COMMITTEE ITEM	**3.3 ADDENDUM**
APPLICATION NO	**LA03/2024/0753/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed storage and distribution facility comprising warehousing, ancillary offices, and staff welfare accommodation together with ancillary plant equipment and associated display / storage yards; site preparation work; parking areas and associated landscaping. Access to the site via Long Rig Road
SITE/LOCATION	Lands at the junction with Long Rig Road and Tully Road, approx. 30m southeast of 2A Long Rig Road, Nutts Corner
APPLICANT	Barford Equipment Ltd
AGENT	Dunclare Architects
LAST SITE VISIT	28th November 2025
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/693441

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Members, following the publication of the Committee Report an additional letter of support has been received on the 18th September 2026, bringing the total letters of support to four (4).

The letter of support states that the proposed refusal reasons contained within the Committee Report, focus on the rural location of the site, with limited consideration given to the designation of Nutt's Corner as a Strategic Employment Location (SEL). The letter of support indicates that the proposal meets with the requirement of DM 1.1 of the ANPS in relation to Nutt's Corner SEL.

As set out within the Committee Report, Nutts Corner is designated as an SEL with the specific development boundary to be brought forward at Local Polices Plan Stage. However, at present, the development boundary for the Nutts Corner SEL has not been agreed and it is unclear whether or not the application site would be included within the SEL. In addition, it would not be appropriate to prejudice the Council's Local Policies Plan by speculating whether or not the application site would be included within the SEL boundary.

Whilst it is accepted that there are economic development uses to the south and west of the application site, it is noteworthy that there are no economic development uses to the north or east of the application site which primarily consists of agricultural lands and it is not clear cut that the SEL designation at Nutts Corner would include the application site. Until such times as the Local Policies Plan (LPP) identifies the boundary of Nutts Corner SEL, the provisions of the Antrim Area Plan 1984-2001 will continue to apply. In this case, the application site is located within

the rural area as identified within the Antrim Area Plan and therefore it is considered the provisions of Policy DM 1 of the ANPS do not apply to the current application.

The letter of support also refers to a number of approvals within the surrounding area which is said to demonstrate the Council's support for development at Nutt's Corner. The first approval referred to was for 3no. industrial units at lands immediately south of Lidl Distribution Warehouse for Tamar Selby (Ref: LA03/2017/0133/F). This proposal was considered acceptable in principle as it related to the redevelopment of an established economic development use due to the former use as a Training Centre.

The second approval referred to was for a storage and distribution facility at lands 135m southwest of Nutt's Corner Roundabout for Heron Bros (Ref: LA03/2022/1015/F). This proposal was considered acceptable in principle as the site was subject to a number of previous planning approvals for smaller storage and distribution uses (Refs: LA03/2017/1090/F, T/2003/1107/O and T/2013/0080/RM).

The third approval referred to was for an industrial development for storage and distribution at lands 425m southwest of Nutt's Corner Roundabout for Tamar Selby (Ref: LA03/2022/0996/F). This proposal was considered acceptable in principle as it was a major development which consisted of a redevelopment project and brought significant economic contributions such as 290 distribution jobs and a £20 million investment.

The final approval referred to comprised a storage and distribution facility at 50 Nutt's Corner Road for Hannon Group (Ref: LA03/2023/0561/F). This proposal was considered acceptable in principle as it constituted a redevelopment project and had been used commercially for a significant period of time as confirmed through Planning Refs: LA03/2016/0966/LDE and LA03/2023/0054/F.

The proposal in this case is considered to differ from all of the above approvals as the agent for this application indicates that the proposal falls to be considered under Policy DM 2.9 'Major Economic Development' of the ANPS. However, as set out in detail within the Committee Report, the proposal is not considered to comply with DM 2.9 of the ANPS in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific requirements and that need cannot be met on a site within or adjacent to a settlement.

In relation to significant contribution to the regional economy, the supporting information largely refers to the sector as a whole as opposed to the specific economic benefits as a result of the proposal (with the exception of 15no. full time jobs, an additional £1 million GVA generated annually, an additional £400,000 approximately in salaries and additional rates paid to the Council, as well as short term benefits through the construction phase of the development amounting to approximately £3 million.) Whilst the economic benefits are acknowledged, it is unclear how the proposal itself will contribute significantly to the economy.

Supporting information was submitted to set out the site selection process and why alternative sites within or adjacent to settlements were dismissed. However, it is considered that the Site Assessment within Documents 09 or Document 14 have not fully assessed all potential sites within the Borough which are within or adjacent to a

settlement. As outlined in the Committee Report, a number of sites have been excluded without any evidence that the sites would not be available for use or sub-division.

