



17 June 2026

Committee Chair: Alderman L Boyle

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Alderman 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 22 June 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely

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

Richard Baker, GM, MSc

Chief Executive, Antrim and Newtownabbey Borough Council

PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café

For any queries please contact Member Services:

Tel: 028 9448 1301/ 028 9034 0107

memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – 22 JUNE 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: LA03/2025/0834/O

Proposed demolition of existing detached dwelling to allow for a site for the proposed erection of 3no. detached dwellings at lands at 10 Junction Road, Antrim, BT41 4NP.

3.2 Planning Application: LA03/2026/0164/F

Extension to curtilage and re-positioning of previously approved domestic stables (LA03/2023/0134/F), with retention of adjacent sand paddock and stoned area to facilitate vehicle access and manoeuvring at 20 Dundesert Road, Crumlin, BT29 4SL.

3.3 Planning Application: LA03/2026/0206/O

Site for dwelling and detached garage approximately 30m SW of 639 Doagh Road, Newtownabbey.

3.4 Planning Application: LA03/2026/0232/O

Two storey dwelling at lands adjacent to and approx. 4m east of 26 Annaghmore Road, Antrim, BT41 3NP.

3.5 Planning Application: LA03/2025/0637/O

Site of proposed dwelling approx. 70m southeast of 12 Drumkeeran Road, Antrim.

3.6 Planning Application: LA03/2025/0848/F

Proposed change of use/adaption of a redundant building to a single dwelling approx. 18m north of 1 Carntall Road, Ballyclare, (No. 1A Carntall Road), BT39 9NS.

3.7 Planning Application: **LA03/2026/0055/F**

Installation of rooftop solar panel array at Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA.

3.8 Planning Application: **LA03/2026/0056/LBC**

Installation of rooftop solar panel array Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA.

PART TWO – Other Planning Matters

3.9 Delegated Planning Decisions and Appeals May 2026

3.10 Proposal of Application Notices for Major Development - May 2026

3.11 Development of a Regional Protocol for Managing Fraud Risk in Planning and Establishment of a Planning Fraud Response Team

3.12 Planning Appeals Commission (PAC) Update

3.13 Sustainable Drainage Systems (SuDS) in New Housing Developments – Consultation Report

3.14 Local Development Plan – Steering Group Minutes

3.15 Planning Consultation Lisburn and Castlereagh City Council (LCCC)

3.16 Consideration of Swift Boxes at the Draft Local Policies Plan

3.17 Business Plan 2025/2026 Performance Reporting Template Quarter 4

3.18 Data Sharing Agreement – DAERA and NI Planning Authorities

3.19 Data Sharing Agreement – Antrim and Newtownabbey Borough Council and Tourism NI

3.20 Any Other Relevant Business

PART TWO – Other Planning Matters – In Confidence

3.21 Update on the Local Development Plan – In Confidence

PART ONE - Decisions on Enforcement Cases - In Confidence

3.22 Enforcement Case – LA03/2026/0064/CA – In Confidence

3.23 Enforcement Case – LA03/2026/0108/CA – In Confidence

3.24 Tree Preservation Order – TPO/2026/0003/LA03 – In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON MONDAY 22 JUNE 2026**

**PART ONE
DECISIONS ON PLANNING APPLICATIONS**

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2025/0834/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Proposed demolition of existing detached dwelling to allow for a site for the proposed erection of 3no. detached dwellings
SITE/LOCATION	Lands at 10 Junction Road, Antrim, BT41 4NP
APPLICANT	Juliet Day
AGENT	NI Planning Permission LTD
LAST SITE VISIT	3rd December 2025
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/700410	
SITE DESCRIPTION	
The application site is located at No. 10 Junction Road, Antrim, which is within the development limit of the hamlet of Milltown, as designated by Antrim Area Plan 1984-2001 (AAP). The application site contains a detached single-storey dwelling, a gravel driveway and a rear garden area. The eastern (roadside) boundary is defined by the site access, a wooden fence approximately 1.5m in height, and a mix of mature vegetation ranging from 3m - 12m in height. The southern boundary is defined by a post and wire fence approximately 1.5m in height and a wall finished in painted render of a similar height to the front of the existing dwelling, and a mature hedgerow approximately 2m in height to the rear of the existing dwelling. The northern boundary is defined by a post and wire fence approximately 1.5m in height and a mix of mature vegetation ranging from 1.5m to 12m in height. The western boundary is currently undefined. Overall, the character of the surrounding area is mixed, including detached roadside dwellings and a small housing development to the east of the application site and agricultural lands adjacent to the development limit of Milltown.	
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. Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.	

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the development limit of the hamlet of Milltown, as identified within the Antrim Area Plan, 1984-2001. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

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

- Policy DM 17 – Homes in Settlements.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 – Placemaking and Good Design (SP 7): indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 30 Archaeology.

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

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

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

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

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads –Refusal recommended

Department for Infrastructure Rivers – Advice

DfC Historic Environment Division – No objection subject to conditions

NIEA –Additional information required

NI Water – No objection subject to conditions

REPRESENTATION

Nine (9) neighbouring properties were notified of the application and five (5) letters of objection from three (3) neighbour notified properties have been received.

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

<https://planningregister.planningsystemni.gov.uk/application/701951>

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

- Concerns with privacy and security;
- Retention of trees and hedgerows;
- Incorrect details on the Biodiversity Checklist;
- Retention of neighbouring wall;
- Lack of information regarding layout;
- Concerns with sewerage capacity and flooding on the site.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Urban Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Historic Environment
- Flood Risk and Drainage
- Sewerage

Preliminary Matters

Request for Further Information

- DfL Rivers returned their first consultation response on 16th December 2025, advising that the submitted Flood Risk Assessment (Document 02 date stamped 10th November 2025) should be updated to take account of the 1 in 100-year flood plain, factoring in climate change.
- A second consultation was issued to DfL Rivers on 21st January 2026, requesting clarification regarding if the extent of the floodplain as shown on the submitted Flood Risk Assessment (Document 02 date stamped 10th November 2025) is accurate, and if the proposed development lies within the floodplain.
- DfL Rivers returned a second consultation response on 3rd February 2026 which stated the Flood Maps (NI) indicate that the site lies within the 1 in 100-year fluvial floodplain including the most up to date allowance for climate change and advised that it considered that the proposal is contrary to Policy DM 46 of the ANPS.
- DfL Roads in two consultation responses dated 16th December 2025 and 13th March 2026, raised concerns in relation to the proposed parking spaces and visibility splays.
- Concerns relating to the consultation responses from DfL Rivers and DfL Roads were raised with the agent via email on 3rd February 2026, and the agent was requested to advise how they wish to proceed with the application. Concerns raised by NIEA Natural Environment Division (NED) in its consultation response were also noted in this email, however, no further information was requested at this time, due to the principle of development in a floodplain not yet having been established.
- In response to the above concern, the agent advised on 4th February 2026 that the applicant was commissioning an updated Drainage Assessment and was in the process of amending the drawings to accommodate the required parking arrangements. The agent advised that they anticipated the amended drawings and updated assessment would be submitted within the next 21 days, although they would provide a more precise timescale once their hydrologist's availability was confirmed.
- An email was sent to the agent on 10th February 2026 asking for an update on an expected submission date for further information. On 12th February 2026 the agent emailed stating that they anticipated being in a position to submit amended drawings and an updated assessment within the next 21 days. Moreover, they

added that the DfI Roads comments would be addressed and amended drawings submitted by the end of the following week.

- An email was sent to the agent on 24th February 2026, requesting a specific date for the submission of the requested information. On 25th February 2026, the agent submitted an amended Block Plan (Drawing No. 02/1 date stamped 25th February 2026) to address DfI Roads comments and also advised that the updated Drainage Assessment was almost ready for submission.
- Concerns relating to a further consultation response from DfI Roads were raised via an email to the agent on 16th March 2026. Furthermore, it was noted that the Drainage Assessment had not yet been submitted, and it was requested that the agent advises how they wished to proceed with the application by 19th March 2026.
- Following a phone call to the agent on 23rd March 2026, a follow up email advised that an updated Flood Risk Assessment was required before 13th April 2026 (a 21-day deadline). Moreover, it was noted in this email that the agent confirmed during the phone call that they would be addressing DfI Roads concerns. This information was requested to be provided prior to 8th April 2026. This email also referred to concerns raised by NED relating to the application, however, the agent was reminded that this additional information was not being formally requested at present until the principle of development was established.
- A reminder of the 13th April 2026 submission deadline was sent to the agent via email on 8th April 2026, which also noted that the amended plan relating to the DfI Roads consultation response remained outstanding.
- The agent submitted a revised Flood Risk Assessment on 13th April 2026 (Document 04 date stamped 13th April 2026) and a revised Site Layout Plan (Drawing No. 02/2 date stamped 14th April 2026) on 14th April 2026 to address concerns raised by DfI Roads.
- DfI Roads returned a consultation response to the amended plan, advising that the proposal was contrary to Policies SP 3.10 and DM 10 of the ANPS, in that it would, if permitted, prejudice the safety and convenience of road users. Further information in this regard has not been requested owing to the principle of development not being established.
- DfI Rivers returned a consultation response to the revised Flood Risk Assessment, advising that the site remains in the 1 in 100-year fluvial floodplain, and could only be developed under exception. DfI Rivers indicated that the Council should make a judgement on whether the proposal falls under the exceptions set out under Policy DM 46 of the ANPS, and if so, DfI Rivers could be reconsulted to appraise the revised Flood Risk Assessment.

Appropriate Assessment

The subject site is located at lands at 10 Junction Road, Antrim. Owing to the site's proximity to a river with hydrological connections to Lough Neagh and Lough Beg SPA / Ramsar and Rea's Wood and Farris Bay SAC, Shared Environmental Services (SES) was informally consulted and advised that a HRA would be required, following formal

consultations from NIEA Natural Environment Division (NED) and Water Catchment Unit (WCU).

WCU was consulted and raised no concerns with the proposal and referred the Council to Standing Advice. NED was consulted and advised that the submitted Biodiversity Checklist (Document 03 date stamped 18th November 2025) had incorrect details, and required a Preliminary Ecological Appraisal. It is noted that similar concerns with the submitted details on the Biodiversity Checklist (Document 03 date stamped 18th November 2025) were raised by one of the objectors.

Owing to the principle of development not having been established, further information has not been formally requested to demonstrate no significant adverse impact on natural heritage matters, however, these concerns were raised with the agent via email.

In this regard, on the basis of objective information, no conclusion has been carried out to determine the likely significant effect of the proposal on any designated site either alone or in combination with other plans or projects.

Environmental Impact Assessment

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

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the development limit of Milltown in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.10 of the ANPS indicates that in settlements, proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location/ Policy DM 17: Homes in Settlements of the Plan Strategy sets out the planning policy context and guidance for achieving quality and sustainable residential development in settlements.

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

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

Whilst it is considered that the principle of three (3) dwellings on the application site is acceptable in relation to Policy DM 17 of the ANPS, the ANPS states that consideration of drainage issues and flooding is a requirement for all development proposals.

Policy DM 46 The Control of Development in Flood Plains of the ANPS aims to minimise flood risk. DfI Rivers was consulted during the course of the planning application and advised that the site lies within the 1 in 100-year strategic floodplain, and the proposal is therefore contrary to Policy DM 46 of the ANPS, unless deemed an exception by the Council. DM 46.1 of the ANPS states that the Council will not permit development within the floodplains of rivers or the sea unless one of the noted following exceptions apply.

In this instance, it is considered that the proposed application site is located in an undefended area, and proposes the replacement of a single dwelling with three dwellings, which will significantly increase the building footprint from approximately 167.4 sqm (existing) to approximately 200.5 sqm (proposed, and excluding proposed hardstanding areas for parking), and will significantly intensify the use of the site from one household to three households. Moreover, it is considered that the proposed development is not of overriding economic importance, nor does it represent minor development.

As outlined above, DfI Rivers indicated that the application site was located in the floodplain. The agent was given the opportunity to provide an updated Flood Risk Assessment should they wish to rebut DfI Rivers comments or alternatively provide mitigation. The agent submitted an updated Flood Risk Assessment (Document 04 date stamped 13th April 2026) which was considered by DfI Rivers, who returned a consultation response on 30th April 2026, indicating that a portion of the site lies within the 1 in 100-year fluvial floodplain. Therefore, the principle of development cannot be established as the proposal fails to meet the exceptions set out under DM 46.1 of the ANPS.

Urban Design and Character

Policy DM 25 'Urban Design' of the ANPS requires development to deliver high-quality design in its layout and appearance and comply with a number of criteria, including that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance, and use of materials to the surrounding area and be sympathetic to the built form.

The application is seeking outline planning permission for three (3) detached dwellings on the cleared site, creating three (3) plots, approximately 265.2sqm, 434.8sqm, and 342.5 sqm in area. It is noted that these are smaller plot sizes than those adjacent to the site, however, the density (approximately 30 dwellings per ha.) is similar to the

surrounding area (for example the Cornmill housing development to the east of the site has a density of approximately 30 dwellings per ha.) DM 17.6 Established Residential Areas of the ANPS states that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings to accommodate new housing where the density proposed is not significantly higher than that found in the established residential area. However, it is considered the proposed density is not significantly higher than the surrounding area and therefore would be acceptable.

It is noted that one of the objectors raised concerns in relation to the lack of information regarding the layout and boundaries. As this is an outline application, there are limited details regarding the design and appearance of the proposed dwellings. Such details would form part of any subsequent Reserved Matters application and would be assessed as part of that application.

It is also noted that one of the objectors raised concerns in relation to trees and hedgerows. An indicative Site Layout Plan (Drawing No. 02/2 date stamped 14th April 2026) indicates that boundary treatments are proposed along the northern, southern and western boundaries, and partially along the eastern (roadside) boundary, including hedgerow planting and some tree planting. In order to ensure that this planting would be established and afford the site a high standard of landscape, a condition could be attached to any forthcoming planning approval which requires a Boundary Treatment Plan to be submitted as part of any forthcoming Reserved Matters application.

Given the aforementioned points, and notwithstanding that the principle of development is not established, it is considered that the design, scale and appearance of the proposal respects the existing character of the area, providing amenity space, whilst respecting the surrounding context and character of the area.

Neighbour Amenity

Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

The application site abuts No. 12 Junction Road to the north. It is noted that the occupier of No. 12 raised concerns in relation to the accuracy of the submitted Biodiversity Checklist (Document 03 date stamped 18th November 2025), the lack of information regarding the proposed layout, and that the boundary wall is retained. Concerns relating to the submitted Biodiversity Checklist are addressed later in the report. In relation to the layout and boundary wall, such details do not form part of this outline application and would be required as part of any forthcoming Reserved Matters application. In relation to overlooking, it is considered that there will be no significant adverse impact on No. 12 due to the separation distance of approximately 17.6m from the most northerly proposed dwelling and the easterly orientation of the proposed dwellings. In relation to dominance and loss of light, there is no perceived

significant adverse impact on No. 12 due to the 15.2m separation distance of this property from the shared boundary and the intervening mature vegetation.

No. 8 Junction Road lies immediately to the south of the application site. The occupier raised concerns in relation to the retention of trees and hedgerows, privacy and security. In relation to trees and hedgerows, the submitted Block Plan (Drawing No. 02/2 date stamped 14th April 2026) demonstrates indicative boundary tree and hedgerow planting, as well as retention of some trees. It is noted that a landscaping plan to be submitted at Reserved Matters stage could be secured via condition if planning permission was to be forthcoming. The privacy and overlooking of the neighbouring property is not considered to be adversely impacted as the proposed dwellings would have limited to no view of the private amenity space to the rear of No. 8, due to the position of the dwelling at No. 8 to the southwest of the proposed dwellings. In relation to dominance and loss of light, it is considered that there will be no significant adverse impact on No. 8 Junction Road as it is a sizeable two-storey dwelling and is sufficiently removed 4.2m from the shared boundary. No details have been provided on how the security of the neighbouring property would be affected as a result of the proposed development and it is not considered that this matter is determining.

No. 7B Junction Road is located to the east, on the other side of Junction Road with a separation distance of approximately 21.6m metres from the application site. It is considered that there will be no significant adverse impact on No. 7B from overlooking as there is a sufficient separation distance between the property and the application site and the rear amenity space belonging to No. 7B is not visible from the application site. In relation to dominance and loss of light, it is considered that there will not be a significant adverse impact on No. 7B as there is a sufficient separation distance. It is noted that no objection has been received from the occupier of No. 7B Junction Road.

It is noted that the occupier of No. 6A Junction Road, which is located approximately 47.8m to the south of the application site, raised concerns with the proposal. It is considered that the separation distance and intervening buildings (Nos. 6B and 9 Junction Road) sufficiently mitigate against any negative impacts as a result of overlooking, dominance and loss of light on No. 6A.

