 5-mile radius of Nutts Corner roundabout. The site search considered all areas within Nutts Corner, Crumlin and Antrim Town; the site area was required to be 1ha and the building area was required to be approximately 1750sqm – 2000sqm including a mixture of storage /distribution floorspace and ancillary offices.

The applicant's initial Site Assessment (Document 09) considers 4no. alternative sites within the Borough including, Rathenraw Industrial Estate, Kilbegs Business Park, Nutts Corner Enterprise Park and Nutts Corner Commercial Park. It is understood that the applicant wishes to have their site within a 5-mile radius of Nutts Corner roundabout for accessibility issues as outlined above.

A further Site Assessment (Document 14, date stamped 19th January 2026) was submitted which considered a further 7no. sites and sets out the applicant's criteria when it came to selecting a site including a site with no significant site constraints, close to major ports and airports (within 20 minute drive of both airports, Larne and Belfast Port) and fronting on to a major arterial route for accessibility and visibility.

The further sites assessed include Antrim Road Mallusk, Caulside Antrim, Birch Hill Road and Ballymena Road Antrim, Enkalon and Nutts Corner. No. 50 Moira Road, Nutts Corner was also considered which is noted as meeting all of the applicant's criteria. However, this is set further south of Nutt's Corner and in a predominately rural area.

However, the first site shown within Document 14 at Antrim Road, Mallusk has been ruled out as it is 9.1 acres well in excess of the required site area, however, no information has been submitted to determine if the site could be sub-divided given it spans over a number of fields. The same applies for the last site shown in Document 14 at land between Lidl and Nutts Corner Business Park as it was ruled out for being too large and the site is committed for a larger development, however, no details have been provided on whether the lands could be sub-divided.

It is not considered that the Site Assessment within Documents 09 or 14 have fully assessed all potential sites within the Borough which are within or adjacent to a settlement. As outlined above a number of sites have been excluded without any evidence that the sites would not be available for use or sub-division.
Given that the proposal does not meet any of the acceptable economic uses in the countryside, the proposal is considered contrary to Paragraph 6.88 of the SPPS and Policy DM 2 of the ANPS, 'Economic Development'. In addition, the proposal is contrary to Strategic Policy SP 1.11 of the ANPS, in that there are no overriding reasons provided as to why this development is essential in this rural location and could not be located within a settlement. It is considered that the principle of development is unacceptable.

Design and Impact on the Character and Appearance of the Area

The SPPS paragraph 6.70 states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. Policy DM 27 'Rural Design and Character' of the ANPS, states that the aim of this policy is to promote high quality forms of development which are designed to sympathetically integrate into their surroundings, assist the promotion of biodiversity and to protect the amenity and character of our countryside.

Policy DM 27.1 states that the Council will support development in the countryside where it is sited 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. In relation to design, Policy DM 27.4 states that development will be acceptable where it respects rural design in terms of building form, height, size, scale, massing, architectural detailing and finishes.

The proposal involves the construction of a storage and distribution facility comprising a warehouse, ancillary offices, staff accommodation, ancillary plant equipment, associated display/storage yards with access onto the Long Rig Road. The storage and distribution building has a height of approximately 10.2m, a length of 67m and a width of 24.5m, creating approximately 1800sqm of floorspace. The ground floor area consists of large areas of storage, toilets, reception areas and staff facilities, while the first floor consists of offices on a mezzanine floor.

The front elevation of this modern designed building faces on to the Long Rig Road and consists of 5no. glazed roller shutter doors along with a main reception area with high level glazing. The rear elevation fronting on to No. 2A Long Rig Road consists of 4no. access doors on the ground floor and first floor high level windows.

The eastern elevation fronts on to an agricultural field and consists of high-level glazing to both the ground and first floor along with additional windows. The western elevation which fronts onto the Tully Road consists of 3no. glazed roller shutter doors. The design of the building is typical of this form of development and the buildings within the immediate area. Therefore, the design of the building is considered acceptable within this context.

Policies DM 27.2 and DM 27.3 of the ANPS add to the policy requirements for integration and the protection of rural character requiring any new building to have

a suitable means of enclosure, must not be a prominent feature in the landscape and must not result in build up or a ribbon of development. It is also noted that Policy DM 27.2 requires that proposals do not rely on the use of substantial new landscaping for integration.

The building itself is set back approximately 40m from the Tully Road and approximately 77m from the Long Rig Road. The proposed site lacks any established natural boundaries to the southern, southeastern and southwestern boundaries which abut the main roads. Figure 2.1 of the applicants Planning Statement, Document 01, date stamped 18th October 2024 shows how open the site is to public views and the lack of boundary treatments.

In relation to landscaping, DM 42.1 of the ANPS requires that proposals promote additional tree planting of native species and maintain existing vegetation where possible. The site lacks any established natural boundaries to the southern, southeastern and southwestern boundaries which abut the main roads, the site itself has very little vegetation at present. However, Drawing Number 15/1, date stamped 19th January 2026, illustrates the proposed planting, which consists of extra heavy standard trees and native hedge planting to the southeastern and southwestern roadside boundaries along with planting between the car parking spaces. Additional hedge planting is proposed to the northern boundary and the existing trees to the northwestern boundary, adjacent to No. 2a Long Rig Road.

DM 40.2 of the ANPS requires that a proportionate Landscape and Visual Impact Assessment accompanies applications for development in the countryside consisting of a large building (generally 500sqm or more). In this case, the proposal creates 1800sqm of floorspace and therefore requires to be accompanied by a Landscape and Visual Impact Assessment. A Landscape and Visual Assessment (Documents 16-18, date stamped 19th January 2026) was submitted which includes assessment of the proposal from surrounding viewpoints. The assessment indicates that whilst short distance views from surrounding roads will be visible, the planting provides screening and the level of screening will increase as the planting matures.

It is considered that the proposal relies heavily on new landscaping to provide any form of integration as the site itself lacks any established natural boundaries to the roadside boundaries. Despite the landscaping proposed which consists of 2m wide native plant hedging and tree planting, the site will remain highly visible given that the site lacks any established natural boundaries along the roadside.

Whilst landscaping works have been used and accepted to screen new large-scale buildings previously within Nutts Corner, the application site is different in that the planting proposed is limited and the site is highly visible with little in terms of development on this side of the Nutts Corner roundabout. The proposal is considered contrary to criterion (d) of Policy DM 27.2 of the ANPS in that the proposal relies heavily on new landscaping for integration.

It is considered that the proposal would fail to integrate in the countryside and this is demonstrated on the 'Proposed Concept Image', (Drawing No. 14, date stamped 3rd August 2025). This image illustrates how prominent the proposal will be, particularly on approach from Nutts Corner Roundabout in any direction. The proposal will also be subject to critical views from both the Tully Road and Long Rig

Road. It is considered that the site does not have the capacity to absorb the development without having a significant adverse impact on the character of the rural area.

The agent contends within Document 09/1, (date stamped 5th September 2025) that the site is not of a rural character and does not contribute to the character of the wider countryside. It is noted that hardstanding was placed on the site around 2023 according to Google Streetview which now appears to be overgrown, before this the site was used for agriculture.

The agent further contends that there is a clear acceptability of larger buildings within the area including Cosentino, Sysco and Lidl buildings. Whilst it is noted that there are large commercial premises located to the west and south of the site on the opposite side of Tully Road and along the Nutts Corner Road including Erwin Agri-Care and Cosentino buildings, these buildings and the remaining commercial development associated with Nutts Corner is largely concentrated to the west and south of the site, beyond the Nutts Corner roundabout. The application site is considered to have rural character and the development of the site would be considered to erode the rural character and further extend the build-up of industrial development that exists to the west and to the south.

It is considered that the proposal is contrary to Policy DM 27.2 in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure, would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes. The proposal is also contrary to DM 27.3 in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.

Neighbour Amenity

Policy 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 application site is located at the junction between Long Rig Road and Tully Road, adjacent to the Nutts Corner Roundabout. The nearest residential property is located approximately 30m northwest of the site at No. 2A Long Rig Road. The proposal is for a storage and distribution facility and whilst it is noted that the new building is set back some 45m from the neighbouring residential property, there is proposed car parking situated just 2m from No. 2a. There are 6.2m high lighting columns along the northwestern boundary with just 18m separation distance from No. 2A Long Rig Road which is a residential property. Therefore, there is the potential for negative impact on the amenity of No. 2A Long Rig Road by means of increased noise and artificial lighting.

The Council's Environmental Health Section (EHS) were consulted on the proposal and expressed concern regarding noise from vehicle movements around the yard area, loading and unloading activities, forklift trucks, lorries etc. and hours of

operation adversely impacting upon the nearest noise sensitive receptors. Further concerns were raised with regards to artificial lighting and the applicant was requested to conduct a noise and light impact assessment. A Lighting Report, (Document 05, date stamped 2nd April 2025) and a Noise Report, (Document 06, date stamped 1st May 2025) were both submitted and EHS were consulted.

EHS indicated in their consultation response dated 23rd April 2025 that the pre and post curfew limits as outlined in the Institution of Lighting Professional Guidance Notes will not be exceeded. Therefore, with regards to lighting, conditions could be added to any future grant of planning permission to ensure that there would be no detrimental impact on residential amenity.

EHS also noted that the site is likely to have vehicle movements from 05:00 to 21:00 hours, however, it was indicated on which days the site will be operational. The agent indicated within Document 11, date stamped 21st August 2025 that the opening hours would be: Monday- Friday 7am-7pm and Saturday 7am-2pm. EHS were reconsulted and offered no objections, subject to conditions.

It is noted that as a result of the amended plans submitted in July 2026, that the noise and lighting assessment do not take account of the new proposed site plan and relocation. However, the Council's Environmental Health Section indicated that the amended plans offer an improved acoustic environment for the nearest sensitive receptors given that there are no roller shutter doors along the rear elevation which fronts on to No. 2a Long Rig Road.

It is considered that the proposal complies with Policy DM 28 of the ANPS in that it has been demonstrated that the proposal will not result in an unacceptable adverse impact to neighbouring properties.

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, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10 of the ANPS.

Policy 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 proposal also includes 19no. car parking spaces and an area of hardstanding to the southern portion of the site for HGV parking and loading/unloading which can accommodate 8no. HGV's as indicated on the Proposed Block Plan, (Drawing Number 03/2, date stamped 21st July 2026). Based on DfI Parking Standards, a proposal of Class B4: Storage and Distribution use would require 1 space per 250sqm gross floor area and 1 lorry space per 250sqm gross floor area, equating to approximately 7no. car parking spaces along with 7no. lorry spaces. It is noted that sufficient parking is provided for the scheme and is considered acceptable.

The application involves the construction of a new access from the Long Rig Road. Information within the submitted Transport Assessment Form, (Document 04, date stamped 18th October 2024), details that 4.5m x 120m visibility splays are available together with 120m forward visibility. The Long Rig Road is not a protected route and therefore Policy DM 11 of the ANPS is not engaged in this instance.

Information within Document 03 details that the peak times associated with the proposal in terms of traffic generation will coincide with typical working hours between 08:00-09:00 hrs and 17:00-18:00 hrs with a maximum of approximately 15 vehicle movements generated between these times. DfI Roads was consulted on the proposal and indicated that an updated roads detail drawing would be required as the layout had changed from that previously considered by DfI Roads. The agent submitted an amended drawing (Drawing Number 13/1, date stamped 3rd September 2026).

Policy DM 12 of the ANPS also requires that a movement pattern is provided that supports walking and cycling. The proposal relates to storage and distribution which requires the use of HGVs for transportation, so it is not considered practicable to achieve a sustainable movement pattern in this case. The application site is located within the countryside, adjacent to Nutts Corner Roundabout and is not considered to be readily served by public transport. However, this is not considered determining in this instance.

On this basis, it is considered that sufficient information has been submitted to demonstrate that the proposal can provide a safe access, and that the road network can safely handle the extra vehicular traffic generated by the proposal. The proposal is considered to comply with Policy DM 10.1 in this regard.

Flood Risk

Policy DM 47 of the ANPS 'Surface Water Drainage and Sustainable Drainage Systems (SuDS) deals with flood risk outside floodplains and aims to reduce flood risk for new developments from surface water (pluvial) sources. Policy DM 47.4 indicates that the Council will seek to promote the use of SuDS, as the preferred means of treating surface water and managing flow rates for development proposals in locations where this is a feasible solution. Policy DM 47.6 requires that all SuDS schemes be accompanied by an appropriate management plan (including arrangements for long-term maintenance).

The proposed drainage system involves the use of SuDS through pipes and flow control devices including hydro-brakes. The agent has included a summary of the Drainage Maintenance and Management Plan of the SuDS within Document 10, (date stamped 11th August 2025) which is considered acceptable.

Flood Maps (NI) has indicated that the site does not lie within any floodplain. In line with Policy DM 47, as the proposal involves the creation of hardstanding in excess of 1000sqm, a Drainage Assessment was submitted and is contained within Document 02, date stamped 18th October 2024. Additional drainage information was received on the 2 June and 11th August 2025 and is contained within Documents 07 and 10.

DfI Rivers requested sight of the Schedule 6 Consent to Discharge in order to fully assess the Drainage Assessment which was subsequently submitted on the 3 September 2025. Further amendments to the Drainage Assessment were submitted on the 2 October 2025 within Document 13. DfI Rivers were reconsulted on the proposal and offered no objections in relation to drainage or flood risk.

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.

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 protected species are also provided under Policy DM 38 of the ANPS whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

The site currently consists of an undeveloped brownfield site which has no buildings present and is a mix of grass and concrete hardstanding. A Northern Ireland Biodiversity Checklist, (Document 03, date stamped 18th October 2024) was submitted and indicates that no further ecological survey works are recommended and that the proposal is not thought to result in any significant natural heritage impacts. DAERA Natural Environment Division were consulted and offered no objection to the proposal.

Policy DM 37 of the ANPS provides additional policy criteria for assessing developments which could impact upon designated sites. The site is not located within a designated site nor within 2km or any designated site. It is not considered that the proposal will have any significant impact on any designated site.

Built Heritage

As indicated on HED's Map Viewer, the application site forms part of the former RAF Nutt's Corner turning circle and perimeter track of the airfield. A response from Historic Environment Division Historic Monuments) was received on 12th May 2026.

Policy DM 30 of the ANPS deals with 'Archaeology' and DM 30.1 of the ANPS which indicates that the Council will operate a presumption in favour of physical preservation in situ of all archaeological remains and their settings, this approach is reiterated in Paragraph 6.9 of the SPPS. Whilst DM 30.3 of the ANPS states that development that would adversely affect archaeological remains of local importance or the integrity of their settings will only be permitted in a number of instances.

HED indicated that both the perimeter track and the turning circle remain in good condition and that the proposal and layout would impact upon the track and turning circle. HED state in their response that they would welcome design and layout changes to either re-use the permitter track and runway as part of the

proposal or by preserving them by raising the ground level above them.

The applicant subsequently submitted amended plans on the 21 July 2026 which includes an amended site plan (Drawing Number 03/2), amended floor plans (Drawing Numbers 04/2 and 05/2), amended elevational drawings (Drawing Numbers 06/2 and 07/2) and a hard landscaping plan (Drawing Number 16).

The amended submission seeks to relocate the proposed building slightly north within the application site to leave the runway as part of the yard and HGV area with a steel plate set in floor finish to mark the runway outline as shown on Drawing Number 03/2 (date stamped 21st July 2026). HED was re-consulted on the amended drawings and raised no objection, subject to conditions. The proposal is considered to comply with paragraph 6.9 of the SPPS and DM 30.1 and 30.3 of the ANPS in this regard.

Other Matters

Belfast International Airport
Belfast International Airport has been consulted and has raised no objection to the proposal although conditions have been suggested.

The BIA response suggested conditions be included to ensure that any external lighting is angled so that it does not cause a distraction to pilots. External lighting is proposed along the northwestern boundary and therefore this condition is considered necessary and can be added to any approval.

Another condition is suggested regarding the use of cranes on the site forming an obstacle to aircraft, this is not seen as necessary but shall be included as an informative if permission is forthcoming.

The final proposed condition from BIA relates to landscape proposals and ensuring that the proposal does not increase the risk of bird strikes. There is a small area of planting proposed between the site and adjacent Tully Road and also along the northwestern boundary. Should planning permission be forthcoming a condition can be attached to ensure that the landscaping is not berry producing which would reduce the risk of bird strike.

Northern Ireland Water
Northern Ireland Water were consulted and offered no objection to the proposal.

Ducting
Policy DM 16.6 of the ANPS requires that proposals of 500m2 or more provide service ducting to accommodate and enable future connection to digital services.

As noted above, the proposal provides approximately 1520sqm on the ground floor and 160sqm on the first floor and is therefore in excess of the 500sqm. However, the proposal does not provide service ducting nor is it noted on the site layout plan. However, this was not requested due to the outstanding concerns with the principle of development. It is however, considered that this matter could be conditioned should planning permission be forthcoming.

