



13 May 2026

Committee Chair: Councillor R Kinnear

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – L Boyle, T Campbell and M Magill

Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, R Foster, AM Logue, and B Mallon

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 18 May 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 & 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 – 18 MAY 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: **LA03/2024/0753/F**

Proposed storage and distribution facility comprising warehousing, ancillary offices, and staff welfare accommodation together with ancillary plant equipment and associated display / storage yards; site preparation work; parking areas and associated landscaping. Access to the site via Long Rig Road at lands at the junction with Long Rig Road and Tully Road, approx. 180m southeast of 2A Long Rig Road, Nutts Corner.

3.2 Planning Application: **LA03/2025/0403/F**

Demolition of part of fire damaged existing bar, restaurant, outbuildings and storage shed, and erection of 2no. buildings for scaffolding storage and training, 1no. office and welfare building and 1 no. security building at 401-403 Ballyclare Road, Newtownabbey, BT36 4TH.

3.3 Planning Application: **LA03/2025/0787/F**

Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (Changes to window positioning, fenestration, height of building and height of deck) at 657-659 Shore Road, Whiteabbey, Newtownabbey, BT37 0ST.

3.4 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.

3.5 Planning Application: **LA03/2025/0850/O**

Offsite replacement dwelling and garage (replacement of 17A Cloghogue

Road, Toomebridge, Antrim, BT41 3PW) 35m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW.

3.6 Planning Application: **LA03/2025/0628/F**

Proposed new car-port to front of dwelling and new front boundary wall at 69 New Lodge Road, Caulside, Antrim, BT41 2QW.

PART TWO – Other Planning Matters

3.7 Delegated Planning Decisions and Appeals April 2026

3.8 Proposal of Application Notices for Major Development April 2026

3.9 Department for Infrastructure Correspondence – Planning (General Permitted Development) (Amendment) Order (Northern Ireland) 2026

3.10 Royal Town Planning Institute (RTPI) NI Planning Conference 2026

3.11 Update on the Local Development Plan

3.12 Any Other Relevant Business

PART ONE - Decisions on Enforcement Cases - In Confidence

3.13 Enforcement Case – LA03/2025/0222/CA - In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 18 MAY 2026**

**PART ONE
PLANNING APPLICATIONS**

COMMITTEE ITEM	3.1
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. 180m southeast of 2A Long Rig Road, Nutts Corner
APPLICANT	Bardford Equipment Ltd
AGENT	Dunclare Architects
LAST SITE VISIT	28 th November 2024
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>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</p> <p>https://planningregister.planningsystemni.gov.uk/application/693441</p>	
SITE DESCRIPTION	
<p>The application site is located on lands at the junction between Long Rig Road and Tully Road, approximately 180m southeast of 2A Long Rig Road, Nutts Corner. The application site is within the countryside and is also located within the Nutts Corner Study Area contained within the Nutts Corner Antrim Policy Guidance Note. The site measures approximately 0.99 hectares in area.</p> <p>The application site comprises an undeveloped brownfield site which has no buildings at present and is a mix of grass and concrete hardstanding. Historically, the site has previously been used as a runway for the former Nutts Corner RAF Airfield Site.</p> <p>The application site is accessed directly from the Long Rig Road. The Nutts Corner Roundabout is located directly south of the application site. Large, mature deciduous trees define the northwestern site boundary, while the remaining boundaries are undefined. The site is open to the roadside of Tully Road and Long Rig Road.</p> <p>The surrounding area is rural in character with predominately agricultural fields located to the north and east of the site, whilst Erwin Agri-Care a commercial premises is located west of the site, on the opposite side of Tully Road.</p>	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2023/0164/F	

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

PLANNING POLICY AND GUIDANCE

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

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

Antrim Area Plan 1984 - 2001: The site is located outside any development limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

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

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

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

- Policy DM 1 Economic Development – Zoned Sites and Settlements; and
- Policy DM 2 Economic Development – Countryside

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

- Policy DM 10 Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling)

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

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

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

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

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

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

DfI Roads- No objection subject to conditions

DfI Rivers- No objection

Environmental Health Section- No objection subject to conditions

Belfast International Airport- No objection subject to conditions

DAERA Natural Environment Division and Water Management Unit- No objection

Northern Ireland Water Strategic Applications- No objection

REPRESENTATION

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

The full representations made regarding the proposal are available to view on the Planning Portal:

<https://planningregister.planningssystemni.gov.uk/application/693441>

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

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

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

- There is a lack of alternative sites;
- Lack of objection from statutory consultees;
- Economic and employment benefits; and
- Importance of the proposal in strengthening Northern Ireland's manufacturing and distribution sectors.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters;
- Policy Context
- Principle of Development;
- Design and Impact on the Character and Appearance of the Area;
- Neighbour Amenity;
- Access, Movement and Parking;
- Flood Risk;
- Natural Heritage; and
- Other Matters

Preliminary Matters

Environmental Impact Assessment

The proposed development falls within Category 2, 10(B) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Regulation 12 of the Planning "Environmental Impact Assessment" (EIA) Regulations (NI) 2017, requires the Council to make a determination as to whether the proposed development would or would not be deemed EIA development. In this case the development falls to be considered within Category 2(10) (B) of the Planning (EIA) Regulations (NI) 2017: 'Urban development projects, including the construction of shopping centres and car parks'. An EIA is required where the area of the development exceeds 0.5 hectares. In this case the application site measures 0.6 hectares and in accordance with the Regulations, a screening exercise must be carried out in order to determine whether or not an Environmental Statement is required. It was concluded that an Environmental Statement was not necessary on this occasion as it is considered that the environmental impacts will not be so significant to warrant the submission of an Environmental Statement.

Habitats Regulation Assessment

The subject site is located 180m southeast of 2A Long Rig Road, Nutts Corner and there are no relevant designated sites close by. The proposed development comprises a storage and distribution facility and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

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

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either

alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Engagement with the Agent

- The agent was asked on the 12th December 2024 to detail how the proposal would be acceptable in this rural location. The agent requested an extension for a supporting statement to be submitted at the start of February 2025.
- The agent detailed on the 4th March 2025 that they were preparing to submit additional information including a supporting statement.
- The agent was contacted on the 26th June to submit a supporting statement which took account of the Council's Plan Strategy and was contacted again on the 28th July 2025 and given a final deadline on the 4th August 2025. A Supporting Statement, Document 09 was submitted on the 4th August.
- The agent was made aware on the 19th August 2025 that concerns remain regarding the principle of development, along with concerns over the visual impact of the proposal. A further supporting statement Document 09/1, date stamped 5th September 2025 was submitted to attempt to address the concerns.
- A meeting was held with the applicant, agent and planning consultant on the 28th October 2025 and following this additional information was submitted on the 19th January 2026.
- A further meeting was held with the applicant and agent on the 28^h April 2026 which outlined the concerns with the proposal in the context of the current policy position and lack of any defined SEL for Nutts Corner.

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

Policy Context

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

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located outside of any development limit and is within the countryside as designated within the Antrim Area Plan 1984-2001. In line with the

transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development

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

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

However, at present, the development boundary for the Nutts Corner SEL is yet to be brought forward and it is unclear whether or not the application site would be included within the SEL. In addition, it would not be appropriate to prejudice the Council's Local Policies Plan by speculating whether or not the application site would be included within the SEL boundary. Whilst it is accepted that there are economic development uses to the south and west of the application site, it is noteworthy that there are no economic development uses to the north or east of the application site which primarily consists of agricultural lands and it is not clear cut that the SEL designation at Nutts Corner would include the application site. Until such times as the Local Policies Plan (LPP) identifies the boundary of Nutts Corner SEL, the provisions of the Antrim Area Plan 1984-2001 will continue to apply. In this case, the application site is located within the rural area as identified within the Antrim Area Plan and therefore it is considered the provisions of Policy DM 1 are not considered to apply to the proposal.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. SP 2.4 of the ANPS states that 'The Council will also support sustainable economic growth in the countryside where this accords with Policy DM 2.

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

Paragraph 6.73 of the Strategic Planning Policy Statement provides a number of development types that may be acceptable in the countryside, including non-residential development. These include farm diversification, conversion and re-use of existing buildings and agriculture and forestry development. Paragraph 6.74 of the Strategic Planning Policy Statement indicates that other types of development, apart from those set out above, will be considered as part of the development plan

process in line with other material considerations. Paragraph 6.87 of the SPPS details that appropriate redevelopment and expansion proposals for industrial purposes, farm diversification and re-use of buildings will normally offer the greatest scope for sustainable economic development in the countryside.

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

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

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

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

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

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

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

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

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

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

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

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

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

The applicant's initial Site Assessment (Document 09) considers 4no. alternative sites within the Borough including, Rathenraw Industrial Estate, Kilbegs Business Park, Nutts

Corner Enterprise Park and Nutts Corner Commercial Park. It is understood that the applicant wishes to have their site within a 5-mile radius of Nutts Corner roundabout for accessibility issues as outlined above.

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

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

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

It is not considered that the Site Assessment within Documents 09 or 14 have fully assessed all potential sites within the Borough which are within or adjacent to a settlement. As outlined above a number of sites have been excluded without any evidence that the sites would not be available for use or sub-division.

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

Design and Impact on the Character and Appearance of the Area

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

Policy DM 27.1 states that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respect rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context. In relation to design, Policy DM 27.4 states that development will be acceptable where it respects rural design in

terms of building form, height, size, scale, massing, architectural detailing and finishes.

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

The building is of a modern design, the front elevation facing on to Long Rig Road consists of 5no. glazed roller shutter doors along with a main reception area with high level glazing. The rear elevation fronting on to No. 2A Long Rig Road consists of 5no. glazed roller shutter doors and first floor window and balcony area to accommodate the canteen. The eastern elevation fronting on to an agricultural field consists of high-level glazing to both the ground and first floor. The western elevation which fronts onto the Tully Road consists of 3no. glazed roller shutter doors. The design of the building is typical of this form of development and the buildings within the immediate area. Therefore, the design of the building is considered acceptable within this context.

Policies DM 27.2 and DM 27.3 of the ANPS add to the policy requirements for integration and the protection of rural character requiring any new building to have a suitable means of enclosure, must not be a prominent feature in the landscape and must not result in build up or a ribbon of development. It is also noted that Policy DM 27.2 requires that proposals do not rely on the use of substantial new landscaping for integration.

