

COMMITTEE ITEM	3.1 - ADDENDUM
APPLICATION NO	LA03/2022/0430/F
DEA	AIRPORT
COMMITTEE INTEREST	MAJOR APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	The south westerly lateral expansion to the existing quarry at Mallusk with phased extraction and full restoration.
SITE/LOCATION	Lands within and southwest of existing quarry at 140 Mallusk Road, 10m East and 100m South of 24 Bernice Road, 90m southeast of 42c Bernice Road, 10m North of 54 Sealstown Road and 20m North East of 56 Sealstown Road, Mallusk, Newtownabbey, BT36 4QN.
APPLICANT	James Boyd & Sons (Carnmoney) Ltd
AGENT	Quarryplan Limited
LAST SITE VISIT	7 th November 2025
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@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/695425	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
Members since the publication of the Planning Committee Report an additional one hundred and ten (110) objections have been received from third parties. Many of the issues raised are mirrored in the original Committee report, however, the following additional issues have been raised; • The Minister should call-in the application as the Council will benefit from rates revenue as a result of the development; • Two stoats have been observed within 20 metres of the site boundary; • Inadequacy of the notification period and persons notified in relation to the presentation of the application to Planning Committee; • The health implications regarding the presence of erionite on the site the lack of prescribed exposure limits and the adequacy of any mitigation. The issue of whether the application is 'called-in' lies outside of the Council's jurisdiction and is a matter for the Minister for Infrastructure or DfI Planning. The jurisdiction for processing the application was previously delegated to the Council by DfI Planning as the application, due to its size, was one to which Section 26 (1) of the Planning (Northern Ireland) Act 2011 applies. Section 26 of the Act requires applicants to enter into consultations with the Department (of Infrastructure) to determine if the proposed development would (a) be of significance to the whole or a substantial part of Northern Ireland or have significant effects outside Northern Ireland, or (b) involve a substantial departure from the local development plan for the area to which it relates. Following receipt of such a proposed development the Department must serve a notice in writing on the	

prospective applicant indicating whether the development is to be considered as Regionally Significant Development or not.

DfI Planning confirmed to the applicant on 6th August 2021 that the proposal was not regionally significant and that it falls to be considered as a Major planning application under the jurisdiction of the Council.

In relation to the Committee notification period, there is no requirement for the Council to notify parties that an application is progressing to the next Planning Committee meeting; however, the Planning Section does try to keep people informed as we encourage engagement and want to ensure that all parties have the ability to have their say. In terms of the notification of the application being presented to the July Planning Committee, a mass email was forwarded to inform those persons that had provided an email address immediately following the meeting of the Chair and Vice Chair on the 10th July.

In relation to the presence of two stoats in close proximity to the site boundary, it was indicated that dated photographic evidence was available, however, this has not been provided. Notwithstanding the absence of evidence being submitted, stoats are not listed as a protected species under the Wildlife (Northern Ireland) Order 1985 (as amended), known as the Wildlife Order, however, the use of certain trapping methods is indicated within the Wildlife (Northern Ireland) Order 1985 (Amendment) Regulations 2019. It is acknowledged that stoats form part of the fauna that may traverse the site and the operator will need to ensure compliance with all legislation when proceeding with the development.

In relation to the presence of erionite, details regarding the supporting information including an assessment carried out by Portsmouth University has been detailed within the previously published Committee Report. Concerns in relation to acceptable limits and mitigation measures is also detailed within the report. Consultation was carried out with Public Health Authority (PHA), Geological Services NI (GSNI) and Health and Safety Executive NI (HSENI) who raised no objections subject to periodic monitoring, A condition to this effect has been recommended.

An amendment has been made to condition 10 to clarify that the developer must investigate and monitor noise levels following a request to do so from the Council after a justifiable complaint has been received from a nearby resident. The amendment ensures that the Council have oversight in relation to requiring the developer to carry out noise monitoring, however, complaints may still be raised by local residents directly to the quarry operator to help resolve any issues, if they occur.