Discrepancies in Submitted Plans

It is noted that amended plans were submitted on the 21 July 2026 to address concerns previously raised by HED. The amended plans and repositioning of the building itself have resulted in a number of the submitted plans and documents containing the incorrect proposal, including incorrect landscaping plan due to the updated positioning of the building and a number of documents including the Drainage Assessment not including the correct proposed site plan.

The agent has not been requested to provide updated plans and documents due to the concerns with the principle of development as set out above.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

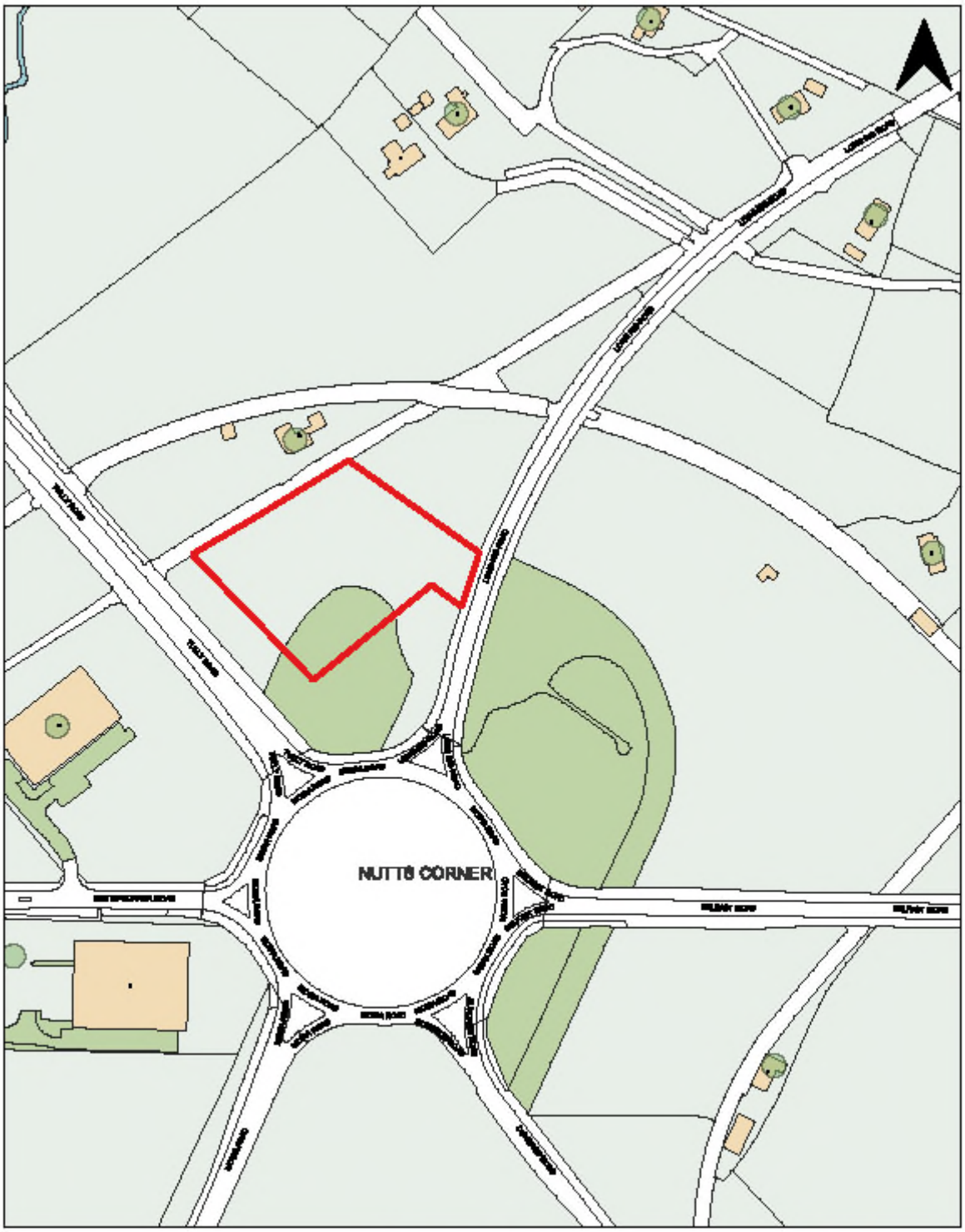
PROPOSED REASONS FOR REFSUAL

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Polices 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.



LA03/2024/0753/F

Legend

Site Boundary

Antrim and Newtownabbey Borough Council

1:2,500

COMMITTEE ITEM	**3.4**
APPLICATION NO	**LA03/2025/0918/F**
DEA	**BALLYCLARE**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of the subdivision of Unit 3 and change of use from retail to a personal training facility
SITE/LOCATION	Unit 3B, Amelia House, 2 Avondale Drive, Ballyclare, BT39 9EA
APPLICANT	Mr Tyler Hogg
AGENT	N/A
LAST SITE VISIT	14/01/2026
CASE OFFICER	Tierna Mc Veigh 028 90340401 Tierna.mcveigh@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/705314

SITE DESCRIPTION

The application site is located at No. 2 Avondale Drive which is within the development limit of Ballyclare and just outside the town centre as defined in the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The site is also designated as a draft Area of Townscape Character (Ref: BE15) within dBMAP.

The site occupies a prominent corner plot at the junction of Avondale Drive and Harrier Way and comprises an end-terrace building with a two-storey section fronting Avondale Drive, attached to a terrace of two-storey residential properties.

The rear section fronting Harrier Way is single storey with a triple-pitched roof, and the building contains a split-level floor arrangement reflecting the change in ground levels along Harrier Way. Access is taken directly from Avondale Drive.

The surrounding context includes a mix of uses along Ballyclare Main Street and Ballyclare town centre, Harrier Way public car park is located to the northwest, and there are residential dwellings with on-street parking to the southwest.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2024/0456/F
Location: Former Royal British Legion Social Club, 2 Avondale Drive, Ballyclare
Proposal: Change of use of former Royal British Legion social club premises to 3 No. retail units. Works to include internal and external alterations.
Decision: Approved on Appeal (09/04/2025)

Planning Reference: U/1986/0471
Location: Avondale Drive/Harrier Way, Ballyclare, BT39 9EA
Proposal: Redevelopment of existing Royal British Legion Club
Decision: Permission Granted (07/01/1987)

Planning Reference: U/1985/0003
Location: The Royal British Legion, Avondale Drive, Ballyclare

Proposal: Alterations and extension to premises
Decision: Permission Granted (24/09/1985)

PLANNING POLICIES 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 Newtownabbey Area Plan (dNAP): The application site is located within the development limit for Ballyclare and lies just outside the town centre boundary.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Ballyclare and lies just outside the town centre boundary. The application site is identified as an Area of Townscape Character under zoning reference BE15.

Strategic Planning Policy Statement for Northern Ireland Edition 2 (SPPS 2): 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 Edition 2 (SPPS 2).

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 7 Development outside 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; 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 Policies:

- Policy DM 46 The Control of Development in Flood Plains;
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution

CONSULTATION

- **Environmental Health:** Further information required
- **DfI Roads:** No objection
- **NI Water:** No objection

REPRESENTATION

Eight (8) neighbouring properties were notified of the application, 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 and Principle of Development
- Urban Design, Appearance and Impact on Character
- Amenity Impact
- Access, Movement and Parking
- Flooding and Drainage
- Historic Environment
- Other Matters

Preliminary Matters

Environmental Impact Assessment (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.

Appropriate Assessment

The subject site is located at Unit 3B, Amelia House, 2 Avondale Drive, Ballyclare and there are no relevant designated sites close by. The development comprises the retention of the subdivision of Unit 3 and the change of use from retail to a personal

training facility. 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; and
- Distance from nearest European site and lack of connections.

On the basis of objective information, it is concluded 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.

Engagement With Applicant

- The applicant was contacted on 26th January 2026 to submit a Noise Impact Assessment (NIA) within a 21-day period under the Council's Scheme of Delegation (deadline 16th February 2026). An extension to this deadline was granted to the 9th March 2026 due to consultant timescales.

- On 2nd March 2026, a further delay due to access issues to neighbouring residential properties, was identified by the applicant and an additional extension was granted to 16th March 2026, when the NIA was subsequently submitted.

- Following comments from the Environmental Health Section on the 2nd April 2026, the applicant was contacted on 13th April 2026 and was requested to provide the necessary information required by the Environmental Health Section by the 4th May 2026.

- On the 28th April 2026, the applicant requested an extension to this date, which was granted until the 29th May 2026. The requested information was submitted on that date.

- Environmental Health, in their latest response dated 16th June 2026, advised that the concerns raised in their initial response of 2nd April 2026 have not been adequately addressed, particularly in relation to mitigation measures and the assessment of heavy gym equipment.

- The applicant was advised of this requirement and on the 23rd June 2026, requested an extension to allow the outstanding information to be submitted. An extension was subsequently granted until 10th August 2026. Despite this extended deadline, the requested information has not been forthcoming.

- As these issues remain unresolved and noting the flexibility afforded to the applicant to submit the information, it is considered that the concerns raised by Environmental Health have not been satisfactorily addressed. On this basis, a recommendation to refuse planning permission is made.

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 Edition 2 (SPPS2) 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.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for Ballyclare, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. Up until the publication of draft BMAP (dBMAP) in 2004 and its adoption in 2014, the draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions in this part of the Borough.

However, the Newtownabbey Area Plan was never formally adopted and therefore following the Court of Appeal decision in May 2017 there is currently no adopted plan for Ballyclare. In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in determining all proposals in Ballyclare, including the current application.

Given the unique position of Ballyclare, that it is not covered by any adopted plan, and given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for the town and should therefore be afforded greater weight than dNAP in the decision-making process. In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

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 economic, social and environmental conditions in our Borough.

The proposal seeks permission for the retention of the subdivision of unit 3 and change of use from retail (Class A1) to a personal training facility. The proposal is considered as a Sui Generis use as defined by the Planning (Use Classes) Order (Northern Ireland) 2015. The change of use includes work at the first floor totalling approximately 57 sqm of internal floorspace of which some 7 sqm is identified as a landing space.

The application site lies within the development limits of Ballyclare and directly adjoins the designated town centre boundary as defined in dBMAP. While the site abuts the town centre, it is not located within it. Policy DM 7 of the ANPS and the SPPS 2 requires the application of the town centre first and sequential approach. However, in PAC Decision Ref: 2024/A0090, which was allowed on 9th April 2025, the Commission determined at paragraph 19 of the decision that this site is situated immediately adjacent to Ballyclare Town Centre and the sequential test was met as the site was an edge-of-centre location.

Therefore, the principle of retail development and a town centre use is established at this site.

Having regard to the PAC's conclusion and the planning history on the site, retail and other main town centre uses are considered appropriate in principle at this location. There was no condition on the PAC decision restricting the retail floorspace or prohibiting the subdivision of units. The SPPS and ANPS identifies leisure facilities as complementary town centre uses. A gym falls within this category of leisure and complementary town centre uses. Given the planning history on the site it is considered the principle of a change of use from retail (Class A1) to personal training facility (Sui Generis) would be acceptable, subject to meeting other requirements in accordance with regional policy and guidance.

Urban Design, Appearance and Impact on Character

Strategic Policy 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. Policy DM 25 of the ANPS details that proposal 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 seeks permission for the retention of the subdivision of Unit 3, Amelia House, 2 Avondale Drive, and for a change of use from A1 retail to a personal training facility (Sui Generis). Unit 3 previously comprised both the ground and first floors. This application seeks to regularise the subdivision of the unit, with the development occupying the first-floor area, now identified as Unit 3B. The change of use applies solely to the internal area, covering approximately 57 sqm of floorspace. No external alterations are proposed. As no external alterations are proposed, Policy DM 25 of the ANPS is not engaged in terms of Urban Design Criteria. In other respects the development is considered to accord with Strategic Policy SP 6 and Policy DM 25 of the ANPS, responding positively to the surrounding area and to the established town centre land uses.

Amenity Impact

Paragraphs 4.11 and 4.12 of the SPPS 2 and Policy DM 28 of the ANPS deals with amenity impact 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 and/or loss of light, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution.

Furthermore, Policy DM 50 of the ANPS indicates that development proposals will only be supported where it has been demonstrated not to have unacceptable adverse impact on local amenity by way of noise pollution. Given the nature of this development as a gym, it has the potential to generate high noise levels from the playing of amplified music, shouting, dropping of weights as well as public address systems used to give verbal instruction during exercise classes. Low frequency beats of music can be of particular annoyance to nearby noise sensitive receptors.

The nearest residential property is located directly southwest and adjoining the application site at No. 4 Avondale Drive and 2no. commercial units are present on the ground floor of the premises. In support of the application, the applicant provided a Noise and Vibration Management Plan, Document 02 dated 9th December 2025 outlining measures that are in place to ensure noise and vibration do not adversely impact on amenity of existing neighbours.

The Council's Environmental Health Section (EHS) in its response dated 22nd January 2026 raised concerns in respect of noise arising from the development and requested the submission of a Noise Impact Assessment (NIA). Having considered the NIA (Document 04 dated 16th March 2026), EHS, in their response dated 2nd April 2026, requested the applicant to consider of the use of alternative matting for noise mitigation and the submission of a Noise Management Plan. Document 04: Supplementary Comments (dated 1st June 2026) was subsequently submitted, which included a Noise Management Plan. However, in their response dated 16th June 2026, EHS has reiterated the need for alternative matting solutions to ensure that the development would not result in significant adverse impacts on nearby noise-sensitive receptors. To date, no further information addressing this request has been provided.

While a Noise Management Plan was submitted, EHS has identified inconsistencies between this document and the NIA, particularly in relation to the assessment of noise from heavier weights and gym equipment and are requiring clarification to confirm that the worst case noise impacts have been fully assessed.

As these issues remain unresolved and noting the flexibility afforded to the applicant through the granting of multiple extensions of time to submit this information, it is considered that the concerns raised by EHS have not been satisfactorily addressed. On this basis, it has not been sufficiently demonstrated that the proposal would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of noise or disturbance, and thus contrary to Paragraph 4.11 and 4.12 of the SPPS 2, Policy DM 28 and Policy DM 50 of the ANPS.

Criterion (c) of DM 25.1 of the ANPS requires new development within settlements to be compatible with neighbouring land uses and to avoid any detrimental impact on the amenity or character of adjoining properties or the wider area. The application site is situated on the edge of Ballyclare Town Centre, where the surrounding context is defined by a mix of commercial and residential uses. To the northeast, the area contains a variety of town centre activities including retail units, hot food takeaways, gyms, and financial and professional services. These are established, active uses that contribute to a vibrant town centre. Given the site's position within a mixed use edge-of-centre location, a gym is considered an appropriate and compatible use. It aligns with existing commercial activities already present in the immediate vicinity and does not introduce a use that is out of character or fundamentally different from those nearby.

Access, Movement and Parking

Paragraph 6.304 of the SPPS 2 outlines that the overarching aim with regards to transportation is to facilitate safe and efficient access, movement, and parking. Paragraph 6.310 of the SPPS 2 and DM 10.2 of the ANPS details that assessing parking arrangements, the Council will continue to take account of supplementary guidance including Parking Standards (DOE, 2005).

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. Strategic Policy SP 3 of the ANPS is supported by Policy DM 10 of the ANPS. Policy DM 10 of the ANPS 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 of the ANPS also requires development proposals to incorporate adequate and appropriate provision for parking.

The application site fronts onto both Avondale Drive and Harrier Way and therefore has no defined access point. The proposal also does not include any assigned on-site parking.

Parking standards specific to a gym or leisure-based uses are not identified within the Parking Standards document. Consequently, there is no methodology available to calculate a definitive parking requirement for the gym development, and an assessment must therefore rely on site-specific circumstances. Although the application site is not within a designated town centre, it is relevant that the established retail use across the wider site was assessed as requiring 13no. parking spaces under the DOE Standards. This retail use was approved with no dedicated on-site parking, relying instead on existing surrounding parking provision without generating unacceptable impacts.

While no parking is provided within the application site, there are 6no. unassigned spaces and 1no. disabled bay located immediately southeast along Avondale Drive, and the area benefits from town centre parking provision, including two public car parks and additional on-street parking within Ballyclare. One of the nearby public car parks, Harrier Way is located approximately 40 metres west from the site offering suitable short stay use for visitors. The applicant's Parking and Transport Justification (Document 03, dated 9 December 2025) confirms that the business will operate strictly on an appointment-only basis with a maximum of 6no. clients per class, staggered throughout the day, and will rely on the adjacent Harrier Way car park, which is considered capable of meeting anticipated customer and staff demand. Operating hours are limited to early mornings and evenings on weekdays and one Saturday morning session, thereby avoiding periods of peak retail parking pressure. The site is also highly accessible by sustainable transport modes, with direct pedestrian access to the surrounding footway network and several bus stops within the vicinity.

DfI Roads was consulted and has offered no objection to the access arrangements or the absence of on-site, unassigned parking. For the reasons outlined above it is considered that the lack of dedicated parking provision is not a determining issue in this instance.