The application site is set back approximately 41m from the Tully Road and approximately 77m from the Long Rig Road. The proposed site lacks any established natural boundaries to the southern, southeastern and southwestern boundaries which abut the main roads. Figure 2.1 of the applicants Planning Statement, Document 01, date stamped 18th October 2024 shows how open the site is to public views and the lack of boundary treatments.

In relation to landscaping, Policy DM 42.1 of the ANPS requires that proposals promote additional tree planting of native species and maintain existing vegetation where possible. The site lacks any established natural boundaries to the southern, southeastern and southwestern boundaries which abut the main roads, the site itself has very little vegetation at present. However, Drawing Number 15, date stamped 3rd August 2025, illustrates the proposed planting, which consists of extra heavy standard trees and native hedge planting to the southeastern and southwestern roadside boundaries along with planting between the car parking spaces. Additional hedge planting is proposed to the northern boundary and the existing trees to the northwestern boundary, adjacent to No. 2a Long Rig Road.

DM 40.2 of the ANPS requires that a proportionate Landscape and Visual Impact Assessment accompanies applications for development in the countryside consisting of a large building (generally 500sqm or more). In this case, the proposal creates 1800sqm of floorspace and therefore requires to be accompanied by a Landscape and Visual Impact Assessment. A Landscape and Visual Assessment

(Documents 16-18, date stamped 19th January 2026) was submitted which includes assessment of the proposal from surrounding viewpoints. The assessment indicates that whilst short distance views from surrounding roads will be visible, the planting provides screening and the level of screening will increase as the planting matures.

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

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

It is considered that the proposal would fail to integrate in the countryside and this is demonstrated on the 'Proposed Concept Image', (Drawing No. 14, date stamped 3rd August 2025). This image illustrates how prominent the proposal will be, particularly on approach from Nutts Corner Roundabout in any direction. The proposal will also be subject to critical views from both the Tully Road and Long Rig Road. It is considered that the site does not have the capacity to absorb the development without having a significant adverse impact on the character of the rural area.

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

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

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

Neighbour Amenity

Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The application site is located at the junction between Long Rig Road and Tully Road, adjacent to the Nutts Corner Roundabout. The nearest residential property is located approximately 100m northwest of the site at No. 2A Long Rig Road. The proposal is for a storage and distribution facility and whilst it is noted that the new building itself is set back some 45m from the neighbouring residential property, there is a service yard and area of parking for HGV's proposed just 28m southeast of No. 2A Long Rid Road. This area will be subject to HGV movements in and out of the servicing yard along with additional 6.2m high lighting columns along the northwestern boundary with just 18m separation distance from No. 2A Long Rig Road which is a residential property. Therefore, there is the potential for negative impact on the amenity of No. 2A Long Rig Road by means of increased noise and artificial lighting.

The Council's Environmental Health Section (EHS) were consulted on the proposal and expressed concern regarding noise from vehicle movements around the yard area, loading and unloading activities, forklift trucks, lorries etc. and hours of operation adversely impacting upon the nearest noise sensitive receptors. Further concerns were raised with regards to artificial lighting and the applicant was requested to conduct a noise and light impact assessment. A Lighting Report, (Document 05, date stamped 2nd April 2025) and a Noise Report, (Document 06, date stamped 1st May 2025) were both submitted and EHS were consulted.

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

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

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

Access, Movement and Parking

Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10 of the ANPS.

Policy DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly

inconvenience the flow of people or goods. In addition, Policy DM 10.1 requires adequate provision is made for car and cycle parking and any necessary servicing arrangements.

The proposal also includes 17no. car parking spaces and an area of hardstanding to the northwestern boundary for HGV parking and loading/unloading which can accommodate 7no. HGV's as indicated on the Proposed Block Plan, (Drawing Number 03/1, date stamped 3rd August 2025). Based on DfI Parking Standards, a proposal of Class B4: Storage and Distribution use would require 1 space per 250sqm gross floor area and 1 lorry space per 250sqm gross floor area, equating to approximately 7no. car parking spaces along with 7no. lorry spaces. It is noted that sufficient parking is provided for the scheme and is considered acceptable.

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

Information within Document 03 details that the peak times associated with the proposal in terms of traffic generation will coincide with typical working hours between 08:00-09:00 hrs and 17:00-18:00 hrs with a maximum of approximately 15 vehicle movements generated between these times. DfI Roads were consulted on the proposal and offered no objection, subject to conditions.

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

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

Flood Risk

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

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

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

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

The proposal is considered to comply with Policy DM 47 in that it has been demonstrated that surface water can be appropriately dealt with to avoid an increase in flooding to the site or elsewhere.

Natural Heritage

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

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

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

Other Matters

Belfast International Airport

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

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

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

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

Northern Ireland Water

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

Ducting

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

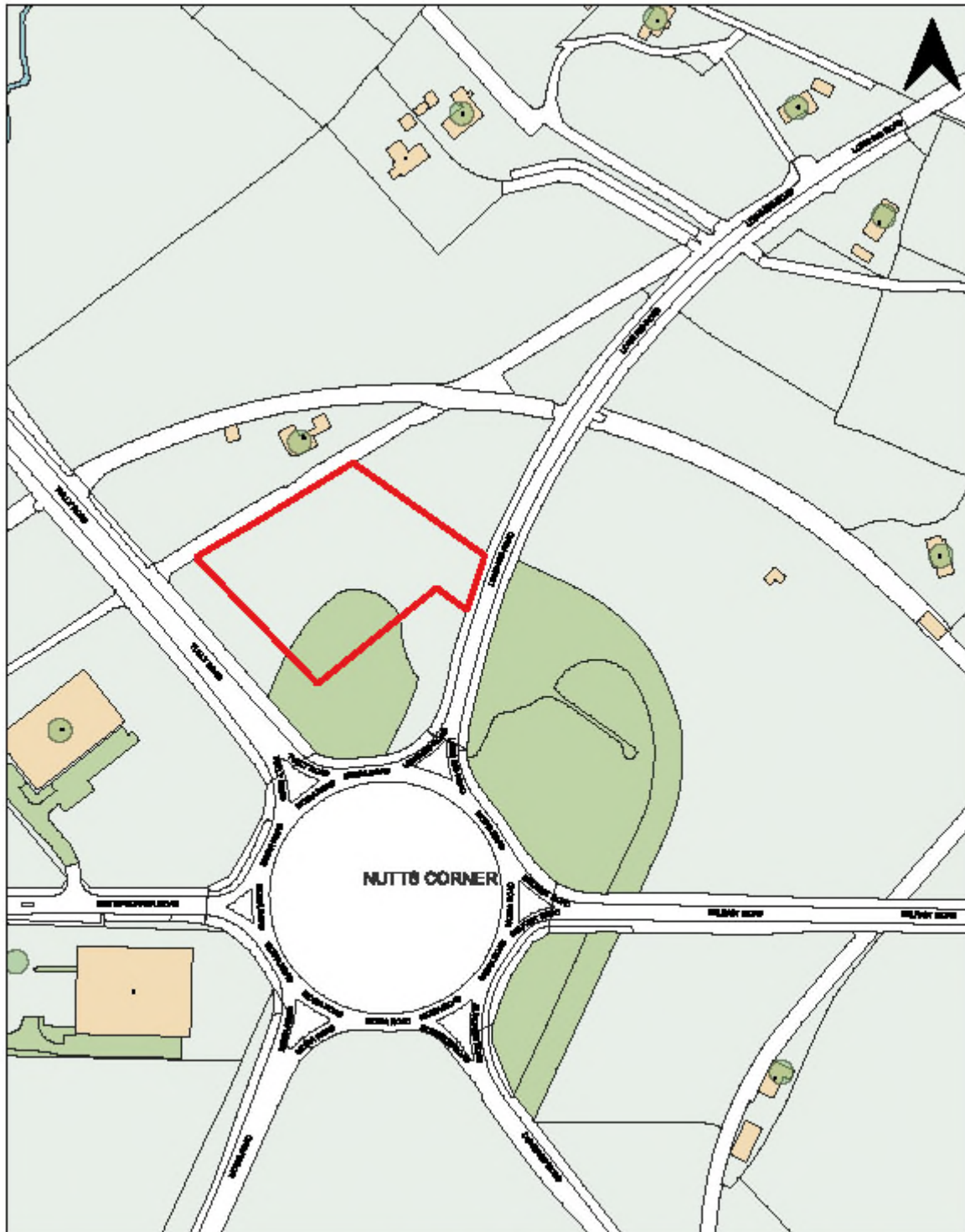
As noted above, the proposal provides approximately 1520sqm on the ground floor and 160sqm on the first floor and is therefore in excess of the 500sqm. However, the proposal does not provide service ducting nor is it noted on the site layout plan. However, this was not requested due to the outstanding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

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFSUAL

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.
2. The proposal is contrary to Paragraph 6.88 of the Strategic Planning Policy Statement and Policy DM 2.9 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific requirements and that need cannot be met on a site within or adjacent to a settlement.
3. The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.
4. The proposal is contrary to paragraph 6.70 of the SPPS Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.



Legend

Site Boundary 

LA03/2024/0753/F



1:2,500

COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2025/0403/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Demolition of part of fire damaged existing bar, restaurant, outbuildings and storage shed, and erection of 2no. buildings for scaffolding storage and training, 1no. office and welfare building and 1 no. security building.
SITE/LOCATION	401-403 Ballyclare Road, Newtownabbey, BT36 4TH
APPLICANT	Advanced NI Scaffolding Ltd
AGENT	HRJess Ltd
LAST SITE VISIT	4 th July 2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/700611	
SITE DESCRIPTION	
<p>The application site is located at 401-403 Ballyclare Road, Newtownabbey within the countryside and outside any development limit as defined in the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).</p> <p>The eastern portion of the site currently comprises a fire damaged single storey former bar/restaurant building, and an area of hardstanding. The western portion of the site comprises undeveloped land. The southern, northern and western boundaries are defined by mature hedgerow and trees.</p> <p>The surrounding character is open countryside, with dwellings and outbuildings spread intermittently throughout.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2025/0384/F Description: Part demolition, conversion and alterations of existing vernacular building to form two dwellings to include access to public road. Location: 401-403 Ballyclare Road, Newtownabbey, BT36 4TH Decision: Under consideration</p> <p>Planning Reference: LA03/2023/0664/F Description: 20 no storage units and toilet block Location: 50m Southeast of 401 Ballyclare Road, Newtownabbey Decision: Permission Refused (24/11/23)</p> <p>Planning Reference: LA03/2022/0843/F</p>	

Description: Storage shed

Location: 75m west of 401 Ballyclare Road, Newtownabbey, BT36 4TH

Decision: Permission Granted (06/01/23)

Planning Reference: U/2007/0743/F

Description: Erection of new entrance porch, extension to restaurant & two new windows to restaurant area

Location: 401-403 Ballyclare Road, Ballycraigy, Newtownabbey,

Decision: Permission Granted (17/01/08)

Planning Reference: U/2003/0611/O

Description: Erection of extension to existing public house to provide hotel accommodation

Location: 401-403 Ballyclare Road, Newtownabbey

Decision: Permission Granted (04/05/04)

Planning Reference: U/1989/0441

Description: Extension to public house

Location: 401-403 Ballyclare Road, Newtownabbey

Decision: Permission Granted (26/09/89)

Planning Reference: U/1988/0375

Description: Extension to licensed premises to accommodate restaurant facilities

Location: 401-403 Ballyclare Road, Newtownabbey

Decision: Permission Granted (02/09/88)

Planning Reference: U/1984/0109

Description: Temporary building to be used for dart/pool room

Location: Whitleys Bar, Kingsbog Crossing, Ballyclare Road

Decision: Permission Granted (17/05/84)

Planning Reference: U/1978/0396

Description: Extension to licensed premises to form restaurant with office and manager's accommodation

Location: 401-403 Ballyclare Road, Kingsmoss

Decision: Permission Granted (18/05/78)

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 Newtownabbey Area Plan and Draft Belfast Metropolitan Area Plan (2004): The application site is located outside any development limits and lies in the countryside.