CONCLUSION

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

- The principle of the development is acceptable;
- The visual impact on character and appearance of the area is considered acceptable;
- The impact on neighbour amenity is considered not to be so significant as to warrant refusal of the application with the inclusion of mitigation;
- Impacts on human health, air quality and fibrous materials are considered acceptable with the inclusion of mitigation;
- There are no natural heritage concerns with regard to the proposal, with the inclusion of mitigation;
- There are no significant concerns in relation to access, movement or parking;
- There are no flood risk or drainage concerns associated with this development;

- There are no significant concerns in relation to archaeology or built heritage.

RECOMMENDATION	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

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| <ol style="list-style-type: none"> 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. No extraction of material shall take place below the levels indicated on Drawing No. 10 date stamped 8th March 2023.

Reason: To limit the extent of the site and to facilitate restoration of the site. 3. With the exception of the screening berms, the stockpiles associated with proposed operations shall be located only within the areas identified as the northern tip and southern tip as identified on Drawing Nos 05 and 06 date stamped 10th May 2022. The material in the northern tip shall not exceed a height of 20 metres above the quarry floor whilst the material in the southern tip shall not exceed a height of 14 metres above the quarry floor as detailed within Document 02 date stamped 10th May 2022 except with the prior written approval of the Council.

Reason: In the interests of visual amenity. 4. The hours of operation for the development hereby permitted development shall be:
 <div style="margin-left: 40px;"> 07:00 to 19:00 hours Monday to Friday
 07:00 to 13:00 hours Saturday
 Closed Sunday & Bank Holidays </div>
Reason: In order to preserve amenity at nearby sensitive receptors. 5. The noise level at nearby sensitive receptors shall not exceed the predicted noise levels (dB LAeq, 1hr) detailed in table 5 of the Noise Impact Assessment, Document Number 04, Part 4, date stamped 10th May 2022 as detailed below, during the phases of quarry extension activities.

Reason: In order to protect amenity at nearby sensitive receptors. |
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Table 5: Predicted noise level (dB LAeq, 1Hr) at Noise Sensitive Receptors (NSR) during the proposed phases of excavation including machinery at the quarry working face and haul road movements, versus the PPG Noise Limit.

Name	Address	Predicted Noise Level dB L _{Aeq, 1Hr}					PPG Limit
		Phase 0	Phase 1	Phase 2	Phase 3	Phase 4	
At properties on Bernice Road to the north of the proposed extraction area.							
NSR 1	8 Bernice Road	46.6	42.1	41.7	42.4	40.2	54 dB L _{Aeq, 1Hr}
NSR 2	15 Bernice Road	46.6	40.1	40.3	40.3	37.4	
NSR 3	21 Bernice Road	42.4	41.9	39	39.4	37.7	
NSR 4	26 Bernice Road	47.5	42.5	40.9	41.1	39.6	
NSR 5 (F.I.)	24 Bernice Road	51.6	44.3	43.4	43.8	42.6	
NSR 6	38 Bernice Road	43.6	43.4	39.5	39.2	38.5	
NSR 7	42C Bernice Road	43.1	41.2	38.3	38.2	39	
NSR 8 (F.I.)	56 Bernice Road	37.9	42.8	37.1	38.9	39.3	
Maximum Predicted Level from excavation activities at non-financially involved properties.		47.5	43.4	41.7	42.4	40.2	
At properties on Sealstown Road to the south of the proposed extraction area.							
NSR 9	54 Sealstown Road	43.4	49.4	39.7	39.9	41.3	55 dB L _{Aeq, 1Hr}
NSR 10	59 Sealstown Road	34.3	49.4	39	39.3	36.1	
NSR 11	61 Sealstown Road	31.4	45.8	38.1	38.4	35.1	
NSR 12	40 Sealstown Road	36.2	42.7	43.3	43.1	39.9	
Maximum Predicted Level from excavation activities at non-financially involved properties.		43.4	49.4	43.3	43.1	41.3	

Note: Phase 0 = Current quarry excavation progressing in a north-easterly direction towards Bernice Road.