Policy DM 12 of the ANPS seeks to promote measures in the design and layout of developments that will support increased walking and cycling. The site benefits from direct pedestrian access to the surrounding town centre public footpath and road network, enabling users of the site to utilise a range of sustainable transport modes. It is located in a highly accessible area, within close proximity to Ballyclare Town Centre. The site is also well served by public transport, with several bus stops located nearby. When

considered in the round, the proposal is compliant with the provisions of the SPPS 2, Policies SP 3.10, DM 10 and DM 12 of the ANPS.

Flooding and Drainage

There are no designated or undesignated watercourses traversing the site and the DfI flooding maps indicates that the site is not affected by any fluvial or pluvial flooding. The proposal does not exceed the thresholds set out in DM 47.2 of the ANPS therefore a Drainage Assessment is not required.

Historic Environment

The application site borders an Area of Archaeological Potential. The site is also located approximately 117 metres northeast from an Industrial Heritage Asset (Ref: IHR07093:007:00) and approximately 75 metres northwest from a Grade B2 Listed Bank Building (Ref: HB21/05/012). The application relates to the retention of a change of use, with no external alterations or building works proposed. The subject development will not result in any physical change to the building therefore not impacting upon the heritage assets identified or their settings. Given the nature of the subject development consultation with DfC Historic Environment Division is not considered necessary in this instance. The subject development is not considered to conflict with Policies DM 30 and DM 32 of the ANPS.

Other Matters

NI Water was consulted on the additional load associated with the development and offers no objection.

CONCLUSION

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

- The principle of retail development has previously been established through the PAC Decision, Ref: 2024/A0090 and therefore the principle of development is acceptable;
- The quality of the development proposal is considered to be acceptable and will not have an unacceptable impact on the character and appearance of the area;
- It has not been sufficiently demonstrated that the development would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of noise; and
- The lack of on-site parking is not considered to be a determining issue in this case.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

REFUSAL REASONS

1. The proposal is contrary to Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement, Edition 2, Policy DM 28 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy, as it has not been sufficiently demonstrated that the development would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of noise and disturbance.


TCE
MAIN STREET
LA03/2025/0918/F
Site Boundary
Antrim and Newtownabbey BOROUGH COUNCIL
1:750

COMMITTEE ITEM	**3.5**
APPLICATION NO	**LA03/2026/0149/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of change of use of building to independent studio living accommodation
SITE/LOCATION	37 Templeton Park, Templepatrick, Ballyclare, BT39 0AU
APPLICANT	Julia Burns
AGENT	GM Design Associates
LAST SITE VISIT	24th April 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/708085

SITE DESCRIPTION

The application site is located at No. 37 Templeton Park, Templepatrick, which is within the settlement of Templepatrick as defined in the Antrim Area Plan 1984-2001.

The application site comprises an existing two storey semi-detached dwelling house, a detached outbuilding and a wooden shed. The existing dwelling has a traditional design and is finished in red brick. It has a garden area to the side and rear with 2 no. in-curtilage parking spaces provided within the front garden area.

The subject outbuilding is located in the northern corner of the application site and comprises a simple single storey building with two windows on its front elevation and a single door to the side. This building is located in the back/side garden of No. 37 and is finished in a dashed render.

The character of the area is residential in nature and comprises mostly medium density semi-detached dwellings.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2018/0701/F
Location: 37 Templeton Park Templepatrick BT39 0AU
Proposal: Demolish existing detached store at rear of property and erect new single storey home office/study with toilet
Decision: Permission Granted (9th October 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 settlement of Templepatrick 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 Policy:

- Policy DM10 – Access and Parking.

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 Policy:

- 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 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 and Sustainable Drainage Systems.

Creating Places - Achieving Quality in Residential Environments: describes the contributions to quality and sustainability that developers in Northern Ireland will be expected to make through the design of new residential developments.

CONSULTATION

Council Environmental Health Section - No objection

Department for Infrastructure Roads - No objection (if the Council is content with parking provision)

REPRESENTATION

Six (6) 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
- Design, Layout, Density and Impact on the Character and Appearance of the Area
- Private Open Space provision
- Access and Parking

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 37 Templeton Park, Templepatrick and there are no relevant designated sites close by. The proposed development comprises the retention of the change of use of an existing building into independent living 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 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.

Correspondence with the agent
Concerns were initially raised with the agent regarding the proposal on 8th May 2026.

Following the previous request for supporting information the agent was contacted via telephone on 6th July 2026 regarding the lack of clarification on the proposal/supporting statement which was then submitted on the same date. Following on from this, the agent advised that he wished to submit a further amended statement of justification which was received on 30th July 2026.

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 within the settlement of Templepatrick as defined 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.

SP 4.1 of the ANPS states that in order to provide a choice of housing for people in socially balanced and inclusive communities across the Borough, the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of Policy SP 4 and other relevant policies and provisions of the LDP. Policy DM 17 of the ANPS provides the policy context for new homes within settlements. While DM 17.6 of the ANPS refers specifically to established residential areas.

The application seeks the retention of a change of use of an existing home office building to an independent studio living accommodation. Planning approval was previously granted for the demolition of an existing detached store at the rear of property and the erection of a new single storey home office/study under planning application Ref: LA03/2018/0701/F in October 2018. This permission was granted prior to the applicant becoming the owner of this property.

As outlined in the Planning Statement (Document 01 date stamped 30th July 2026) the subject building was used for living accommodation by a relative of the previous

owner from late 2018 to 2021. When the applicant acquired the property in early 2021 the building continued to be used for living accommodation. The applicant is therefore seeking retrospective permission to regularise the use of the building to provide the living accommodation.

As shown on the Existing Site Plan (Drawing No. 01 date stamped 4th March 2026) the subject building is located in the most northern corner of the garden area at No. 37 Templeton Park. There is also an existing wooden shed situated forward of this building, between it and the road.

The floor plan included on the Existing Site Plan (Drawing No. 01 date stamped 4th March 2026) shows the inclusion of a shower room and small kitchen area within the building. The Planning Statement (Document 01 date stamped 30th July 2026) also provides clarity that the existing building is to be retained as an independent dwelling unit (not as ancillary accommodation) but that it will have use of shared utility services including electricity, water supply, internet connection, shared car parking, communal 'private and semi-private amenity area' and use of bins.

For clarity, the proposal will be assessed as an independent dwelling unit (as per the planning fee paid and the description of development) and therefore must accord with the requirements of Policy DM 17 of the ANPS.

Design, Layout, Density and Impact on the Character and Appearance of the Area
DM 17.6 of the ANPS states that the Council will only support proposals for the redevelopment of existing buildings or infilling of currently vacant sites (including extended garden areas) 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.

In regard to urban design, DM 25.1 of the ANPS states that the Council will require development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. All development will be expected to deliver high quality design in its layout and appearance and demonstrate that it has considered a number of criteria.

It is noted that the subject building presently exists on the application site and is located in the northern corner of the existing garden area of No. 37 Templeton Park. It measures 8.2 metres by 4 metres, has a low mono pitched roof with a maximum ridge height of 3.3 metres. It is finished in a light coloured dashed render with black metal corrugated roofing and wooden style finish uPVC windows as shown on the Existing Site and Floor Plan (Drawing No. 01 date stamped 4th March 2026).

As noted above, the building was previously approved as an ancillary building incidental to the use of the dwelling. If the subject building was retained as an individual dwelling unit with its own plot, the density and pattern of development would be considered inconsistent with the surrounding area. The application site measures approximately 203 sqm and is not of sufficient size to accommodate two

(2) separate dwellings and cannot provide the required amenity standards. Whilst the design and appearance of the building is considered generally acceptable as an ancillary outbuilding associated with No. 37, it would not be considered an acceptable or suitable design for a single dwelling unit given its location within an existing residential development among two storey detached dwellings.

Internally, the subject building measures approximately 8 metres by 4 metres (maximum) and has a maximum height of 3.3 metres. The internal floorspace of the accommodation measures approximately 21.5 sqm. Although internal space standards aren't specifically referred to in the ANPS, good practice guidelines provided within the Housing Association Guide - Development Guide Design Standards suggest the minimum floorspace requirement for a one-person bedsit is 30sqm. The floorspace of the subject building falls well below this standard and is therefore not considered to present a good quality residential environment.

With the above considered, the principle of the retention of the change of use of the building to independent living accommodation is considered unacceptable as the pattern of development is not in keeping with the character and residential amenity of the established residential area in accordance with DM 17.6 of the ANPS. Furthermore, the design and appearance of the building is not reflective of the dwellings found in the surrounding area and does not represent a high-quality design as required by Policy DM 25 of the ANPS given its size falling below the recommended space standards.

Additionally, the retention of this building for use as a separate dwelling unit would also raise further concern in regard to amenity impact, parking provision and private open space provision.

Impact on Amenity

Policy DM 28.1 of the ANPS 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. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

Although it is noted that the applicant chooses to freely rent out this space and as per the submitted Planning Statement (Document 01 date stamped 30th July 2026) feels that there is no negative impact on the residential amenity experienced at the applicant's own dwelling (No. 37 Templeton Park) or at the subject living accommodation, it is considered that given the close proximity and the access arrangements to the independent unit (past a set of glass patio doors) there is undoubtedly unavoidable opportunities for overlooking and impact upon the privacy of the existing dwelling. The windows located on the front elevation of the subject building also look towards the set of glass doors at the existing dwelling at No. 37.

Again, given the close proximity between the existing dwelling and the subject building, the occupants at No. 37 will also have opportunity to overlook the dwelling and private amenity space associated with the independent studio living accommodation.

As noted above, the applicant has provided an indicative private open space layout within the Planning Statement (Document 01 date stamped 30th July 2026) but regardless of this layout or arrangement it is considered that any private garden areas for both units would remain to be overlooked.

Overall, the proposal is not considered to safeguard the amenity of existing neighbours or that of the occupants of the independent living unit. The proposal is therefore contrary to Policy DM 28.1 of the ANPS and paragraph 6.137 of the SPPS.

Private Open Space Provision

DM 17.9 of the ANPS states that the Council will take into account the guidance in relation to private open space provision as set out within Creating Places (2000).

The proposal falls short on private open space provision for both the subject living unit and the existing dwelling at No. 37 Templeton Park. It is noted that the agent has provided an indicative open space layout within the Planning Statement (Document 01 date stamped 30th July 2026) which shows approximately 48 sqm of private open space for No. 37 and 20 sqm for the studio living accommodation. The guidance provided within Creating Places outlines that for any individual house an area less than around 40 sqm will generally be found unacceptable with an average of 70sqm required. Given the layout of the site regardless of the configuration of the open space it is considered that there would be an inappropriate provision of private and useable amenity space for both dwelling units.

The proposal is therefore contrary to DM 17.9 of the ANPS in that insufficient and inappropriate private amenity space has not been provided for the proposal.

Access and Parking

Strategic Policy SP 3 of the ANPS is supported by Policy DM 10 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 specifically requires that all proposals incorporate adequate and appropriate provision for parking.

The proposal does not involve the creation of any new access or parking provision. There are two existing parking spaces provided within the curtilage of the existing dwelling at No. 37 Templeton Park, which are located to the front of the dwelling house. DfI Roads has advised that it has no objections to the proposal if the Council is minded to approve the development with no additional parking.

As per the Parking Standards the required number of spaces for a three (3) bedroom semi-detached dwelling is 2.5 spaces and for a one-bedroom apartment/bedsit the requirements for assigned parking is 1.5 spaces. The proposal therefore also falls short of the required number of parking spaces to serve the existing dwelling unit and the building to be retained as an independent living unit.

The proposal is therefore considered contrary to DM 10.1 of the ANPS in that inadequate provision has been made for parking.

CONCLUSION

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

- The principle of the retention of the building as an independent studio living accommodation is unacceptable;
- The density of the development is not considered acceptable, and the building does not comply with the space standards;
- The proposal will result in a detrimental impact on neighbour amenity at both the studio accommodation and the existing dwelling at No. 37;
- There is insufficient suitable private open space provision for both the proposed and existing dwellings; and
- There is insufficient parking for both the proposed and the existing dwelling.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

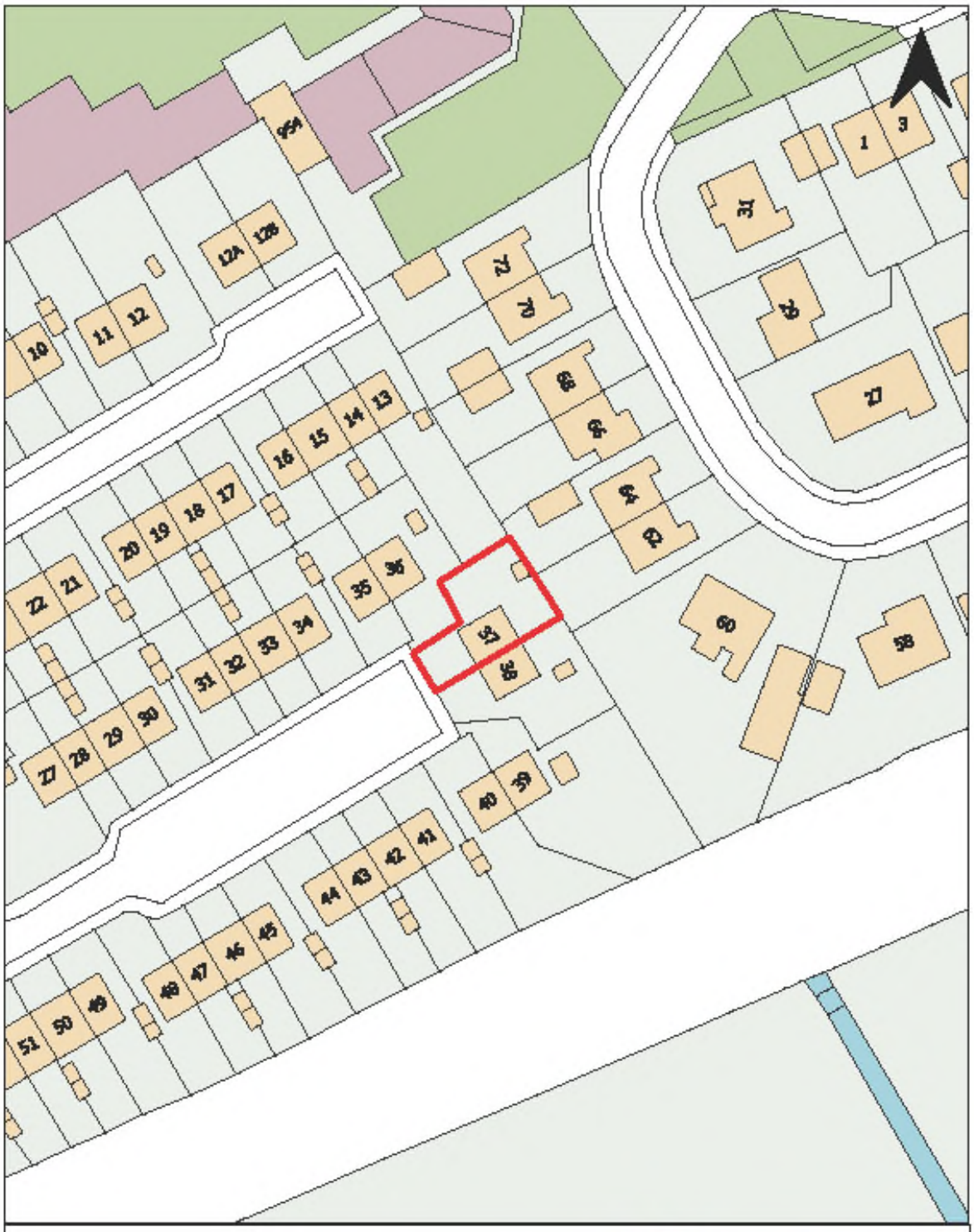
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the density and pattern of development is not in keeping with the character of the established residential area.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the design and appearance of the building is not reflective of the dwellings found in the surrounding area and does not represent a high quality design as the floor area provided falls below the recommend space standards for a residential unit.

3. The proposal is contrary to Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the private open space provision for both dwelling units within the application site falls below that set out in Creating Places – Achieving Quality in Residential Environments (2000).

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.311 and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that inadequate provision has been made for parking to serve the existing dwelling and the proposed independent studio accommodation.

5. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement paragraph 4.12 and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of the existing dwelling at No. 37 Templeton Park in terms of overlooking and loss of privacy and the subject building would also be subject to overlooking and lack of privacy from the occupants at No. 37 Templeton Park.



