

Planning Committee Meeting – Monday 18 August 2025

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0085/F**
Retention of glamping pods, communal building and welcome building including the erection of 3no. associated pergolas, erection of 2no. new saunas, site office/reception and storage buildings, WC building; NIE/plant building, parking, landscaping works (hard and soft) and all other site and ancillary works.

SITE/LOCATION: Cotters Park, lands 130m NW of no. 14 Ballydunmaul Road, Randalstown, Antrim, BT41 3JD (accessing onto the Clonkeen Road).

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0807/F**
Erection of 39 no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Niblock Road.

SITE/LOCATION: Lands bound by Ballymena Road and Niblock Road and approx. 210 metres SE of No. 105 Ballymena Road, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0416/F**
Demolition of 68-70 Doagh Road and erection of 9 new dwellings (6 semi-detached & 3 detached).

SITE/LOCATION: Site at 68-70 Doagh Road, Ballyclare (off Fairview Farm Road).

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0560/F**
Erection of 11no. dwellings to include 1no. detached chalet bungalow and 10no. semi-detached dwellings.

SITE/LOCATION: Lands approx. 50m NE of No. 5 Junction Road, approx. 60m NW of No. 36 Milltown Road and approx. 70m SE of No. 7B Junction Road, Milltown, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0182/F**
Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new

access, and ancillary development works.
SITE/LOCATION: Lands approx. 80m west of 92 Parkgate Road, Kells,
Ballymena, BT42 3PG.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0342/F**
Retention of extension and alterations to dwelling.
SITE/LOCATION: 9 Glenkeen Avenue, Newtownabbey, BT37 0PH.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0084/F**
Retention of existing ground floor apartment and proposed storage unit.
SITE/LOCATION: 4A and 4B Hightown Road, Glengormley, Co Antrim, BT36 7UA.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and in Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the external finishes to the front elevation detract from the character of the area and appropriate areas for the storage and disposal of waste have not been provided.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and in Policies SP 6 and DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of existing and future occupiers of the subject apartment and nearby properties in terms of overlooking, loss of privacy and dominance.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and in Policies DM 17.9 and DM 25 of the Antrim and Newtownabbey Plan Strategy, including the associated Creating Places guidance in that it has not been demonstrated that adequate provision has been made for private open space or bin storage in the overall design and layout of the development.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and in SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal provides an adequate provision of car parking or that the proposed arrangement of parking spaces will not inconvenience the flow of people utilising the adjoining premises.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0165/F**
Proposed conversion of upper floor of existing and approved two storey apartment to new standalone 2 bedroom apartment, incorporating internal alterations.
SITE/LOCATION: 14-16 Rashee Road, Ballyclare, BT39 9HJ.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS
FOR REFUSAL:**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (C) of Policy DM 10.1 of the Antrim and Newtownabbey Plan Strategy in that adequate provision has not been made for car parking.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy DM 17.9 of the Antrim and Newtownabbey Plan Strategy in that adequate provision has not been made for any areas of private open space.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASONS
FOR REFUSAL:**

PLANNING APPLICATION NO: LA03/2025/0425/O

2No. Dwellings and detached garages.

Site 70m North of 64 Thornhill Road, Antrim, BT41 2LG.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal detrimentally impacts rural character by creating a ribbon of development along the Thornhill Road.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASON
FOR REFUSAL**

PLANNING APPLICATION NO: LA03/2025/0305/O

Dwelling and garage.

80m Northwest of 696 Doagh Road, Newtownabbey.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a continuously and substantially built-up frontage and the gap between the existing buildings exceeds the acceptable gap size stipulated in the policy.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 6 and DM 27 of the Antrim and Newtownabbey Plan Strategy as the proposal has a detrimental impact upon the rural character as it will create a ribbon of development along the Doagh Road/Mossley Road.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 13 August 2025**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak

and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 15 August 2025**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.