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

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

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

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

- Policy DM 2 Economic Development – Countryside

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

- Policy DM 10 Access and Parking
- Policy DM 12 Active Travel
- Policy DM 13 Belfast International Airport – Operations; and
- Policy DM 15 Development Relying on Non-Mains Sewerage

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. SP 8 is supported by Policies:

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

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

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

CONSULTATION

Council Environmental Health Section- No objection, subject to conditions

Department for Infrastructure Roads- No objection

Department for Infrastructure Rivers- Advice

Belfast International Airport- No objection, subject to conditions

NI Water- No objection

Northern Ireland Electricity- Advice

NIEA Water Management Unit- No objection, subject to conditions

NIEA Natural Environment Division- No objection, subject to conditions

Translink- No objection

Shared Environmental Services – No response received

REPRESENTATION

Four (4) neighbouring properties were notified and one (1) letter of representation has been received from a neighbour notified property, and one (1) letter of support has been received from an elected representative.

A summary of the key points raised in the objection are listed below

- Access and road safety concerns;
- Light nuisances; and
- Concerns over removal of existing boundary hedging

A summary of the key points raised in the letter of support are listed below:

- The applicant's business helps those who are unemployed enter the sector; and

- The business provides employment opportunities.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Legislative Framework
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Access and Parking
- Aerodrome Safety
- Flood Risk
- Natural Heritage
- Sewerage

Preliminary Matters

The Council wrote to the agent on 14th January 2026 expressing concerns regarding the principle of the development in that the proposal consists of a redevelopment scheme which expands beyond the confines of the former curtilage of the bar/restaurant. The agent submitted amendments in an attempt to address these concerns, however, as discussed further below, the proposal still expands beyond the confines of the existing site.

Legislative Framework

Environmental Impact Assessment

As the development type falls within Schedule 2, Category 10 (b) Urban Development Projects and associated developments of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Appropriate Assessment

The site is hydrologically connected to Lough Neagh which is a designated site. An Appropriate Assessment is required for this application and Shared Environmental Services have been consulted. The consultation response from SES has not been received, an HRA will be required if planning permission is to be granted.

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 within dBMAP. In line with the transitional arrangements set out in the SPPS, the dNAP, 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. The site is defined as being located in the countryside in both dNAP and dBMAP.

SP 2.4 of the ANPS states the Council will support sustainable economic growth in the countryside where this accords with Policy DM 2. DM 2.1 states the Council will support a range of employment uses in the countryside where the scale and nature of the proposal respects the rural character and appearance of the local area, and will not adversely affect the environment and accords with other relevant policies of the LDP. DM 2.6 of the ANPS indicates the Council will support proposals for the expansion of an established rural enterprise or its redevelopment for industrial or business use within the confines of the existing site subject to normal planning and environmental considerations.

The proposal involves the redevelopment and expansion of the existing site associated with the fire damaged bar/restaurant which includes the demolition of part of the bar/restaurant and the erection of 2no. buildings for scaffolding storage and training, 1 no. office and welfare building and 1 no. security building.

DM 2.6 of the ANPS states the Council will support proposals for the expansion of an established rural enterprise. The established rural enterprise on the site is the former bar/restaurant which has an extensive long standing planning history. The proposal however is for a scaffolding storage and training facility which is currently located within the development limits of Newtownabbey. The proposal significantly extends the curtilage of the former bar/restaurant and the proposed use does not relate to any other established rural enterprise on the site.

DM 2.6 also seeks to support the redevelopment of a site for industrial or business use, however, the redevelopment must be within the confines of the curtilage of the former business. In this instance, the proposal expands beyond the confines of the existing site. The site area of the former bar/restaurant located within the application site is approximately 2300sqm. This site area was granted permission to create an extension of 1800sqm, (Ref: LA03/2022/0843/F) to facilitate an ancillary shed, which has not been constructed. The proposed site area of the subject application is approximately 8,800sqm which increases the site area by more than 4000sqm. The

proposal also involves the erection of buildings outside the site of the former bar/restaurant.

Accordingly, while the redevelopment of the bar/restaurant site for the proposed use would be acceptable in principle within the former curtilage, the proposal extends beyond the confines of the former curtilage and is therefore considered contrary to DM 2.6 of the ANPS.

Notwithstanding the above DM 2.7 of the ANPS indicates proposals involving new buildings and the expansion of the existing site area are acceptable on an established rural business where it is demonstrated they meet three listed criteria.

Criterion a) requires it to be demonstrated that there is a business need for the proposal and that the relocation of the enterprise is not feasible for operational or employment reasons. A supporting statement (Document 01/1, date stamped 31st July 2025) was submitted with the application and indicates that the current buildings are fire damaged and therefore require redevelopment. It also indicates that the applicant was recently successful in being appointed to undertake work as part of the Power Station Renewal Programme in Northern Ireland and this contract would enable the business to upscale its operations. It is stated the contract of this work requires the applicant to have ownership of their own site which is a secure location and is protected by 24-hour on-site security. Lastly, the document also notes that there is currently only 1 No. training centre for scaffolders in Northern Ireland and there is currently a 4 month wait to undertake training. The proposal would therefore assist the business to provide such in-house training through specialist training facilities but would also to offer training and re-training opportunities to external (new and/or existing) scaffolding professionals.

While the applicant has put forward their reasons for siting at this location, the business is currently located within the settlement limit of Newtownabbey within the Valley Business Park. It has not been demonstrated why relocation to an alternative site within the development limits was not feasible for operational or employment reasons. In terms of employment reasons, the supporting document indicates a significant number of the workforce are from Rathcoole, Glengormley, and Monkstown. It is not considered that the relocation of the business to the application site is more accessible to the workforce than the current location or a suitable alternative location.

In terms of operational reasons, the supporting document indicates the contracting authority for the power station programme has certified that the application site meets the terms and conditions of the contract regarding ownership, site security and secure location. The supporting document also references the specialist facilities required for training and the opportunity for the business to upscale its operations. The proposal involves the business relocating from its current location within Newtownabbey to the site to facilitate the development, however, the subject site in its current form cannot accommodate this without significant expansion and the erection of four new buildings. As such, in operational terms, it is not considered the

subject site is more beneficial than the current location or a suitable alternative location.

As such, it has not been demonstrated why an alternative suitably sized site which could accommodate the operational needs of the development was not feasible.

Criterion (b) requires the proposal to make a significant contribution to the local economy. The agent has indicated in the Supporting Statement (Document 01/1, date stamped 31st July 2025) that the proposal would initially lead to a minimum of 13No. new full-time positions. The weekly wage bill from this employment would be over £50,000 and a large portion of this would be spent locally, given the workforce is generally located within the wider local area. Accordingly, the subject development assists in securing jobs and is considered to contribute to the local economy. The final criterion is discussed under Design, Integration and Rural Character.

In conclusion the proposed redevelopment extends significantly beyond the confines of the existing site and it has not been adequately demonstrated why relocation to an alternative site is not feasible given the proposal involves new buildings and the expansion of the site area. Accordingly, the proposal is considered contrary to DM 2.6 and criterion (a) of DM 2.7.

Design, Integration and Rural Character

Criterion (c) of DM 2.7 of the ANPS requires the development to respect rural character, be appropriately integrated into its surroundings and deliver local biodiversity benefits. Furthermore, Policy DM 27 states 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 site and its context.

The proposal comprises the erection of four buildings comprising two storage/training sheds (Shed A and Shed B), one security building, and one admin building. Shed A (Drawing 05, date stamped 4th June 2025) measures 29.5m by 12.6m and has a ridge height from ground level of 6.8m. The shed is situated to the northeast of the site on part of the current fire damaged building. It comprises three roller shutter doors, each 4.5m in height which face towards the Ballyclare Road. The shed is finished in rendered blockwork and green cladding to most of the walls and roof. Shed B (Drawing 06/1, date stamped 20th March 2026) measures 12.6m by 38.4m and has a ridge height of 9.7m from ground level. The shed is finished in grey profiled box panels to both the walls and roof. The admin and security buildings (Drawing 08/2, date stamped 20th March 2026) are smaller in scale than the other buildings, both with ridge heights of 3m. The admin building measures 7m by 15m and the security building measures 2.9m by 6.3m. The two buildings are finished in smooth render and have a flat roof. The size and design of these building are industrial in nature and are not considered to respect the rural character of the area.

Critical views of the proposed buildings when travelling in a southeasterly direction along the Ballyclare Road are limited due to the existing mature vegetation and

buildings to the northeast to the site. Conversely, due to vegetation clearance along the roadside boundary, the site is open to both short and long views when travelling in a northeasterly direction along the Ballyclare Road. While there was a former bar and restaurant on part of the site, the current proposal given the enlarged site and the design of the buildings has a strong industrial appearance with open views of the site. It is considered that this change would result in a detrimental change in the rural character at this location.