LA03/2026/0149/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:669

COMMITTEE ITEM	**3.6**
APPLICATION NO	**LA03/2026/0226/S54**
DEA	**MACEDON**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE SECTION 54 APPLICATION**
PROPOSAL	Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed joined to its western side, for the same purpose (Removal of Condition 3 from Planning Approval LA03/2024/0254/F: There shall be no external storage of timber with the yard area shaded yellow on Drawing No 03/1 dated 3 September 2024)
SITE/LOCATION	W J Walker Ltd, 205 Doagh Road, Newtownabbey, BT36 6AD
APPLICANT	W J Walker Ltd
AGENT	Turley
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/708547

SITE DESCRIPTION

The application site is located at 205 Doagh Road, on unzoned land which is within the development limit of Metropolitan Newtownabbey as designated in both the Belfast Urban Area Plan 2001 (BUAP) and the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).

The 0.56 Ha site is accessed via the Doagh Road and has a split level, with the portion of the site adjacent to No. 207 Doagh Road sitting approximately 2 metres above the rear potion of the site. The site is occupied by a residential dwelling fronting the Doagh Road and a number of sheds. The existing business operates from the sheds and the hardstanding yard areas within this large plot. The existing business is advertised as 'Rosevale Sawmills'.

The rear portion of the application site is largely enclosed by concrete walls, fencing and mature vegetation that is located to the rear of Nos. 207 and 209 Doagh Road. The front portion of the site is defined by a hedgerow along the northwestern boundary, a concrete block wall of approximately 1.5 metres high at the southeastern boundary and the southwestern roadside boundary comprises a low level brick wall with railings above and a series of pillars in between.

The site is surrounded by residential uses to the south and west. A leftover portion of land separates the site from the dwellings located east of the site at Nos. 60 to 68 Kings Road. North of the site, on the opposite side of Monkstown Avenue, there are

sports pitches which are zoned for landscape, amenity or recreation use within BUAP. Approximately 230 metres northeast of the recreational land is an area zoned for industry and commerce within BUAP known as Monkstown Industrial Estate.

RELEVANT PLANNING HISTORY

Planning Reference: U/1975/0198
Location: 205 Doagh Road
Proposal: Dwelling
Decision: Permission Granted (19.08.1975)

Planning Reference: U/1974/0039
Location: 205 Doagh Road
Proposal: Erection of two semi-detached bungalows
Decision: Permission Refused (13.06.1974)

Planning Reference: U/2009/0433/F
Location: Lands at rear of 205 Doagh Road, Whiteabbey, BT36 6AD, between Monkstown Avenue and the rear of 8-16, 34-40, 62-72, 114-116 Kings Road, 43 Kings Crescent, 207 Doagh Road and the rear and side of 209 Doagh Road
Proposal: Proposed new access road to fuel depot from Monkstown Avenue
Decision: Permission Granted (11.01.2010)

Planning Reference: U/2013/0132/F
Location: 205 Doagh Road, Newtownabbey
Proposal: Proposed shed for the maintenance of vehicles associated with the existing fuel(oil/coal) business
Decision: Permission Granted (19.08.2013)

Planning Reference: U/2013/0256/F
Location: 205 Doagh Road, Newtownabbey
Proposal: New portacabin structure for staff kitchen/washing facilities and extension to existing storage shed
Decision: Permission Granted (11.12.2013)

Planning Reference: LA03/2015/0208/A
Location: 205 Doagh Road, Newtownabbey
Proposal: 2 no electronic variable messages (retrospective)
Decision: Consent Refused (16.02.2016)

Planning Reference: LA03/2024/0894/CLEUD
Location: Rosevale Sawmills, 205 Doagh Road, Cloughfern, Newtownabbey, BT36 6AD
Proposal: Sawmill/Joinery workshop
Decision: Permitted Development (11.02.2025)

Planning Reference: LA03/2024/0254/F
Location: 205 Doagh Road, Newtownabbey, BT36 6AD
Proposal: Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed to its western side for the same purpose
Decision: Permission Granted (04/03/2025)

Planning Reference: LA03/2024/0330/F
Location: 205 Doagh Road, Newtownabbey, BT36 6AD
Proposal: New shed for the storage of timber and other building materials/goods
Decision: Permission Granted (11/09/2025)

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.

Belfast Urban Area Plan (BUAP): The application site is located on unzoned land within the development limit of Belfast (Newtownabbey). The Plan offers no specific guidance on this proposal guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located on unzoned land within the development limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this 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: 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

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 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 the following Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance.

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

Environmental Health: Noise Impact Assessment required

REPRESENTATION

Twelve (12) neighbouring properties were notified of the application, and one letter of representation has been received. The full representations made regarding this proposal are available to view online at the Planning Portal: (https://planningregister.planningsystemni.gov.uk/application/708547)

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

- Noise disturbance during construction;
- Loss of privacy; and
- Visual impact of the proposed development.

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
- Condition to be varied

Preliminary Matters

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.

Habitats Regulations Assessment

The previous planning application, Ref: LA03/2024/0254/F 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 Services (SES) on behalf of the Council. SES considered that there was potential for polluting discharges, generated during the construction phase of the extension, entering the small watercourse at the northeast of the proposed site. These could travel hydrologically to Belfast Lough 1km away and cause adverse effects to this feature. To mitigate against this potential impact, Condition 04 was attached to the decision notice stating that during construction a suitable buffer of at least 10 metres must be maintained between the locations of all construction refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. and the small watercourse to the northeast of the proposal site. On this basis, it was determined that the previously proposed development for the 'Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed to its western side for the same purpose' would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. 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, adopted the HRA report, and conclusions therein, prepared by Shared Environmental Services, dated 10 July 2024.

As the primary concerns with the previous development were based on the potential impact during the construction phase and not the operational phase of the development approved, and that this application seeks only to retain the external yard area for storage which formed part of the previous approval, it is considered that it would not give rise to any new impacts on the integrity of any European site that have not previously been considered.

Engagement with applicant / agent

The agent was advised via email on 23 July 2026 that Environmental Health had requested a Noise Impact Assessment and was given the opportunity to submit further information by 14 August 2026. The agent was also advised of concerns regarding the visual impact of the proposed development, and was further advised on 29 July 2026 that the application would be progressing as a refusal irrespective of whether a Noise Impact Assessment was submitted or not.

On the 29 July, the agent queried the need for a Noise Impact Assessment whilst also requesting an extension of time to provide it. The agent also proposed a condition to restrict the height of external storage as a way to overcome the visual concerns.

On 05 August, the case officer set out the need for the Noise Impact Assessment in an email to the agent, reiterating the point that the application would be progressed as a refusal given the visual impact concerns. The agent responded on

14 August to advise that the applicant was considering instructing a noise consultant and that the agent would be in touch once they got confirmation. No further correspondence has been received from the agent.

Policy Context and Principle of Development

Section 54 of the 2011 Act applies to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development granted previously. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the current application.

The principle of development has been established on the site, Ref: LA03/2024/0254/F which was approved on 04 March 2025. As the current application seeks only to remove Condition 03 attached to this permission, the principle of development cannot be revisited. Consideration will be given to the proposed removal of the condition imposed on the previous approval and whether the removal of the condition is considered acceptable.

Condition to be Varied

The purpose of this application is to seek the removal of Condition 03 of planning approval, Ref: LA03/2024/0254/F which prevents the external storage of timber in a yard area to the east and southeast of the previously approved storage shed.

Condition 03 of planning approval LA03/2024/0254/F states:

There shall be no external storage of timber within the yard area shaded yellow on Drawing Number 03/1 date stamped 3rd September 2024.

Reason: In the interests of visual amenity.

The applicant seeks to remove this condition entirely. It is stated on the cover letter accompanying the application that this condition is no longer required as the applicant has erected a fence along the northeastern / northwestern boundary where the application site abuts Monkstown Avenue. The requirement to erect a 1.8 metre high, close boarded timber fence was stipulated in condition 02 of the same planning approval, Ref: LA03/2024/0254/F, with the reason for this condition also stated as being 'in the interests of visual amenity'.

The critical viewpoint of the application site is on approach from the northeast, along Monkstown Avenue, where there are public views into the site and the external storage yard. The agent has stated that a fence has been erected along this boundary, and this fence is in accordance with Condition 02 of the previous approval, Ref: LA03/2024/0254/F. It has been deduced by the agent that as the reason for both conditions 02 and 03 is 'in the interests of visual amenity',

complying with condition 02 has negated the need for condition 03, and this condition should therefore be removed.

It is acknowledged that a 1.8 metre high, close boarded timber fence has been erected in accordance with condition 02 of Ref: LA03/2024/0254/F, and whilst this fence presents a more orderly boundary treatment towards the public road, it does little in the way of screening or restricting views of the external storage yard. Public views of the storage of materials in the yard area are still possible from Monkstown Avenue.

The same critical viewpoint was identified in the case officers report for application Ref: LA03/2024/0254/F, where it was noted that the open storage of materials in the yard area was unsightly. There were also concerns raised regarding the visual impact of both the existing shed and the shed proposed (now granted) under application Ref: LA03/2024/0254/F. At the time of processing the 2024 application, the agent made the argument that both sheds were largely required to store timber to ensure it stayed dry and that by allowing the development proposed under application Ref: LA03/2024/0254/F, it would result in more building materials being stored inside, with less external storage which in turn, would help improve the existing appearance from Monkstown Avenue. On balance, application Ref: LA03/2023/2024/0254/F was approved along with conditions which would help ensure that the visual amenity of the area was improved when viewed from Monkstown Avenue.

In this regard, it is considered that condition 03 is necessary in order to achieve a high-quality design in the appearance of the development and the application site. By removing Condition 03 to allow the external storage of timber and building materials, the development will not deliver a high quality design in its layout and appearance, will not make a positive contribution, nor will it relate well to the character and appearance of the surrounding area. The proposal is therefore contrary to Policy DM 25 of the ANPS.

One letter of objection has been received from a neighbour at No. 16 Kings Road, which is situated approximately 60 metres to the south of the application site, and would be the closest residential dwelling to the external storage yard. The concerns raised by the neighbour relate largely to the impact on their amenity by way of noise disturbance and overlooking. As noted above, the principle of development cannot be revisited through this application, and the assessment is based on the proposed removal of Condition 03 which relates only to the external storage of timber in the yard area.

EHS was consulted on the application, which if granted, would allow for the external storage of timber within the yard area. The consultation response received from EHS advises that the need for storing timber outside indicates an intensification of use, additional forklift truck movements externally and possibly an increase in deliveries to the site. Due to the short separation distance to nearby receptors, EHS has concerns of noise adversely impacting these receptors and requested the submission of a Noise Impact Assessment.

The agent was given the opportunity to submit a Noise Impact Assessment, but at the same time, was advised that there were concerns regarding the visual impact

of the proposal and that the application would continue to be progressed with a recommendation to refuse, irrespective of whether a Noise Impact Assessment was received or not.

To conclude, it has not been demonstrated that the proposed removal of condition 03 of Ref: LA03/2024/0254/F would not give rise to a significant detrimental impact on neighbouring properties by reason of noise.

CONCLUSION

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

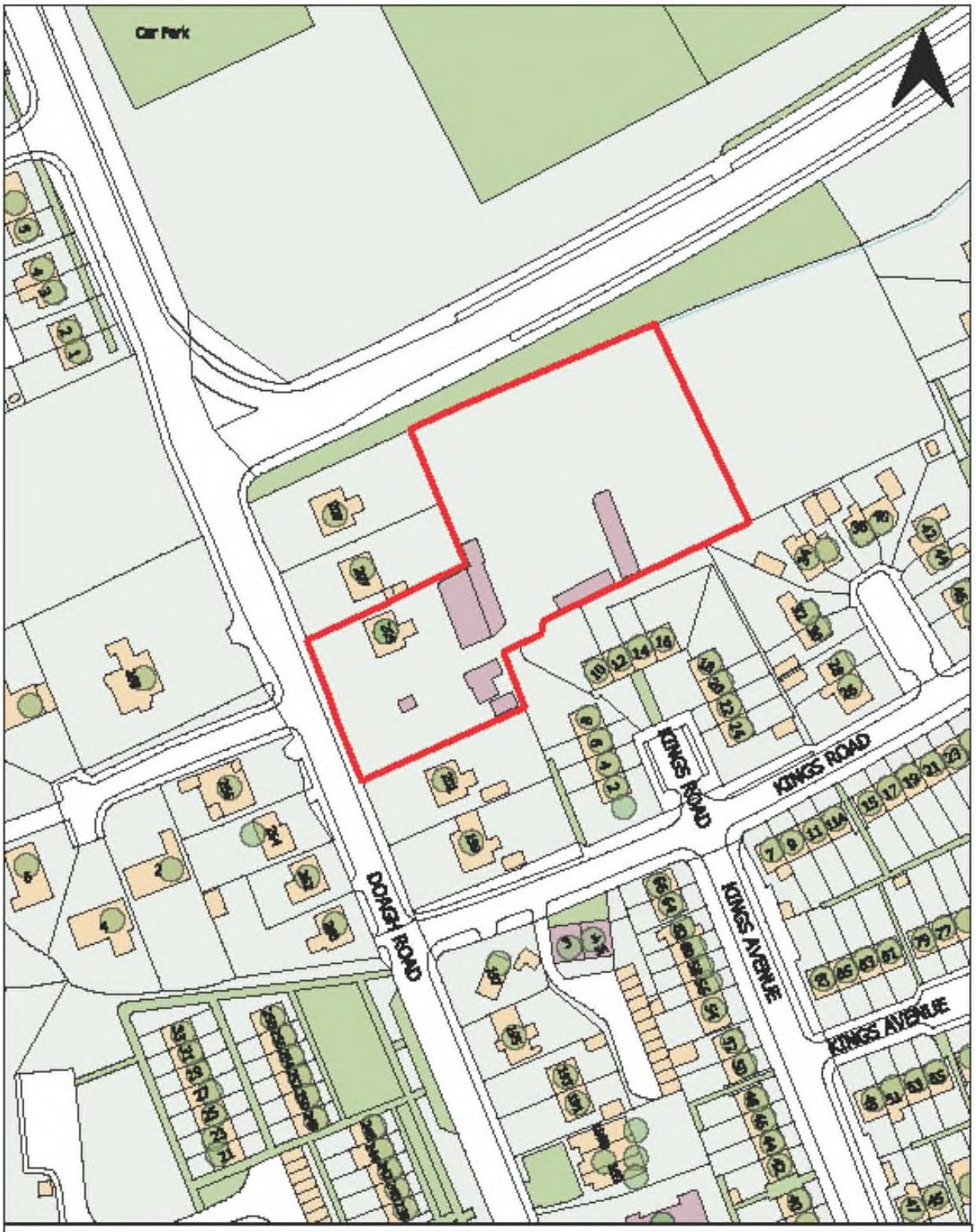
- The principle of development has previously been accepted;
- The removal of Condition 03 would result in the development having a detrimental impact on the visual amenity of the surrounding area; and
- It has not been demonstrated that the removal of Condition 03 would not have a significant detrimental impact on residential amenity by way of noise.

RECOMMENDATION	**REFUSE SECTION 54 APPLICATION**

REFUSAL REASONS:

1. The proposal is contrary to Paragraph 4.31 of the Strategic Planning Policy Statement Edition 2 and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the development would have a detrimental impact on the character and appearance of the area due to the appearance of the proposed external storage yard.

2. The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement Edition 2 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the development would not have a significant detrimental impact on residential amenity by way of noise.



LA03/2026/0226/S54

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:1,250

COMMITTEE ITEM	**3.7**
APPLICATION NO	**LA03/2026/0177/A**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCILOR CALL-IN**
RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**
PROPOSAL	Retention of 12 no. shop signs & 10 no. building wraps
SITE/LOCATION	Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT
APPLICANT	Henderson Group Property
AGENT	RPP Architects Ltd
LAST SITE VISIT	27/05/2026
CASE OFFICER	Dan Savage Tel: 028 90340438 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 Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk

SITE DESCRIPTION

The application site is located at No. 290 Antrim Road, Glengormley which is within the development limits of Metropolitan Newtownabbey and the local centre of Glengormley as defined in the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP)

The site comprises an existing Eurospar retail unit with three (3) retail/hot food units located in the southwestern corner of the site and an existing petrol forecourt with parking provision to the northeast of the site. An extension to the retailing unit was previously approved, Ref: LA03/2023/0600/F which incorporates a number of units in the Tramways Shopping Centre to the northwest and work has been completed on site.

The 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 a 2m high security fence.

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 Reference: LA03/2026/0127/F
Location: Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT

Proposal: New entrance to existing Eurospar retail unit along with associated works to pathways, boundary treatments and landscaping
Decision: Permission Granted (24/08/2026)

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.

Belfast Urban Area Plan (BUAP): The application site is located within the development limit of the Urban Area. 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.

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 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 26 Shopfront Design;
- Policy DM 28 Amenity Impact; and
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

No consultations were issued in respect of the above proposal.

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context;
- Principle of Development;
- Amenity, Design and Appearance;
- Impact on Residential Amenity; and
- Public Safety

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 Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) of the Regulations requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

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 the Urban Area as defined within the BUAP and is within the Local Centre of Glengormley as defined within draft Belfast Metropolitan Area Plan (dBMAP).

In line with the transitional arrangements set out in the SPPS, BUAP, dBMAP 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

The application seeks advertisement consent for the retention of 12 no. shop signs and 10 no. build wraps in association with Eurospar at Unit 1, No. 290 Antrim Road.

DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which they relate, provided the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety. The subject signage sought to replace the existing signage and introduce new signage in association with the existing Eurospar which is undergoing renovation works previously approved, Refs; LA03/2023/0600/F and LA03/2026/0127/F.

The subject advertisements are located on land and buildings to which they directly relate to (Eurospar) and therefore the subject advertisement complies with DM 29.1 of the ANPS in this regard. It is therefore considered that an appropriate level and type of signage is acceptable at this location subject to all other policy and environmental considerations being met.

Amenity, Design and Appearance

DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 requires that the advertisement proposal avoids visual clutter.

The subject advertisement includes the installation of an illuminated Eurospar and associated logo sign measuring 11m by 1.2m on the western, northeastern and southeastern elevations. An additional strapline sign is located on the northeastern elevation (fronting on to Tramways Shopping Centre and public walkway) measuring approximately 4.2m by 1.3m.

A welcome sign and window sign are located above the entrance door on the northeastern and southeastern elevations measuring approximately 1m by 2m and 1.5m in diameter respectively. A vinyl wrap sign and signage posters are proposed to the northern elevation along with internally illuminated brand panels measuring 2.2m by 0.7m which is similar to what exists on the eastern elevation currently.

The signage is considered to have a minimal impact on the design and appearance of the area given its use as a petrol filling station and associated retailing unit within Glengormley Local Centre. The subject signage is of an acceptable size and scale.

As outlined above, the signage will be visible to road users when travelling in both directions along Antrim Road, and within Farmley Car Park to the rear of the site, it is considered that the proposed signage respects the locality and amenity of the

area. Furthermore, despite the majority of signs being illuminated, the signage is considered to respect the locality and amenity of the area.

In addition, the larger illuminated signs consist of replacement signs and will therefore have a minimal additional impact on the character of the area. It is considered that the subject signage will have no adverse impact on the upon the established commercial character or appearance of the area with similar signage seen within the draft local centre of Glengormley. It is also considered that the cumulative effect of the proposal when read with other advertisements in the surrounding commercial area will not result in visual clutter.

Impact on Residential 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.

The application site comprises an existing retail unit and petrol filling station. The nearest residential properties are located approximately 50m southwest of the site along Farmley Road. One replacement sign is located on the western elevation which is of similar size and scale to the sign that previously existed along this elevation and fronts on to the public car park. The sign is to be illuminated, however given the separation distance to residential properties, there is not considered to be any significant neighbour amenity concerns.

The remaining signs are positioned on the eastern, northeastern and southeastern elevations fronting on to the existing petrol filling station forecourt and adjacent public walkway which links the Antrim Road to Farmley Car Park, it is considered that there are no significant amenity concerns in relation to these signs.

Overall, it is considered that the proposal complies with Policy DM 28 of the ANPS in this regard.

Public Safety

Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. In assessing the impact of a sign on public safety the Council will have regard to its effect upon the safe use and operation of any form of traffic. DM 29.1 of the ANPS stipulates that consent will be given for the display of an advertisement where it does not prejudice public safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The signage is set back approximately 25m from the main Antrim Road and will be visible to road users travelling along the Antrim Road for approximately 40m in either direction. The signage is proposed to the western elevation and will be visible from within Farmley Car Park.

The building had previously hosted a level of signage, and the subject advertisement sought to replace previous signs along with additional signage. The proposed signage consists of fixed signs with static illumination and therefore will not obstruct movement or visibility.

The design and appearance of the signage does not resemble traffic signals, the signs are situated entirely on the existing Eurospar building and will not significantly impact upon road users and therefore consultation with DfI Roads was not considered necessary. It is considered that the proposal will not obstruct or pose any distraction to road users and will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

CONCLUSION

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

- The proposal will not be detrimental to the visual amenity of the area;
- The signage does respect the character and appearance of the area; and
- There are no public safety concerns with the proposal

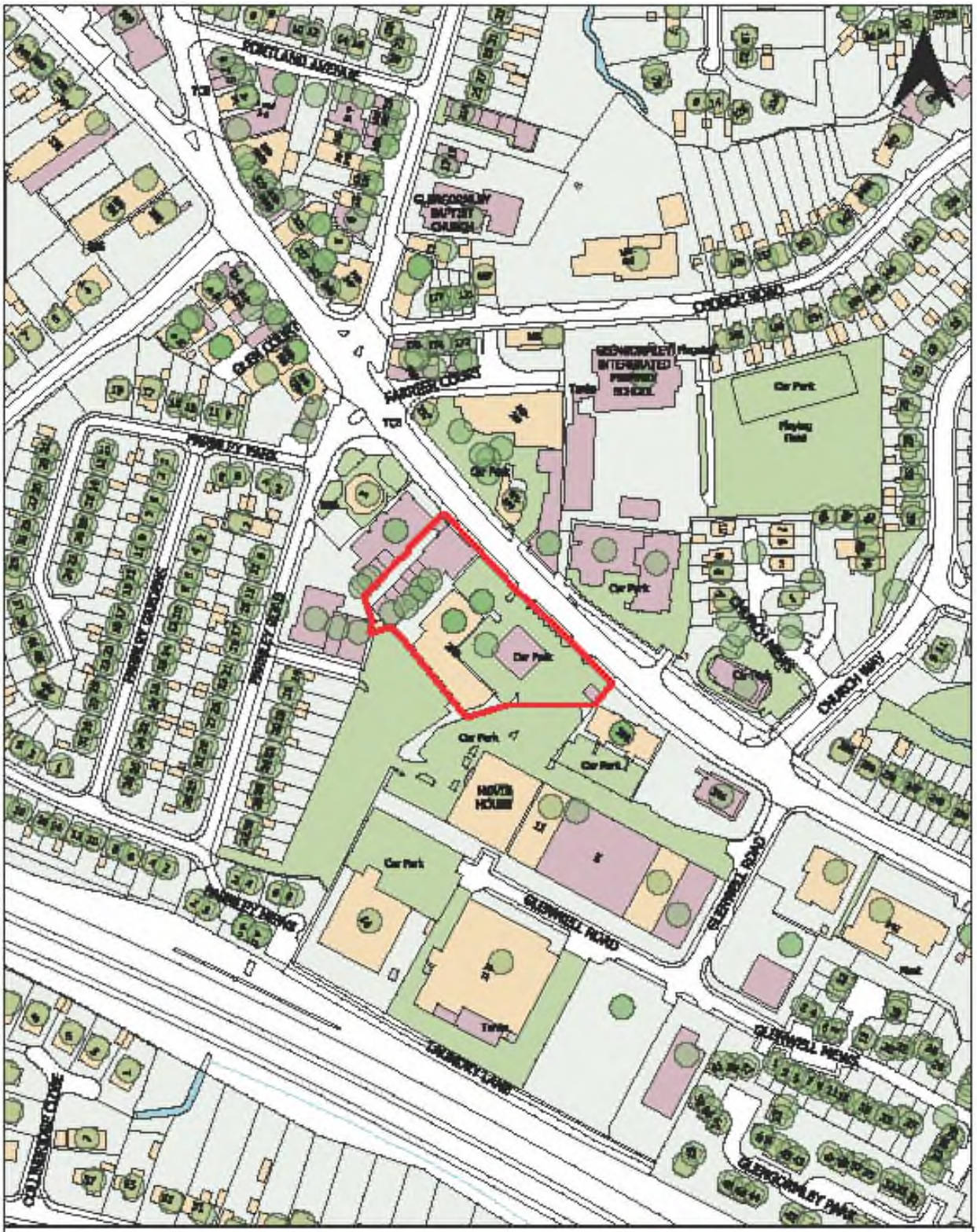
RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**

1. This decision notice is issued under Section 55 of the Planning Act (Northern Ireland) 2011.

   Reason: This is a retrospective application.

2. The advertising signs shall be retained in the position and orientation shown on Drawing Number 02, date stamped 20th September 2026.

   Reason: In the interests of visual amenity, road safety and convenience of road users.



LA03/2026/0177/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:2,264

COMMITTEE ITEM	**3.8**
APPLICATION NO	**LA03/2026/0496/A**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCILLOR CALL -IN**
RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**
PROPOSAL	1 Digital Advertisement Unit
SITE/LOCATION	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
APPLICANT	New World Payphones
AGENT	Applicant is Agent
LAST SITE VISIT	3rd August 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/707077

SITE DESCRIPTION

The application site is located on lands approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, which is within the development limits of Metropolitan Newtownabbey as indicated within the draft Belfast Metropolitan Area Plan (published 2004) (dBMAP).

The application site comprises an area of public footpath adjacent to the Carnmoney Road. Approximately 9.5m north of the application site, is a "Welcome to Carnmoney" sign, approximately 22.6m north of the application site is a bus shelter and on the opposite side of the Carnmoney Road, approximately 19.3m southeast of the application site is a bus shelter which displays advertisements. The surrounding area is typically urban in character and includes residential developments, Carnmoney Primary School and Carnmoney Presbyterian Church.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0495/F
Location: Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
Proposal: Proposed installation of telephone kiosk on public footpath
Decision: Under Consideration

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 settlement limit of Metropolitan Newtownabbey.

SPPS 2 – Strategic Planning Policy Statement Edition 2: 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 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
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council Environmental Health Section – No objection subject to condition

Department for Infrastructure Roads- No objection subject to conditions

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on residential amenity;
- Public Safety.

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 Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

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 limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

The application seeks advertisement consent on a proposed telephone kiosk, which is the subject of a concurrent application (Ref: LA03/2026/0495/F which relates to a digital display screen on the southeastern elevation of the proposed telephone kiosk. DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety. The advertisement would be situated on one side of the telephone kiosk, however, it is recognised that the advertisements which are displayed on the telephone kiosk would not necessarily relate to it. The submitted Planning Statement (Document 01 date stamped 8th July 2026) indicates that the proposed advertisement is located approximately 190m from an existing kiosk which is scheduled for removal, however, no further details have been provided with regards to whether the existing kiosk has obtained advertisement consent, and no mechanism exists as part of the current application to secure its removal.

Nonetheless, the proposed advertisement is located within an urban area, close to existing bus shelters which are capable of displaying advertisements. Moreover, the surrounding area has a mixed use character and includes residential developments, Carnmoney Primary School and Carnmoney Presbyterian Church. In this context, the proposed advertisement would be compatible with the surrounding urban area.

Accordingly, the proposed advertisement is considered acceptable in principle at this location, subject to all other policy and environmental considerations being met.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 requires that the advertisement proposal avoids visual clutter. The proposed telephone kiosk takes an 'L' shape form, measuring approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m. The digital display unit is on the southeastern elevation and measures approximately 1.6m in height and 0.9m in width. The advertisement would portray static advertising images in sequence, changing every 10 seconds.

Given the proposal is small in scale, it is not considered to detract from the visual amenity of the area, is sympathetic to the scale of the surrounding area and is not considered to further contribute to street clutter. Accordingly, the proposal is considered to comply with criteria (a)-(d) of Policy DM 29 of the ANPS.

Impact on Residential Amenity
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 disturbance.

There are no residential properties that abut the site along the Carmoney Road. It is noted that the application site is approximately 23m east of No. 224 Carnmoney Road, however, given the height of the kiosk is below 3m and there is an intervening access road, it is not considered that the proposal will adversely impact the amenity of the residential property. Advice was sought from the Council's Environmental Health Section who indicated that there would be no significant neighbour amenity concerns and has no objection to the proposal subject to a condition to control the luminance of the digital screen which will help to safeguard neighbour amenity.

Overall, it is considered that the proposal will not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS in this regard.

Public Safety
Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. Criterion (e) of DM 29.1 of the ANPS stipulates that a proposal for consent to display advertisement will be supported where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise public and road safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The applicants submitted a Planning Statement (Document 01 date stamped 8th July 2026), which indicates that only static images will be displayed with instantaneous transition between advertisements

at an interval of no less than 10 seconds. It also notes that other safety measures such as turning the display off at midnight and an in-built sensor control system which reads ambient light levels will be implemented.
The proposal is situated adjacent to the public road, however, the design and appearance of the proposed signage does not resemble or interfere with traffic signals. DfI Roads was consulted on the proposal given that the digital screen could present a distraction to road users, however, they offered no objections subject to a number of conditions and informatives relating to the luminance of the screen and the timing that images are displayed. As such, the proposal is not considered to prejudice road safety.

It is therefore considered that the proposal will not obstruct or pose any distraction to road users and overall will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

CONCLUSION

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

- The amenity, design and appearance of the signage is acceptable; and
- The proposal will not detract from the character or appearance of the area.
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety concerns.

RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**

PROPOSED CONDITIONS

1. The digital advertising sign shall be erected in the position and orientation shown on approved Drawing Number 03 date stamped 8th July 2026.

   Reason: In the interests of visual amenity, road safety and convenience of road users.

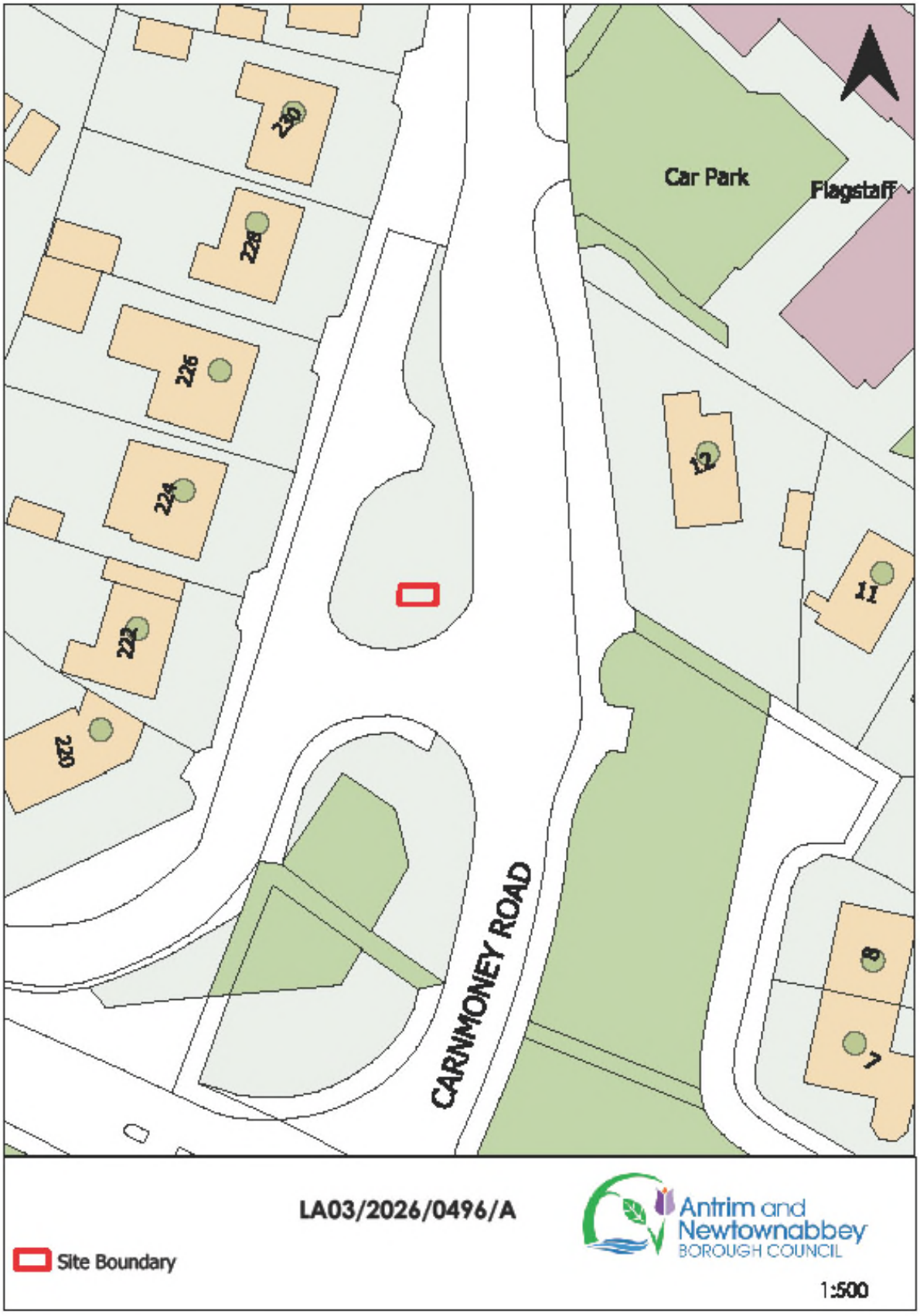
2. The minimum duration any image shall be displayed shall not be less than ten seconds.
   Reason: In the interests of visual amenity, road safety and convenience of road users.

3. The digital advertising screen shall only display static images and shall not contain moving images. The rate of change between successive displays shall be instantaneous and shall not include the sequencing of images over more than one advert or a message sequence, where a message is spread across more than one screen image.
   Reason: In the interests of visual amenity, road safety and convenience of road users.