6. All vehicles accessing the site shall be fitted with broadband reversing beepers.

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

7. During essential site preparation works and restoration work, a daytime limit of 70 dB LAeq, (1 hour) shall not be exceeded when measured adjacent to the curtilage of the nearest noise sensitive receptor. This temporary raised noise level shall only be availed of for essential work bringing about longer-term environmental benefits to the site or its environs and are limited to 8 weeks in any one-year period.

Reason: In order to limit adverse noise impact on amenity at nearby sensitive receptors from noise during overburden removal and restoration works.

8. The Council must be informed in writing of when working at a raised noise level of 70dB LAeq, 1h (as referred to in condition 7) will both commence and end. Temporary raised noise levels are limited to periods of up to 8 weeks in any one year period.

Reason: In order to safeguard the amenity of residents in the area.

9. The noise mitigation measures detailed within Section 1.6 of the Noise Impact Assessment, Document 04 Part 4, date stamped 10th May 2022. Shall be fully implemented during the operational life of the quarry.

Reason: In order to safeguard the amenity of residents in the area.

10. Within four weeks of the Council receiving a complaint from a nearby sensitive receptor which the Council considers reasonable, the developer must investigate and monitor noise levels to demonstrate compliance with the noise levels stated within this approval. The results of any monitoring undertaken shall be forwarded to the Council within 4 weeks of being requested. In the event that the noise levels specified are exceeded then all extraction shall cease until the Council is satisfied that these standards will be met through appropriate mitigation.

Reason: In order to safeguard the amenity of residents in the area.

11. Each blasting charge shall be so balanced that a peak particle velocity of 10mm/second and an air over pressure of 128 dB is not exceeded at any occupied dwelling which outside the ownership or control of the operator

Reason: In order to safeguard the amenity of residents in the area.

12. The operator shall, when requested in writing by Council, monitor levels of ground vibration and air over pressure at specified locations during blasting operations. The results of this monitoring together with any other details relating to the blast design, shall be made available to the Council. In the event that the levels specified in Condition 11 are exceeded at any blast then no further blasting shall be permitted until the Council is satisfied that these standards will be met in future blasting operations.

Reason: In order to safeguard the amenity of residents in the area.

13. No blasting shall take place within 100 metres of any occupied dwelling which is outside the ownership or control of the operator.

Reason: In order to safeguard the amenity of residents in the area.

14. All neighbours within 400m of the blast and owners of adjacent agricultural lands, that indicate to the developer that they wish to be informed of upcoming blasts shall be notified on the morning of any upcoming blast by automated SMS text messaging service with details of the times when the blast is likely to occur.

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

15. Within 3 months of the date of the approval, a Dust Management Plan shall be submitted to and agreed with the Council. The mitigation measures contained therein shall be implemented and adhered to for the duration of the development.

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

16. Any light fixtures associated with the quarry operations are to be positioned/directed to ensure that there is no light spill above 1 lux on any of the neighbouring dwellings.

Reason: To protect amenity at neighbouring dwellings from artificial light intrusion.

17. No development shall commence until a groundwater monitoring plan shall be provided i and agreed in writing with the Council. The monitoring plan should include the monitoring locations on a plan of the site, the monitoring frequency and the parameters to be monitored (including groundwater level).

Reason: Protection of environmental receptors, including groundwater, to ensure the site is suitable for use.

18. No material shall be imported onto the site for infilling without the prior written approval of the Council.

Reason: Protection of environmental receptors, including groundwater, to ensure the site is suitable for use.

19. Within 3 months of the date of the approval, a monitoring plan for fibrous materials shall be submitted to and agreed in writing with the Council. The measures contained therein shall be implemented and adhered to for the duration of the development.

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

20. If during the development works, the monitoring referred to in condition 19 indicates that the level of fibrous material in the air would pose a risk to human health, then all extraction activities must cease immediately until a mitigation strategy is submitted to and agreed in writing with the Council and thereafter implemented.