The objector at No. 6A Junction Road also raised concerns with regards to sewerage and drainage. In relation to sewerage, NI Water was consulted and raised no objection to the proposal subject to the inclusion of conditions should the development be approved. In relation to drainage, DfI Rivers returned a consultation response, indicating that the site is within the 1 in 100-year fluvial floodplain and could only be developed if deemed an exception to Policy DM 46 of the ANPS by Council. In this instance, as outlined above, the proposal does not meet any of the thresholds to be deemed an exception to this policy and therefore the principle of development has not been established.

It is noted that the Council's Environmental Health Section (EHS) was consulted and raised no objection to the proposal. Although the principle of a new dwelling is not considered acceptable in this case, it is considered that the proposal would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties.

Access and Parking

Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads was consulted, and requested a swept path analysis drawing to demonstrate the provision of at least two (2) spaces per household which will have the ability to drive in and out of the property in first gear, completion of Certificate C and an annotated block plan which shows suitable visibility splays of 2m x 65m in both directions, as well as tree and hedge removal (on the critical side). The agent advised via a phone call on 23rd March 2026 that they were planning to address these concerns. As noted above, this information was required to be submitted prior to 8th April 2026 and was submitted on 14th April 2026 (Drawing No. 02/2 date stamped 14th April 2026). DfI Roads were reconsulted on this drawing and recommended the planning application be refused on the basis of inadequate provision for the parking and turning of vehicles on the site.

It is noted that the amendments requested by DfI Roads, in particular the requirement for 2 parking spaces per household with the ability to drive in and out in first gear, may push the proposed development further into the floodplain. This was raised with the agent via email on 3rd February 2026 and again via a telephone call on 23rd March 2026. Following the submission of a revised Site Layout Plan (Drawing 02/2 date stamped 14th April 2026) DfI Roads returned a consultation response advising that the application should be refused, given that DfI Roads are of the view that the proposal would prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.

It is considered that it has not been demonstrated that the proposal is capable of providing safe access arrangements nor sufficient parking spaces.

Natural Heritage

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

Owing to the site's proximity to a river with hydrological connections to Lough Neagh and Lough Beg SPA / Ramsar and Rea's Wood and Farris Bay SAC, Shared Environmental Services (SES) was informally consulted and advised a HRA would be

required, following formal consultations from NIEA Natural Environment Division (NED) and Water Catchment Unit (WCU).

WCU was consulted and raised no concerns with the proposal and referred the Council to Standing Advice. NED was also consulted and advised that the submitted Biodiversity Checklist (Document 03 date stamped 18th November 2025) had incorrect details and required a Preliminary Ecological Appraisal. It is noted that similar concerns with the submitted details on the Biodiversity Checklist (Document 03 date stamped 18th November 2025) were raised by one of the objectors.

Owing to the principle of development not yet being established, further information has not been formally requested to demonstrate no significant adverse impact on natural heritage matters, however, these concerns were noted with the agent via email and a precautionary reason for refusal has been drafted.

Historic Environment

Policy DM 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 30 Archaeology of the ANPS which indicates that the Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings.

The application site is in close proximity to a rath (ANT 049:027) and adjacent to the 18th century settlement core for Milltown (ANT 049:084). DfC Historic Environment Division (HED) was consulted and raised no objection subject to the inclusion of conditions being attached to any forthcoming planning approval. It is therefore considered that the proposal will not have any adverse impact on archaeological monuments or their settings.

Flood Risk and Drainage

Policy DM 46 of the ANPS advises that the Council will not permit development within the floodplains of rivers or seas unless a number of exemptions apply. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

It is noted that one of the objectors raised concerns in relation to flooding. DfI Rivers was consulted, and as noted above, advised that the application site is located within the 1 in 100-year floodplain and unless deemed as an exception as defined by Policy DM 46 of the ANPS by Council, would be contrary to policy. As stated above, the proposal has not been deemed as an exception to Policy DM 46 of the ANPS and as such the proposal would not only be at risk of flooding itself but will add to the risk of flooding elsewhere.

Sewerage

Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem.

As per the planning application form, foul sewage is to be disposed of via a septic tank. As this application is for outline planning permission, no details regarding the location of any proposed septic tank have been provided. The site is not known to be located in an area known to be at risk from pollution. A septic tank will also require a Discharge Consent to be granted by DAERA Water Management Unit.

It is noted that one of the objector's raised concerns regarding sewerage disposal. NI Water was consulted and had no objection subject to conditions.

CONCLUSION

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

- The principle of three dwellings is not acceptable;
- It is considered that the proposed dwellings would not compromise the amenity of neighbouring occupiers;
- It is considered that the proposal would result in road safety concerns;
- Any significant adverse impacts on the nearby road could be sufficiently mitigated against;
- The natural heritage impacts of the proposal have not been demonstrated; and
- It is considered that the proposal would result in flood risk and drainage concerns.

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraphs 6.106 – 6.107 and is contrary to the provisions of Policy DM 46 of the Antrim and Newtownabbey Plan Strategy in that the site lies within the 1 in 100 year floodplain and is not considered an exception to policy and it has not been demonstrated that the proposal would not be at risk of flooding or would add to the risk of flooding elsewhere.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of Policies SP 3.10 and DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal would prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.



LA03/2025/0834/O



 Site Boundary

1:1,250

COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2026/0164/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Extension to curtilage and re-positioning of previously approved domestic stables (LA03/2023/0134/F), with retention of adjacent sand paddock and stoned area to facilitate vehicle access and manoeuvring
SITE/LOCATION	20 Dundesert Road, Crumlin, BT29 4SL
APPLICANT	Tommy Bates
AGENT	Park Design Associates
LAST SITE VISIT	10th April 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40414 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/700410	
SITE DESCRIPTION	
The application site is located at 20 Dundesert Road, Crumlin. The site is located in the countryside, outside of any settlement designated in the Antrim Area Plan 1984-2001 (AAP). To the rear of the dwelling, beyond the original site curtilage, there is an area of hardstanding which extends the full length of the application site. There is a concrete base for a former building which was recently removed, approximately 55m from the dwelling, towards the rear of the application site. The northern and eastern boundaries are defined by trees and hedgerow approximately 6m in height. The western boundary is currently undefined, and the southern (roadside) boundary is defined by a post and rail fence approximately 1.5m in height. The area in which the site is located is typically rural in character, with single dwellings and agricultural outbuildings spread throughout intermittently.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2025/0351/F Location: 20 Dundesert Road, Drumlin, BT29 4SL Proposal: Domestic stables with adjoining sand paddock, including retention of existing stoned area as extension of curtilage (In substitution for stables approved under LA03/2023/0275/F) Decision: Permission Refused (12th December 2025) Planning Reference: LA03/2023/0327/F Location: 20 Dundesert Road, Nutts Corner, Crumlin Proposal: Retention of garage/store with increased area for curtilage of dwelling Decision: Permission Refused (21st July 2023) Planning Appeal Decision: Appeal Dismissed (31st March 2025)	

Planning Reference: LA03/2023/0275/F
Location: 20 Dundesert Road, Nutts Corner, Crumlin
Proposal: Erection of Domestic Stables
Decision: Permission Granted (10th May 2025)

Planning Reference: LA03/2023/0143/F
Location: 20 Dundesert Road, Nutts Corner, Crumlin
Proposal: Domestic stables
Decision: Permission Granted (10th May 2023)

Planning Reference: LA03/2022/0172/F
Location: 20 Dundesert Road, Nutt Corner, Crumlin
Proposal: Domestic garage/store, including extension to curtilage
Decision: Permission Granted (26th May 2022)

Planning Reference: LA03/2021/0882/RM
Location: Between 18 and 20 Dundesert Road, Nutts Corner, Crumlin, BT29 4SL
Proposal: 2 Infill Dwellings
Decision: Permission Granted (23rd December 2021)

Planning Reference: LA03/2020/0450/O
Location: Between 18 and 20 Dundesert Road, Nutts Corner, Crumlin, BT29 4SL
Proposal: 2 Infill Dwellings
Decision: Permission Granted (19th September 2020)

Planning Reference: T/2013/0361/F
Location: 20 Dundesert Road, Nutts Corner, Crumlin
Proposal: Single storey extension to rear and side of existing dwelling with detached garage (proposal includes the demolition of an existing barn and former extension at side of dwelling).
Decision: Permission Granted (6th February 2014)

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 open countryside as identified within the Antrim Area Plan, 1984-2001. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should

be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 – Access and Parking.

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

- Policy DM 22 Residential Extension and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

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

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

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

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – No objection subject to condition

Belfast International Airport – No objection subject to condition

Department for Infrastructure Rivers – Advice

REPRESENTATION

One (1) neighbouring property was 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
- Rural Design and Character
- Neighbour Amenity
- Amenity Space, Parking and Manoeuvring
- Impact on Trees and Environmental Quality of the Area
- Drainage
- Other Matters

Preliminary Matters

The Council contacted the agent on 22nd April 2026 raising concerns regarding the impact of the development on the character of the rural landscape. The agent responded on 28th April 2026 with a Justification Statement (Document 03 date stamped 28th April 2026), outlining the reasons for the proposal and their view on the proposal's compliance with planning policy, which is summarised as follows:

- The application is for the re-positioning of previously approved stables (approved under planning application Ref: LA03/2023/0275/F), which were positioned at the same location as an approved garage/store (approved under planning application Ref: LA03/2022/0172/F), which is to be built in the "near future", and the proposed stables under the current application would "round off" the development behind the bungalow at No. 20 Dundesert Road;
- The previously approved garage/store (approved under planning application Ref: LA03/2022/0172/F) is required to be built in the position of the previously approved stables to facilitate a shorter walking distance;
- The proposed position of the stables would allow the horses easier access to the rest of the field;
- The two new roadside dwellings (approved under planning application Ref: LA03/2021/0882/RM) mean that the proposed location is the only place for the approved garage/store and proposed stables;
- Moving the stables to the rear of the site is to ensure they are not prominent;
- The elongated nature of the proposed curtilage is a necessary response to the locations of the three (3) dwellings that have frontage to the public road;
- The proposed stables will hardly be noticeable once the two dwellings under construction have been completed;
- The character of the surrounding area will not be affected by the proposed stables, given their position so far off the public roadway. The character of the surrounding area has been dramatically changed by the recent developments near Nutts Corner roundabout;

- The stables will not affect the privacy or amenity of any neighbouring residents; and
- The proposed stables are of a limited size and scale and are intended for domestic use and designed to closely follow rural design conventions.

Appropriate Assessment

The subject site is located at 20 Dundesert Road, Nutts Corner, and there are no relevant Designated sites close by. The proposed development comprises the erection of domestic stables and extension of curtilage. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

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

I conclude 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.

Site History Overview

An extension to the curtilage and a garage at No. 20 Dundesert Road was initially granted planning permission under planning application Ref: LA03/2022/0172/F in May 2022. Two separate planning applications for domestic stables within the extended curtilage were also granted planning permission in May 2023 under application planning application Refs: LA03/2023/0134/F and LA03/2023/0275/F.

Retrospective permission was sought to further extend the site curtilage and to retain a garage/store under planning application Ref: LA03/2023/0327/F, which was refused planning permission in July 2023. A planning appeal (Ref: 2023/10037) in respect of the refusal of planning permission was lodged with the Planning Appeals Commission (PAC) and the appeal was subsequently dismissed by the PAC in March 2025.

A further planning application was submitted under planning application Ref: LA03/2025/0351/F, sought an extension to the curtilage (which was the same area as that proposed within application Ref: LA03/2023/0327/F), a sand arena and the erection of a domestic stables on a similar footprint to the refused garage/store under planning application Ref: LA03/2023/0327/F, albeit reduced in size. The proposed development under the said application was in substitution for the stables approved under planning application Ref: LA03/2023/0275/F, however, this was consequently refused planning permission in December 2025.

The subject application seeks an extension to the curtilage, which is same area which was proposed under planning application Refs: LA03/2023/0327/F and LA03/2025/0351/F, it also includes the retention of the sand paddock proposed under

planning application Ref: LA03/2025/0327/F and the repositioning of the domestic stables which were previously approved under planning application Ref: LA03/2023/0134/F.

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 site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy 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.

The proposal is for domestic stables with an adjoining sand paddock, including the retention of an existing stoned area as an extension to the curtilage of the dwelling at No. 20 Dundesert Road. As the stables are for domestic use and are proposed as an extension to the residential curtilage of No. 20 Dundesert Road, then Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the appropriate planning policy context for the assessment of this application.

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

- (a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Policy DM 22 of the ANPS also advises that the guidance set out in Appendix B of the ANPS will be taken into account when assessing proposals and that consideration of

drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

Design, Integration and Rural Character

Criterion (a) of Policy DM 22 of the ANPS requires the massing, scale, design and external materials of the proposal to be sympathetic to the existing property and to not detract from the appearance or character of the surrounding area. Furthermore, Policy DM 27 of the ANPS 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.

The proposed increased curtilage extends a further 56m north-westwards beyond the rear of the existing curtilage of the dwelling and creates a total curtilage depth of 135m. The curtilage has also been extended westwards, increasing the width to approximately 32m at certain points. The area of the extended curtilage is generally finished in hardstanding with the northeastern area comprising a sand arena. The northern and eastern boundaries are defined by existing vegetation, whilst the western boundary is undefined. The proposal includes the planting of a native species hedgerow and trees along the western boundary.

It is noted that two dwellings have been approved in the adjacent field to the west of the application site under planning application Refs: LA03/2020/0450/O and LA03/2021/0882/RM and appear to have commenced. In the Justification Statement (Document 03 date stamped 28th April 2026) the agent has advised that the proposed stables will "hardly be noticeable" once these two dwellings have been constructed. Whilst this may be the case in the future, at present these buildings have not been fully constructed and critical views of the application site are readily achievable from the Dundesert Road. An assumption cannot be made that these dwellings will be completed in the near future.

Given the openness of the site, the flat topography, and the lack of intervening boundary treatments, it is considered that the extension to the curtilage is highly visible, especially when viewed from critical viewpoints when travelling eastwards along Dundesert Road. The proposal creates an overall curtilage depth of approximately 135m, which would require significant new landscaping to provide any degree of integration and screening.

The proposal results in an unnecessary encroachment into the open countryside, eroding the rural character whilst not respecting the traditional pattern of settlement exhibited in the surrounding area. The vast majority of roadside dwellings located in proximity of the application site have modest plot depths, (No. 22 Dundesert Road has an approximate plot depth of 32m, No. 18 Dundesert Road 50m and No. 21 36.7m), whilst the proposed extended curtilage will be at odds with the established pattern of development and would appear as an anomaly and be incongruous within the landscape. Whilst it is recognised that No. 16 Dundesert Road has a larger plot depth of approximately 142.3m, the dwelling is not positioned along the roadside and views of this dwelling are not as readily available when travelling along Dundesert Road, due to the intervening mature vegetation and set back distance of approximately 85.2m from the road.

The proposed stable building is proposed to be built on a similar footprint to the former unauthorised building on the site, which was refused planning permission under planning application Ref: LA03/2023/0327/F and planning appeal Ref: 2023/A0037. The proposed stables have a ridge height of approximately 2.4m and the main body of the building measures approximately 21m by 4m. It is acknowledged that domestic stables of this size were approved under planning application Ref: LA03/2023/0275/F, however, these were located much closer to the main dwelling. The proposed building would not have any long views given the existing intervening buildings and roadside/field boundary treatments; however, short views are experienced when travelling eastwards along the Dundesert Road.

The design of the building is similar to that previously approved under planning application Ref: LA03/2023/0327/F. There are two (2) 2.4m x 2.4m roller shutter doors on the front (western) elevation, along with three (3) 2.4m x 1.2m stable doors, while the rear (eastern) elevation remains blank. There is a grey corrugated cladding roof with a black edge trim proposed and block work walls. It is accepted that these finishes generally match those of a domestic stable building.

If constructed, the proposed stables would have an approximate separation distance of 55m from the existing dwelling and it is considered that there would be no linkage between the proposed building and dwelling. Given the lack of existing landscaping to the west of the application site, the proposal relies significantly on proposed landscaping and would not be capable of integrating within the surrounding rural area.

In summary, given the elongated nature of the curtilage and the reliance on proposed landscaping to ensure integration, it is considered that the proposal is out of character for such a rural and exposed location and it is considered to result in a detrimental impact on the existing character of the area contrary to Policy DM 27 and criterion (a) of Policy DM 22 of the ANPS. Furthermore, given that the extension to the curtilage is not deemed acceptable and the stable building is located in an area of open countryside, the development is not considered to meet any policy test under SP 1.11 of the ANPS. The agent has not provided any overriding reason in the Justification Statement (Document 03 date stamped 28th April 2026) as to why this development is essential and could not be located in a settlement. Therefore, the principle of development cannot be established.

Neighbour Amenity

Criterion (b) of Policy DM 22 of the ANPS requires that the proposal will not unduly affect the privacy of neighbouring residents. Furthermore, Policy DM 28 of the ANPS indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability. It is considered that there will be no detrimental impact on neighbour amenity by way of overlooking, loss of privacy, overshadowing, loss of light or dominance given the separation distance of approximately 94.1m to the nearest neighbouring property at No. 18 Dundesert Road.