4. The luminance of the screen shall be controlled by light sensors which automatically adjust screen brightness for ambient light levels, in order to avoid glare at night and facilitate legibility during daytime. The proposed advertising screen shall generally comply with the Institute of Lighting Professionals' guidance PLG05, 'The Brightness of Illuminated Advertisements'. Night time luminance of

the digital screen is not to exceed 300 Cd/m2. Proposed luminance levels and control arrangements are to be agreed by the Department for Infrastructure.
Reason: In the interests of visual amenity, road safety and convenience of road users.

5. The luminance of the digital screen shall not exceed 800 candelas per square metre (cd/m²) between dusk and dawn, in accordance with the maximum recommended luminance set out in the Institution of Lighting Professionals Professional Lighting Guide PLG05/23: The Brightness of Illuminated Advertisements including Digital Displays (2023).
Reason: To protect the nighttime amenity of nearby sensitive receptors.


Car Park
Flagstaff
230
228
226
224
223
220
12
11
8
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CARNMONEY ROAD
LA03/2026/0496/A
Antrim and Newtownabbey BOROUGH COUNCIL
Site Boundary
1:500

COMMITTEE ITEM	**3.9**
APPLICATION NO	**LA03/2026/0495/F**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCILLOR CALL-IN**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
APPLICANT	New World Payphones
AGENT	Applicant is Agent
LAST SITE VISIT	3rd August 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/707076

SITE DESCRIPTION

The application site is located on lands approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, which is within the development limits of Metropolitan Newtownabbey as indicated within the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).

The application site comprises an area of public footpath adjacent to the Carnmoney Road. The surrounding area is typically urban in character, including residential developments, Carnmoney Primary School and Carnmoney Presbyterian Church.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0496/A
Location: Public footway approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
Proposal: 1 Digital Advertisement Unit
Decision: Under Consideration

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 settlement limit of Metropolitan Newtownabbey.

SPPS 2– Strategic Planning Policy Statement for Northern Ireland Edition 2: 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): 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 Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 16 Telecommunication Facilities and Digital Infrastructure.

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

Council Environmental Health Section – No objection

Department for Infrastructure Roads- No objection subject to conditions

REPRESENTATION

No neighbouring properties were notified of the application, 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 and Principle of Development;
- Design, Appearance and Impact on the Character of the Conservation Area;
- Neighbour Amenity;
- Access, Movement and Parking; and
- Drainage

Preliminary Matters

Appropriate Assessment

The subject site is located approximately 23m east of No. 224 Carnmoney Road, Newtownabbey and there are no relevant designated sites close by. The proposed development comprises the installation of a telephone kiosk 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 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 application site is located within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

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.

Policy DM 6 of the ANPS 'Development within Centres' details that the Council will support a range of retail and complementary town centre uses within centres. Furthermore, SP 3.16 and DM 16.1 of ANPS indicates that the Council will work with its statutory partners and service providers to secure an enhanced range, quality and coverage of telecommunications and broadband services across the Borough that assist the local economy or support local communities.

In this case, the proposal seeks the installation of a telephone kiosk which is also fitted with one (1) digital display screen. The digital display screen is subject to a concurrent planning application (Ref: LA03/2026/0496/A). Supporting information has been submitted in the form of a Planning Statement (Document 01, date stamped 8th July 2026) which details that the application site is within a 3-minute walk (190m) of an existing, outdated, public telephone kiosk which is scheduled for removal. It also advises that the proposed telephone kiosk will be fitted with cash free telephone equipment, an integrated defibrillator, interactive wayfinding capability and provision for public wireless telecommunications services. The proposal is considered to comply with SP 1.1, SP 3.16 and Policies DM 6 and DM 16 of the ANPS in this regard.

Owing to the location of the site within the development limit the principle of development is acceptable as it is considered to be necessary infrastructure which will benefit the area in which it is located.

Design and Appearance

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 of the ANPS 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. DM 16.2 and 16.3 of the ANPS

indicate telecommunications development will be supported where they do not result in unacceptable damage to visual amenity and should be sited and designed to minimise visual and environmental impact, having regard to technical and operational constraints.

The proposed development comprises the installation of a telephone kiosk along the footpath adjacent to the Carnmoney Road. The proposal measures approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m, comprising an 'L' shape footprint and is grey in colour. The proposal includes a digital display screen on one side of the proposed kiosk which is the subject of a concurrent planning application (Ref: LA03/2026/0496/A). The overall design of the kiosk, notably the domed roof, information 'i' and 'telephone' signage on each side of the roof and side fenestration, clearly indicates the principal function of the kiosk.

In addition, Policy DM 25 of the ANPS requires that proposals incorporate an appropriate landscaping scheme, promote biodiversity and integrate sustainable energy measures. In this case, this element of the policy can be set aside due to the small scale nature of the proposal, that it is infrastructure which serves the community in which it is located and its siting on the public footpath which does not offer the opportunity for additional planting, biodiversity benefits or energy measures.

The surrounding area is characterised by urban area uses which include residential developments, a church and a primary school. The installation of a telephone kiosk within the urban area is considered compatible with adjacent land uses. It is considered that the proposal complies with Policies SP 6, DM 25 and DM 16 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 of the ANPS 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.

There are no residential properties that abut the site, however, it is noted that the application site is approximately 23m east of No. 224 Carnmoney Road. Given the height of the kiosk is below 3m and there is an intervening access road, it is not considered that the proposal will adversely impact the amenity of this residential property. Advice was sought from the Council's Environmental Health Section who indicated that there would be no significant neighbour amenity concerns and raised no objection to the proposal.

Overall, it is considered that the proposal will have not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS in this regard.

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. Policy SP 3 of the ANPS is supported by Policy DM 10 of the ANPS.

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 is located on the existing footpath along the Carnmoney Road and does not impact upon parking or access arrangements. DfI Roads was consulted on the proposal and offered no objections subject to a number of conditions and informatives. As such, the proposal is not considered to prejudice road safety.

The proposal is considered to comply with Policy DM 10 of the ANPS and paragraph 6.301 of the SPPS in this regard.

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 of the ANPS.

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

CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is considered compatible with adjacent land uses;
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety or drainage concerns.

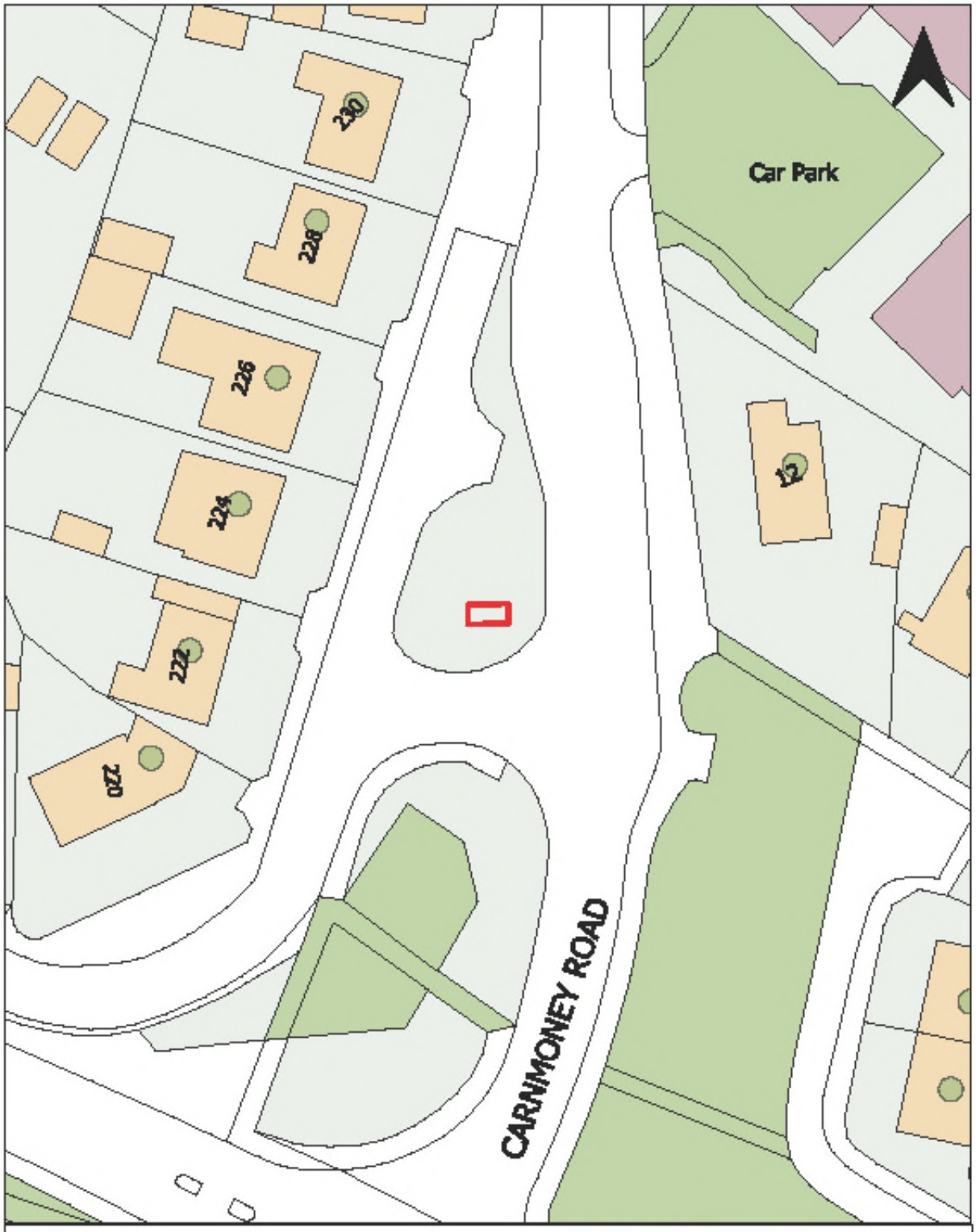
RECOMMENDATION	**GRANT PLANNING PERMISSION**

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 telephone kiosk shall be erected in the position and orientation shown on the approved Drawing Number 03 date stamp 8th July 2026.
Reason: In the interests of visual amenity, road safety and convenience of road users.



LA03/2026/0495/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:500

COMMITTEE ITEM	**3.10**
APPLICATION NO	**LA03/2026/0498/A**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCILLOR CALL-IN**
RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**
PROPOSAL	1 Digital Advertisement Unit
SITE/LOCATION	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
APPLICANT	New World Payphones
AGENT	Applicant is the Agent
LAST SITE VISIT	5th August 2026
CASE OFFICER	Michael Glynn Tel: 028 903 40411 Email: michael.glynn@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/711384

SITE DESCRIPTION

The application site is located on an area of public footpath midway along the frontage of Edmund Rice College, 96-100 Hightown Road, Newtownabbey.

The surrounding area is typically urban in character, including residential developments, Edmund Rice College and industrial warehouses.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0497/F
Location: Public footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
Proposal: Proposed installation of telephone kiosk on public footpath
Decision: Under Consideration

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 settlement limit of Metropolitan Newtownabbey.

SPPS 2 – Strategic Planning Policy Statement Edition 2: 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 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; and
- Policy DM 29 Advertisements.

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council Environmental Health Section – No objection subject to a condition

Department for Infrastructure Roads- No objection subject to conditions

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on residential amenity;
- Public Safety.

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 Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

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 limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

The application seeks advertisement consent for the installation of a telephone kiosk, comprising a digital display screen on the northeastern elevation. DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety. A concurrent application for the installation of the telephone kiosk itself was submitted alongside this application (Ref: LA03/2026/0497/F). The advertisement would be situated on one side of this telephone kiosk, however, it is recognised that the advertisements which are displayed on the telephone kiosk would not necessarily relate to it. Nonetheless, in the supporting Planning Statement (Document 01 date stamped 8th July 2026) it is indicated that the proposal is within a 15-minute walk of an existing kiosk which is outdated and scheduled for removal.

Whilst the supporting Planning Statement (Document 01 date stamped 8th July 2026) has advised that the proposed advertisement is intended to replace an existing advertisement located approximately 670m, no mechanism exists through the current application to secure the removal of that advertisement. The site is located within an area characterised by a variety of commercial premises, a school and nearby signage. In this context, the proposed advertisement would appear as a compatible feature within the streetscape and would not appear visually intrusive or out of character with the established built environment.

The display of advertisements is considered acceptable in principle at this location. The determining issues relate to the proposal's impact on visual amenity and public safety, which are assessed against the relevant policy provisions below.

Amenity, Design and Appearance

DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be

sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 requires that the advertisement proposal avoids visual clutter. The proposed telephone kiosk takes an 'L' shape form, measuring approximately 2.5m in height, 1.1m in length and a maximum width of 0.9m. The digital display unit is on the northeastern elevation and measures approximately 1.6m in height and 0.9m in width. The advertisement would portray static advertising images in sequence, changing every 10 seconds.

Given the proposal is small in scale, it is not considered to detract from the visual amenity of the area, is sympathetic to the scale of the surrounding area, and is not considered to further contribute to street clutter. Accordingly, the proposal is considered to comply with criteria (a)-(d) of Policy DM 29 of the ANPS.

Impact on Residential Amenity

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 disturbance.

There are no residential properties that abut the site along this section of the Hightown Road. It is noted that the application site is approximately 134m west of No. 94 Hightown Road. However, given the height of the kiosk is below 3m and there is an intervening access road, it is not considered that the proposal will adversely impact the amenity of this residential property. Advice was sought from the Council's Environmental Health Section who indicated that they had no objection to the proposal.

Overall, it is considered that the proposal will have not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS in this regard.

Public Safety

Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. Criterion (e) of DM 29.1 of the ANPS stipulates that a proposal for consent to display advertisement will be supported where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise public and road safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The Planning Statement (Document 01, date stamped 8th July 2026), indicates that only static images will be displayed with instantaneous transition between advertisements at an interval of not less than 10 seconds. It also notes that other safety measures such as turning the display off at midnight and an in-built sensor control system which reads ambient light levels will be implemented.

The proposal is situated adjacent to the public road, however, the design and appearance of the proposed signage does not resemble or interfere with traffic

signals. DfI Roads was consulted and responded with no objections subject to a number of conditions and informatives relating to the luminance of the screen and the timing that images are displayed. As such, the proposal is not considered to prejudice road safety.

It is therefore considered that the proposal will not obstruct or pose any distraction to road users and overall will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

CONCLUSION

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

- The amenity, design and appearance of the signage is acceptable;
- The proposal will not detract from the character or appearance of the area.
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety concerns.

RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**

PROPOSED CONDITIONS

1. The luminance of the digital screen shall not exceed 800 candelas per square metre (cd/m²) between dusk and dawn, in accordance with the maximum recommended luminance set out in the Institution of Lighting Professionals Professional Lighting Guide PLG05/23: The Brightness of Illuminated Advertisements including Digital Displays (2023).

   Reason: To protect the nighttime amenity of nearby sensitive receptors.

2. Digital advertising signs shall only display static images and shall not contain moving images. The rate of change between successive displays shall be instantaneous and shall not include the sequencing of images over more than one advertisement, or a message sequence where the message is continued over more than one screen image.

   Reason: In the interests of road safety and the convenience of road users.

3. The minimum duration of any image displayed shall not be less than 10 seconds.

   Reason: In the interests of road safety and the convenience of road users.

4. The luminance of the screen shall be controlled by light sensors which automatically adjust screen brightness for ambient light levels in order to avoid glare at night and facilitate legibility during the day. The proposed digital advertising screen shall generally comply with the Institute of Lighting Professionals' guidance PLG05, 'The Brightness of Illuminated Advertisements'. Night-time luminance of the digital screen shall not exceed 300Cd/m2.

   Reason: In the interests of road safety and the convenience of road users.

5. The equipment shall be erected in the position indicated on the approved drawing. Drawing No. 02 date stamped 8th July 2026.
   Reason: In the interests of road safety and the convenience of road users.



LA03/2026/0498/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:500

COMMITTEE ITEM	**3.11**
APPLICATION NO	**LA03/2026/0497/F**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCILLOR CALL-IN**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed installation of telephone kiosk on the public footpath
SITE/LOCATION	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
APPLICANT	New World Payphones
AGENT	Applicant is Agent
LAST SITE VISIT	5th August 2026
CASE OFFICER	Michael Glynn Tel: 028 903 40411 Email: michael.glynn@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/711384

SITE DESCRIPTION

The application site is located on a public footpath on lands 0.15m north of Edmund Rice College, Hightown Road, Newtownabbey.

The application site comprises an area of public footpath which abuts Edmund Rice College, Newtownabbey. The surrounding area is typically urban in character, including residential developments, Edmund Rice College and industrial warehouses.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0498/A
Location: Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
Proposal: 1no Digital Advertisement Unit
Decision: Under Consideration

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 settlement limit of the Urban Area (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 settlement limit of Metropolitan Newtownabbey and within the Local Centre of Glengormley.