The mature trees to the northeastern (rear) boundaries assist to provide a backdrop to the site, however, the size and height of the two sheds (especially shed B with a ridge height of 9.7m), result in open views of the sheds from the roadside. Furthermore, it is proposed a 3m high rigid mesh fence would be erected alongside the roadside (southwestern) boundary. A similar fence is currently in place at the southeastern end of the site; however, the proposed fence is significantly longer and runs for 180m along the site boundary. This type of fence is industrial in appearance and would further erode the rural character of the area.

The landscaping scheme (Drawing 11/2, date stamped 13th February 2026) indicates there are a number of trees to be planted within the site and on lands within the applicant's ownership adjacent to the site. An objector raised concerns regarding the potential removal of the vegetation which defines the roadside boundary. Since the submission of this application, the roadside hedgerow has been removed. The removal of this hedge is required to facilitate the visibility splays. A native species hedgerow is proposed on part of the site; however, no replacement hedgerow planting is proposed on the southwestern (roadside) boundary nor is any planting proposed to define the southeastern boundary.

For the reasons outlined above, the proposal is contrary to paragraph 4.30 of the Strategic Planning Policy Statement Edition 2 and Policy DM 27 of the ANPS and criterion (c) of DM 2.7 in that the development would result in a prominent feature in the landscape, relies on new landscaping for integration, and the height, size and design of the proposal fails to respect the character of the area.

Neighbour Amenity

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. Policy DM 50 of the ANPS reinforces this requirement, ensuring that amenity protection is a key consideration in the assessment of proposals.

Nos. 400, 402 and 408 Ballyclare Road are all situated on the opposite side of the Ballyclare Road from the application site. These buildings have a separation distance from the site of at least 20m and none of the buildings proposed on the site are greater than single storey in terms of height.

The objector has raised concerns regarding nuisances from lighting if high intensity security lighting was to be used on the site. The proposal does not include the erection of any lighting columns and the Councils Environmental Health Section has not raised any concerns with regard to lighting nuisances. EHS is content with the proposal subject to the attachment of noise control conditions.

Accordingly, the proposal is not considered to adversely impact the amenity of neighbouring properties.

Access and Parking

Policies SP 3.10 and DM 10 of the ANPS state that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. Access to the application site is gained by the alteration of two existing accesses onto the Ballyclare Road. A range of parking is provided for cars, vans, and HGV's which provides adequate parking provision for the development. DfI Roads were consulted and had no objection to the proposal subject to conditions.

Policy DM 12 of the ANPS addresses active travel. There are 12 No. bicycle parking spaces provided within the site which can be accessed by the footpaths on the Ballyclare Road which provide access to Newtownabbey and Ballyrobert. The site is also served by regular bus services between Ballyclare and Newtownabbey/Belfast.

Aerodrome Safety

Belfast International Airport were consulted on the application and raised no objection subject to conditions relating to aerodrome safety. The proposal is considered to comply with DM 13.5 of the ANPS.

Flood Risk and Drainage

SP 10.2 states the Council will work in partnership with DfI Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The Plan aims to achieve this by applying a strong presumption against development proposals within flood plains.

Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals. The agent submitted a Drainage Assessment (DA) with the application (Document 03, date stamped 4th June 2026) which indicates flood risk to and from a portion of the development will be managed using SuDS.

DfI Rivers was consulted on the proposal and indicated that commenting on the efficacy of the proposed SuDS is outside its area of knowledge and expertise. Consequently, DfI Rivers cannot advise on the potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed, or that the proposal is acceptable as required under policy.

The DA indicates that the runoff volumes are expected to increase from 77.60l/s to 101.43l/s during a Q100 event. It is proposed that the discharge of the site is limited to 30l/s, based on the brownfield run-off rate and a Schedule 6 Consent which has

already been granted (Document 05, date stamped 26th August 2025). The proposed surface water discharge rate will be limited through using a combination of oversized piping and manhole junctions (total volume =152.5m³) and a hydrobrake. The DA states that concrete culverting under the yard area would provide an attenuation void of 152.6m³, which is above what is required for the site. The DA states that the drainage infrastructure will drop in elevation as it progresses towards the final discharge point to the northeast of the site to ensure no build-up of surface water occurs on the site. The consultant concludes within the DA that this development will not increase surface water flood risk at, or downstream of the site.

Policy DM 47 encourages the use of SuDS and it is considered that it has been set out within the DA that the proposed drainage regime for the site is acceptable. A maintenance plan has been provided within the DA which could be conditioned in the event that planning permission is forthcoming to ensure the proposal complies with DM 47.6 of the ANPS.

DfI Rivers has indicated that a final DA should be a condition of the grant of planning permission, however, it is considered that the proposed drainage proposals are sufficient for the purposes of planning and any detailed assessment of the drainage proposals for adoption purposes are a separate matter. Any deviation from the proposed drainage proposals may require the grant of planning permission should they not be suitable for adoption and under this circumstance an amended DA and Drainage Layout would be required. It is considered that a condition requiring a final DA is not required for this application.

Natural Heritage

Policy SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 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 are provided for designated sites in Policy DM 37, protected species in Policy DM 38 and policies for other habitats, species and features of natural heritage Importance are found in Policy DM 39.

A Preliminary Ecological Appraisal (PEA) (Document 04, date stamped 11th June 2025) and Bat Emergence Survey (Document 08, date stamped 17th October) were submitted alongside the application. The PEA indicated that the buildings on site had bat roost potential, however, the bat survey indicated no bats were recorded emerging from the buildings and it is unlikely to support roosting bats. DAERA Natural Environment Division were consulted on the proposal and was satisfied with the submitted surveys. It noted that the structure retains bat roost potential and that as a bat roost may be established between the time of the recent survey and the commencement of works, a condition would be required to address the potential for further bat presence should planning permission be granted.

The objector raised concerns about the existing boundary being removed from the development. It is noted a section of hedgerow along the southern boundary has been removed since the submission of the application and it is shown on the plans to

be removed to facilitate the visibility splays. The PEA notes the habitats on site are generally of low or negligible biodiversity interest. The proposed landscaping scheme involves the planting of a number of new trees and native species planting and a condition can be imposed requiring a native species hedgerow to be planted behind the visibility splay. As such, the loss of this priority species would be mitigated.

The site is hydrologically connected to Lough Neagh ASSI, Lough Neagh and Lough Beg SPA an RAMSAR. DAERA Water Management Unit was consulted on the proposal and had no objection to the proposal. Given the potential impact to designated sites, Shared Environmental Services have also been consulted, however, its response is outstanding and therefore an HRA will be required to be completed if planning permission is forthcoming.

Sewerage

Policy DM 15 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. The proposal includes details for a package treatment tank which requires a Discharge Consent to be granted by DAERA Water Management Unit. The site is not known to be located in an area known to be at risk from pollution.

Oher Matters

Letters of Support

Letters of support refer to the employment benefits from the proposal. It is acknowledged that the proposal has a number of economic and employment benefits through providing local employment opportunities and by helping those who are unemployed to enter the scaffolding sector. However, the economic benefits are not considered to outweigh the concerns with the principle of development and flood risk at this location.

Translink

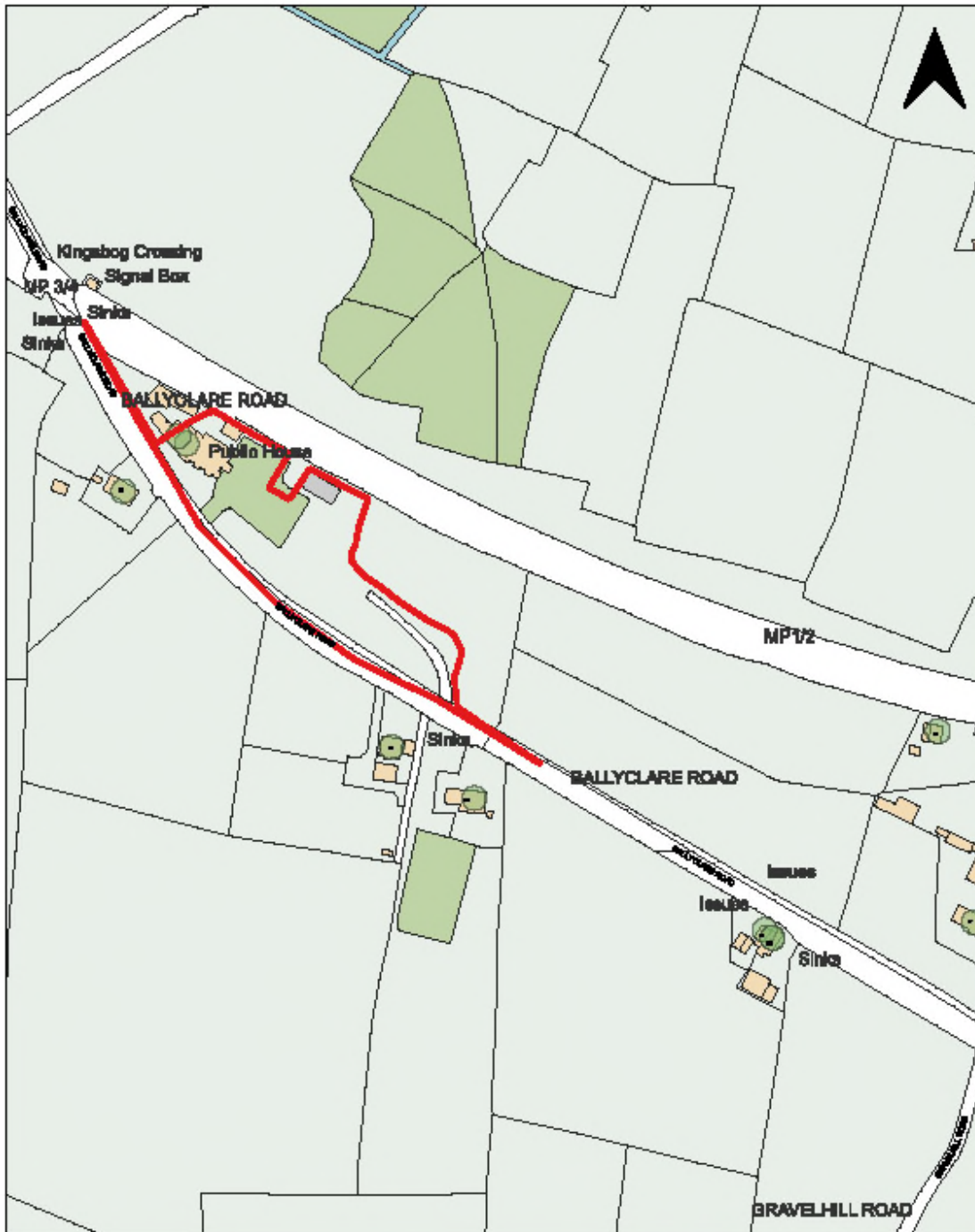
Due to the location of the proposed shed being sited approximately 20 metres southwest of a railway line, Northern Ireland Transport Holding was consulted on this application and offered no objection.