It is noted that the construction of two (2) dwellings has commenced on the site approximately 42.1m southwest of the proposed location of the stables. It is considered that there will be no detrimental impact on neighbour amenity on either

dwelling if completed, by way of overshadowing or loss of light or dominance given this suitable separation distance. In relation to overlooking and privacy, it is noted that a new hawthorn hedge is to be planted to the rear of these dwellings in the first planting season after the commencement of development of these dwellings as per Condition No. 5 attached to planning application Ref: LA03/2021/0882/RM. However, no height of hedgerow has been specified as part of this approval to protect against overlooking into the rear of these properties. Whilst it is recognised that tree and hedgerow planting is proposed along the western boundary of the application site, it will take some time for this to become established. It is considered that in the absence of existing boundary treatments along the western boundary of the proposed site, and to the rear of the dwellings which have been commenced, there could be direct views from the proposed sand paddock and relocated stables.

The Council's Environmental Health Section was consulted and had no objection subject to an informative relating to the management of the midden which is located within the proposed extended curtilage, between the proposed stables and the garage/store approved under planning application Ref: LA03/2022/0172/F.

Impact on Trees and Environmental Quality of the Area

Criterion (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality. Furthermore, SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment, whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity.

The existing trees and hedgerow are to be retained along the northern and eastern boundaries as part of the development proposal. In addition, the application site is not situated within any nationally or internationally designated sites.

Access and Parking

Criterion (d) of Policy DM 22 and Policy DM 10 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles. It is considered that sufficient space remains within the curtilage of the property for recreational purposes.

Furthermore, SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic.

DfI Roads was consulted and raised no objection to the proposed access arrangements subject to the attachment of conditions. It is also considered that sufficient space remains within the curtilage of property for recreational purposes.

Drainage

Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals. DfI Rivers was consulted in relation to the submitted Drainage Assessment (DA) (Document 02 date stamped 14th April 2026) and advised that the Drainage Assessment indicates that flood risk to and from a portion of the development will be managed using Sustainable Drainage Systems (SuDS). It further

advised that the private soakaway system proposed has no outlet and drainage is via percolation through the soil strata. DfI Rivers also advised that commenting on the efficacy of the proposed SuDS is outside River Directorate's area of knowledge and expertise and consequently cannot advise whether there is flood risk to the development or elsewhere. DfI Rivers has however recommended a number of informatives to be included in any forthcoming planning approval.

Policy DM 47 promotes the use of SuDS as the preferred method of treating surface water and the submitted DA has been carried out by a qualified drainage engineer, the application site is within a rural area with little risk of increased flooding. Accordingly, the proposed drainage measures in this instance are considered acceptable.

Other Matters

Owing to the site's location within the consultation zone for Belfast International Airport (BIA), BIA was consulted and responded with no objection subject to conditions relating to aerodrome safeguarding being attached to any forthcoming planning approval.

CONCLUSION

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

- The principle of development has not been established in accordance with Policy SP 1 of the ANPS;
- It is considered the proposal fails to integrate at this location, is of an inappropriate design and fails to respect rural character;
- The proposal would unduly affect the privacy or amenity of neighbouring residents;
- There are no concerns regarding road safety; and
- It has been demonstrated that the proposal will not increase the risk of surface water flooding.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy SP 1 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 27 and Criterion (a) of Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would appear as a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; and the proposal does not respect the traditional pattern of development exhibited in the area.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 22 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would result in an unacceptable adverse impact on the amenity of future occupiers of adjoining properties as a result of overlooking and loss of privacy.



LA03/2026/0164/F

 Site Boundary



1:1,250

COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2026/0206/O
DEA	THREE MILE WATER
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for dwelling and detached garage
SITE/LOCATION	Approximately 30m SW of 639 Doagh Road, Newtownabbey
APPLICANT	Alastair Jnr. Jackson
AGENT	Park Design Associates
LAST SITE VISIT	27th April 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/700410	
SITE DESCRIPTION	
The application site is located approximately 30m southwest of No. 639 Doagh Road, Newtownabbey, which is within the countryside and outside the development limit of any settlement as designated in the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004). The application site contains a grassed area to the front of the dwelling at No. 639 Doagh Road and is accessed via an existing laneway off the Doagh Road. The northern and eastern site boundaries are currently undefined. The northwestern boundary is defined by a mature treeline approximately 12m in height and a wooden fence approximately 1.5m defines the southwestern boundary. The southern boundary is defined by a post and wire fence approximately 1.5m in height, which is situated along the ridge of a significant earth mound to the rear of No. 39 Doagh Road. The topography of the application site slopes gently towards the southwest. The application site is bounded to the north by No. 639 Doagh Road, to the south by No. 39 Ballynure Road and to the west by No. 43 Ballynure Road. The surrounding area is typically rural in character, albeit adjacent to the busy Ballynure Road and Houston's Corner Roundabout with associated industrial development to the south of the Houston's Corner Roundabout.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2020/0381/RM Location: 70m NE of 43 Ballynure Road Newtownabbey Proposal: Bungalow and detached garage Decision: Permission Granted (9th July 2020) Planning Reference: LA03/2018/0774/O Location: 70m North-East of 43 Ballynure Road Newtownabbey (with access onto Doagh Road) Proposal: Site for dwelling on a farm Decision: Permission Granted (28th February 2019)	

Planning Reference: LA03/2016/1135/O

Location: Adjoining and 100m North of 39 Ballynure Road Newtownabbey BT36 5SL

Proposal: Site for farm dwelling

Decision: Permission Refused (18th September 2017)

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 (dBMAP) (published 2004): The application site is located within the open countryside outside the development limit of any settlement limit as identified within draft Belfast Metropolitan Area Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

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

- Policy DM 18 – Homes in the Countryside; and

- Policy DM 18D – Dwellings within an Existing Cluster.

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
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Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
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Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 46 The Control of Development in Floodplains; and
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Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – No objection subject to condition

REPRESENTATION

Four (4) 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
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Flood Risk
- Sewerage and Drainage
- Other Matters

Preliminary Matters

Appropriate Assessment

The subject site is located at lands approximately 30m southwest of No. 639 Doagh Road, Newtownabbey and there are no relevant sites close by. The proposed development comprises a dwelling and detached garage. Having considered the

nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

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

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

Environmental Impact Assessment

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

Request for Clarification

- On 30th April 2026 the agent was requested to confirm the use of the three (3) buildings coloured purple on the Site Location Plan (Drawing No. 01 date stamped 27th March 2026), which are located 14.6m southwest of the application site.
- In response, the agent advised via email on 1st May 2026 that the three (3) buildings are used for storage purposes, ancillary to the dwelling at 639 Doagh Road. The agent advised that there are two (2) trailers stored in one of the buildings, the second building contains stables which haven't been in use for over twenty-five (25) years, and the third building contains some gardening tools and a lawnmower. The agent also commented that none of the three buildings are a garage, and that the three (3) buildings can be classed as "substantial" in the context of criterion (a) of Policy DM 18D of the ANPS.

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 ANPS sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the draft Belfast Metropolitan Area Plan (dBMAP) (2004). 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 with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a dwelling within an existing cluster under Policy DM 18D of the ANPS.

A Planning Statement (Document 01 date stamped 27th March 2026) was submitted, which sets out that the agent considers the proposal should be assessed against Policy DM 18D of the ANPS.

Policy DM 18D of the ANPS refers to dwellings within an existing cluster and DM 18.17 of the ANPS states the Council will permit a new dwelling within an existing cluster of development where all of the following criteria are met:

Criteria (a) of DM 18.17 of the ANPS requires that the cluster lies outside a farm holding and comprises five or more substantial buildings incorporating at least three dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures. The submitted Planning Statement (Document 01 date stamped 27th March 2026) suggests that the cluster lies outside a farm holding, and the five or more substantial buildings include the four (4) dwellings (Nos. 639 Doagh Road and Nos. 39, 41 and 43 Ballynure Road) and the three (3) large sheds at the rear of No. 39 Ballynure Road.

Whilst it is recognised that there are four (4) dwellings located within close vicinity of the application site, the three (3) buildings to the rear of No. 39 Ballynure Road have an agricultural appearance, and two of the three buildings were referred to as agricultural buildings on the Site Location Plan (Drawing No. 01/1 date stamped 9th November 2018) under planning application Ref: LA03/2018/0774/O. The agent indicated via email on 1st May 2026 that these buildings are presently used for domestic storage purposes ancillary to the dwelling at No. 39 Doagh Road. In this email, the agent clarified that the building closest to the application site houses two (2) trailers, the building closest to the back of No. 39 is an empty storage building which contains stables (which haven't been used for over 25 years), and the remaining building contains a ride-on lawnmower and some other gardening tools. Regardless of the agricultural appearance of these large sheds, there is no evidence to dispute they are not ancillary to the dwelling located at No. 39 Doagh Road. As such, the proposal is considered to comply with Criterion (a) of Policy DM 18D of the ANPS.

Criterion (b) of DM 18.17 of the ANPS requires that the cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point, such as a community building or facility, or a crossroads. The Planning Statement (Document 01 date stamped 27th March 2026) contends that the cluster appears as a visual entity in the landscape, is located to the northeast of the large roundabout, and is totally separate to the commercial and industrial buildings to the south of Houston's Corner roundabout. It is recognised that the large roundabout at

Houston's Corner is a local focal point, however, whilst on aerial imagery of the buildings at No. 639 Doagh Road, Nos. 39-43 Ballynure Road and the large sheds appear as a coherent entity, these buildings do not appear as a visual entity in the landscape when viewed from public vantage points.

When travelling in a westerly direction along Doagh Road, there are fleeting views of the ridgeline of No. 639 Doagh Road, and the dwelling at No. 39 Ballynure is visible. However, there are limited views of the buildings to the rear of No. 39 Ballynure Road due to mature vegetation at this property and the dwelling itself act as screening. On approach to the roundabout, No. 41 Ballynure Road is visible, but not visible from longer views along the Doagh Road. Due to the backdrop of mature vegetation, the dwelling at No. 41 is read as a single entity and does not appear as visually linked to any other neighbouring dwellings. There are no views of No. 41 Ballynure Road when travelling westwards along the Doagh Road. When travelling southwards along the Ballynure Road, the mature roadside vegetation limits substantial views of No. 639 Doagh Road, and there are no views of No. 39 Ballynure Road nor the buildings to its rear. Both Nos. 43 and 41 Ballynure Road are visible from the road, however their substantial separation distance of approximately 59.4m and the intervening vegetation limit the visual linkage between these properties. It is therefore considered the cluster does not appear as a visual entity in the landscape and therefore the proposal does not comply with Criterion (b) of Policy DM 18D of the ANPS.

Criterion (c) of DM 18.17 of the ANPS requires that the proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster. The application site benefits from mature vegetation along the western boundary. The application site is bounded to the north by No. 639 Doagh Road, to the south by No. 39 Ballynure Road and to the west by No. 43 Ballynure Road. The proposal therefore complies with criterion (c) of Policy DM 18D of the ANPS.

Criterion (d) of DM 18.17 of the ANPS requires that the new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude in the landscape. It is considered that a proposal will not be visible from public viewpoint due to the surrounding dwellings and mature vegetation. The location of the application site, situated between No. 39 Ballynure Road and No. 639 Doagh Road, means it will not visually intrude into the landscape. The proposal therefore complies with criterion (d) of Policy DM 18D of the ANPS.

In summary, the proposal fails to comply with criteria (b) Policy DM 18D of the ANPS and the principle of development is therefore not acceptable in this regard.

Design, Integration and Rural Character

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. The ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS indicates

the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

DM 27.3 of the ANPS states that development will be acceptable where it respects the traditional pattern of development in the area and will not cause a detrimental change to, or further erode, the rural character of the area.

As this is a planning application which seeks outline permission, no details regarding the design of the proposed dwelling have been submitted, however, the Proposed Site Plan (Drawing No. 02 date stamped 27th March 2026) indicates that the proposed dwelling is to be sited in the central area of the site, approximately; 28.1m north of the three (3) existing storage buildings and 18.5m southwest of the dwelling at No. 639 Doagh Road. The proposed garage is sited in the southwestern corner of the application site, 22.2m to the east of No. 43 Ballynure Road, and is positioned to ensure that the rear private amenity space of No. 43 Ballynure Road is maintained.

Notwithstanding that the principle of development is not established, it is considered that the proposed dwelling would not be visible when travelling in either direction along the Doagh Road, nor the Ballynure Road, owing to the mature vegetation along the western boundary of the site, and the dwelling at No. 39 Doagh Road alongside the buildings to its rear acting as screening to the application site. Moreover, it is considered that a dwelling within the application site could be designed to integrate sympathetically with its surroundings.

In summary, whilst it is considered that the principle of development is not acceptable, it is considered that a proposed dwelling could integrate into the surrounding landscape.

Neighbour Amenity

Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this is an application for outline planning approval there are no details of the layout and design of the proposed dwelling but an indicative Site Layout Plan (Drawing No. 02 date stamped 27th March 2026 etc) has been submitted which illustrates the siting of the proposed dwelling and garage.

No. 639 Doagh Road is the closest residential property to the proposed dwelling, located approximately 30m northeast of the application site. In relation to overlooking, it is considered that there would be no significant adverse impact on No. 639 as the proposed dwelling could be orientated in such a way that there would be no views from the proposed dwelling to the rear amenity space belonging

to No. 639. The submitted Proposed Site Plan (Drawing No. 02 date stamped 27th March 2026) shows a proposed 2m high close-boarded timber fence along the northern boundary of the application site, which could be secured via condition if planning permission were to be granted, which would ensure no negative impact as a result of overlooking on future occupiers of the proposed dwelling from No. 639. In relation to dominance and loss of light on No. 639, the Proposed Site Plan (Drawing No. 02 date stamped 27th March 2026) indicates that the proposed dwelling would be located on lands approximately 1.1m below the level of No. 639. It is considered that if planning permission were granted, a condition restricting the ridge height of the proposed dwelling to 6m would ensure no negative impact as a result of dominance and loss of light on No. 639.

The dwelling at No. 39 Ballynure Road is located approximately 58.3m to the south of the application site. It is considered that this significant separation distance, alongside the intervening topography and outbuildings, would ensure no significant adverse impact as a result of overlooking, dominance or loss of light on No. 39.

No. 43 Ballynure Road is located approximately 11.9m to the west of the application site. It is considered that the significant mature vegetation along the northwestern site boundary will help to screen some views towards the rear amenity space belonging to the dwelling at No. 43 Ballynure Road from the proposed dwelling. Further boundary vegetation along the southwestern site boundary could be requested to be provided as part of any forthcoming reserved matters planning application should outline planning permission be granted. Moreover, the proposed garage is proposed to be located in the southwestern portion of the site which would screen views of the rear of No. 43, provided that the western gable of the proposed garage remains blank. In relation to dominance and loss of light, it is considered that if planning permission were granted, a condition which restricted the ridge height of the proposed dwelling to 6m would ensure no negative impact as a result of dominance and loss of light on No. 43.

No. 41 Ballynure Road is located approximately 73.1m to the southwest of the application site. It is considered that this significant separation distance, coupled with the intervening buildings and mature vegetation, will ensure no negative impact on No. 41 as a result of overlooking, dominance or loss of light.

Moreover, the Council's Environmental Health Section was consulted and on the basis that the buildings south of the application site are used for domestic storage, had no objection subject to an informative to be attached if planning permission were forthcoming, relating to the design and orientation of the proposed dwelling to maximise the distance between the most sensitive rooms/living areas and these adjacent buildings.

Access and Parking

Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads was consulted and raised no objections to the proposed access arrangement subject to a condition requiring a scale plan and accurate site survey to be submitted at Reserved Matters stage in accordance with the RS1 form provided by DfI Roads to be attached should planning permission be forthcoming. As such the proposal is considered to comply with the policy requirements of SP 3.10 of the ANPS and the SPPS.

Natural Heritage

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

The application site is not located on any designated site or priority habitat, nor are there any protected species or other features of biodiversity interest present on site. However, a condition could be attached if planning permission were to be forthcoming to ensure that if any tree, shrub or hedge is removed, uprooted, destroyed, dies or becomes seriously damaged, that trees and shrubs of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape. Moreover, in order to ensure a net gain in biodiversity on the application site, a condition could be attached if planning permission were to be forthcoming, which requires a landscaping scheme to be submitted as part of a Reserved Matters application which shows the location, species and size of new trees and shrubs to be planted on the site.

Sewerage & Drainage

Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The proposed development is not located on an area of 'present day surface water' or 'climate change surface water' as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. As indicated on the planning application form, foul sewage is to be disposed of via a package treatment plant. An informative could be attached should planning permission for forthcoming advising that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

CONCLUSION

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

- The proposal does not meet the policy requirements for a dwelling within a cluster as the cluster includes does not appear as a visual entity in the landscape;
- The proposed dwelling could integrate into the surrounding area;
- It is considered that mitigation measures could be put in place so as not to compromise the amenity of the proposed dwelling or neighbouring occupiers;
- It is considered possible to mitigate any flood risk at the application site;
- The proposal is not considered to have any significant detrimental impact on natural heritage features; and
- It is considered that the proposal can facilitate safe and efficient, access, movement and parking.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposal is not located within a cluster which appears as a visual entity in the landscape.

COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2026/0232/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Two Storey Dwelling
SITE/LOCATION	Lands adjacent to and approx. 4m east of 26 Annaghmore Road, Antrim, BT41 3NP
APPLICANT	Aidan Johnston
AGENT	Mark Todd Architects Ltd
LAST SITE VISIT	12th May 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/700410	
SITE DESCRIPTION	
The application site is located approximately 4m east of No. 26 Annaghmore Road, Antrim. The site is located in the countryside, and outside the development limit of any settlement as designated in the Antrim Area Plan (AAP) (1984-2001). The application site is a roadside plot which is engineered from the existing garden belonging to No. 26 Annaghmore Road, and a laneway. The site's northern (roadside) boundary is defined by a garden fence approximately 1.5m in height. The eastern boundary is partially defined to the northern portion by mature trees approximately 10m in height while the southern and western boundaries are undefined. The topography of the site is relatively flat. The area in which the site is located is typically rural in character consisting of single dwellings and small farm holdings, with the exception of the semi-detached dwellings which are located adjacent to the eastern and western boundaries of the site.	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2025/0234/F Location: 26 Annaghmore Road, Antrim, BT41 3NP Proposal: Domestic garage Decision: Permission Granted (17th December 2025) Planning Reference: LA03/2021/0216/F Location: 75m to the West of 26 Annaghmore Road Toomebridge, Antrim BT41 3NP Proposal: Private jetty (retrospective/amended from previously approved application – ref.: LA03/2017/0424/F) for private boat storage and stank to stop jetty refilling Decision: Permission Granted (8th July 2021) Planning Reference: LA03/2017/0424/F Location: 120m to the west of 26 Annaghmore Road, Toomebridge, Antrim, BT41 3NP Proposal: Proposed private jetty for private boat storage	

Decision: Permission Granted (23rd January 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) (AAP): The application site is located within the open countryside outside the development limit of any settlement limit as identified within the Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

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- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18C – Dwellings within a Built-Up Frontage.

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

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

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – Objection

Shared Environmental Service – No response to date.

NIEA – No objection subject to condition

REPRESENTATION

Four (4) 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
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

Preliminary Matters

Request for Justification

- Justification for the proposed development was sought from the agent via email on 11th May 2026.

- The agent submitted a Justification Statement (Document 01 date stamped 12th May 2026) setting out the proposal's compliance with Policy DM 18C Development within a Built-Up Frontage of the ANPS.

Habitats Regulation Assessment

This planning application was considered in light of the assessment requirements of Regulations 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, informally consulted Shared Environmental Services (SES) owing to the site's proximity to Lough Neagh and associated designated sites. SES returned an informal consultation response which advised that significant effects on European sites during operation and construction cannot be ruled out and requires further consideration, noting that NIEA should be formally consulted alongside a formal consultation being sent to SES.

At the time of writing no response has been received from SES, however, NED has indicated that the proposal is not connected with, or necessary for, the conservation management of the designated sites and that the only source of degradation of adjacent aquatic environment is from contaminated runoff resulting during construction and operational works. Given that the site is positioned between other development of a similar nature and that the site is located 96metres from the designated site with no linkage, it is considered that there will be no adverse impacts on the designated site or its site selection features.

Environmental Impact Assessment

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

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in Antrim Area Plan (AAP) (1984-2001). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a dwelling with a built-up frontage under Policy DM 18C: Dwellings within a built-up frontage of the ANPS. The agent has indicated within the submitted Justification Statement (Document 01 date stamped 12th May 2026) that their position is that the proposed development represents an infill opportunity for a dwelling.

DM 18.16 of the ANPS states the Council will support an application for the development of a small gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage where all of the criteria are met:

Criterion (a) requires that the frontage comprises five or more substantial buildings consisting of at least three dwellings but excluding ancillary buildings such as garages, small outbuildings and open sided structures. In the Justification Statement (Document 01 date stamped 12th May 2026) the agent states that the proposal sits within a frontage that comprises six (6) existing dwellings; Nos. 22, 24, 26, 28, 28A and 30 Annaghmore Road. This is accepted and the proposal is therefore considered to comply with Criterion (a) of DM 18.16 of the ANPS.

Criterion (b) requires that the frontage appears as a visual entity in the landscape and all the existing buildings front directly onto a public road or private shared laneway. In the Justification Statement (Document 01 date stamped 12th May 2026) the agent contends that the proposed 'building line' is consistent with its existing neighbours and fronts directly onto a public road and therefore satisfies this policy requirement. Despite appearing as a visual entity on aerial imagery, when travelling in either direction along Annaghmore Road, the dwellings lack visual linkage due to mature roadside vegetation in front of No. 28A Annaghmore Road, which prevents views of these dwellings from the public road. In addition, the laneway in the eastern portion of the site and mature trees along the eastern boundary of the site breaks up the visual linkage between No. 26 Annaghmore Road and the dwellings east of the application site. The frontage is therefore not considered to be a visual entity in the landscape and the proposal fails to comply with criterion (b) of DM 18.16 of the ANPS.

Criterion (c) requires that the gap site for up to two dwellings is not greater than 60m between the existing buildings. The gap between the existing dwellings to the east and west of the application site is approximately 25.1m. The proposal is therefore considered to satisfy criterion (c) of DM 18.16 of the ANPS.

Criterion (d) requires that the proposed application site provides a suitable degree of enclosure to allow the proposed development to integrate into the countryside. In the submitted Justification Statement (Document 01 date stamped 12th May 2026) the agent contends that the proposal is bound by existing dwellings on either side with hedgerow, a public road and a garden fence to the front which provides sufficient enclosure. There is a mature treeline along approximately 10.7m of the

eastern site boundary, whilst the remaining boundaries are undefined (apart from the portion of garden fence along the roadside (northern) boundary. Given the existing screening and backdrop provided by the existing buildings and the limited integration of some of the existing buildings along the road frontage, it is considered that the proposal would comply with criterion (d) of DM 18.16 of the ANPS. Criterion (e) requires that the proposed development respects the existing development pattern and will not significantly alter its existing character or visually intrude into the open countryside. In the Justification Statement (Document 01 date stamped 12th May 2026) the agent has advised that the proposed dwelling respects the existing pattern of development by occupying a gap site between two established dwellings that will integrate into the surrounding countryside without causing visual intrusion therefore satisfying this policy requirement. This is an outline application, and no specific detailed designs have been provided, other than stating that the proposal is for a two-storey dwelling.

The application site is located amongst four (4) semi-detached dwellings whilst the proposed development is a detached dwelling, which would be incoherent with development on either side of the application site. The proposal is engineered from the curtilage of No. 26 Annaghmore Road. This property currently benefits from a frontage of approximately 27.5m, which would be reduced to approximately 11.5m as a result of the proposed development (a reduction of over 50%). Given there is an existing lane on the application site which is proposed to be retained to serve the proposed dwelling and garage approved under planning application Ref: LA03/2025/0234/F and the private jetty south of the application site, a proposed dwelling on the site would significantly overdevelop the site and alter the character of the surrounding area, particularly when the neighbouring semi-detached properties are broadly consistent containing wide frontages and expansive curtilages. Given the existing laneway to be retained within the application site, the proposed dwelling would be afforded a curtilage width of approximately 7.1m (excluding the laneway). The curtilage widths afforded to surrounding properties; No. 28 is approximately 11m, No. 24's curtilage width equates to approximately 15.2 and No. 22's curtilage width equates to approximately 30.1m. On the opposite side of Annaghmore Road, No. 27 has a curtilage width of approximately 28m and No. 29 is approximately 34.9m. The proposed curtilage width of approximately 7.1m would be inconsistent and out of character with surrounding properties, and the proposal therefore fails to comply with criterion (e) of Policy DM 18.16 of the ANPS.

In summary, the proposal fails to comply with criteria (b), (d) and (e) of DM 18.16 of the ANPS and the principle of development is therefore not acceptable.

Design, Integration and Rural Character

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. The ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS indicates the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will

be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

As this is a planning application which seeks outline permission, no details regarding the design of the proposed two storey dwelling have been submitted, however, an Indicative Site Layout Plan (Drawing No. 03/1 date stamped 12th May 2026) indicates the siting and layout of the proposed dwelling, along the western boundary of the site and in line with the existing building line along the Annaghmore Road, with proposed parking to the rear.

Whilst it is recognised that the proposal respects the existing building line, it is noted that the building footprint is indicated to measure approximately 77.8sqm, which is significantly greater than the footprints of the immediately surrounding dwellings (No. 26 Annaghmore Road has a footprint of approximately 51.9sqm, No. 28 has a footprint of approximately 52.6sqm, No. 24 has a footprint of approximately 63.3sqm and No. 22 has a footprint of approximately 49.1sqm). This massing would appear incongruous with its immediate surrounding context and does not respect the immediate surrounding rural character. It is also noted that this siting and massing will have negative impacts on the residential amenity of No. 26 Annaghmore Road, which is discussed in greater detail below.

As noted above, the proposal is engineered from the existing curtilage belonging to No. 26 Annaghmore Road. The proposal would result in a reduction of over 50% of the site frontage and curtilage belonging to No. 26 Annaghmore Road, representing a significant change to the character of the site and overdevelopment of a small gap site.

DM 27.3 of the ANPS states that development will be acceptable where it respects the traditional pattern of development in the area and will not cause a detrimental change to, or further erode, the rural character of the area.

Whilst it is considered that the principle of a new dwelling is not acceptable, owing to the application site's elevated position, it is considered that a proposed dwelling does not respect the traditional pattern of development in the area.

Neighbour Amenity

Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

The closest residential property to the application site is No. 26 Annaghmore Road, which is located approximately 4m west of the application site. Whilst there are no detailed designs provided for the proposed two-storey dwelling, it is considered that in order to ensure that no overlooking onto No. 26 would occur, significant boundary treatments would be required along the western site boundary. It is considered that if

hedgerows were to be planted along this boundary, it would take some time to become established and would allow direct views of the rear amenity space belonging to No. 26 from the proposed dwelling. It is noted that alternative boundary treatments such as a 1.8m high close boarded timber fence could provide immediate screening from ground floor windows of the proposed dwelling, although not preferred, such fencing can be found along this stretch of the Annaghmore Road. Nonetheless, due to the proposed dwelling's location directly along the shared boundary between the two properties, it is considered there would be potential for overlooking on No. 26 from windows on the first floor western and southern gables of the proposed dwelling.

In relation to dominance and loss of light, given the proximity of the proposed dwelling at the shared boundary with the existing dwelling at No. 26 Annaghmore Road (approximately 2.7m), the proposed two-storey nature of the proposal, which extends beyond the rear elevation of No. 26, it is considered that the proposed dwelling would result in a significant loss of light and effect of dominance on No. 26. No. 24 Annaghmore Road is located approximately 6.8m to the east of the application site. In relation to overlooking, it is considered that there will be no significant adverse impact on No. 24 from the proposed dwelling due to the existing mature treeline along the eastern site boundary and the existing building to the rear of No. 24 which acts as screening. In relation to dominance and loss of light on No. 24, it is considered that there would be no significant adverse impact on this dwelling owing to the proposed dwelling's removed position from the shared boundary and the intervening mature treeline.

It is noted that the existing access laneway proposed to serve the subject dwelling wraps around the rear of Nos. 26 and 28 Annaghmore Road beyond the northern site boundary. Whilst it is noted on the Indicative Site Layout Plan (Drawing No. 03/1 date stamped 12th May 2026) that a 'gated access' will be put in place to serve the proposed dwelling, the lane currently extends beyond the application site boundaries, and the applicant has not indicated ownership of land beyond the site's northern boundary, which the lane currently serves. Albeit this is a civil matter between the applicant and neighbouring landowners, it is acknowledged that this could give rise to unacceptable negative impacts to the future occupiers of the site, as they cannot control an established right of way beyond the application site boundary. This in turn could result in a detrimental impact of the future residents of the proposed dwelling by way of noise, disturbance and overlooking. Owing to the principle of development not being established, further information in respect of these details were not requested from the agent.

As referenced above, the Council's Environmental Health Section was consulted and raised no objection to the proposal.

Access and Parking

Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Policy SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads was consulted and advised that visibility splays of 2.0 metres x 33 metres are required and that Certificate C of the ownership declaration needs to be completed to show that Nos. 24 and 22 Annaghmore Road have been notified as the sightplays fall within their property. As such, DfI Roads advise that the proposal is contrary to the SPPS, SP 3.10 of the SPS and Policy DM 10 of the ANPS in that it would, if permitted, prejudice the safety and convenience of road users as the proposed access in a southeast direction is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

Due to the principle of development not being established the agent was not asked to submit this information.

Natural Heritage

SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 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. Within the ANPS specific policies for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38, whilst Policy DM 39 addresses other habitats, species and features of natural heritage importance.

An informal consultation was issued to Shared Environmental Services (SES) owing to the site's proximity to Lough Neagh and associated designated sites. SES returned an informal consultation response which advised that significant effects on European sites during operation and construction cannot be ruled out and requires further consideration, noting that NIEA should be formally consulted alongside a formal consultation being sent to SES. No response has been received from SES however, given the distance the designated site (96 metres), it is considered that the development of a dwelling and thereafter, its occupation would not have any adverse impacts on the site selection features of the designated site. A precautionary reason for refusal has therefore not been added.

NIEA provided a response, advising they had no objection to the proposed development subject to informatives being attached to any forthcoming planning approval.

There is no significant vegetation removal proposed as part of the development, however, it is considered that more detail of the proposed landscaping should be submitted or provided through the use of suitably worded conditions if planning permission were to be forthcoming.

Sewerage & Drainage

Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The proposed development is not located on an area of 'present day surface water' or 'climate change surface water' as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. As shown on the planning application form, foul sewage is to be disposed of via a package treatment plant. An informative could be attached should planning permission be forthcoming advising that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

CONCLUSION

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

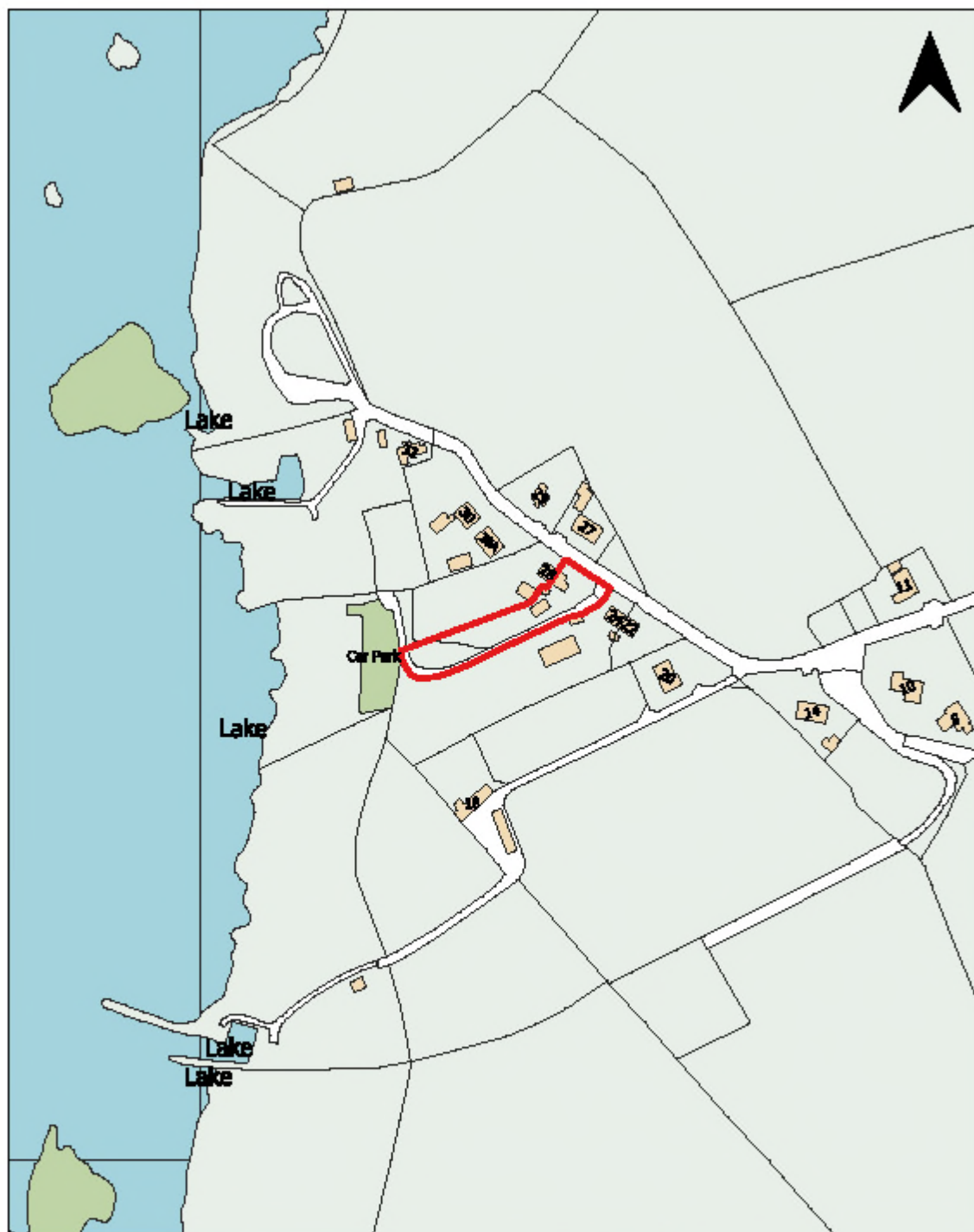
- The principle of a dwelling in a small gap site is not acceptable;
- The proposed dwelling would not respect the character of the surrounding area;
- It is considered that the proposed dwelling would compromise the amenity of neighbouring occupiers;
- It is considered that the proposed dwelling would compromise the amenity of future occupiers;
- It has not been demonstrated that the proposal would provide safe and efficient means of access; and

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as the proposed dwelling is not located within a frontage that appears as a visual entity in the landscape.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraphs 6.70 and 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (e) as the proposal does not respect the existing pattern of development in the surrounding area.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 4.27 and fails to meet the provisions of Policy DM 28.1 of the Antrim and Newtownabbey Plan Strategy in that the proposal would compromise the amenity of neighbouring properties and future occupiers of the proposed dwelling.
4. The proposal is contrary to the Strategic Planning Policy Statement and Policies SP 3.10 and DM 10 of the Antrim and Newtownabbey Plan Strategy in that it would, if permitted, prejudice the safety and convenience of road users.