Reason: To control any risk to human health.

21. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation;
- Recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

22. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall

be undertaken in accordance with the programme of archaeological work approved under condition 21. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

23. The development hereby permitted shall not become operational until details of vehicle wheel cleaning facilities have been submitted to and approved in writing by the Council. Thereafter the approved vehicle wheel cleaning facilities shall be implemented as approved for the operation of the lifetime of the development approved. The wheel wash shall be permanently retained in good operational condition for the duration of quarrying within the site. Prior to exiting the site all Heavy Goods Vehicles (HGVs) shall use the wheel wash.

Reason: To ensure mud and deleterious materials are not transferred to the road.

24. The developer shall use a road sweeper with a wet wash to clean debris from the Mallusk Road, 100 metres either side of the access on at least two occasions on any day when the quarry is operational. One of the occasions will be at the end of the working day.

Reason: To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience.

25. Works shall be carried out in phases as per Drawing No. 11 date stamped 5th December 2025, commencing at phase 1 and only progressing to the next phase upon completion of the previous one.

Reason: In the interests of visual amenity and impact on the character of the area.

26. The screening bunds shall be constructed as indicated in Drawing 11 date stamped 5th December 2025 and shall be permanently retained.

Reason: In the interests of visual amenity and impact on the character of the area.

27. Upon the cessation of the quarrying operations within the site hereby approved or the exhaustion of permitted reserves, whichever occurs first, the site will be restored in accordance with the restoration scheme as indicated in drawing No. 08 date stamped 10th May 2022.

Reason: To facilitate the restoration of the site.

28. Within six months of the cessation of quarrying operations within the site hereby approved or the exhaustion of permitted reserves, whichever occurs first, all quarry plant and machinery, structures, buildings, foundations, scrap metal, disused vehicles and other waste materials shall be removed from the site.

Reason: To facilitate the restoration of the site.

29. In the event of operations ceasing in advance of the exhaustion of approved reserves and there is no quarrying activity within the site for a continuous period of 12 months whichever is sooner, a restoration scheme shall be completed in accordance with a scheme to be submitted and approved in writing with the Council and in accordance with the timeframes stipulated by the Council.