CONCLUSION

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

- The principle of development has not been established as the proposal is contrary to DM 2.6 and DM 2.7 of the ANPS;
- It is considered that the proposal given its size and design, would be a prominent feature at this location and would be out of character with the area and would fail to integrate into the surrounding landscape;
- The proposal is not considered to result in adverse impacts on neighbouring properties;
- The proposal is not considered to prejudice road safety; and
- Ecological concerns can be adequately mitigated.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
<ol style="list-style-type: none"> <li data-bbox="199 398 1377 566">1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Policies 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. <li data-bbox="199 607 1366 741">2. The proposal is contrary to paragraph 6.88 of the Strategic Planning Policy Statement Edition 2; Strategic Policy SP 2.4 and Policy DM 2.6 and criterion (a) of Policy DM 2.7 of the Antrim and Newtownabbey Plan Strategy in that the redevelopment of the site is beyond the curtilage of the existing site. <li data-bbox="199 781 1329 949">3. The proposal is contrary to paragraph 4.30 of the Strategic Planning Policy Statement Edition 2 and Policy DM 27 and criterion (c) of DM 2.7 of the Antrim and Newtownabbey Plan Strategy in that the development would have a detrimental impact on the rural character of the area due to the design and appearance of the buildings in the rural countryside. <li data-bbox="199 990 1366 1193">4. 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. 	



 Site Boundary

Reference:
LA03/2025/0403/F



1:2,500

COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2025/0787/F
DEA	MACEDON
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (Changes to window positioning, fenestration, height of building and height of deck)
SITE/LOCATION	657-659 Shore Road, Whiteabbey, Newtownabbey, BT37 OST
APPLICANT	CHA Properties Ltd
AGENT	HR Jess Ltd
LAST SITE VISIT	04/12/2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: https://planningregister.planningsystemni.gov.uk/application/704923	
SITE DESCRIPTION	
<p>The application site is located at 657–659 Shore Road which is within the development limits of the Urban Area (Newtownabbey) as defined within the Belfast Urban Area Plan (2001). The site is also within the development limits of Metropolitan Newtownabbey and within the Whiteabbey Area of Townscape Character (ATC) as designated under zoning MNY 38 as defined within draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).</p> <p>The site is an L-shaped plot located between the Shore Road and the A2 dual carriageway (Shore Road) and has a frontage onto both roads. The site is occupied by a two-storey L-shaped apartment block with a smooth render finish and a flat roof design.</p> <p>The site has an eastern gradient with a level difference of approximately 1 metre. The northeastern boundary is partly defined by a 2.3m high close boarded fence, the southwestern boundary treatment consists of a stepped brick wall ranging between 1.5 and 2 metres in height, the external wall of the neighbouring garage and a 1.8 metre high close-boarded fence. A 2m high brick wall provides the southeastern roadside boundary and the northwestern roadside boundary is currently defined by a 1.1m close boarded fence.</p> <p>The site is located within a mixed-use area, comprising commercial and residential uses. Immediately southwest of the site is a two-storey, detached dwelling and immediately northeast is a building solely for office use and an area of vacant land.</p>	
RELEVANT PLANNING HISTORY	
Planning Reference: LA03/2016/0293/F Location: Site Adjacent to 655 Shore Road Whiteabbey BT37 OST	

Proposal: 2 storey block providing 2 No. 2 bedroom apartments
Decision: Permission Granted (04.07.2017)

Planning Reference: LA03/2018/0469/F
Location: 657–659 Shore Road, Jordanstown, Newtownabbey, BT37 0ST
Proposal: 2 storey block providing 4 no. 2 bedroom apartments
Decision: Permission Granted (30.10.2018)

Planning Reference: LA03/2024/0589/F
Location: Sprayfield Cottages, 655 Shore Road, Newtownabbey, BT37 0ST
Proposal: Alteration and extension to dwelling
Decision: Permission Granted (25/02/25)

Planning Reference: LA03/2024/0305/F
Location: 657–659 Shore Road, Jordanstown, Newtownabbey, BT37 0ST
Proposal: Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (changes to window positioning, fenestration and height of building)
Decision: Permission Refused (21/02/25), Appeal Dismissed (08/08/25)

PLANNING POLICY AND GUIDANCE

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

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

Belfast Urban Area Plan (BUAP): The application site is located within the development limits of the Belfast 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 development limit of Metropolitan Newtownabbey and within Whiteabbey Area of Townscape Character (ATC). The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement, Edition 2: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant

strategic and operational policies for the assessment of the current proposal are listed below.

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

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

- Policy DM 10 – Access and Parking;
- Policy DM 12 – Active Travel

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by 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;
- Policy DM 28 Amenity Impact.

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

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

Council Environmental Health Section – No objection

REPRESENTATION

Five (5) neighbouring properties have been notified. One (1) letter of objection and one (1) non-committal letter were received from one (1) notified property.

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

(<https://planningregister.planningssystemni.gov.uk/application/704923>).

- Panel covering one of the windows appears like temporary covering
- Concerns of future overlooking

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Density, Design, Layout and Appearance
- Neighbour Amenity
- Access and Parking
- Drainage

Policy Context and Principle of Development

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

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the development limit of the Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limit of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy SP4 .1 of the ANPS indicates that a presumption in favour of the development of new homes provided will be applied, provided the proposal meets the requirements of Policy SP 4 and other relevant policies applicable to the development type.

Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met. In addition, Policy SP 6.4 places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high-quality development.

The application seeks full planning permission for the retention of 4 no. apartments with alterations to a previous approval, Ref: LA03/2018/0469/F. The amendments include changes to window positioning, fenestration, height of the building and height of the deck. Development has commenced and the principle of the development is considered acceptable subject to the proposal complying with relevant policy provisions of SPPS and ANPS.

Density, Design, Layout, Appearance and Impact on Townscape Character

Policy SP 6 of the ANPS states that the Council will operate a presumption in favour of well-designed proposals that meet the requirements of SP 6 and all other relevant policies and provisions of the LDP. DM 17.1 of the ANPS 'Homes in Settlements' states that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of criteria are met. It is noted that Criterion (d) of DM 17.1 is not applicable in this case as the proposal relates to less than 20 dwellings.

Criterion (a) of DM 17.1 requires the number of units proposed to respect the scale and size of the settlement. Policy DM 25 'Urban Design' supports this approach and requires the 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 of the surrounding area and be sympathetic to the built form.

The subject development is predominantly retrospective in nature. The design and appearance of the building is broadly in accordance with the previously approved scheme (Ref: L0A3/2018/0469/f), however, there are a number of changes to include the window fenestration of some of the apartments along with change to the internal layout with a previously approved bedroom and bathroom of Apartments 1 and 3 (ground and first floor level) having swapped positions.

There is also a minor increase to the depth of the building by 0.2m, a greater width of 0.1m and an increase in height of 0.4m. The minor increases do not have any significant amendment on the level of amenity space provided within the previously approved site and the current provision is considered sufficient. Other amendments from the previously approved scheme also include the addition of two rooflight windows on the roof of the building. The above aspects are considered minor in scale and have little material impact upon the appearance of the building.

The proposal also increases the height of the private and communal patio/deck areas by 0.2m and changes the finish of the ground surface to composite boards. The overall height of the patio is 1.2m above the adjoining ground level, however, the floor level of the patio is 0.15m below the finished floor level of the ground floor apartment. The ground level of the area adjoining this area of the site sits below the street level of the Shore Road in Whiteabbey Village and therefore the patio would be at a similar level to the Shore Road in Whiteabbey Village. The patio is also surrounded by composite fencing of various heights ranging between 2.3m and 1.8m. A similar 2m timber privacy screen was permitted as part of the previous grant of planning permission. The subject patio area is situated to the rear of No. 661 Shore Road, which is a commercial property, and as such the decked area is screened from views from the Shore Road within Whiteabbey Village.

Changes to the fenestration on the northeastern elevation include an increase in the scale of the ground floor window serving Apartment 2 and a new first floor window serving the living room of Apartment 4. In terms of the southeastern (rear) elevation, sliding doors with a stronger horizontal emphasis are provided, with Juliet balconies at first floor level for Apartments 3 and 4. On the southwestern side elevation, the scale of six windows has been reduced and has no significant impact. The secondary living room window which was proposed on the southwestern side elevation under the previously refused planning application, Ref: LA03/2024/0305/F has been removed and the opening is to be blocked up and finished with smooth render. The changes to the design of the window and door openings are not thought to have a significant impact on the overall design and character of the building.

Policy DM 25 of the ANPS includes a number of design criteria which did not form part of the previous policy context; these include criterion (f) requiring the provision for new digital infrastructure; criterion (m) requiring promotion of biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites; and criterion (n) requiring the integration of sustainable energy measures. The agent has provided an urban design statement (Document 01, date stamped 28th January 2025), which attempts to outline how the proposal meets the DM 25 criteria. It is not considered the measures in this document would adequately meet the criteria set out within this policy, however, given the

extant permission on the site and considering the proposal is similar to the extant approval from a design perspective, these additional criteria with respect to Policy DM 25 are not considered necessary in this instance.

Overall, it is considered the proposal is acceptable and given the extant approval it is considered that the development relates well to the scale, density, massing, character, appearance and use of materials in the surrounding area.

Neighbour Amenity

Criterion (c) of Policy DM 25 of the ANPS states that proposals should be designed as to not have a detrimental effect on the amenity of adjoining properties. In addition, Policy DM 28 deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

DM 28.2 of the ANPS refers to a number of issues which may result from the development including overlooking and/or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals. In addition, Policy DM 50 of the ANPS indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

The southeastern elevation does not overlook any private amenity space and the proposed windows on the northeastern elevation of the building do not have a detrimental impact on neighbour amenity as there is sufficient distance of approximately 20 metres from the rear of Nos. 669 and 667 Shore Road. In addition, the adjacent 2 storey extensions on this row of terraces also restricts views. There is a 12-metre separation distance between the first-floor windows on the rear return of No. 663 Shore Road, however, given the oblique angles involved from the application building and the existing intervening vegetation the extent of overlooking is considered to be minimal. The increase in the deck/patio by 0.2m is not considered to have a significant impact on the amenity of the properties to the northeast of the site given it is a relatively minor increase in height.