LA03/2026/0232/

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 Site Boundary

1:2,500

COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2025/0637/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO PREVIOUS COMMITTEE ITEM
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site of proposed dwelling
SITE/LOCATION	Approx 70m southeast of 12 Drumkeeran Road, Antrim
APPLICANT	Timothy Wilson
AGENT	JWM Planning Limited
LAST SITE VISIT	16th October 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/702762	
ADDEDNDUM REPORT	
<u>Preliminary Matters</u> At the Planning Committee Meeting in February 2026, Committee Members voted to grant outline planning permission for the site of the proposed dwelling subject to the applicant providing acceptable information within three months to overcome the issue of privacy on the neighbouring dwelling and to provide a suitable risk assessment to demonstrate no significant pollution on the environment would result from the proposal. It should be noted that since the Planning Committee Meeting in February six (6) additional letters of objection have been received. One (1) of these representations has not been uploaded to the Planning Portal at the request of the third party. This is due to its content being of a personal and sensitive nature. Members will be issued with a hard copy of this representation. It is noted that a number of the objections refer to comments and the accuracy of the information previously provided by the applicant/agent at the Planning Committee Meeting in February that relate to the principle of development, as well as other matters which are summarised below: - Concerns raised in relation to the accuracy of the of statements made by the applicant and agent during the Planning Committee Meeting in February 2026. These include: - The access laneway was not in place prior to the construction of No. 12 Drumkeeran Road; - The historic use of the lane is for very occasional agricultural access; - The owner of No. 12 Drumkeeran Road <u>did not</u> indicate that they supported the proposal; - In relation to the applicant's connection with the area: - the land has not been farmed by the applicant or his family for over 14 years (rather the land has been farmed by the owners of No. 12 Drumkeeran Road); - the applicant did not provide evidence of being an active farmer; and	

- the applicant presented unsupported information in relation to wildflower planting and bee keeping and the unsupported agreements with local shopkeepers;
- The concern with the impact on the residential amenity experienced by the occupants of No. 12 Drumkeeran Road by way of overlooking, loss of privacy, loss of light and general disturbance;
- The proposed hawthorn hedge along the private laneway will not satisfactorily address the residential amenity impact on No. 12 Drumkeeran Road. A newly planted hedge will not offer an acceptable degree of screening (especially in winter months) but when matured, dense hedgerow will cause loss of light. The short section of hedging proposed will not resolve the overall privacy and amenity issue such as the impact from vehicle movements, headlights, noise and general disturbance;
- There will be an intensification of use of the existing access – at present the access only provides access to two fields and a peat bog. A tractor uses the access roughly two times a year and a quad occasionally accesses the land approximately six times a year;
- The fencing, if proposed, would be used to screen the laneway and that this would not be appropriate in the rural area;
- Concern that hedging or any other proposed mitigation will limit the width of the laneway making it too narrow to meet requirements;
- The proposal to include the access passing directly along the rear elevation of the dwelling at No. 12 Drumkeeran Road would result in the loss of existing rural character;
- Concern that the proposal would result in an unacceptable loss of amenity at No. 10 Drumkeeran Road primarily in relation to loss of privacy, traffic, headlights, voices and deliveries serving the proposed dwelling;
- The proposal is considered incompatible with the rural character of the area;
- Concern that the proposal only includes a small section of newly planted hedging and no provision of continuous or adequate screening to the north or south of this section; and
- Concern that the proposed access arrangements would impact upon the amenity and individual wellbeing of neighbours when considering their own specific personal circumstances.
- There is a concern that a safe access and visibility splays cannot be achieved within land under the applicant's control; and
- Concern in regard to the validity of the application given that an appropriate certificate of ownership has not been served.

Contamination

Policy DM 52 of the ANPS provides the policy context in relation to contaminated land. As noted above, the Council's Environmental Health Section (EH) had previously raised concern in relation to potential contamination risks at the application site, which is located immediately adjacent to the 'Flow Bog'.

Given the potential risks of land contamination resulting from the historic land uses it was considered necessary for the applicant to submit further information to include a Preliminary Risk Assessment (PRA) in order to identify any contamination issues that may be associated with the site.

Consequently, the applicant submitted a PRA (Document 04 date stamped 25th February 2025). The conclusions of this report advise that based on the information

reviewed, the site findings and exploratory work, no significant pollutant linkages have been identified and therefore the risk to future occupiers and the wider environment is considered to be low.

DAERA Water Catchment Unit (WCU) and DAERA Regulation Unit Land and Groundwater Team (RU) have reviewed the information provided in the PRA (Document 04 date stamped 25th February 2025) and have raised no objections to the proposal, subject to the inclusion of generic conditions. The conditions suggested by RU will be relevant if any new contamination risks arise during the course of the development that have not previously been identified and any remediation that may be necessary if this is the case. WCU has referred to DAERA Standing Advice for single dwellings which contains conditions and informatives relevant to the proposal. The standard conditions suggested within the Standing Advice relate to methods of sewage disposal and provision of necessary pipework and drainage.

EH has also reviewed the PRA (Document 04 date stamped 25th February 2025) and has advised that it is satisfied that the site is suitable for the proposed residential use. Similar to DAERA, it has recommended the inclusion of a number of conditions which will apply should any new sources of contamination become evident during the course of development works.

On the basis of the above, it is considered that the proposal complies with the policy provisions of Policy DM 52 of the ANPS in that it has been demonstrated that the site is in a condition suitable for the proposed development and would not cause significant pollution to the environment.

Neighbour Amenity

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this application seeks outline planning permission, no finalised details have been provided regarding the siting, layout or design of the proposed dwelling. It is noted that representations have been received from both neighbouring properties (No. 12 Drumkeeran Road, as well as from No. 10 Drumkeeran Road which is currently under construction). Both parties raise concerns in relation to the potential impacts of overlooking, loss of privacy and nuisance from noise and light.

As discussed in the previous Planning Committee Report, given the separation distance between the application site and the existing dwelling at No. 12 and the dwelling under construction (No. 10), it is considered that an appropriately designed dwelling could be accommodated on the application site without a significant adverse impact on these neighbouring properties by way of overlooking or loss of privacy.

The concern in relation to the impact on neighbour amenity arises from the proposed access to the site which is via an existing grassed laneway that runs along the common boundary with No. 12 Drumkeeran Road and parallel to the laneway approved under planning application Ref: T/2006/0616/RM for the dwelling currently under construction at No. 10 Drumkeeran Road, to the southeast of the site.

The existing boundary between No. 12 Drumkeeran Road and the lane is partially defined by an existing hedgerow. Part of this boundary however, remains open and would give rise to concerns of overlooking and loss of privacy, as this neighbouring dwelling contains a number of windows where views would be achievable when travelling to the proposed dwelling along the access laneway.

In response to the concerns raised above and at the previous Committee Meeting in February, an Indicative Block Plan (Drawing No. 02 date stamped 6th March 2026) was submitted indicating a new hawthorn hedge is to be planted along a section of the laneway adjacent to the rear elevation of No. 12.

It is acknowledged that the provision of a new hedge (once matured) along this section of the boundary, will go some way to screening direct views into the rear windows of No. 12 Drumkeeran Road (which the objector has advised serve both bedrooms and living accommodation). It is considered however, that due to the proximity of the proposed laneway to the existing rear elevation of No. 12 (approximately 3.7 metres) that the proposed boundary definition would not be sufficient to safeguard the amenity of the occupiers of No. 12 by way of overlooking and loss of privacy, particularly when considering the personal circumstances provided by the third party objector.

Overall, it is considered that the proposed access arrangement would have a detrimental impact on the amenity of No. 12 Drumkeeran Road by way of overlooking and loss of privacy and therefore the proposal is contrary to DM 28.1 of the ANPS.

Access and Road Safety

Policy SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

The proposed access is via an existing grassed opening onto the Drumkeeran Road. An amended Site Location Plan (Drawing No. 01/2 date stamped 23rd April 2026) was submitted to include the required visibility splays of 2 metres by 35 metres in both directions. If permission is forthcoming a condition will be imposed to require full access arrangements to be provided at Reserved Matters stage in accordance with DfI Roads requirements.

It is acknowledged that third parties have questioned the validity of the application as they state that the requisite notice of an intention to submit a planning application on lands which are partially within the applicant's control has not been served. Given that third parties are aware of the application (and have been neighbour notified) it is considered that they are not prejudiced by any apparent failure of the applicant to serve the requisite notice upon them. However, it is advised that if third party lands are necessary to achieve the required visibility splays, then a negative condition can be used requiring the visibility splays to be formed before any other development takes place. The ownership of the land required to form the visibility splays is a civil matter to be resolved between the relevant parties.

Other Matters

It is stated by a third party that some of the information provided at the previous Planning Committee Meeting in February was factually inaccurate and appeared to have materially influenced the Committee's understanding of the application. This information relates to matters concerning the principle of development which was established at the February meeting and have been assessed by officers as set out above including historic access to the land, intensity of use, neighbour support, agricultural/connection to the area and determination of privacy mitigation measures.

In addition, officers have reviewed the matters raised under the Council's fraud policy and have concluded no fraud as occurred in relation to the matters raised.

The concerns and comments made in relation to this matter are summarised above and available for Members to view on the portal. It will be a matter for the Planning Committee to decide, in light of the comments made, whether to re-visit the principle of development.

Concerns were also raised regarding the width of the proposed access, the impact the hedge may have on the width of the laneway and the lack of detailed boundary treatment detailed on the Indicative Block Plan (Drawing No. 02 date stamped 6th March 2026). Measurements taken from the Indicative Block Plan indicate that the proposed laneway would have a minimum width of 3.2 metres (taken from the inside of the proposed hedgerow). The recommended minimum width of a single access according to DCAN 15 is 3.2 metres and as such this could not be considered as a determining matter in the assessment of the application. A complete landscaping plan to include full details of all required landscaping can be conditioned for submission upon receipt of a Reserved Matters application should planning permission be forthcoming.

Concerns were also raised in relation to the proposal impacting upon the rural character of the area. It is considered that a new dwelling on the application site would not appear to significantly alter or erode the character of the area given the location of the site, which is set back from the public road by approximately 125 metres and the limited public viewpoints of the site.

Third party objectors also raised concerns with the frequency of use of the existing laneway and the potential for noise and disturbance. It is accepted that the frequency of use would be increased if the existing agricultural access (serving a small portion of lands) was upgraded to an access serving an independent private dwelling, however, the Council's Environmental Health Section has raised no specific concerns in relation to the proposal and the use of the access for cars would not cause any significant noise or vibration issues. It is accepted that some heavier vehicles may use the laneway during the construction phase, however, this is normally for a short duration and normally during daytime hours.

CONCLUSION

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

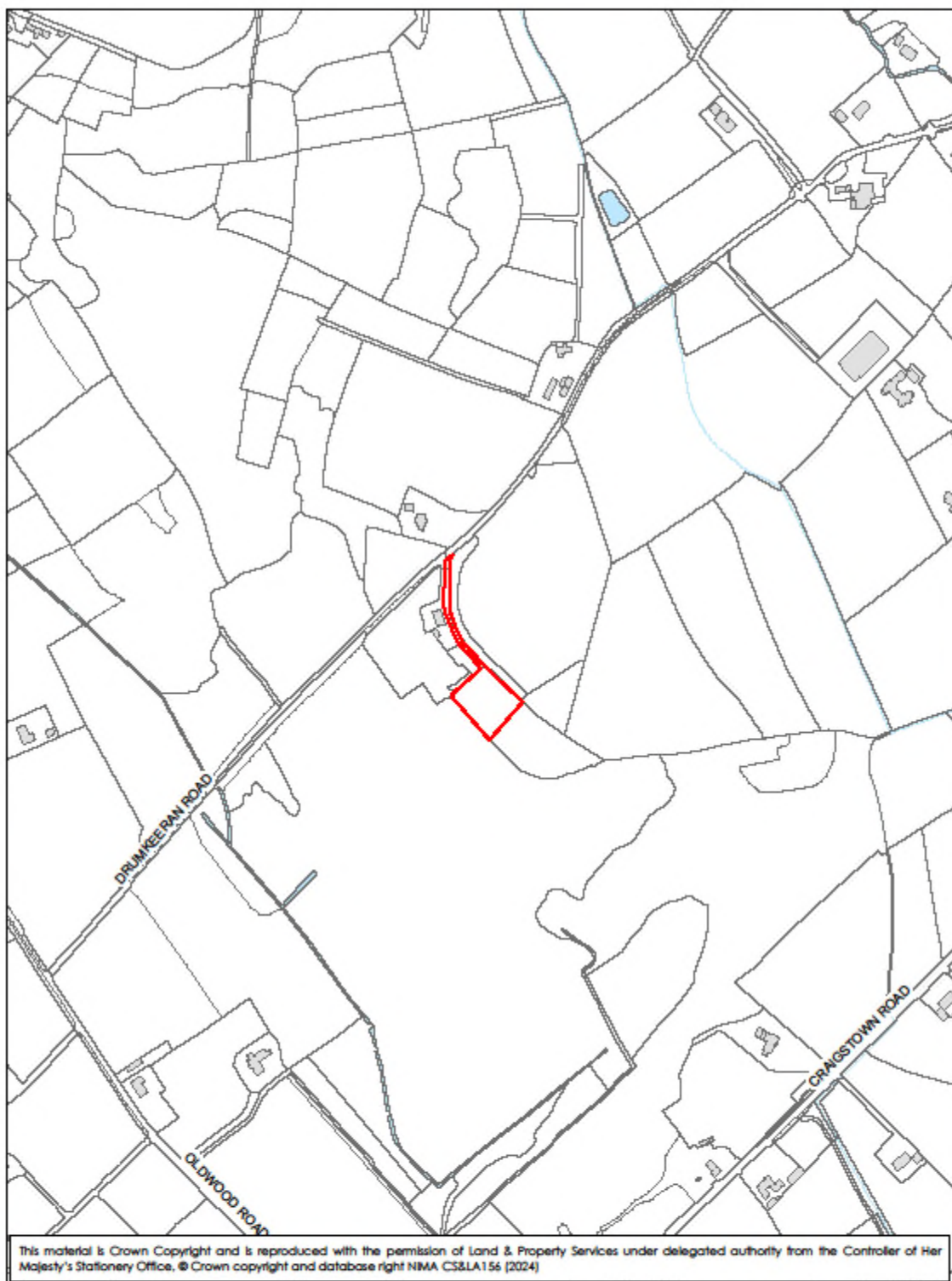
- The principle of a dwelling was previously considered acceptable by the Planning Committee;
- An appropriately designed dwelling on the application site would integrate sympathetically into the surrounding receiving environment;

- The proposal would not alter the character and appearance of the existing rural area;
- It is considered that the proposed access arrangements to the site would compromise the amenity of neighbouring occupiers;
- The concerns in relation to contamination have been suitably addressed and could be controlled by condition;
- The proposal would not have any significant detrimental impact on the historic environment; and
- It has not been sufficiently demonstrated that the proposal will not cause or be impacted by flood risk (surface water).