SPPS 2– Strategic Planning Policy Statement for Northern Ireland Edition 2: 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): 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 Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 16 Telecommunication Facilities and Digital Infrastructure.

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

Council Environmental Health Section – No objection

Department for Infrastructure Roads- No objection, subject to conditions

REPRESENTATION

Four (4) neighbouring properties were notified, and no letters of objection were 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;
- Design, Appearance and Impact on the Character of the Conservation Area;
- Neighbour Amenity;
- Access, Movement and Parking; and
- Drainage

Preliminary Matters

Appropriate Assessment

The subject site is located on the public footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey and there are no relevant designated sites close by. The proposed development comprises the installation of a telephone kiosk 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 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 application site is located within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

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.

Policy DM 6 of the ANPS 'Development within Centres' details that the Council will support a range of retail and complementary town centre uses within centres. Furthermore, SP 3.16 and DM 16.1 of ANPS indicate the Council will work with its statutory partners and service providers to secure an enhanced range, quality and coverage of telecommunications and broadband services across the Borough that assists the local economy or supports local communities.

In this case, the proposal seeks the installation of a telephone kiosk which is also fitted with one (1) digital display screen which is the subject of a concurrent planning application (Ref: LA03/2026/0498/A). Supporting information has been submitted in the form of a Planning Statement (Document 01, date stamped 8th July 2026) which details that the application site is a 15-minute walk from an existing, outdated, public telephone kiosk which is seemingly not functional. It also advises that the proposed telephone kiosk will be fitted with cash free telephone equipment, an integrated defibrillator, interactive wayfinding capability and provision for public wireless telecommunications services. The proposal is considered to comply with SP 1.1, SP 3.16 and Policies DM 6 and DM 16 of the ANPS in this regard.

Owing to the location of the site within the development limit the principle of development is acceptable as it is considered to be necessary infrastructure which will benefit the area in which it is located.

Design and Appearance

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 of the ANPS 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. DM 16.2 and DM 16.3 of the ANPS indicates that telecommunications development will be supported where they do not result in unacceptable damage to visual amenity and should be sited and

designed to minimise visual and environmental impact, having regard to technical and operational constraints.

The proposed development comprises the installation of a telephone kiosk along the footpath adjacent to the northern side of Edmund Rice College, Hightown Road, Newtownabbey. The proposal measures approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m, comprising an 'L' shape footprint and is grey in colour. The proposal includes a digital display screen on one side of the proposed kiosk which is the subject of a concurrent planning application Ref: LA03/2026/0498/A. The overall design of the kiosk, notably the domed roof, information 'i' and 'telephone' signage on each side of the roof and side fenestration, clearly indicates the principal function of the kiosk.

In addition, Policy DM 25 of the ANPS requires that proposals incorporate an appropriate landscaping scheme, promote biodiversity and integrate sustainable energy measures. In this case, this element of the policy can be set aside due to the small scale nature of the proposal, that it is infrastructure which serves the community in which it is located and its siting on the public footpath which does not offer the opportunity for additional planting, biodiversity benefits or energy measures.

The surrounding area is characterised by urban area uses which include residential developments, a church and a primary school. The installation of a telephone kiosk within the urban area is considered compatible with adjacent land uses. It is considered that the proposal complies with Policies SP 6, DM 25 and DM 16 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 of the ANPS 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.

There are no residential properties that abut the site along the Hightown Road. It is noted that the application site is approximately 134m west of No. 94 Hightown Road. However, given the height of the kiosk is below 3m and there is an intervening access road, it is not considered that the proposal will adversely impact the amenity of the property. Advice was sought from the Council's Environmental Health Section who indicated that there would be no significant neighbour amenity concerns and they had no objection to the proposal.

Overall, it is considered that the proposal will have not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS in this regard.

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. Policy SP 3 of the ANPS is supported by Policy DM 10 of the ANPS.

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 is located on the existing footpath along the Hightown Road and does not impact upon the parking or access arrangements. DfI Roads was consulted on the proposal given that the digital screen could present a distraction to road users, however, they offered no objections subject to a number of conditions and informatives. As such, the proposal is not considered to prejudice road safety.

The proposal is considered to comply with Policy DM 10 of the ANPS and paragraph 6.301 of the SPPS in this regard.

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 of the ANPS.

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

CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is considered compatible with adjacent land uses;
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety or drainage concerns.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

3. 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.

4. The telephone kiosk shall be erected in the position and orientation shown on the approved Drawing Number 03 date stamp 8th July 2026.

   Reason: In the interests of visual amenity, road safety and convenience of road users.

5. Digital advertising signs shall only display static images and shall not contain moving images. The rate of change between successive displays shall be instantaneous and shall not include the sequencing of images over more than one advertisement, or a message sequence where the message is continued over more than one screen image.

   Reason: In the interests of road safety and the convenience of road users.

6. The minimum duration of any image displayed shall not be less than 10 seconds.

   Reason: In the interests of road safety and the convenience of road users.

7. The luminance of the screen shall be controlled by light sensors which automatically adjust screen brightness for ambient light levels in order to avoid glare at night and facilitate legibility during the day. The proposed digital advertising screen shall generally comply with the Institute of Lighting Professionals' guidance PLG05, 'The Brightness of Illuminated Advertisements'. Night-time luminance of the digital screen shall not exceed 300Cd/m2.

   Reason: In the interests of road safety and the convenience of road users.

8. The equipment shall be erected in the position indicated on Drawing No. 02 date stamped 8th July 2026.

   Reason: In the interests of road safety and the convenience of road users.


Car Park
LA03/2026/0497/F
Site Boundary
Antrim and Newtownabbey BOROUGH COUNCIL
1:500

COMMITTEE ITEM	**3.12**
APPLICATION NO	**LA03/2026/0468/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**COUNCIL APPLICATION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Change of use of shop/reception and garden exhibition area to proposed ice-cream parlour and associated ancillary space.
SITE/LOCATION	Antrim Castle Gardens and Clotworthy House, 20 Randalstown Road, Antrim, BT41 4LH
APPLICANT	Antrim & Newtownabbey Borough Council
AGENT	Robert Logan Architects
LAST SITE VISIT	19 August 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/711282

SITE DESCRIPTION

The application site is located at Clotworthy House, No. 20 Randalstown Road, which is within the development limit of Antrim, as designated in the Antrim Area Plan 1984 – 2001.

Antrim Castle Gardens has been designated as Grade A Historic Parks, Gardens and Demesnes, whilst Clotworthy House is a Grade B+ Listed Building. The proposed development is located within the existing gift shop at Clotworthy House, where the surrounding uses within the building include a café, staff room, store, office space, heritage room and bathrooms.

Clotworthy House has a quadrangular arrangement of four wings which are positioned around a central courtyard area. It is an early Victorian building in Tudor Revival style, which was originally built as a coach house and stables. The building retains most of its original exterior features, and whilst some of the original interiors have been lost. Clotworthy House still retains something of its original character and importance as an integral part of an important country house demesne.

The area surrounding the application site is comprised of the Castle Gardens. Beyond the gardens and to the southeast, is Antrim Town Centre.

RELEVANT PLANNING HISTORY

Planning Reference: T/2007/1004/LB
Location: Clotworthy, Antrim Castle Gardens, Randalstown Road, Antrim
Proposal: Internal alterations including the replacement of theatre and gallery with garden exhibition, café and shop. Re-modelling of North Wing with opening to the north repositioned

Decision: Consent Granted
Decision Date: 20 June 2008

Planning Reference: LA03/2016/1079/F
Location: Clotworthy House, Antrim Castle Gardens, Randalstown Road, Antrim
Proposal: Outdoor dining area to include parasols and terrace screening
Decision: Permission Granted
Decision Date: 30 May 2017

Planning Reference: LA03/2025/0587/CLEUD
Location: Clotworthy House, Antrim Castle Gardens, Randalstown Road, Antrim
Proposal: The use of the courtyard at Clotworthy House for outdoor dining to include tables, chairs and parasols
Decision: Permitted Development
Decision Date: 10 October 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 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 within the settlement limit for Antrim. The Plan offers no specific guidance on the 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: 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 policies:

- Policy DM 6 Development within Centres
- Policy DM 7 Development outside Centres
- Policy DM 9 Tourism Development

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 25: Urban Design
- 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 31 Historic Parks, Gardens and Demesnes
- Policy DM 32 Listed Buildings

CONSULTATION

Environmental Health – No objection

Historic Environment Division – No objection

REPRESENTATION

No neighbouring properties were notified of the application, and one letter of representation has been received. The full representations made regarding this proposal are available to view online at the Planning Portal:

https://planningregister.planningsystemni.gov.uk/application/711282

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

- There are many visitors to the Castle Gardens every day and the application is fully supported.
- An addition to Manns cafe would be welcomed as they are already operating in a confined space.

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 Regulation Assessment

The subject site is located at No. 20 Randalstown Road, Antrim. The closest nationally and internationally designated sites are Lough Neagh Area of Special Scientific Interest (ASSI), Lough Neagh and Lough Beg Special Protection Area (SPA) and Ramsar site, located approximately 2km west. These sites are of national and international importance and are protected by the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and the Environment (Northern Ireland) Order, 2002. The proposed development comprises the change of use of a shop/reception and garden exhibition area to an Ice Cream Parlour and associated ancillary space. These works are internal and the development does not include any additional WC. 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 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 lies outside the town centre of Antrim as designated in the AAP, and is located within Clotworthy House, which is a Listed Building, set within Antrim Castle Gardens, a registered Historic Park, Garden and Demesne. Antrim Castle Gardens are considered to be a major attraction in terms of visitor numbers and historical and cultural importance, and significantly enhance the tourism offer within the Borough. Features within Antrim Castle Gardens include 17th Century Anglo Dutch style canals, ponds and avenues, a 12th Century motte; Victorian Pleasure Garden, Large Parterre Gardens and the Platinum Jubilee Clockwork Garden. There is also an existing café located within Clotworthy House, which provides both indoor and outdoor seating.

This application is seeking permission to change the use of the existing gift shop/reception and garden exhibition area in Clotworthy House to an ice cream parlour with associated indoor seating area. The proposal is contained entirely within the fabric of the existing building and the works required for the change of use are all internal; there are no proposed changes to the external appearance of the existing building.

It is considered that the proposed use is sui generis as per Section 4 (i) of The Planning (Use Classes) Order (Northern Ireland) 2015 which covers proposals for the sale of food or drink for consumption on the premises. The SPPS has identified complementary town centre uses as including cultural and community facilities, retail, leisure, entertainment and businesses, and generally precludes any such proposal that would cause unacceptable harm to any protected centre. Furthermore, the SPPS requires a town centre first approach to be applied when assessing proposals for retail and town centre uses, with Paragraph 6.288 of the SPPS stating that applications for main town centre uses should be considered in the following order of preference:

- primary retail core;
- town centres;
- edge of centre: and
- out of centre locations, only where sites are accessible by a choice of good public transport modes.

This approach is also set out within Policy DM 7 Development outside Centres of the ANPS, with DM 7.1 requiring the application of a sequential test to all development proposals for retail use and other main town centre uses.

Whilst it is accepted that the proposed use could be considered a town centre use, it must be acknowledged that it represents a change of use from an existing

retail shop to the retail sale of ice cream, and does not necessarily involve the creation of new retail space. It is noted that the ancillary seating area is available for all visitors and is not restricted solely to the ice cream parlour.

As the existing use is already retail, and no new retail space is being created, it is considered that the submission of a sequential test in this case is not warranted. The scale of the proposed development is relatively small, and the development will not cause unacceptable harm, individually or cumulatively to the protected centre of Antrim Town Centre.

Furthermore, SP 2.15 of the ANPS indicates that the Council will promote the growth of a sustainable tourism economy in the Borough through supporting proposals for new or enhanced tourist amenities and complementary facilities in appropriate locations. SP 2.15 of the ANPS is supported by Policy DM 9; and in particular DM 9.1 of the ANPS, which reiterates the support for new tourist amenities, attractions and recreational facilities at easily accessible locations within settlements.

DM 9.10 of the ANPS sets out a number of general criteria that proposals for tourism should meet. As noted above, the proposed development is located within the settlement limit of Antrim, and within the grounds of Antrim Castle Gardens, and it can easily be accessed; furthermore, adequate infrastructure arrangements are in place. The development is of a scale and nature that allow for its integration into the receiving environment, whilst also being compatible with policies to safeguard the historic environment in which it is located. As it is contained within the fabric of an existing building, the proposal will not impact on existing public access to tourism assets. In this regard, the principle of development is also acceptable under Policy DM 9 of the ANPS.

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

Policy DM 25 of the ANPS deals with Urban Design and requires development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. All development will be expected to deliver high quality design in its layout and appearance and demonstrate that it has considered a number of criteria relevant to the proposal.

As noted above, the proposal is for the change of use of the existing shop/reception and garden exhibition area in Clotworthy House to an ice cream parlour with associated indoor seating area. The proposal is contained entirely within the fabric of the existing building and the works required for the change of use are all internal; there are no proposed changes to the external appearance of the existing building.

As the proposal involves no external changes to the existing building, there will be no alterations to the design, layout and appearance of Clotworthy House, and the proposal will not materially alter the character of the surrounding area.

The development is found to be in compliance with Policy DM 25 of the ANPS.

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.

There are no residential dwellings located adjacent to Clotworthy House, and in this regard, the proposed development will not give rise to issues of loss of privacy, dominance or overshadowing. The development is for the sale of ice cream, and will not create amenity issues from noise, vibration and other forms of disturbance, odour, or fumes.

Consultation was carried out with the Council's Environmental Health Section (EHS). The applicant has confirmed with EHS that there will be no odorous cooking practices and no commercial extraction systems are to be included as part of the proposed development; consequently, EHS offered no objections to the proposal.

EHS has advised that the food business will require to be registered with the Council, and it is recommended that the applicant contacts the Commercial Team within Environmental Health to ensure compliance with the relevant Food Safety and Health and Safety legislative requirements. This matter can be added as an informative on any future grant of planning permission.

It is considered that the proposed development will not have any significant impact upon residential amenity and is compliant with Policy DM 28 of the ANPS.

Access 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. Strategic Policy SP 3 is supported by Policy DM 10 Access and Parking.

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.

The proposed development is considered to be ancillary to the main use of Antrim Castle Gardens and Clotworthy House and will essentially be used by those visitors

already attracted to the gardens; in this regard, the proposed development is not thought to generate additional traffic.
To conclude, it is considered that the development is found to be compliant with Policy DM 10 of the ANPS, in that the access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods and there is sufficient car parking to accommodate the proposal.

Historic Environment

Strategic Policy 7 of the ANPS is entitled 'Historic Environment'. It states that the Council will work in partnership with DfC Historic Environment Division, heritage organisations and developers to protect, conserve and promote the enhancement of a number of heritage assets, including archaeological remains and their settings. This Strategic Policy is supported by Policy DM 31 Historic Parks, Gardens and Demesnes and Policy DM 32 Listed Buildings of the ANPS.

Consultation was carried out with Historic Environment Division (HED): Historic Buildings. HED is content with the proposal, having noted that the works are confined to a modernised section of the listed building. As such, it is considered that no historic fabric will be affected, either internally or externally. On this basis, HED advise that in this instance Listed Building Consent will not be sought for the proposed works.