Concerns were initially raised from the objector regarding the temporary looking nature of the proposed panelling on the southwestern elevation, to what was the secondary living area window. The proposal has since been amended and the PVC panel has been removed in favour of white render which is considered acceptable. The objector advised that if the southwestern elevation was completed as proposed, they would not have any objection to the development.

The first-floor apartment to the southwest of the site has a number of window openings on the southwestern elevation. The apartment has had an internal floor layout change which included a change to the position of one of the bedrooms and the bathroom leaving a separation distance of 3.5 metres between a bedroom in the subject apartment building and No. 655 Shore Road. Potential overlooking of the neighbouring property was raised as a key concern in the consideration of the planning application.

The applicant is proposing to add frosted glazing to each of the windows in the southwestern elevation and the bedroom and bathroom windows are proposed to have a restricted opening to 45 degrees and 10cms respectively. While this mitigates the overlooking concerns of No. 655 Shore Road, the provision of frosted glazing to the only window serving the bedroom results in this bedroom having no outlook. A rooflight is proposed to serve this bedroom to provide it with daylight, however, this is not considered a suitable design intervention as it does not provide this bedroom with an outlook. The lack of outlook provided to this window is considered to result in an unacceptable adverse impact on the amenity of future occupiers of the development.

In terms of dominance and overshadowing, the proposal represents only a minor increase in the scale of the previous approval on site and therefore is not considered to have a significant impact on the neighbouring dwelling in comparison to the previous approval on site.

Accordingly, the proposal is not considered to have an adverse impact on the amenity of any neighbouring dwellings.

Access and Parking

Policies SP 3.10 and DM 10 of the ANPS states that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. The proposal provides pedestrian access to the front and rear and does not include any in-curtilage car parking provision which is the same as the extant planning permission. Given this fallback position the parking arrangement is considered to be acceptable as there is no intensification of the use of the site.

Sewerage and Drainage

Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals. The footprint of the proposal remains the same as the extant planning permission and therefore a Drainage Assessment (DA) was not required to be submitted.

CONCLUSION

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

- The principal of development is considered acceptable;
- The lack of outlook provided to the second bedroom of the first-floor apartment on the southwestern elevation is considered to result in an unacceptable adverse impact on the amenity of future occupiers;
- There are no road safety concerns.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to paragraph 4.12 of the Strategic Planning Policy Statement Edition 2 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable impact on the amenity of future occupiers as no outlook is provided to the second bedroom of the first-floor southwestern apartment.



Legend

Site Boundary 

Reference: LA03/2025/0787/F



1:1,250

COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2025/0848/F
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED
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	20th April 2026
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 18 metres north of No. 1 Carntall Road, Ballyclare (No. 1A Carntall Road), which is within the countryside and outside the development limits of any settlement defined in the Draft Belfast Metropolitan Area Plan (2004).</p> <p>The site comprises an irregular shaped plot which lies close to the junction of the Carntall Road and the Ballynure Road. (A8). The site currently houses the subject 'H' shaped building in the centre of the site, which is single storey and finished in a light-coloured render with black roof tiles. The site is well enclosed by existing trees beyond its western boundary, existing mature hedging along the northern and eastern boundaries and has a closed board wooden fence to the southern boundary.</p> <p>The site is located immediately to the north of the dwelling at No.1 Carntall Road. The surrounding and is rural in character with the new (A8) dual carriage way located adjacent to the site's western boundary.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: U/2006/0033/F Location: 1 Carntall Road, Lisnalinchy, Ballyclare Proposal: Erection of outbuilding to include garage, store and stables (to replace existing garage and outbuilding) Decision: Permission Granted – 5th April 2006</p>	
PLANNING POLICY AND GUIDANCE	
<p>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.</p>	

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

Belfast Urban Area Plan (BUAP): The application site is located within the greenbelt area as designated in the Plan. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the greenbelt area as designated in the Plan.

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.

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;
- Policy DM 18E – Dwellings in Exceptional Circumstances; and
- Policy DM 18F – Conversion of Vernacular and Locally Important Buildings to Dwellings.

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 and Sustainable Drainage Systems; and
- Policy DM 52 Contaminated Land.

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 – Further information required

Department for Infrastructure Roads- Further information required

DfI Rivers – No objection

REPRESENTATION

Three (3) neighbouring properties were notified of the application, and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

Preliminary Matters

EIA

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

HRA

The subject site is located approximately 18 metres north of No. 1 Carntall Road, Ballyclare. The proposal seeks to change the use of an existing building on the site for

use as single dwelling house. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

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

On the basis of objective information, 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.

Request for Further Information

- Officers left a voicemail message with the agent on 9th March 2026 requesting the submission of supporting information, particularly in relation to establishing the principle of development. No information was submitted.
- The information was again requested in an email to the agent on 23rd March 2026, but to date no information has been received.

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 the Draft Belfast Metropolitan Area Plan (2004). In line with the transitional arrangements set out in the SPPS, the DMAP 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.

In this case the applicant/agent have not indicated which policy they consider that the proposed development meets. The application seeks to convert the use of an existing building to a single dwelling unit. The proposal does not seek any external alterations to the existing building and involves internal re-configuration only.

Planning approval was granted in 2006 under planning application Ref: U/2006/0033/F for the erection of an outbuilding to include garage, store and stables. This outbuilding was shown at the time of approval as being within the curtilage of the existing dwelling at No. 1 Carntall Road. Although the subject building on the application site is the same design as was approved in 2006 it has not been erected in the location previously approved and visually appears as being separate to the dwelling at No. 1. The known approved use of the building is therefore considered to be a domestic garage/outbuilding.

The only policy within the ANPS that permits the conversion of an existing building within the countryside to a dwelling is Policy DM 18F – Conversion of Vernacular and Locally Important Buildings to Dwellings.

As alluded to in its title the policy outlined in DM 18.23 states that the Council will support a proposal for the sympathetic conversion of a vernacular or locally important building. It goes on to list some typical types of locally important buildings such as former schools, churches and older traditional barns.

Given that the proposal is to convert an outbuilding of a typical modern-day design, it is accepted that the subject building would not be considered vernacular or locally important and therefore would not satisfy the policy requirements for conversion laid out within Policy DM 18F of the ANPS.

The principle of the change of use/conversion of an existing redundant building to a new dwelling on the application site is not established as the proposal is not considered to comply with the requirements as laid out under policy DM 18F or any other policy permitting homes in the countryside as defined under Policy DM 18 of the ANPS.

Design, Integration and Rural Character

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 states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character.

As noted above the proposal is for the change of use and adaption of a 'redundant' building to a single dwelling house. The subject building has existed on the site for many years. The site is surrounded to the north and west with existing mature vegetation which limits public views on approach from the A8 Ballynure Road and when travelling southwards along the Carntall Road. There are however short views of the building when travelling northwards on the Carntall Road.

The building is single storey and takes an 'H' shape formation. It is finished in a light-coloured render with black slate roof and white uPVC windows. As shown the Site Layout, Floor Plan and Elevational Plan (Drawing No. 02 bearing the date stamp 22nd November 2025) the maximum ridge height of the building is 4.5 metres. The front elevation of the building maintains two large black coloured garage doors. As shown and noted on this plan there are no external alterations proposed to the building as part of this proposal.

Owing to fact this building has existed on the application site in excess of 10 years, its location, single storey nature and the fact that the application site avails of a generous degree of enclosure provided by existing vegetation it is considered that the proposal can comply with DM 27.2 of the ANPS in regard to integration, and would not conflict with DM 27.3 of the ANPS in relation to rural character.

DM 27.4 of the ANPS deals with design. As noted above, the design of the building is not proposed to be altered. Although not typical of a rural dwelling house, namely due to the presence of the two (2) large garage doors, the form, scale and massing remain as existing and the proposal would not detract from the character of the area. Overall, the proposal is considered to comply with Policy DM 27 of the ANPS.

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.

In this case, the proposal involves the use of an existing building as a dwelling house. The closest and only dwelling in close proximity to the application site is No. 1 Carntall Road. This existing dwelling lies approximately 12 metres to the south of the side elevation of the subject building.

There are two (2) windows on the side elevation of the subject building which are proposed to serve a 'utility space'. Given the presence of an existing portion of closed board wooden fencing 1.8 metres in height, these windows would not be considered to result in an unacceptable degree of overlooking towards No. 1 Carntall Road.

It is noted that the boundary immediately to the west of the existing building is defined by 1m high ranch style fencing which permits views to a strip of land within the curtilage of No. 1 Carntall Road, which is situated between the subject building and the A8 carriageway. Given the location and nature of this section of garden and that it is unlikely to be used as the applicant's main part of private amenity space it is considered that the proposal would not have a significant detrimental impact on the amenity experienced at No. 1. Should planning permission be forthcoming the erection of appropriate boundary treatment could be conditioned.

Overall, it is considered that the proposal would not have any significant detrimental impact on the existing dwelling at No. 1 Carntall Road or any other nearby neighbouring dwelling.

The Council's Environmental Health Section (EH) has raised concerns with the proposal due to the impact that road traffic noise may have on the amenity experienced by any future occupants of the subject building.

EH has requested that the applicant undertakes a Noise Impact Assessment to demonstrate that future residents would not be subjected to high noise levels from road traffic associated with the A8 located immediately to the west of the site. Officers did not request this additional information from the applicant owing to the concerns with the principle of the development. In the absence of this information a

reason for refusal in relation to amenity impact will be appended to the recommendation as a precautionary measure.

Access and Parking

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 opening on the Carntall Road, which serves the existing dwelling at No.1 Carntall Road. Dfl Roads was consulted and responded advising that the required visibility splays at this location are 2.4m x Tangent Point to the north (non-critical side) and 2.4m x 85m to the south (critical side) and that the visibility splay to the south (non-critical side) is not available. Consequently Dfl Roads advised that the red line of the Location Plan should be amended to include both the required visibility splays fully triangulated, the Block Plan to detail both visibility splays in full and list the work required to provide them, the proposed access to be fully dimensioned and a minimum width of 3.2m parallel to the carriageway, and Certificate C of the application form completed to serve notice on No. 5 Carntall Road for the relocation of third party hedge required to provide the 2.4m x 85m critical visibility splay.

Additionally, car parking provision has also not been detailed on the plans although it does appear that ample room exists within the curtilage of the site to facilitate the parking of vehicles.