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASON FOR REFUSAL

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| <ol style="list-style-type: none"> 1. 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 an existing nearby dwelling (No. 12) in terms of overlooking and loss of privacy. |
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Reference : LA03/2025/0637/O

1:5,000 

 Site Location



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2025/0848/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed change of use/adaption of a redundant building to a single dwelling
SITE/LOCATION	Approx. 18m north of 1 Carntall Road, Ballyclare, (No. 1A Carntall Road), BT39 9NS
APPLICANT	Michael Doherty
AGENT	McKeown & Shields Associates Ltd
LAST SITE VISIT	20 th 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/704985	
ADDENDUM REPORT	
Following the receipt of additional information provided by the applicant's agent on 7th May 2026 which included an Acoustic Assessment (Document 02 date stamped 7th May 2026) and an amended Site Location Plan (Drawing No. 01/1 date stamped 7th May 2026), Officers withdrew the application from the May Planning Committee schedule to allow for consideration of this additional information. Subsequent submissions were made by the applicant's agent on 26th May 2026 which included an amended Site Layout Plan (Drawing No. 03/1) and a Supporting Statement (Document 03). Principle of Development The Supporting Statement (Document 03 date stamped 26th May 2026) provides the applicant's justification for the proposal in regard to establishing the principle of development. The agent makes reference to the proposal being considered in accordance with Policy CTY 8 of Planning Policy Statement 21. Following the adoption of the Council's Plan Strategy in July 2025, this policy is no longer applicable. Policy DM 18 C of the Antim and Newtownabbey Plan Strategy 2030 (ANPS) is the new policy within the new prevailing plan which deals with development proposals for dwellings within a built-up frontage. The agent contends that as the proposal seeks to retain the most northern portion of the building, coloured red on the amended Site Layout Plan (Drawing No. 3/1 date stamped 26th May 2026) as its current use (storage) and only change the portion coloured yellow on that Plan to domestic living accommodation stating that this would be comparable to an infill development opportunity. The agent states that it is reasonable to assume that if the area shaded red on the amended Site Layout Plan was fully maintained in situ and the portion coloured yellow on this drawing was to be raised to the ground then effectively a gap/infill opportunity would exist.	

Policy DM 18 C of the ANPS states that the Council will support an application for the development of a small gap site within an otherwise substantial and continuously built-up frontage where several criteria are met.

Criterion (a) of Policy DM 18 C of the ANPS states that the frontage must comprise five or more substantial buildings consisting of at least three dwellings but excluding ancillary buildings such as garages, small outbuildings and open sided structures.

In this instance notwithstanding the matter that the 'gap site' does not exist, there is not five buildings located along this stretch of the Carntall Road that would constitute a substantial and continuously built-up frontage as required by the policy. As such, the proposal is not considered to comply with Policy DM 18 C of the ANPS.

In light of the above, the principle of development remains to be considered unacceptable in accordance with Policy DM 18 of the ANPS for homes in the countryside.

Amenity

The Council's Environmental Health Section has reviewed the Acoustic Assessment (Document 02 date stamped 7th May 2026) and has advised that although they had some queries with the information provided within Document 02, that they are satisfied that the amenity at the proposed development can be suitably protected from road traffic noise subject to the attachment of a condition regarding the erection of an acoustic barrier along the dashed red line as indicated on Drawing No. 3/1 date stamped 26th May 2026.

Access and Parking

DfI Roads has reviewed the amended plans and has advised that further information is required such as; the completion of Certificate C and further details to be provided on the block plan to include the removal of the existing vegetation within the critical visibility splay. Although this amended information has not been forthcoming, given that the appropriate visibility splays have been shown on Drawing No. 3/1 date stamped 26th May 2026 and the occupier of No. 1 (where noticed was to be served) has been notified of the application, there would be no prejudice caused to this neighbour. The additional annotation to advise of vegetation removal is also not considered critical and as such the refusal reason in relation to access requirements cannot be sustained.

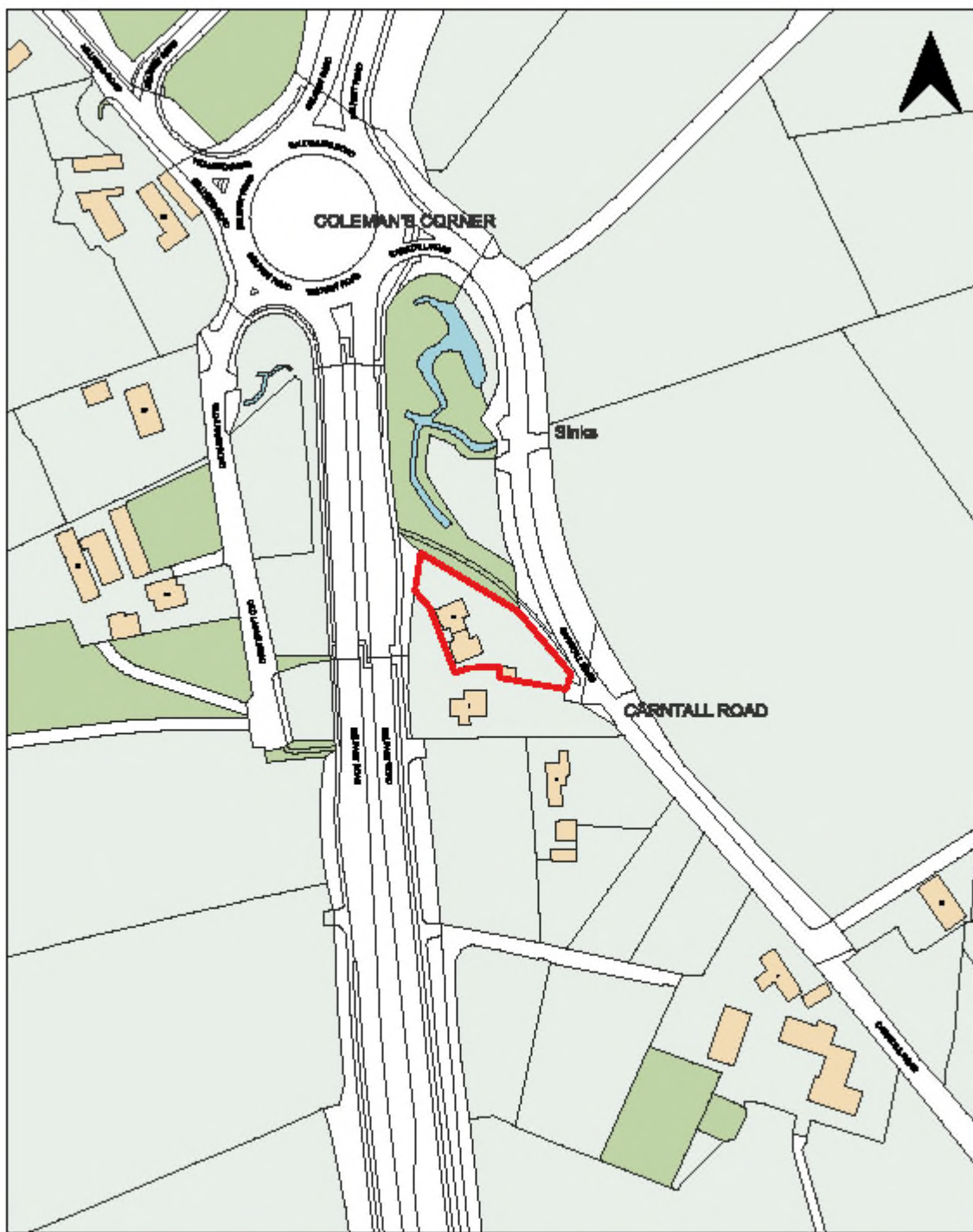
It is advised that if the use of third-party lands are necessary to achieve the required visibility splays, this is a civil matter to be resolved between the relevant parties.

CONCLUSION

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

- The principle of the change of use/adaption of a redundant building to a single dwelling is not acceptable;
- The proposal would not alter the overall character and appearance of the existing rural area;
- With the addition of a condition requiring the erection of an acoustic barrier, the amenity of the proposed dwelling would be suitably protected;
- The required visibility splays have been shown. These may require works on third party lands but this is a civil matter.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not meet any of the relevant provisions for a home in the countryside. 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 F of the Antrim and Newtownabbey Plan Strategy in that the proposed building to be converted is not vernacular or considered locally important. 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 C of the Antrim and Newtownabbey Plan Strategy in that a small gap site does not exist on the site and there is no substantial and built continuously built up frontage.	



LA03/2025/0848/F



 Site Boundary

1:1,853

COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2026/0055/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Installation of rooftop solar panel array
SITE/LOCATION	Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Antrim and Newtownabbey Borough Council
LAST SITE VISIT	17 th April 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/application/708638	
SITE DESCRIPTION	
The application site is located within the urban area (Newtownabbey) as defined within the Belfast Urban Area Plan 2001 and is within the development limits of Metropolitan Newtownabbey and the Local Landscape Policy Area of Mossley Mill as designated under MNY 49 within draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The application site comprises a section of the rooftop of Mossley Mill, which is a Grade B2 Listed Building, Ref: HB21/04/009 and operates as Council's offices and civic centre at Carnmoney Road North. Within the wider curtilage of the site a large car parking area is located to the northwestern corner and southeastern corners with a central courtyard area located in the middle of Mossley Mill along with a theatre building located to the southeast. Residential developments are located directly south and southeast of the site within Ravensdale and Lakeview whilst the site is bound to the north by the railway line which separates the site from a row of dwellings along the Doagh Road.	
RELEVANT PLANNING HISTORY	
Planning Reference: U/1997/0458/F Location: Mossley Mill Complex. Carnmoney Road North, Newtownabbey Proposal: Site for town hall and civic offices with access from Carnmoney Road North Decision: Permission Granted (12/01/1998) Planning Reference: U/2006/0646/F Location: Land adjacent the offices of Newtownabbey Borough Council, Mossley Mill, Newtownabbey Proposal: Change of use and refurbishment of existing mill building to use as a civic facility. Alterations to elevations and construction of a proposed civic arts centre with associated site works including car parking and landscaping.	

Decision: Permission Granted (22/06/2007)

Planning Reference: LA03/2026/0053/F

Location: Antrim & Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of access control barriers and 2 No. ticketing machines.

Decision: Permission Granted (28/04/2026)

Planning Reference: LA03/2026/0054/LBC

Location: Antrim & Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of access control barriers and 2 No. ticketing machines.

Decision: Consent Granted (28/04/2026)

Planning Reference: LA03/2026/0056/LBC

Location: Antrim and Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of rooftop solar panel array

Decision: Current Application

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 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.

Belfast Urban Area Plan (BUAP): The application site is located within the development limits 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. The Plan offers no specific guidance on this proposal. The land is zoned within the Local Landscape Policy Area of Mossley Mill, Ref: MNY 49.

SPPS – Strategic Planning Policy Statement for Northern Ireland (2nd Edition): 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 25 Urban Design; and
- Policy DM 28 Amenity Impact Strategic

Strategic Policy 7 - Historic Environment (SP7): 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 32 Listed Buildings

Strategic Policy 9 – Natural Resources (SP9): sets out that the Council will seek to ensure the sustainable use of our natural resources. SP 9 is supported by Policy:

- Policy DM 45 Renewable Energy 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. SPG 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

Historic Environment Division- No objection

Belfast International Airport - No objection, subject to conditions

Belfast City Airport- No objection

Council's Environmental Health Section – No objection

REPRESENTATION

No neighbouring properties about the site and therefore no neighbours were notified of the proposal, and no letters of objection have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters;
- Policy Context;
- Principle of Development;
- Design, Appearance and Impact on Listed Building;
- Neighbour Amenity;
- Flood Risk and Drainage; and
- Other Matters

Preliminary Matters

Environmental Impact Assessment

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

Habitats Regulation Assessment

The subject site is located at Mossley Mill, and there are no relevant designated sites close by. The proposed development comprises the erection of solar panels 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.

Concurrent Application

This planning application is being assessed in conjunction with the associated Listed Building Consent application, Ref: LA03/2026/0056/LBC.

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 site is defined as being within the development limit of Metropolitan Newtownabbey in the Belfast Urban Area Plan (published 2004) (BUAP). In line with the transitional arrangements set out in the SPPS, BUAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development

Strategic Policy SP 1.1 of the ANPS indicates the Council will take a positive approach that reflects the presumption in favour of sustainable development

contained in the Strategic Planning Policy Statement (SPPS). The Council will work with applicants to find solutions which means that proposals can be approved wherever, possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

Strategic Policy SP 1.2 of the ANPS indicates that planning applications that accord with the provisions of the Local Development Plan (LDP) will be approved, unless material considerations indicate otherwise.

In this instance the proposal seeks full planning permission for roof mounted solar panels (54kW) on Mossley Mill which operates as Council's offices and as a civic building. Policy DM 45 of the ANPS outlines that the Council will support proposals that generate energy from a renewable resource where they are compatible with policies to safeguard and enhance natural heritage and the historic environment. Additionally, proposals are required to avoid or address any unacceptable impacts on a number of criteria which are considered in detail within the remainder of the report. Given that this proposal is for solar panels to the roof of an established building it is considered that the principle of development is acceptable, subject to the proposal meeting all other policy and environmental considerations.

Design, Appearance and Impact on Listed Building

Policy DM 25 of the ANPS 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. It is noted that all development should deliver high quality design in its layout and appearance. DM 25.1 of the ANPS requires proposals to make a positive contribution and relate well to the character, appearance and use of materials of the surrounding area. In addition, Criterion (a) of Policy DM 45 requires that any renewable energy project does not have an unacceptable adverse impact on both visual and landscape character of the area.

The proposal is to erect one hundred and two (102) roof-mounted solar panels as shown on Drawing Number 07 (date stamped 28th January 2026) on the roof of Mossley Mill which is five storey and over 20m in height. The solar panels will be installed with a setback from the external edge of the building by approximately 2m. As such no part of the solar panels will extend beyond the edge of the existing roof or walls. In addition, given their proposed location on the rooftop, the solar panels will be largely out of public view.

Given the location of the solar panels on the roof of an existing building within an urban context, it is considered that the proposal will not have a significant impact on the visual amenity or character of the surrounding area and the design is considered acceptable, complying with Criterion (a) of Policy DM 45 and Policy DM 25 of the ANPS.

As noted above, the solar panels are to be located on Mossley Mill which is a Grade B2 Listed Building, Ref: HB21/04/009. Policy DM 45 requires renewable energy development to be compatible with historic environment policies. Policy DM 32 of the ANPS seeks to protect, conserve and enhance listed buildings. DM 32.2 indicates that the Council will only support development that impacts on a listed building and/or its setting where it is demonstrated that the essential character and special architectural or historic interest of the building and its setting are respected. In

addition, it requires that features of interest which contribute to its listing remain intact and unimpaired and where the detailed layout and design of proposals as well as proposed building techniques are appropriate to the essential character and appearance of the listed building and its setting.

It is considered that the proposal will have a negligible impact on the listed building and will not significantly impact the character of the area. The design and appearance of the solar panels are typical of this style of development and are an expected feature on local government buildings and sites within an urban context.

Overall, the appearance of the proposal will not appear out of character within the grounds of a civic building, as it will not be visible from public vantage points and the scale, design and appearance of the proposal is sympathetic with the character of this area.

It is noted that DM 32.4 of the ANPS advises that all proposals impacting upon a listed building must include a Statement of Significance which demonstrates a full and proper understanding of the essential character and special historic interest of the building and its setting. A Design and Access Statement (Document 01, date stamped 28th January 2026) accompanied the application. This sets out the works that are proposed to be undertaken, the need for these works and how the works will have a negligible impact on the integrity of the building and the wider Mossley Mill setting. It is considered the information provided is sufficient in this regard. DfC Historic Environment Division were consulted on the proposal and offered no objection in relation to the impact of the proposal on the listed building or its setting.

Giving consideration to the scale, massing and design of the proposal and HED's response it is considered that the essential character and special architectural and historic local interest of the building and its setting are respected and any existing features of interest which contributed to its listing remain intact.

Neighbour Amenity

Policies DM 45 and DM 28 of the ANPS requires the consideration of the impact of the proposal on neighbour amenity. Policy DM 28 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. DM 28.2 details that consideration will be given to overlooking, loss of privacy, dominance, overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution as material considerations.

The nearest residential properties are located approximately 55m north of the site within Earlford Heights and approximately 80m south of the site in Lakeview. However, the proposal relates to roof mounted solar panels which is not considered to give rise to any significant neighbour amenity concerns.

The Council's Environmental Health Section raised no objection to the proposal.

It is considered that the proposal will not result in an adverse impact on the amenity of adjacent residential properties and is compliant with Policies DM 28 and DM 45 of the ANPS in this regard.

Flood Risk and Drainage

The application site is not located within the 1 in 100-year fluvial floodplain or within an area of surface water flooding. The proposal does not exceed the threshold set out within DM 47.2 of the ANPS to require the submission of a Drainage Assessment as the proposal creates no additional hardstanding. 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 in this regard.