Given that the proposal does not meet any of the acceptable economic uses in the countryside, the proposal is considered contrary to Paragraph 6.88 of the SPPS and Policy DM 2 of the ANPS, 'Economic Development'. In addition, the proposal is contrary to Strategic Policy SP 1.11 of the ANPS, in that there is no overriding reason provided as to why this development is essential in this rural location and could not be located within a settlement. It is considered that the principle of development is unacceptable.

The recommendation remains to refuse planning permission.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

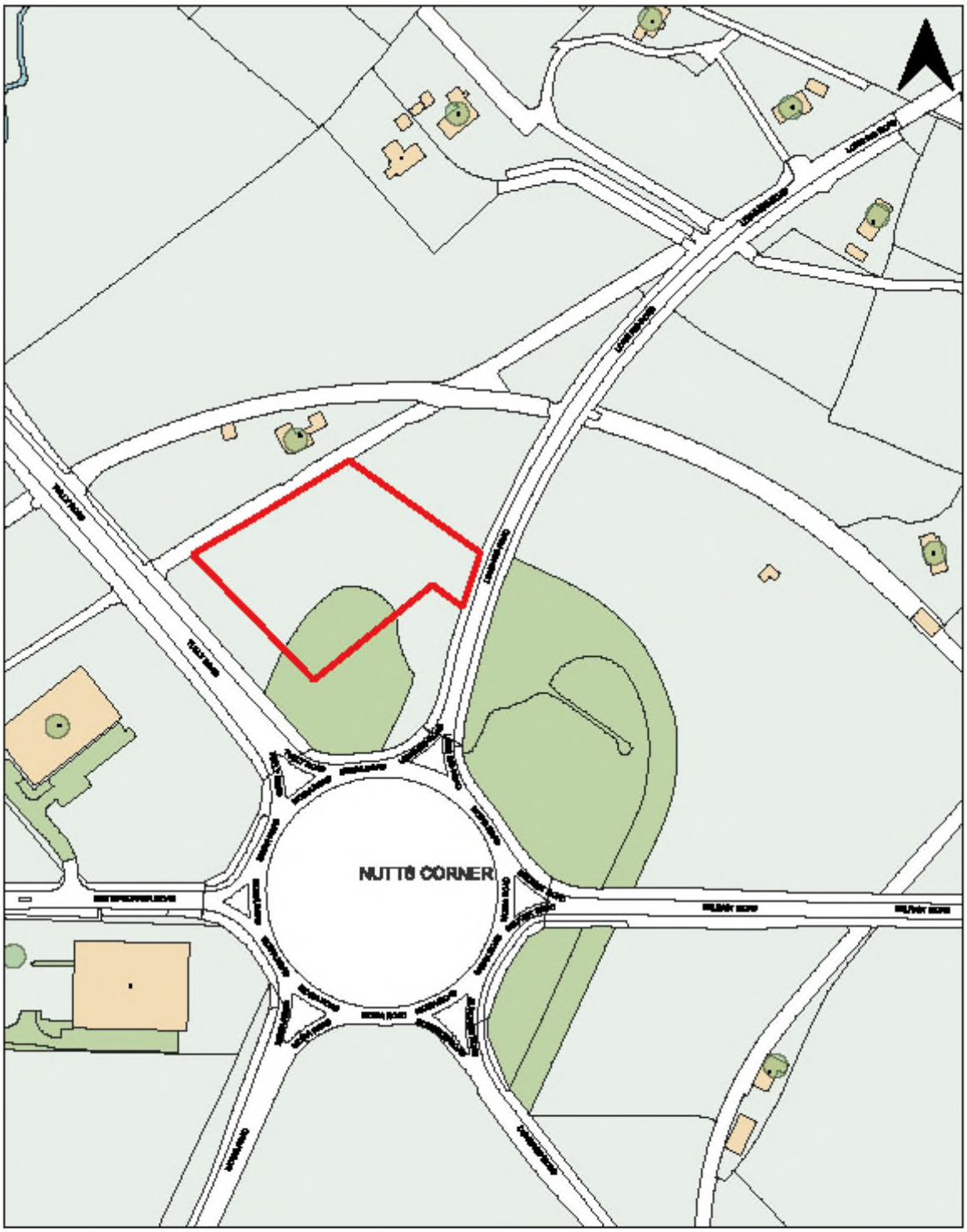
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.

2. The proposal is contrary to Paragraph 6.88 of the Strategic Planning Policy Statement and Policy DM 2.9 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific requirements and that need cannot be met on a site within or adjacent to a settlement.

3. The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.

4. The proposal is contrary to paragraph 6.70 of the SPPS Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.



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Legend

Site Boundary

Antrim and Newtownabbey Borough Council

1:2,500