As there are concerns with the principle of development, Officers did not formally request the submission of these amended details. However, should these be provided and the appropriate certificates served it is considered that suitable access arrangements to the site could be achieved. If third party lands are required to achieve acceptable visibility splays this is a civil matter to be resolved between the involved parties.

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 while 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. 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.

Given the nature of the proposal, the lack of development works involved and the submission of a Biodiversity Checklist – Document 01 bearing the date stamp - that raises no concerns in relation to ecology, it is considered that the proposal would not likely result in any significant impacts in relation to natural heritage and could comply with the provisions of Policies DM 37, 38 and 39 of the ANPS.

Sewerage and 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 application form states that surface water will be disposed of via pipes and foul sewage to a septic tank. No details or locations of the pipes/septic tank have been provided on the submitted plans. Given that Officers had concerns in relation to the principle of development these details were not sought from the applicant but would be required if permission were to be forthcoming.

The Northern Ireland Flood Maps indicate that a portion of the site is subject to surface water flooding (climate change). DfI Rivers was consulted and raised no objection but stated that the applicant should still be advised to carry out their own assessment of flood risk and any construction works should be carried out in the appropriate manner that minimises flood risk to the proposed development and elsewhere.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. An informative can however be attached to any forthcoming approval advising that the applicant's attention is drawn to NI Waters' 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 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;
- It has not been sufficiently demonstrated that future occupants of the building would not be detrimentally impacted from noise; and
- DfI Roads require amendments to facilitate a safe access to the application site.

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 within paragraph 6.77 of the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the proposed access arrangements would not prejudice road safety.

COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2025/0850/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Offsite replacement dwelling and garage (replacement of 17A Cloghogue Road, Toomebridge, Antrim, BT41 3PW)
SITE/LOCATION	35m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW
APPLICANT	Mark Carey
AGENT	N/A
LAST SITE VISIT	3rd December 2025
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 35 metres to the south of the dwelling at No. 15 Cloghogue Road, Toomebridge, which is located in the countryside and outside the development limit of any settlement designated in the Antrim Area Plan 1984-2001.</p> <p>The application site is located at the roadside of Cloghogue Road and is part of a wider agricultural field that lies adjacent to No. 15 Cloghogue Road. The northern and western site boundaries are defined by hedgerow approximately 1 metre in height. The eastern boundary is defined by existing trees approximately 8-12 metres in height and post and wire fencing approximately 1 metre in height. The southern boundary is defined by post and wire fencing approximately 1 metre in height.</p> <p>The site located just beyond an existing build-up of development which is located at the junction of the Cloghogue Road with the Roguery Road. The surrounding area is predominantly rural and consists mostly of existing detached roadside dwellings.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2024/0481/O Location: 50m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW Proposal: Dwelling and garage Decision: Permission Refused (20th September 2024) Appeal Dismissed (29th May 2025)</p> <p>Planning Reference: LA03/2023/0333/CLEUD Location: 17a Cloghogue Road, Antrim, BT41 3PW Proposal: Non-compliance with Condition 2 of planning approval T/2010/0164/F Decision: Certificate of Lawfulness Granted (21st November 2023)</p>	

Planning Reference: T/2010/0164/F
Location: 17a Cloghogue Road, Toomebridge
Proposal: Replacement Dwelling
Decision: Permission Granted (17th May 2010)

Planning Reference: T/2009/0405/F
Location: 17a Cloghogue Road, Toomebridge
Proposal: Extensions to front and rear of dwelling
Decision: Permission Granted (11th September 2009)

Planning Reference: T/2000/0397/F
Location: Conversion of Garage to Living Accommodation
Proposal: Conversion of Garage to Living Accommodation
Decision: Permission Granted (10th January 2001)

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 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. SP 3 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 18B – Replacement Dwellings.

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

- Policy DM 27 Rural Design and Character; 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 32 Listed Buildings.

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

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

Strategic Policy 10 - Environmental Resilience and Protection (SPG 10): 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 Policies:

- 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 – No objection subject to a condition

Department for Infrastructure Rivers – No objection

Historic Environment Division – Additional information required

DAERA NED – Additional information required

REPRESENTATION

Six (6) neighbouring properties were notified of the application, and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

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

Preliminary Matters

- Concerns relating to the principle of development were raised with the applicant via an email on 16th December 2025 and justification for the proposal in relation to Policy DM 18B of the ANPS was sought.
- In response to the above concern, the applicant submitted a Supporting Statement (Document 02 date stamped 23rd December 2025).
- An email was sent to the applicant on 21st January 2026 outlining Officers' concerns in relation to the replacement of a building previously approved as ancillary accommodation.
- Consequently, the applicant submitted a further Supporting Statement (Document 03 date stamped 27th January 2026).

Appropriate Assessment

The subject site is located at 35m south of 15 Cloghogue Road, Toomebridge, Antrim, BT41 3PW, and there are no relevant designated sites close by. The proposed development comprises one (1) dwelling. 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.

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 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 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 replacement dwelling as provided for by Policy DM 18B of the ANPS which sets out criteria for the assessment of replacement dwellings.

DM 18.7 of the ANPS states that the Council will permit a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling or it can be demonstrated the building was previously used as a dwelling and, as a minimum, all external structural walls are substantially intact.

In this instance, the subject building to be replaced clearly demonstrates the essential characteristics of a dwellinghouse given note to its current form of a single-storey detached building finished in painted render and black roof tiles, which has its structural walls and chimneys intact. The planning history of the site outlines that the subject building was previously approved as ancillary accommodation to the existing dwelling at No. 17 Cloghogue Road (planning application Ref: T/2000/0397/F). In addition, a Certificate of Lawfulness of Existing Use or Development (CLEUD) was granted for the use of the building as a dwelling unit under planning application Ref: LA03/2023/0333/CLEUD. In addition, the applicant has a supporting statement

(Document 03 date stamped 27 January 2026), which states that the building has been used as a separate dwelling since around 2008, has a separate postal address and was also paying domestic rates. It is accepted that the structure to be replaced exhibits the essential characteristics of a dwelling.

Policy DM 18.7 of the ANPS sets out the following criteria must be met:

Criterion (a) requires that the replacement dwelling is sited within the established curtilage of the existing building unless the curtilage is so restrictive that it could not reasonably accommodate a modest dwelling, or it can be shown that an alternative position would result in demonstrable landscape heritage, access or amenity benefits. The proposal is for an offsite replacement dwelling, located approximately 8.5m outside of the shared curtilage of No. 17 and No. 17A Cloghogue Road.

Although the red line of the application site encompasses only the building known as 17a Cloughogue Road and the lands identified for the off-site replacement dwelling, the previous red line for the dwelling to be replaced which was the subject of the Certificate of Lawfulness (Ref: LA03/2023/0333/CLEUD), was significantly larger and the curtilage of that dwelling could reasonably accommodate a modest dwelling.

A new dwelling at this offsite location would not provide any demonstrable landscape, heritage, access or amenity benefits as it relies on new landscaping for enclosure and integration, the site lacks any physical or visual link to the original setting, it has not been established that the proposal will not harm existing habitats and the site requires a new access road rather than utilising an existing access. The proposal therefore does not comply with criterion (a) of Policy 18.7 of the ANPS.

In addition to the above concerns relating to Policy DM 18.7 of the ANPS, Policy 18.12 of the ANPS states that in those cases where the existing building is retained, it will not be eligible for replacement again. This includes situations where the building is immune from enforcement action because of non-compliance with a condition to demolish.

The planning history attached to the subject dwelling to be replaced demonstrates that the subject dwelling has already been replaced under planning application Ref: T/2010/0164/F. Condition 2 of planning application Ref: T/2010/0164/F states:

"The dwelling hereby permitted shall not be occupied until the existing building coloured green on the approved plan 02 date stamped 9 April 2010 is demolished, all rubble and foundations removed, and the site is restored in accordance with the details on the approved plans.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site."

Whilst it is evident that the building which was to be replaced is still in situ, in 2023 as outlined above, a Certificate of Lawfulness of Existing Use or Development (CLEUD) was submitted under planning application Ref: LA03/2023/0333/CLEUD for the non-compliance with Condition 2 of planning application T/2010/0164/F and was approved on 20 November 2023. This CLEUD certifies that No. 17A had been occupied as a dwelling since at least 2017 leading up to the application submission

date of 3rd April 2023 and the replacement dwelling (No. 15 Cloughogue Road) had also been occupied since at least 2017 to the application submission date. It is therefore considered that No. 17A has already been replaced by No. 15 as approved by planning Ref: T/2010/0164/F, and as per policy requirements set out by DM 18.17 of the ANPS, is not eligible for replacement again.

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.

This is an outline planning application and therefore no details regarding design have been provided. However, given the location of the site, which is not bounded by any built development to the south or east, it is considered that any dwelling, irrespective of its design would be visible on approach when travelling from the north and along the frontage of the application site. Given the relatively flat nature of the site, it is considered that a proposed dwelling would further erode the rural character of the area and would fail to integrate into the rural landscape.

However, Policy DM 27.3 sets out that development will be acceptable where it will not cause a detrimental change to or further erode rural character through causing a suburban style build-up of development when viewed with existing or approved buildings or would create or add to a ribbon of development. As No. 17A has already been replaced by the dwelling at No. 15 Cloughogue Road under planning application Ref: Planning Reference: T/2010/0164/F, it is considered that the proposal would result in a suburban style build-up of development and would also extend the existing ribbon of development along the Cloughogue Road (to include No. 73, No. 17 and No. 15) in a southerly direction.

It is considered that the proposal does not respect the traditional pattern of development in the area and would further erode the rural character of the area as it would extend the existing ribbon of development along this stretch of the Cloughogue Road.

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 dwelling to the application site is No. 15 Cloghogue Road, which is located approximately 10.3m to the north. Given that the siting of No. 15 is located approximately 54.7m from the roadside and is orientated towards the southwest, it is considered that there will be no negative impact on the amenity of No. 15 as the amenity space belonging to the property will be screened from view by the existing dwelling.

Furthermore, it is considered that there will be no negative impact on the amenity of No. 17 Cloghogue Road, due to the intervening mature hedgerow afforded to the southern boundary of the property which would screen any views of the amenity space of No. 17.

The amenity of No. 14 Cloghogue Road is not considered to be significantly adversely affected due to the intervening roadside boundary hedging afforded to the application site which acts as screening to this property.

It is noted that the Council's Environmental Health Section (EH) were consulted and raised no objection to the proposal.