Other Matters

Policy DM 45 of the ANPS requires a number of other considerations to be fulfilled including ecology and traffic impacts together with impacts on natural resources, tourism and recreational interests and electromagnetic disturbance.

The scale of the proposed solar panels together with the design and layout within the roofscape results in no significant impacts in relation to these criteria. It is considered that the proposal will not have an overall negative impact in relation to the above considerations.

Public and Aviation Safety

Policy DM 45 also requires the proposal to address any public safety or aviation impacts. Belfast City Airport consultation response advised that solar developments in close proximity to aerodromes should ensure they avoid causing glint/glare issues to aircraft in the vicinity to ensure the safe movement of aircraft and Belfast International Airport provided no objection subject to a condition requiring the solar panels to be finished in low-reflectivity glass so as not to cause a distraction to aviation traffic and this has been included in the list of recommended conditions below. A further condition regarding use of cranes is suggested by BIA and although a proposed area for crane location is indicated on Drawing No. 02, date stamped 28th January 2026 it is considered this requirement is not considered necessary to be included as a condition but will be included as an informative on any future decision notice.

Decommissioning

Criterion (f) of DM 45.2 of the ANPS requires that appropriate provision is made for decommissioning and site restoration. A condition has been included below (Condition 2) in order to seek to ensure this policy criteria is met.

RECOMMENDATION	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS	
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1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

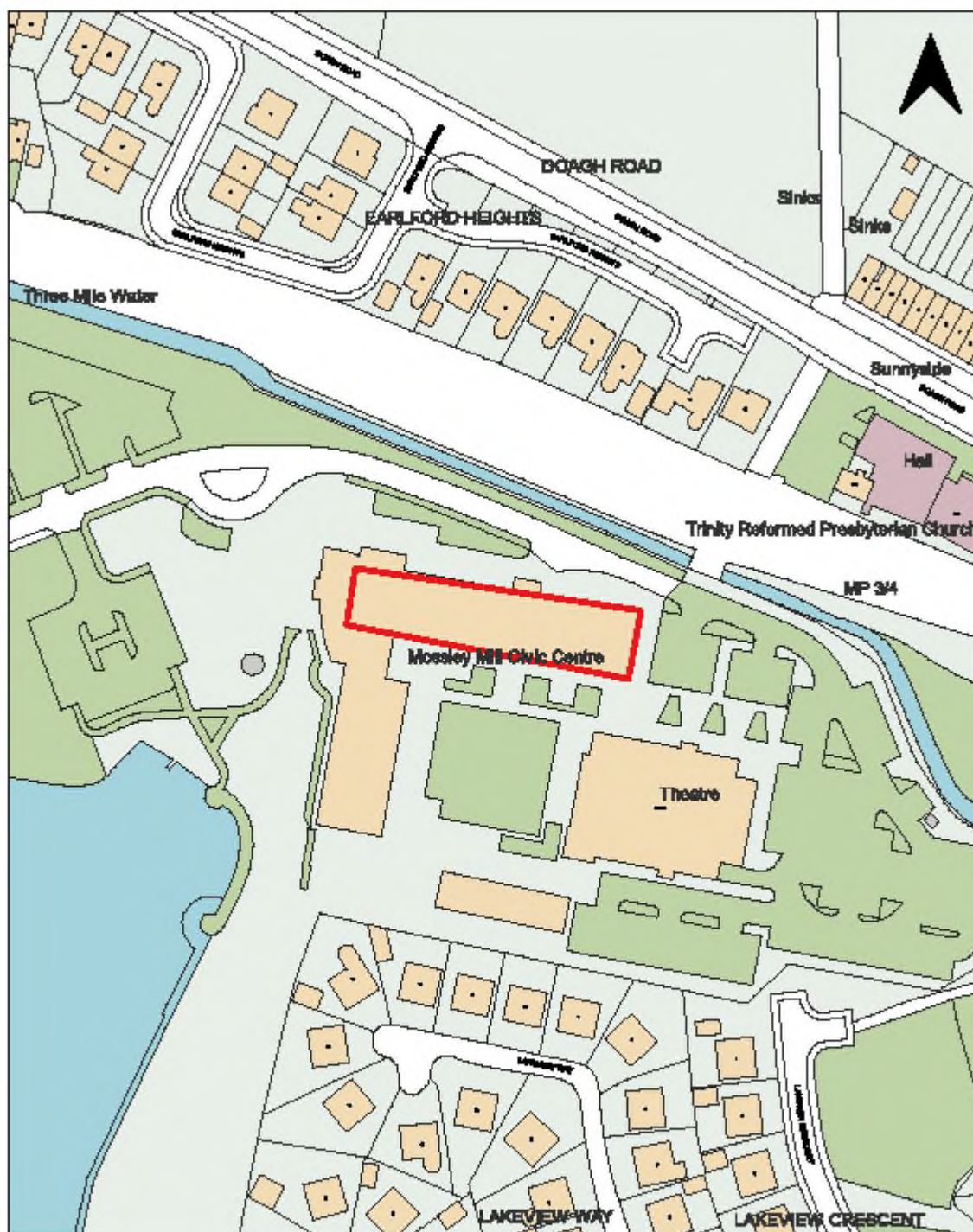
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. In the event that the equipment hereby approved is no longer used for renewable energy purposes, it shall be removed and the site restored to its former condition within 6 months of the date of cessation.

Reason: In the interest of visual amenity.

3. The solar panels hereby approved shall be finished in low-reflectivity glass.

Reason: In the interest of aviation safety.



LA03/2026/0055/F



 Site Boundary

1:1,250

COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2026/0056/LBC
DEA	THREE MILE WATER
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT LISTED BUILDING CONSENT
PROPOSAL	Installation of rooftop solar panel array
SITE/LOCATION	Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Antrim and Newtownabbey Borough Council
LAST SITE VISIT	17 th April 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/application/708638	
SITE DESCRIPTION	
The application site is located within the urban area (Newtownabbey) as defined within the Belfast Urban Area Plan 2001 and is within the development limits of Metropolitan Newtownabbey and the Local Landscape Policy Area of Mossley Mill as designated under MNY 49 within draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The application site comprises a section of the rooftop of Mossley Mill, which is a Grade B2 Listed Building, Ref: HB21/04/009 and operates as Council's offices and civic centre at Carnmoney Road North. Within the wider curtilage of the site a large car parking area is located to the northwestern corner and southeastern corners with a central courtyard area located in the middle of Mossley Mill along with a theatre building located to the southeast. Residential developments are located directly south and southeast of the site within Ravensdale and Lakeview whilst the site is bound to the north by the railway line which separates the site from a row of dwellings along the Doagh Road.	
RELEVANT PLANNING HISTORY	
Planning Reference: U/1997/0458/F Location: Mossley Mill Complex. Carnmoney Road North, Newtownabbey Proposal: Site for town hall and civic offices with access from Carnmoney Road North Decision: Permission Granted (12/01/1998) Planning Reference: U/2006/0646/F Location: Land adjacent the offices of Newtownabbey Borough Council, Mossley Mill, Newtownabbey Proposal: Change of use and refurbishment of existing mill building to use as a civic facility. Alterations to elevations and construction of a proposed civic arts centre with associated site works including car parking and landscaping.	

Decision: Permission Granted (22/06/2007)

Planning Reference: LA03/2026/0053/F

Location: Antrim & Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of access control barriers and 2 No. ticketing machines.

Decision: Permission Granted (28/04/2026)

Planning Reference: LA03/2026/0054/LBC

Location: Antrim & Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of access control barriers and 2 No. ticketing machines.

Decision: Consent Granted (28/04/2026)

Planning Reference: LA03/2026/0055/F

Location: Antrim and Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

Proposal: Installation of rooftop solar panel array

Decision: Current Application

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 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.

Belfast Urban Area Plan (BUAP): The application site is located within the development limits 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. The Plan offers no specific guidance on this proposal. The land is zoned within the Local Landscape Policy Area of Mossley Mill, Ref: MNY 49.

SPPS– Strategic Planning Policy Statement for Northern Ireland (2nd Edition): 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 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 32 Listed Buildings

CONSULTATION

Historic Environment Division (HED)- No objection

REPRESENTATION

No neighbours were notified of this application for Listed Building Consent as neighbour notification is not required.

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; and
- Impact on Listed Building

Preliminary Matters

Concurrent Application

This planning application is being assessed in conjunction with the associated full planning application, Ref: LA03/2026/0055/F.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the settlement limits of the Urban Area (Newtownabbey) as defined within the Belfast Urban Area Plan 2001 and within the development limits of Metropolitan Newtownabbey as defined in draft BMAP. In line with the transitional arrangements set out in the SPPS, dBMAP, BUAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Under Section 80 (7) of the Planning Act (Northern-Ireland) 2011 a listed building is defined as a building included in a list compiled under that section and also:

- a) Any object or structure within the curtilage of the building and fixed to the building; and
- b) Any object or structure within the curtilage of the building which although not fixed to the building, forms part of the land and has done so since before 1st October 1973.

In considering proposals that affect a listed building, Section 91 of the Planning Act (NI) 2011 requires that special attention must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application relates to the installation of a 54kW roof mounted solar array located on the plant rooms roof, atop the northern wing of Mossley Mill, which is a Grade B2 listed building of special architectural or historic interest, Ref: HB21/04/009 as set out in Section 80 and protected under the Planning Act (NI) 2011.

As per Policy DM 32 of the ANPS, the Council will seek the protection, conservation, enhancement and appropriate active use of listed buildings. Furthermore, the Council will only support development that impacts on a listed building and / or its setting where it is demonstrated that all of the following criteria are met:

- The essential character and special architectural or historic interest of the building and its setting are respected and features of interest which contribute to its listing remain intact and unimpaired;
- The detailed layout and design of proposals, including scale, height, massing, alignment and materials as well as proposed building techniques are appropriate to the essential character and appearance of the listed building and its setting; and
- Where a change of use is proposed, the use is compatible with the fabric, setting and essential character of the building.

A Design and Access Statement (DAS) (Document 01, date stamp received 28th January 2026) accompanied the application. This sets out the works that are proposed to be undertaken, the need for these works and how the works will have a negligible impact on the integrity of the building or the wider mill setting.

DM 32.4 of the ANPS requires the submission of a Statement of Significance which the applicant has included within the DAS. This sets out the essential character and special architectural or historic interest of the building and its setting. The Statement of Significance submitted is proportionate to the scale of the development and in this instance is considered acceptable.

With the foregoing in mind, it is considered that in principle, the installation of solar panels on the roof of Mossley Mill is acceptable, subject to careful consideration of the impact on the listed building in accordance with the above policy.

Impact on Listed Building

As noted above, the application seeks listed building consent for the installation of a 54kW roof mounted solar array located on the plant rooms roof atop of the northern

wing of Mossley Mill, which is a Grade B2 listed building (Ref: HB21/04/009). The solar panels are of typical design and finish, with photovoltaic screens set on a grey aluminium back frame rail.

The solar panels are to be installed on the roof of Mossley Mill which is five storey and over 20m in height. The solar panels will be installed with an offset to the external edge by approximately 2m. As such no part of the solar panels will extend beyond the edge of the existing roof or walls. In addition, given their proposed location on the rooftop, the solar panels will be out of public view.

The applicant's DAS (Document 01, date stamped 28th January 2026) states that the northern wing was considered to be best orientated with the most available flat surface to accommodate the solar panels and states that the purpose for the installation of solar panels is due to the Council's desire to increase green energy and potential cost savings. The DAS states the addition of solar panels is considered to result in a reduction of mains electricity by 41,500kWh per annum (between 5-6% of annual consumption).

It is considered that the proposal will have no significant impact on the internal and external features of the listed building. In this regard, it is considered that the proposal respects the essential character and special architectural or historic interest of the building.

Consultation was carried out with DfC Historic Environment Division (Historic Buildings) who raised no objection to the proposal. Historic Environment Division advised that the proposal would have no great demonstrable harm to the setting of the listed building.

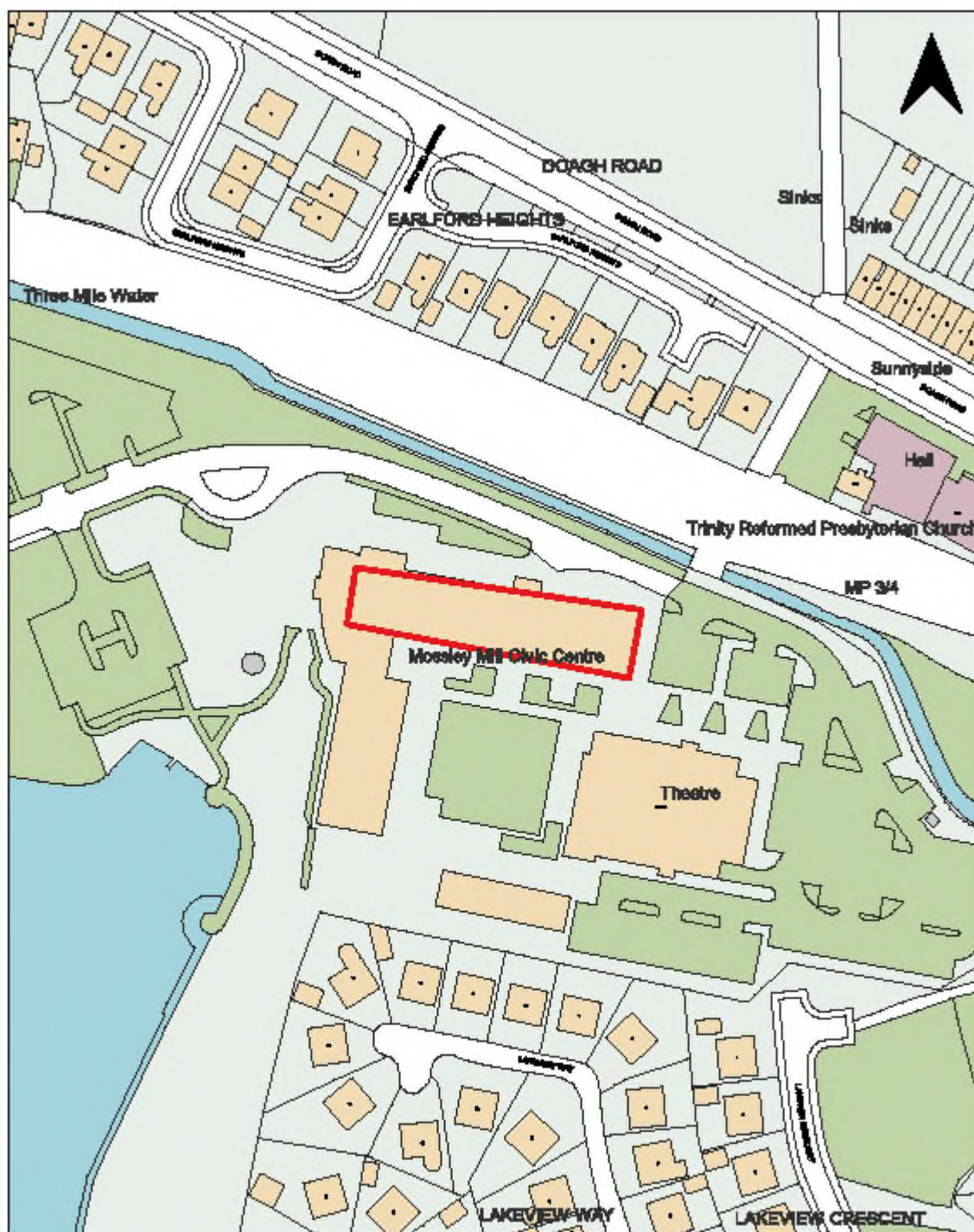
To conclude, it is considered that the proposal will conserve and enhance the setting of the listed building and it is considered Policy DM 32 of the ANPS is satisfied.

RECOMMENDATION	GRANT LISTED BUILDING CONSENT
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PROPOSED CONDITION

- | |
|---|
| 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 94 of the Planning Act (Northern Ireland) 2011.
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LA03/2026/0056/LBC



 Site Boundary

1:1,250

3.9 P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS MAY 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 May 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of May 2026 under delegated powers together with information relating to planning appeals are **enclosed** for Members' information.

3. Planning Appeal Commission Decisions

Two (2) Claims for Costs were withdrawn by the Agent in May 2026.

Planning application: **LA03/2023/0581/F**

PAC reference: 2025/A0093
Description: Residential development consisting of
 33 no. dwellings, parking, access, open space,
 landscaping and associated ancillary site works

Location: Lands within the SW portion of the former
 Craighill Quarry, approx. 160m east of
 Ballyeaston Road
 and approx. 20m east of Nos. 8-20 a
 and Nos. 26-34 Craighill Park, Ballyclare

Date of Submission: 18 November 2025

Date of Costs
Withdrawal: 11 May 2026

Planning application: **LA03/2024/0899/F**

PAC reference: 2025/A0083
Description: 3 no. detached 2 storey dwellings with associated
 parking and landscaping

Location: Lands to north east of Ballycorr Road, approx.
 200m northeast
 of No.7 Ballycorr Heights, Ballyclare

Date of Submission: 5 November 2025

Date of Costs
Withdrawal: 8 May 2026

A copy of the withdrawal of Claim for Costs is enclosed.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning & Economic Development Business
Support Supervisor

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

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

3.10 P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT MAY 2026

1. Purpose

The purpose of this report is to update Members on the Proposal of Application Notices received during May 2026 .