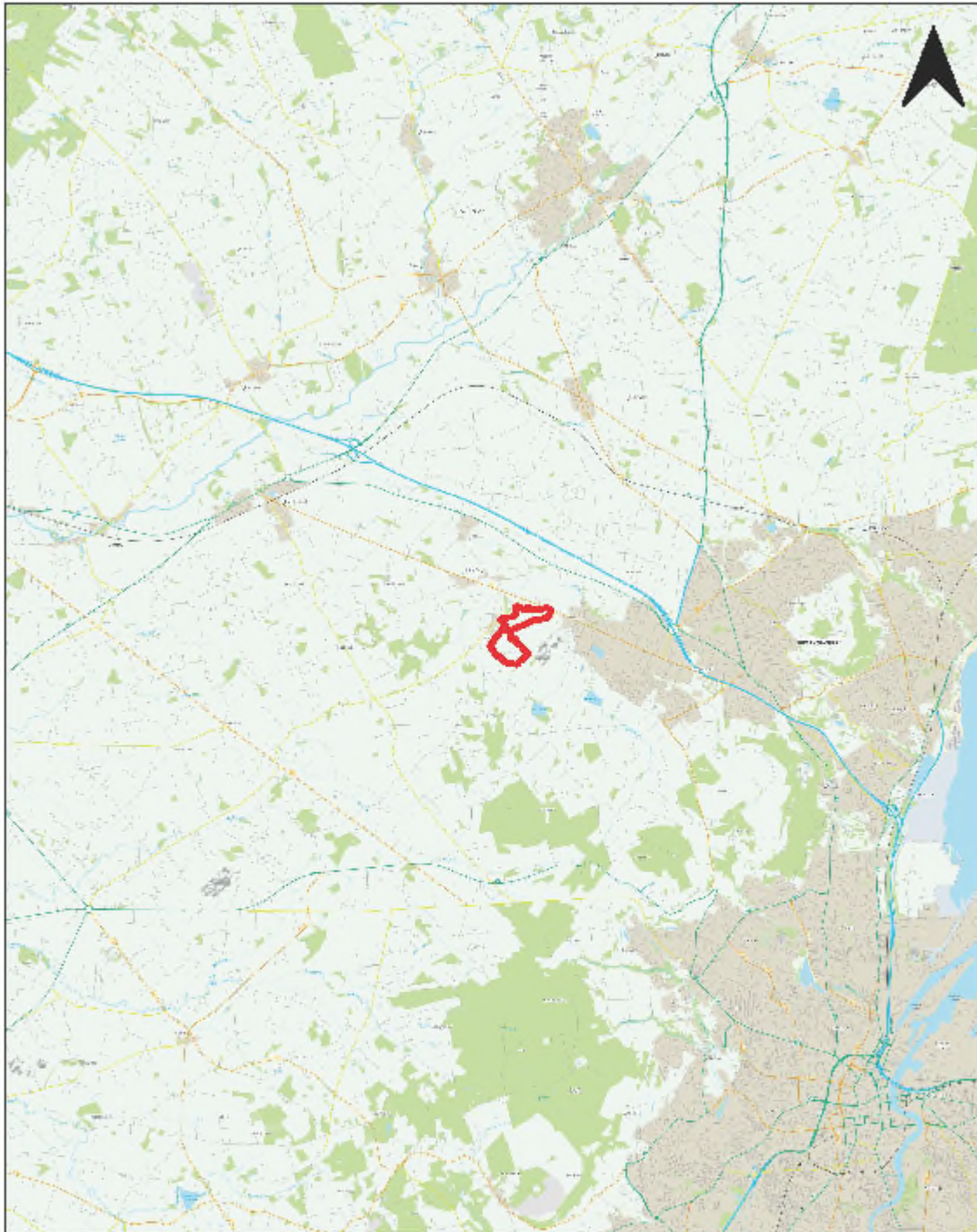
Reason: To ensure the restoration of the site.

30. No development shall take place until a phased landscaping and planting plan has been submitted to and approved in writing by the Council. The approved plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Council. The Plan shall include the following:
- a. Planting Schedule to include appropriate numbers of native species of trees/shrub for each phase;
 - b. No bird attracting species shall be included in the plan;
 - b. Details of the aftercare of all planting on the site.

Reason: To compensate for the removal of hedgerows and in the interests of aviation safety.

31. An assessment of alternative fuel plant (electric/ hydrogen etc) and feasibility for the use on site of alternatively fuelled HGVs for use off site associated with the quarry operations, shall be undertaken by the applicant at the applicant's expense and submitted to and approved in writing by the Council at the time the existing machinery on site is to be replaced.

Reason: To will ensure emissions are reduced in line with best available technologies throughout the lifetime of the quarry.



LA03/2022/0430/F

 Site Boundary



1:90,501

COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2025/0599/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Erection of 2no. semi-detached dwellings, footpath link, extended community garden and associated works
SITE/LOCATION	Lands adjacent and 15m NW of 95 Belmont Hall Drive, Antrim BT41 1FB
APPLICANT	Antrim Construction Company Ltd
AGENT	APD Architects Ltd
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/702164	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
Since the publication of the original Planning Committee Report and discussion with the agent and DfI Roads, it has emerged that the access road serving the development has now been fully completed with the final wearing course applied. The three (3) planning conditions (Condition 4, Condition 5 and Condition 6 in the original Planning Committee report) relating to the Private Streets Determination (PSD) drawings approved under the earlier grant of planning permission for the Belmont Hall residential development Ref: LA03/2018/0330/F no longer need to be applied as the road for this section of the development has been fully completed. All other conditions remain applicable.	
CONCLUSION	
The following is a summary of the main reasons for the recommendation: • The principle of the development is considered acceptable as the site is on lands zoned for Phase 2 residential development in the AAP; • The siting, design and external appearance of the proposal are considered acceptable as the proposal is of similar scale and mass to adjacent properties; • The proposal will not result in any significant impact on neighbour amenity; • DAERA - NED has considered the impacts of the proposal on natural heritage and has no concerns; • It has been demonstrated that the loss of the existing site as 'open space' would be sufficiently compensated for within the proposed scheme; and • There are no perceived significant flood risk or road safety concerns regarding the proposal.	

RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITIONS	
1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, 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. Prior to the commencement of any construction works on site, the applicant shall gain approval from NIE Networks for an alteration to the existing overhead line within the site. Reason: In order to maintain the safety clearances required for these overhead lines an associated infrastructure. 3. The gradients of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user. 4. Prior to the commencement of development an updated Construction and Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Council. All works shall then be implemented in accordance with the approved details, and all works shall conform to the approved CEMP, unless otherwise agreed in writing with the Council. (The CEMP shall include details of the construction methods and timings for the community garden and footpath link. Reason: To ensure the project will not have an adverse effect on the integrity of any European site. 5. Prior to the commencement of any construction works and for the duration of the construction phase, a clearly defined buffer of at least 10m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc, and the mill race along the southern boundary. Reason: To ensure the project will not have an adverse effect on the integrity of any European site. 6. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NI Water) or a consent to discharge has been granted under the terms of The Water (NI) Order 1999. Reason: To ensure a practical solution to sewage disposal is possible at this site.	

7. Each building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

8. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension or enlargement (including alteration to roofs) shall be made to the dwellings hereby permitted and no buildings shall be erected within the curtilage of the dwellings hereby permitted without the grant of a separate planning permission from the Council.

Reason: The further extension of or erection of buildings within the curtilage of the dwelling requires detailed consideration to safeguard the amenities of the surrounding area and in the interests of residential amenity.

9. A protective buffer strip of 5 metres shall be employed along the mill race as shown in blue on Drawing No. 02/1 bearing the date stamp 19th March during the construction phase of the development.

Reason: To ensure the protection of otters.

10. No development activity other than the works for the footpath link as shown on Drawing No. 02/1 bearing the date stamp 19th March 2026, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials, shall take place within 10 metres of the Six Mile Water River and adjacent mill race. Any approved works within this 10-metre buffer shall be undertaken using hand digging only.

Reason: To minimise the impact of the development on the biodiversity value of the Six Mile Water River and adjacent mill race.

11. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

12. The proposed Area of Ecological Enhancement as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided in accordance with the details contained in Document 01 date stamped 29th August 2025 prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

13. The proposed Community Garden as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

14. There will be no change in land levels within the area hatched green and referred to as 'proposed extension of community garden' on Drawing No. 02/1 date stamped 19th March 2026.

Reason: In order to prevent flood risk to the development and elsewhere.

15. Prior to the completion of the extended community garden the footpath link will be provided as indicated in red on Drawing No. 02/1 bearing the date stamp 19th March 2026 and shall be retained for the lifetime of the development.

Reason: In order to ensure that the compensatory open space is easily accessible for the residents.

16. Prior to the occupation of the first dwelling hereby approved an updated Landscape Plan and Management Plan will be submitted to and approved by the Council in writing. This will include the areas for the community garden, the Area of Ecological Enhancement and the areas within the curtilage of the dwellings as indicated on Drawing No. 02/1 bearing the date stamp 19th March 2026.

The community garden, the Area of Ecological Enhancement indicated on the stamped approved Drawing No. 02/1 bearing the date stamp 19th March 2026 shall be managed and maintained in accordance with the approved Landscape Management Plan.

Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance of the open space and amenity areas in the interests of visual and residential amenity.