CONCLUSION

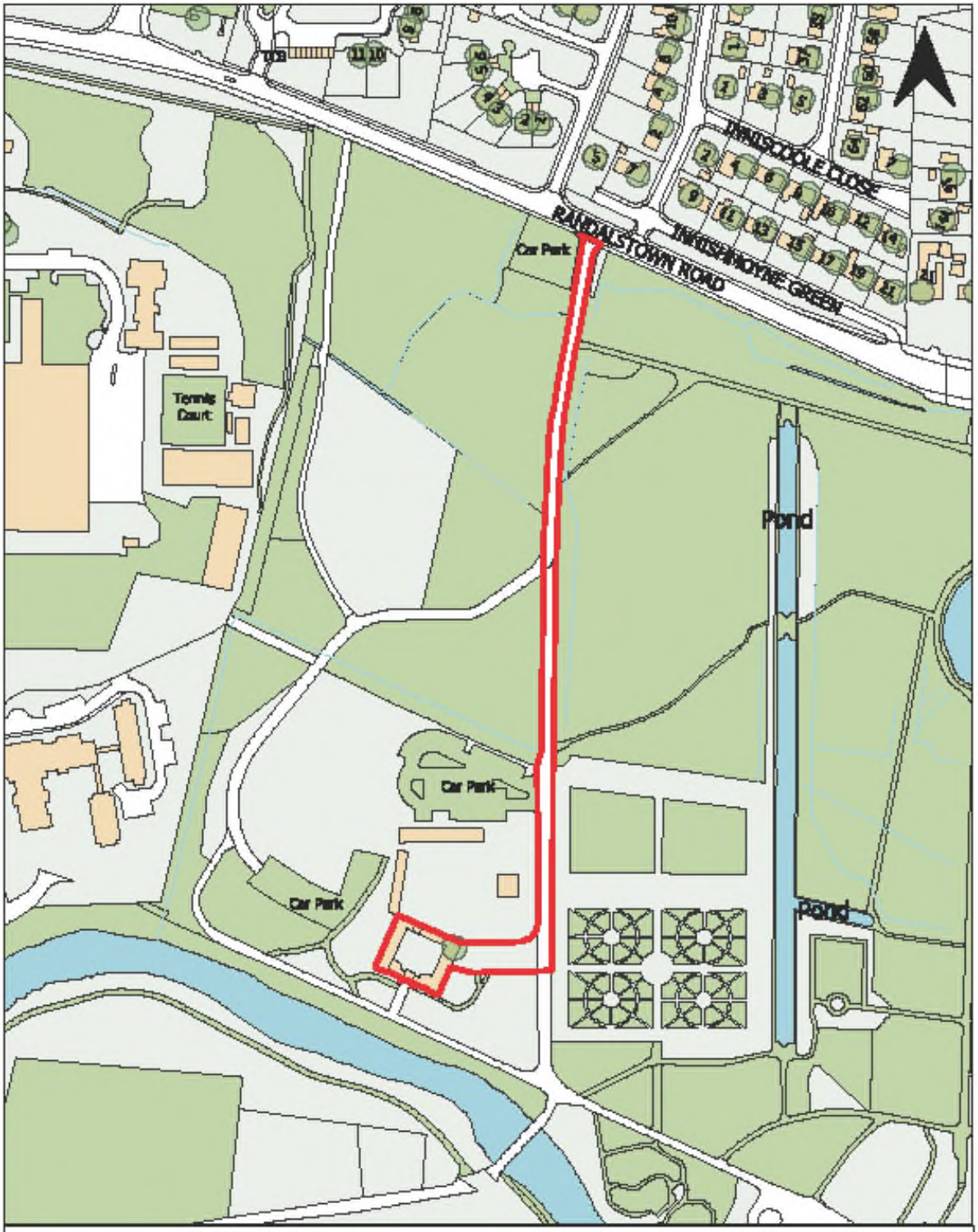
The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered to be acceptable;
- The proposed development will not have an unacceptable impact on the visual appearance and character of the surrounding area;
- The proposal will not result in an unacceptable impact on neighbour amenity;
- There are no concerns relating to access and road safety matters; and
- The development will not have a detrimental impact on the listed building

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.



LA03/2026/0468/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:2,500

PART TWO

OTHER PLANNING MATTERS

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS AUGUST 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 July 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of August 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 dismissed during August by the Planning Appeals Commission.

Planning application:	**LA03/2023/0243/CA**
PAC reference:	2024/E0054
Appeal Against:	An Enforcement Notice dated 29th January 2025.
Location:	Lands approximately 190m south-west of 50 Maghereagh Road, Randalstown
Date of Appeal Submission:	19 March 2025
Date of Decision:	14 August 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

Planning application:	**LA03/2025/0565/O**
PAC reference:	2026/A0005
Proposed Development:	Site for dwelling and garage
Location:	Approx. 15m north east of 21 Loughbeg Road, Toomebridge
Date of Appeal Submission:	17 April 2026
Date of Decision:	26 August 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

4. Recommendation

It is recommended that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

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

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.14

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES

1. Purpose

The purpose of this report is to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. Members are advised that the most recent meeting of the Local Development Plan Steering Group took place on 11 September 2026. A copy of the draft minutes are enclosed for Members' approval.

2. Previous Decision of Council

Local Development Plan Steering Group Meeting 12 June 2026 – agreed June Planning Committee.

3. Recommendation

It is recommended that the minutes be approved.

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 and Planning

ITEM 3.15

P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN

4. Purpose

The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan

5. Introduction/Background

A - Members' Engagement

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 in this process.

Members are advised that further workshops are planned, and diary invitations have been issued for:

21 September 2026, 4:00 pm to 5:00 pm (Recap of DLPP and Emerging Evidence).

B – Local Development Plan, Working Groups

The Eastern Transport Plan
Members are reminded that the DfI, Transport Planning Modelling Unit (TPMU) are preparing a draft Transport Strategy, and Eastern Transport Plan (ETP) for the Belfast Metropolitan area, to include an Antrim and Newtownabbey iteration of the ETP.
Officers from the Forward Planning Section met with representatives from DfI TPMU and their consultants, Atkins Realis on 07 and 20 August 2026 and held workshops on the emerging evidence base for the ETP. Copies of the workshop presentations are enclosed for Members' information.

Should Members have any queries or comments about this matter or wish to contribute directly to the ETP process, comments can be forwarded to Simon Thompson, Local Development Plan and Enforcement Manager, who will discuss them in detail with DfI/Atkins Realis.

Coastal Forum Working Group

A meeting of the DfI/DAERA Coastal Forum Working Group (CFWG) took place on 22 May 2026 at Clare House, Belfast, hosted by DAERA officials. The meeting considered the development of a wider coastal management policy for Northern Ireland and the legislation required to deliver this. Copies of the draft meeting minutes are enclosed for Members' information.

C – Emerging Draft Local Policies Plan

1) Work Programme

Members are reminded that, although commencement of work on the DLPP was publicly launched on 07 November 2025, the Forward Planning Section has already significantly progressed various topic-led, evidence-based studies and delivered a series of DLPP Members' workshops on a range of emerging issues. A 'working draft' DLPP programme, which sets out the range of topics Officers are currently progressing for discussion with Members, was previously agreed at the January 2026 Planning Committee, alongside the mechanism to deliver this at the February Planning Committee. An update of this programme is enclosed for Members' information.

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

2) Supporting Assessments, Sustainability Appraisal, Procurement of Technical Support

Members are reminded that the emerging DLPP is supported by a comprehensive evidence base, including a Sustainability Appraisal (SA), which incorporates a Strategic Environmental Assessment (SEA), as required by the Planning Act (Northern Ireland) 2011, the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004. Following the termination of this particular service by Shared Environmental Service (SES Officers have considered how to progress this through external consultancy budget.

Approval is therefore sought from Members to seek a suitably qualified and experienced Environmental Consultant to engage with Officers in the Forward Planning Section and lead on the completion of all SA/SEA-related work to support the delivery of the emerging DLPP. As provision had been made in the 2026/27 budget for SES to undertake this work, this will now be redirected to external consultancy support.

6. Financial Position/Implication

The cost of appointing a consultant to undertake SA/SEA related work to support the delivery of the emerging DLPP will be covered by the current 2026-27 Planning budget.

7. Recommendation

It is recommended that approval be given to Officers from the Forward Planning Section to engage in a procurement exercise to seek a suitably qualified and experienced consultant to lead on the consideration of Sustainability Appraisal assessments to be used as an evidence base to inform the preparation of the Draft Local Policies Plan.

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 PLANNING APPLICATION VALIDATION CHECKLISTS

1. Purpose

The purpose of this report is to provide Members with an update on the new Planning Application Validation Checklist and to recommend that the Validation Checklist be adopted and that a Council Direction is published.

2. Background

Members were previously advised that the Department for Infrastructure had made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024 which came into operation on 1 April 2025 and updated the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO).

Officers previously presented to the Planning Committee Members in relation to the Council's proposed Validation Checklist in September 2025 and it was agreed that an eight-week public consultation be carried out.

3. Key issues

The Department for Infrastructure has made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) (GDPO) 2024 which came into operation on 1 April 2025 and updated the GDPO. Officers have engaged with Planning Committee Members in relation to the proposed Council's Validation Checklist.

At the December 2024 Planning Committee, it was agreed that the draft validation checklist would be piloted on an informal basis to assess how it operated and how it may be adjusted to improve efficiency. This pilot concluded and a number of changes were made to the draft checklist.

An amended draft validation checklist was presented to the Planning Committee in September 2025 and it was agreed to undertake an eight-week public consultation exercise on the document. There was a limited number of representations made to the checklist and the document has been updated in line with some of the comments to help bring certainty and clarity to the information required to front load planning applications to aid planning application processing times and enhance the quality of outcome for our customers. A summary of the responses and a copy of the validation checklist is enclosed.

The implementation of the checklist will also provide applicants with the necessary information to inform them of all the information required to be submitted in relation to their proposed development rather than the information being requested during the processing of the application, causing delays and additional costs that the applicant may not have been aware of prior to submitting their application. Where this requires withdrawal of the application, the applicant will not receive refund of their application fee.

The provision of the information at the validation stage provides efficiency in the planning process through reduction in time, costs and impact on resources through reduced re-advertisement, re-notification and re-consultation.

The implementation of the validation checklist will align Council with other Councils who have already implemented a validation checklist or are in the process of Implementing. This will enable comparison in performance against other Councils to be based on similar procedures rather than at a disadvantage in terms of processing times.

Officers have prepared a Direction in accordance with the powers conferred on the Council under The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024, as amended, and a copy of the Direction is enclosed for Members consideration and approval. It is the view of officers that, in the absence of the Direction, the Validation Checklist would be open to challenge and the Council would be unable to require applicants to comply with those elements of the Checklist that are not prescribed by legislation. This would undermine the purpose and effectiveness of the Validation Checklist and reduce the Council's ability to secure the information necessary to validate and process planning applications efficiently. Where an applicant disagrees with the requirements of the Validation Checklist, they will be served a notice confirming non-compliance with Direction which for the purposes of Article 12A of the Planning (General Development Procedure) Order (Northern Ireland) 2015, as amended is deemed as a refusal with the right of appeal to the Planning Appeals Commission. The application associated information and fee will be returned to the applicant together with the requisite statutory notice.

Officers recommend that the Direction will come into effect on 1 January 2027 and that all agents will be notified of the forthcoming Direction to allow them to prepare for the changes coming forward.

4. Recommendation

It is recommended that the amended Validation Checklist is adopted; that the enclosed Direction, prepared under the powers conferred on the Council by The Planning (General Development Procedure)

(Amendment) Order (Northern Ireland) 2024, as amended, is approved with an effective date of 1 January 2027; that agents are given advance notice of the forthcoming changes and that authority is granted to publish and implement the Direction and Validation Checklist in accordance with the relevant statutory requirements.

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

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.17

DEPARTMENT FOR INFRASTRUCTURE CONSULTATION ON DRAFT SOCIAL AND ENVIRONMENTAL GUIDANCE FOR WATER AND SEWERAGE SERVICES (2028/29–2032/33)

1. Purpose

The purpose of this report is to make the Planning Committee aware of a public consultation launched by the Department for Infrastructure (DfI) on the draft Social and Environmental Guidance for Water and Sewerage Services covering the period 2028/29 to 2032/33. The consultation will inform the future regulation and delivery of water and sewerage services in Northern Ireland.

2. Background

The Department for Infrastructure has launched an 8-week public consultation on draft Social and Environmental Guidance for Water and Sewerage Services (2028/29–2032/33) (enclosed). The consultation commenced on 1 September 2026 and closes at 5.00 pm on Tuesday 27 October 2026.

DfI is proposing updated Social and Environmental Guidance for the 2028/29–2032/33 Price Control period (PC28). The guidance will set out the key social and environmental priorities that the Utility Regulator should take into account when regulating NI Water.

The consultation asks whether the draft guidance provides an appropriate framework for future water and sewerage services, including safe drinking water, wastewater treatment, environmental protection, customer service, asset resilience and the sustainable operation of NI Water's infrastructure.
DfI is also seeking views on how the guidance should balance statutory environmental obligations, climate change pressures and the infrastructure capacity needed to support housing, economic development and sustainable growth. This provides an opportunity for the Council to emphasise the importance of water and wastewater capacity in enabling development and delivering the Local Development Plan.

The consultation is of relevance to the Council given the importance of water and wastewater infrastructure in supporting housing delivery, economic growth, regeneration projects and the implementation of the Local Development Plan across the Borough, as well as the issue of pollution and safe drinking water.

Responses to the consultation may be submitted through the online consultation survey or directly to the Department for Infrastructure by the stated deadline.

3. Recommendation

It is recommended that the Planning Committee notes the Department for Infrastructure consultation on the draft Social and Environmental Guidance for Water and Sewerage Services (2028/29–2032/33) and responses should be submitted by individual Members or by political parties.

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

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.18

REVIEW OF THE CLASSES AND THRESHOLDS SCHEDULE TO THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015 – DEPARTMENT FOR INFRASTRUCTURE CONSULTATION

1. Purpose

The purpose of this report is to advise Members of a targeted consultation issued by the Department for Infrastructure (DfI) on proposed amendments to the Classes and Thresholds Schedule contained within The Planning (Development Management) Regulations (Northern Ireland) 2015 and to seek agreement on the Council's consultation response (enclosed).

2. Background

The Department for Infrastructure has launched an 8-week targeted consultation on proposed amendments to the Classes and Thresholds Schedule within The Planning (Development Management) Regulations (Northern Ireland) 2015. The consultation commenced on 14 August 2026 and closes on 9 October 2026. The Department is seeking comments from councils and other stakeholders before progressing amendments to the legislation.

The review forms part of the wider Planning Improvement Programme and follows the statutory review of the implementation of the Planning Act (Northern Ireland) 2011 together with an earlier consultation issued in December 2023 which was presented to Members in January 2024 with the proposed response being presented to the February 2024 meeting of the Planning Committee. The Department states that the objective is to ensure that the existing development classifications remain fit for purpose, support emerging technologies and reflect future development trends.

The consultation makes clear that the classes and thresholds act as a screening mechanism to determine whether development proposals are categorised as local, major or regionally significant development. The classifications do not determine the planning merits of a proposal but instead determine the procedural route through the planning system. A summary of the changes is set out below.

Energy Infrastructure (Class 2)

The Department proposes a significant restructuring of the Energy Infrastructure category. The current technology-specific approach would be replaced with a framework based on the functions of

generation, storage and transmission. The aim is to create a technology-neutral system capable of accommodating existing and emerging energy technologies without the need for frequent legislative amendment.

Key proposals include:

Increasing the major development threshold for onshore electricity generating stations from 5MW to 10MW; increasing the threshold for regionally significant electricity generation proposals from 30MW to 75MW;introducing a new category for heat generating stations; introducing new classifications for thermal, electrical, mechanical and chemical energy storage facilities; retaining existing thresholds for electrical power lines and pipelines and making all onshore development associated with offshore electricity generation major development.

Officers consider that the threshold for onshore development associated with the construction of an off-shore electricity generating station would appear to encompass all proposals which would mean that some relatively minor additions to an existing development would trigger a major planning application for relatively minor development such as fencing which would seem to be excessive. The threshold should refer to development required directly for the transmission of electricity.

Transport Infrastructure (Class 3)

No substantive changes are proposed to transport infrastructure thresholds. The amendments primarily reformat the Schedule and separate the various transport sub-categories to improve clarity.

Officers consider that more clarity is required in relation to the threshold for railways lines where Section 26 (1) of the Planning Act (NI) 2011 would be engaged. The use of the term 'long distance' is vague and does not provide sufficient clarity for councils or developers.

Waste Infrastructure (Class 4)

The Department proposes: That all hazardous waste facilities should be classified as major development regardless of annual capacity; a revised threshold for non-hazardous waste disposal and treatment facilities based on annual intake capacity of 25,000 tonnes; inclusion of landfill facilities for non-hazardous waste within the class description and no change to existing regionally significant development thresholds.

Officers consider that more clarity should be provided on whether the threshold for the Waste Water Treatment Plants (WWTP) for Major

developments includes extensions to existing works where, as a result of the extension the WWTP would serve in excess of 50,000 population.

Extractive Industry (Class 5)

The current Minerals Class would be renamed Extractive Industry. Proposed amendments include creation of a new category for geothermal energy exploration and extraction; relocation of petroleum and natural gas extraction from Energy Infrastructure to Extractive Industry; consultation with the Department on all hydrocarbon exploration and extraction proposals and retention of existing quarrying and mining thresholds.
Officers consider that the thresholds for geothermal drilling and exploration should be revised as they are considered to be too low. The thresholds for what constitutes a Major application should be over 500 metres drilling depth while Section 26 (1) of the Planning Act (NI) 2011 should apply to developments over 2km.

Business, Industry, Storage and Distribution (Class 8)

A new category would be introduced for Carbon Capture Installations. All proposals involving underground carbon storage or sequestration would be treated as both major development and development prescribed for the purposes of Section 26(1) of the Planning Act (Northern Ireland) 2011.

All Other Development (Class 9)

The Department proposes a minor clarification to the wording of the class by removing the terms "wholly" and "single" from the existing description. No substantive changes to thresholds are proposed.

It is the view of officers that the proposed amendments to the Development Management thresholds are acceptable subject to a number of areas of clarification to bring certainty to Officers and developers.

3. Recommendation

That Planning Committee note the consultation and approve the draft response for officers to issue in relation to the public consultation on behalf of the Council.

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

Approved by: Majella McAlister, Director of Economic Development, Planning

3.19 ANY OTHER RELEVANT BUSINESS

Any Other Relevant Business (AORB) may be taken at this point.