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0356/PAN
Proposal:	Refurbishment and extension of existing school with new staff car park and dedicated school drop-off within the school, accessed from the Ballyrobert Road. The development will comprise the partial demolition of the existing school with the removal of 4 no. mobile classrooms. The extension will be single storey and include 4 no. new classrooms, a new multi-purpose Hall, upgraded heating systems and all ancillary development. Provision for photovoltaic panels (PV panels) on the school roof.
Location:	The Thompson Primary School, 42 Mossley Road, Ballyclare, BT39 9RX
Applicant:	Education Authority
Date Received:	22 May 2026
12 week expiry:	13 August 2026

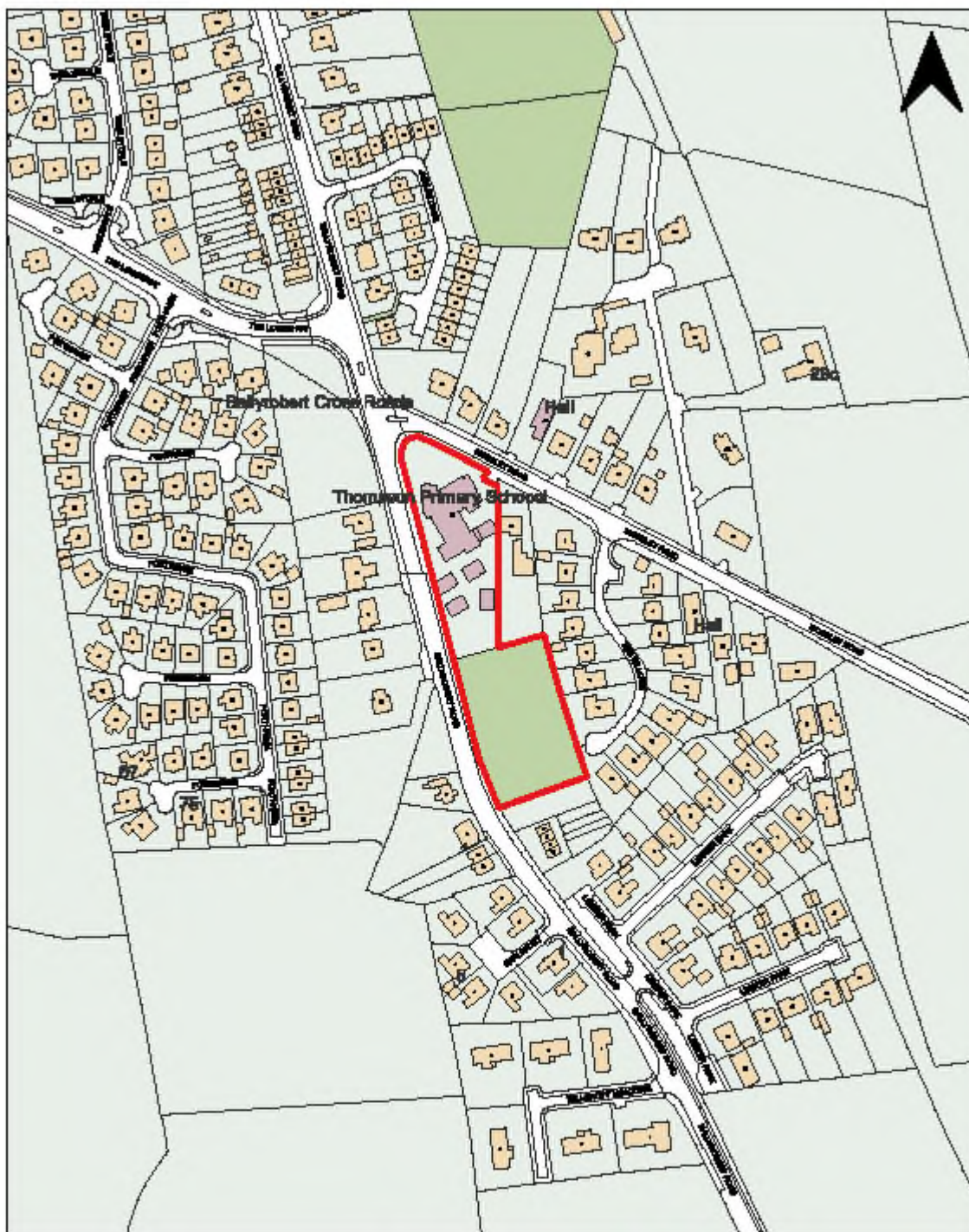
4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business
Support Supervisor

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

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



LA03/2026/0356/PAN



 Site Boundary

1:2,500

3.11 P/PLAN/1 DEVELOPMENT OF A REGIONAL PROTOCOL FOR MANAGING FRAUD RISK IN PLANNING AND ESTABLISHMENT OF A PLANNING FRAUD REGIONAL RESPONSE TEAM

1. Purpose

The purpose of this report is to update Members on the development of a Regional Protocol for managing fraud risk in planning, and the associated establishment of a Planning Fraud Regional Response Team (PFRRT), following the recommendations of the Northern Ireland Audit Office (NIAO) report.

2. Background

Following the publication of the Northern Ireland Audit Office (NIAO) report in July 2024, *"Public Bodies' Response to Misrepresented Soil Sample Analysis"*, the Department for Infrastructure (DfI), the Society of Local Authority Chief Executives (SOLACE), and the Northern Ireland Environment Agency (NIEA) agreed to establish a Task and Finish Group (TFG)) to consider the recommendations from the NIAO report that apply to the two-tier planning system and to consider lessons learned and next steps.

In considering how best to address issues of potential fraud in planning and simultaneously responding to the recommendations of the NIAO report, the TFG developed a Protocol to manage fraud risk in planning at a regional or sub-regional level.

One of the key outcomes of the TFG was the establishment of a 'Planning Fraud Regional Response Team' (PFRRT) to address this should the issue of potential fraud be deemed to be a regional or sub-regional issue. A draft Terms of Reference (TOR) and a draft Protocol have been prepared. A copy of both documents is **enclosed** for Members' information. The TOR and Protocol will sit alongside the Council's own procedures for fraud.

3. Recommendation

It is recommended that the draft Terms of Reference and the Protocol be made available in the public forum with the Council logo, alongside other relevant Councils.

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

Agreed by: Paul Casey, Head of Legal Services and Borough Lawyer

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

3.12 P/PLAN/1 PLANNING APPEALS COMMISSION (PAC) UPDATES

1. Purpose

The purpose of this report is to advise the Committee that the Northern Ireland Audit Office (NIAO) has published a Strategic Review of the Planning Appeals Commission (PAC) and that the PAC has published their Annual Review for 2025/26.

2. Background

The NIAO has published a Strategic Review of the Planning Appeals Commission. A copy is **enclosed** for Members information. The NIAO highlights significant backlogs and lengthy delays within the PAC, together with insufficient accountability arrangements and strained relationships. A number of recommendations have been made as set out in the Report.

The PAC has published its Annual Review which covers the period April 2025 to March 2026 and provides an overview of operational performance, casework activity, resourcing, and future priorities for both Commissions. The Chief Commissioner highlights that this reporting year represents the culmination of several years of investment in staffing and IT infrastructure and noting that the training of new appointees has been completed, and the new IT system is now fully operational.

The Review records significant improvements in performance, particularly in the timeliness of appeal decisions, with median decision times reduced to approximately 22 weeks, compared with 75 weeks in the previous year. The number of cases in hand has also returned to pre-COVID operating levels, with 126 cases remaining at year end.

A copy of the Annual Report is **enclosed** for Members information.

3. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Support Supervisor

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

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

3.13 P/PLAN/1 SUSTAINABLE DRAINAGE SYSTEMS (SuDS) IN NEW HOUSING DEVELOPMENTS – CONSULTATION REPORT

1. Purpose

The purpose of this report is to advise Members of the publication of the Consultation Report on Sustainable Drainage Systems (SuDS) in new housing developments.

2. Background

In September 2025, the Department launched a public consultation on proposals to introduce Sustainable Drainage Systems (SuDS) in new housing developments. The consultation closed on 19 December 2025. The Consultation Report was published on 6 May 2026 and provides a summary and analysis of the responses received during the consultation process.

3. Summary

A total of forty-six (46) responses were received to the consultation. The majority of respondents were supportive of the proposals to introduce SuDS in new housing developments.

The Consultation Report identifies a number of key themes raised by respondents, including the importance of sustainable surface water management, the long-term maintenance and adoption of SuDS infrastructure, implementation arrangements, and the need for clear guidance and standards.

The findings of the consultation will help inform the Department's ongoing consideration of policy and implementation arrangements relating to SuDS.

A copy of the Consultation Report is **enclosed** for Members' information.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

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

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

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 12 June 2026. A copy of the draft minutes is **enclosed** for Members' information.

2. Recommendation

It is recommended that the report be noted.

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

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

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

3.15 P/PLAN/PLANNING CONSULTATION LISBURN AND CASTLEREAGH CITY COUNCIL (LCCC)

1. Purpose

The purpose of this report is to advise Members of a consultation received by the Council.

2. Background

Lisburn & Castlereagh City Council is currently processing the following planning application

Reference	LA05/2025/0372/F
Location	Lands located c. 120m east of No. 10 Quarterland Road, c. 130m west of No. 28 Quarterland Road, east of No. 27 Carnaghliiss Road and c. 130m east of No. 29 Carnaghliiss Road, Crumlin, Dundrod
Description	Proposed cemetery including associated ceremony building, maintenance depot, new vehicular access onto Quarterland Road and race day access onto Carnaghliiss Road, car parking, landscaping and associated site and infrastructure works.
Applicant	Iain Lees

As part of the assessment process, the applicant has consulted Antrim and Newtownabbey Borough Council offering the opportunity to make comment on the proposal if required. Full details of the application can be found at <https://planningregister.planningsystemni.gov.uk/application/699331>

3. Summary

There is no statutory requirement for LCCC to consult on this matter. Officers propose to respond on behalf of the Council stating "The Council appreciates being consulted by Lisburn & Castlereagh City Council on this application for new cemetery provision. As matters such as impact on roads/traffic etc will be covered through engagement with DFI as the statutory consultee and environmental considerations through NIEA, the Council does not have any planning concerns which it wishes to raise. Residents of Antrim and Newtownabbey Borough Council living in proximity to the new cemetery, should it proceed, may of course choose to use it rather than local facilities, however this is a matter of choice and availability rather than a planning consideration". This response will be uploaded onto the planning portal and publicly available.

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

3.16 P/FP/LDP/02 CONSIDERATION OF SWIFT BOXES AT THE DRAFT LOCAL POLICIES PLAN

1. Purpose

The purpose of this report is to advise that officers will give further consideration on the matter of the protection of Swifts in the Council's Local Development Plan.

2. Introduction/Background

Since designating the swift as the "Bird of the Borough" in 2015, the Council has become a leader in swift conservation through innovation in planning, infrastructure, and community engagement.

Swifts are a migratory species of bird that usually arrive in the Borough in late April, as well as across the remainder of the UK and Ireland. They typically nest in the eaves of tall older buildings entering through gaps in timber and brickwork. There is a continuing long-term decline in breeding swift numbers in the UK. Swifts were placed on the UK Red List for birds in 2021 by the British trust for Ornithology. A 'swift brick' provides a nesting box for swifts that is fitted into the walls of a building.

Previous Decisions of Council

Members are reminded of the Positive Planning Note regarding the Swift in its Local Development Plan - Plan Strategy and accompanying guidance booklet "*Positive Planning Note: Swifts and Development Guidance*" published September 2025. This document encourages developers to include swift nesting features in new and existing buildings and was drafted in association with the Northern Ireland Swift Association, the Royal Society for the Protection of Birds (Northern Ireland) and Northern Ireland Environment Agency. Officers promote this Positive Planning Note through its inclusion as an informative in appropriate planning permissions granted.

Draft Local Policies Plan

Members are aware that the Council's Planning Section is currently working on the second stage of the Local Development Plan, the draft Local Policies Plan. This document sets out development zonings, associated Key Site Requirements and other site-specific proposals and local policy designations required to deliver the Plan Vision, Strategic Objectives and Spatial Growth Strategy in the Plan Strategy.

Further to the April 2025 Planning Committee Report, the Council's Planning Section will consider if any other additional measures in relation to swift preservation at the Local Policies Plan stage can be brought forward for Members consideration. Officers are exploring whether the inclusion of swift nesting boxes could be a Key Site Requirement in certain designations.

3. Financial Position/Implication

Not applicable.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Emma Aldridge, Senior Planning Officer

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

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

3.17 PT/CI/066 BUSINESS PLAN 2025/26, PERFORMANCE REPORTING TEMPLATE QUARTER 4

1. Purpose

The purpose of this report is to recommend to Members to approve the Business Plan 2025/26, Quarter 4 Performance Reporting Template for Planning and Building Control.

2. Background

Members are reminded that Part 12 of the Local Government Act (Northern Ireland) 2014 puts in place a framework to support the continuous improvement of Council services.

Specifically, the duties in the Act relate to Section 84(1), 85(2) and 85(9) whereby the Council has a statutory duty to make arrangements to:

- Secure continuous improvement
- Secure achievement of its improvement objectives
- Exercise its functions so that any Departmental specified standards are met.

3. Previous Decision of Council

In June 2025 the Council approved a strategic performance framework as part of the Corporate Performance and Improvement Plan 2025/26.

4. Business Planning

Business planning plays a vital role in the Council's performance management and delivery processes. It offers a more efficient and cohesive approach to monitoring and evaluating performance while improving overall visibility.

The purpose of the Directorate Business Plans is to:

- Demonstrate how each of the Directorates are supporting and achieving Council's priorities.
- Provide a clear sense of purpose of the Directorate and the challenges it faces.
- Illustrate how it is aligning its resources to meet the challenges ahead.
- Measure performance and hold ourselves to account to ensure we deliver for the Council and its residents.

Business Plans Quarter 4 Performance Reporting Templates for Economic Development, Planning and Building Control Directorate 2025/26 are **enclosed** for approval.

5. Financial Position / Implications

As agreed, as part of the Council's rate setting process

6. Recommendation

It is recommended that the Business Plan 2025/26 Quarter 4 Performance Reporting Template for Planning and Building Control be approved.

Prepared by: Allen Templeton, Performance Improvement Officer

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

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

3.18 P/PLAN/1 DATA SHARING AGREEMENT – DAERA AND NI PLANNING AUTHORITIES

1. Purpose

The purpose of this report is to recommend Members approve the Draft Data Sharing Agreement between DAERA and the NI Planning authorities.

2. Background

As part of the assessment of planning applications on agricultural land the Council works closely with DAERA to ensure if active farming requirements are met. The sharing of relevant information is vital if each party is to perform its statutory duties, in regard to the planning application process.

3. Summary

In order to facilitate the sharing of appropriate information to enable the consideration and determination of planning applications staff within DAERA and the 11 Councils have collaborated to produce a Data Sharing Agreement.

The purpose of this agreement is to establish appropriate information transfer protocols, establish data processor responsibilities and ensure both secure storage and consistency of use of data amongst all parties.

A copy of the Draft DAERA Data Sharing Agreement is **enclosed** for Members' information.

4. Recommendation

It is recommended that Members approve the Data Sharing Agreement between DAERA and the NI Planning authorities.

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

3.19 P/PLAN/1 DATA SHARING AGREEMENT – ANTRIM AND NEWTOWNABBAY BOROUGH COUNCIL AND TOURISM NI

1. Purpose

The purpose of this report is to recommend Members approve the Data Sharing Agreement between the Council and Tourism NI.

2. Background

Tourism NI have a statutory obligations in respect of the regulation of tourist accommodation under Part IV of the Tourism (Northern Ireland) Order 1992 ("the 1992 Order"). The Council's Planning Section have statutory obligations in relation to:

the preparation of local development plans under Part 2 of the Planning Act (Northern Ireland) 2011 ("the 2011 Act");

the processing and determination of applications for planning permission under Part 3 of the 2011 Act;

the enforcement of any breaches of planning control under Part 5 of the 2011 Act

In order to ensure that appropriate data is available to assist both bodies in the fulfilment of their statutory functions a Data Sharing Agreement has been proposed between Antrim and Newtownabbey Borough Council and Tourism NI.

3. Summary

The purpose of this agreement is to establish appropriate information transfer protocols, establish data processor responsibilities and ensure both secure storage and consistency of use of data amongst all parties.

A copy of the Data Sharing Agreement is **enclosed** for Members' information.

4. Recommendation

The purpose of this report is to recommend Members approve the Data Sharing Agreement between the Council and Tourism NI.

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

3.20 ANY OTHER RELEVANT BUSINESS

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