COMMITTEE ITEM	3.3 – SECOND ADDENDUM
APPLICATION NO	LA03/2025/0599/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Erection of 2no. semi-detached dwellings, footpath link, extended community garden and associated works
SITE/LOCATION	Lands adjacent and 15m NW of 95 Belmont Hall Drive, Antrim BT41 1FB
APPLICANT	Antrim Construction Company Ltd
AGENT	APD Architects Ltd
LAST SITE VISIT	16th October 2025
CASE OFFICER	Eleanor McCann Tel: 02890340422 Email: eleanor.mccann@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/702164>

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the publication of the Planning Committee Report, a further objection was received on the 20th July 2026.

The objection raised concerns that:

- The extension of the community garden does not represent a genuine or meaningful increase in accessible green space for local residents;
- That accessible green space does not simply mean moving the fence line to create new green space;
- The community garden is not maintained to a standard that would encourage its use as a community space;
- The community garden genuinely useable or attractive amenity space.;
- The proposed extension of the community garden lies outside the application site, and as such should not be relied upon to justify the loss of existing open as a result of the proposal; and
- The area proposed for the uses of an extended community garden lies within the red line of the application site.

The area for the community garden does lie outside the application site, however, it includes land within the ownership of the developer and does not involve development which would require planning permission, therefore the area for the community garden extension does not need to be included within the red line of the application site.

The proposal includes the extension of the existing community garden area which lies to the south of the application site and includes lands which are set aside for

community use. The application site was previously identified as an area of priority grassland and the provision of an area, of similar size set aside for community use (500sqm) along with a separate parcel of land set aside as an area of ecological enhancement (153sqm). While the objector's concerns are noted it is considered that the mitigation offered for the loss of the former green space where the two dwellings are to be constructed is of a similar or better standard to that which was previously granted permission under the original grant of planning permission.

CONCLUSION

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

- The principle of the development is considered acceptable as the site is on lands zoned for Phase 2 residential development in the AAP;
- The siting, design and external appearance of the proposal are considered acceptable as the proposal is of similar scale and mass to adjacent properties;
- The proposal will not result in any significant impact on neighbour amenity;
- DAERA - NED has considered the impacts of the proposal on natural heritage and has no concerns;
- It has been demonstrated that the loss of the existing site as 'open space' would be sufficiently compensated for within the proposed scheme; and
- There are no perceived significant flood risk or road safety concerns regarding the proposal.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, 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. Prior to the commencement of any construction works on site, the applicant shall gain approval from NIE Networks for an alteration to the existing overhead line within the site.

Reason: In order to maintain the safety clearances required for these overhead lines an associated infrastructure.

3. The gradients of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

4. Prior to the commencement of development an updated Construction and Environmental Management Plan (CEMP) shall be submitted and approved in

writing by the Council. All works shall then be implemented in accordance with the approved details, and all works shall conform to the approved CEMP, unless otherwise agreed in writing with the Council. (The CEMP shall include details of the construction methods and timings for the community garden and footpath link.

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

5. Prior to the commencement of any construction works and for the duration of the construction phase, a clearly defined buffer of at least 10m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc, and the mill race along the southern boundary.

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

6. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NI Water) or a consent to discharge has been granted under the terms of The Water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

7. Each building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

8. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension or enlargement (including alteration to roofs) shall be made to the dwellings hereby permitted and no buildings shall be erected within the curtilage of the dwellings hereby permitted without the grant of a separate planning permission from the Council.

Reason: The further extension of or erection of buildings within the curtilage of the dwelling requires detailed consideration to safeguard the amenities of the surrounding area and in the interests of residential amenity.

9. A protective buffer strip of 5 metres shall be employed along the mill race as shown in blue on Drawing No. 02/1 bearing the date stamp 19th March during the construction phase of the development.

Reason: To ensure the protection of otters.

10. No development activity other than the works for the footpath link as shown on Drawing No. 02/1 bearing the date stamp 19th March 2026, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials,

shall take place within 10 metres of the Six Mile Water River and adjacent mill race. Any approved works within this 10-metre buffer shall be undertaken using hand digging only.

Reason: To minimise the impact of the development on the biodiversity value of the Six Mile Water River and adjacent mill race.

11. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

12. The proposed Area of Ecological Enhancement as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided in accordance with the details contained in Document 01 date stamped 29th August 2025 prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

13. The proposed Community Garden as indicated on Drawing No. 02/1 date stamped 19th March 2026 shall be provided prior to the occupation of the first dwelling hereby approved.

Reason: To ensure the provision of the ecological enhancement site which enhances biodiversity of the site.

14. There will be no change in land levels within the area hatched green and referred to as 'proposed extension of community garden' on Drawing No. 02/1 date stamped 19th March 2026.

Reason: In order to prevent flood risk to the development and elsewhere.

15. Prior to the completion of the extended community garden the footpath link will be provided as indicated in red on Drawing No. 02/1 bearing the date stamp 19th March 2026 and shall be retained for the lifetime of the development.

Reason: In order to ensure that the compensatory open space is easily accessible for the residents.

16. Prior to the occupation of the first dwelling hereby approved an updated Landscape Plan and Management Plan will be submitted to and approved by the Council in writing. This will include the areas for the community garden, the Area of Ecological Enhancement and the areas within the curtilage of the dwellings as indicated on Drawing No. 02/1 bearing the date stamp 19th March 2026.

The community garden, the Area of Ecological Enhancement indicated on the stamped approved Drawing No. 02/1 bearing the date stamp 19th March 2026 shall be managed and maintained in accordance with the approved Landscape Management Plan.

Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance of the open space and amenity areas in the interests of visual and residential amenity.

COMMITTEE ITEM	3.4 ADDENDUM
APPLICATION NO	LA03/2026/0213/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Retrospective change of use from retail unit to pilates & yoga studio including new rear window
SITE/LOCATION	14-16 Church Street, Antrim, BT41 4BA
APPLICANT	Reformer Lab Limited
AGENT	Reformer Lab Limited
LAST SITE VISIT	28 th April 2026
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Register https://planningregister.planningsystemni.gov.uk/application/708529	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
Members, following the publication of the Planning Committee Report, further supporting information has been received and has been uploaded to the Planning Portal as Documents 02-05 (all date stamped 17th July 2026). As outlined in the Committee Report, DM 6.2 of the ANPS states that proposals which would result in the loss of retail units will only be permitted where it is demonstrated that the retail use of the unit is no longer viable and there is no concentration of non-retail uses that would be harmful to the shopping function of the centre. In relation to viability of the retail unit, DM 6.2 sets out an example of this is evidence to show that despite marketing of the unit/building for at least 6 months there has been no interest shown. In the subject case, the proposal results in the loss of a retail unit and insufficient evidence was previously submitted to demonstrate that the retail unit was marketed as a retail unit for 6 months prior to the pilates studio opening or any detail with regards to whether any interest was shown for the property to open as a new retail unit. Within the new information provided, Document 05 (date stamped 17th July 2026) includes a letter from the Rental Agents 'Kingham Property' which indicates that the retail unit was advertised for approximately 6 months on a range of platforms including Property Pal, Kingham Property Website and Property News. During this period, four (4) enquiries were received through Property Pal with the first being in August 2025. The first three (3) enquiries found the premises unsuitable and they did not pursue any further interest. The final enquiry in October 2025 was from the applicant who was willing to invest in the premises. The letter indicates that despite active marketing to secure a retail occupier, no retail tenant was secured. Additionally, it is set out within supporting information, including Document 05 that the recent history of the property reflects the challenges currently facing town	

centre businesses and difficulties set out by previous tenants due to reduced footfall and declining sales at the Church Street location. It is set out within Document 05 that without the current occupier (the applicant), there was a genuine risk that the premises would remain vacant for an extended period, given the limited retail demand identified through the marketing exercise.

Taking the evidence submitted in the round, and with no evidence to the contrary, it is considered sufficient to demonstrate that the retail use of the unit is no longer viable in line with DM 6.2 of the ANPS.

The recommendation has therefore now changed to grant planning permission, subject to conditions.

RECOMMENDATION	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

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

Reason: This is a retrospective application.



LA03/2026/0213/F

 Site Boundary



1:1,250