Although the principle of a new dwelling is not considered acceptable, 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.

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 raised no objection, subject to the attachment of a planning condition, should the development be approved.

Although the principle of a new dwelling is not acceptable, the proposal is capable of providing safe access arrangements and would not significantly inhibit the free flow of traffic.

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.

A Biodiversity Checklist (Document 01 date stamped 13th November 2025) was submitted, which was completed by the applicant and did not identify any adverse impacts on natural heritage as a result of the proposed dwelling. However, DAERA Natural Environment Division (NED) was consulted, and acknowledged the Biodiversity Checklist submitted. NED referred the Council to Part 2, Section 1 and 6 of the form, which appears to be incorrectly completed, as the development is for a replacement dwelling and appears to be within 25m of field hedgerows. As a result, NED requested the submission of an Ecological Statement, completed by an experienced and qualified ecologist. However, no further information in relation to ecology was requested owing to the principle of development not being established. Due to the lack of information, a precautionary reason for refusal has been proposed.

Historic Environment

Policy SP 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 32 Listed Building which indicates that the Council will seek the protection, conservation, enhancement and appropriate active use of listed buildings.

DfC Historic Environment Division, Historic Buildings (HED) was consulted and advised that the application site impacts upon No. 73 Roguery Road, Toomebridge (HB20/01/021D, Grade B1) which is a listed building of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.

HED has considered the impacts of the proposal on the listed building, including its setting, and on the basis of the information provided, advised that it has incomplete information which does not allow a substantive response on the impact of the proposal on the listed buildings.

Whilst HED Historic Buildings is content in principle with the offsite replacement of No. 17a Cloghogue Road, it notes that the proposal does not include any site sections, massing studies or photomontages to illustrate the relationship between the proposal and the listed building and as such cannot fully assess the application without these drawings.

HED requested a contextual massing section of the proposal in juxtaposition with the listed building, showing proposed finished floor and ridge heights of the proposed building, in order to make a full assessment under the above policies. HED stated that it would wish to see that the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the adjacent listed building.

As this is an outline planning application no details in respect of the siting, design, or proposed finishes have been submitted. Should planning permission be granted, those details would be submitted as part of the Reserved Matters planning application. However, it is anticipated that any concerns raised by HED could be mitigated.

Flood Risk

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.

Dfl Rivers was consulted and advised that there are no designated watercourses within the application site, and it does not lie within any floodplain. However, it also advised that undesignated watercourses may affect the site, and a Drainage Assessment may be required if the proposal exceeds 1,000msqm. Given the nature of the proposal, it is not expected to exceed this threshold.

In addition, Dfl Rivers has advised that where a Drainage Assessment is not required the developer should still carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development, including consent to discharge storm water run-off from the site. Dfl Rivers has recommended that informatives be attached to any forthcoming planning approval.

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 states that consideration of drainage issues is a requirement for all development proposals.

As this application seeks 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.

The proposed dwelling is not located in an area where there is evidence of a history of surface water flooding, and given the proposal, it is not expected to involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) is not required to be submitted.

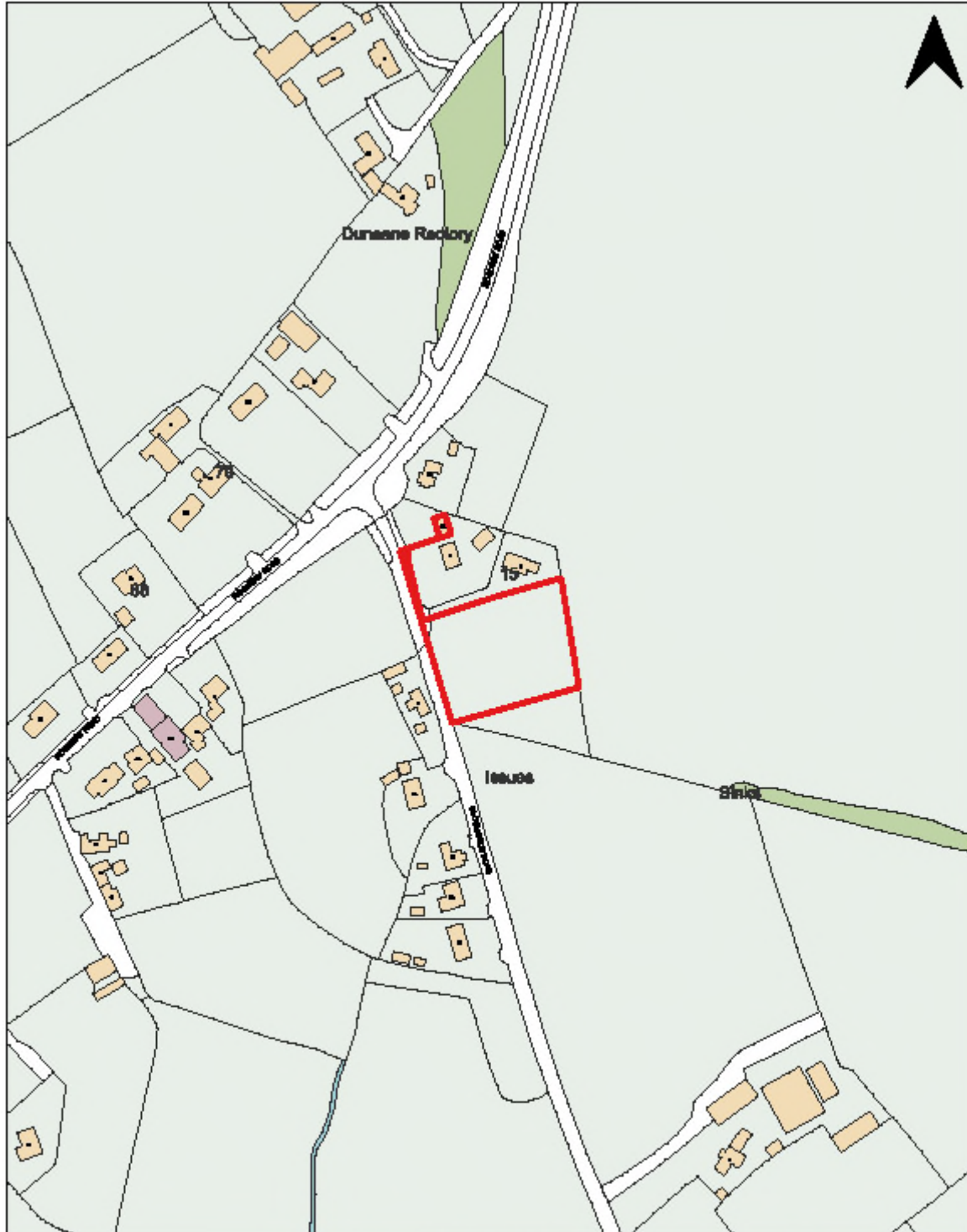
NI Water was not consulted in relation to this application for a single dwelling in the countryside. An informative can be attached to any forthcoming approval advising that the applicant's attention is drawn to NI Waters' Standing Advice in relation to single domestic properties in the rural area seeking connection to water mains.

CONCLUSION


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

- The principle of a replacement dwelling is not acceptable;
- The proposal relies on new landscaping for enclosure and integration;
- The proposal would result in a detrimental change of rural character through the extension of the existing ribbon of development;
- It is considered that the proposed dwelling would not compromise the amenity of neighbouring occupiers;
- The natural heritage impacts of the proposal have not been demonstrated;
- It is the applicant's responsibility to assess the flood risk at the application site and carry out appropriate mitigation if necessary; and
- It is considered that any impact on the neighbouring listed building could be mitigated by an appropriately sited and designed dwelling.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
<ol style="list-style-type: none"> <li data-bbox="193 302 1441 526">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 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with Criterion (a) in that the proposal is not sited within the established curtilage of the existing dwelling to be replaced and the offsite replacement does not provide any demonstrable landscape, heritage, access or amenity benefits. <li data-bbox="193 548 1441 728">2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as the proposed dwelling would have a significantly greater visual impact than the existing building to be replaced. <li data-bbox="193 750 1441 907">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 18.12 of the Antrim and Newtownabbey Plan Strategy in that the proposal seeks the replacement of a building which has already been replaced. <li data-bbox="193 929 1441 1086">4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 18.7 of the Antrim and Newtownabbey Plan Strategy in that the proposal relies on new landscaping for enclosure and integration. <li data-bbox="193 1108 1441 1310">5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 6.73 and fails to meet the provisions of Policy DM 27.3 of the Antrim and Newtownabbey plan Strategy in that the proposal would result in a detrimental change of rural character through the extension of the existing ribbon of development along the Cloghogue Road. <li data-bbox="193 1332 1441 1534">6. 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. <li data-bbox="193 1556 1441 1780">7. 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 (d) of DM 18.7 as the proposed dwelling cannot be absorbed into an existing cluster through rounding off and consolidation and will significantly alter its existing character and visually intrude into the landscape. <li data-bbox="193 1803 1441 2020">8. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.77 and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposed access arrangements would prejudice road safety and significantly inconvenience the free flow of traffic, people or goods. 	



Legend

Site Boundary 

LA03/2025/0850/O



1:2,500

COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2025/0628/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed new car-port to front of dwelling and new front boundary wall
SITE/LOCATION	69 New Lodge Road, Caulside, Antrim, BT41 2QW
APPLICANT	Mr & Mrs Neill Park
AGENT	Tumelty Planning Services
LAST SITE VISIT	16/03/2026
CASE OFFICER	Michael Glynn Tel: 028 903 40411 Email: Michael.glynn@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/702244</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members will be aware that this application was brought before the Planning Committee in March 2026, with a recommendation to refuse planning permission. It was unanimously agreed by Members that the application be deferred for two months to allow further engagement between the applicant's agent and the Planning Section, with a view to resolving outstanding concerns regarding the scale and external finishes of the car port and reaching an acceptable solution.</p> <p>On 23rd April 2026 the agent submitted an amended Floor and Elevation Plan (Drawing No. 03/1 date stamped 23rd April 2026) which reduced the height of the carport by approximately 0.4m to an overall height of 3.8m. The plan also proposed to amend the finishes of the carport from red brick to stone cladding to match the existing finish of the porch on the host dwelling.</p> <p>Following discussions with the agent on 24th April 2026, a further amended Floor and Elevation Plan (Drawing No 03/1 date stamped 28th April 2026) was submitted which amended the stone cladding finish on the carport to a roughcast render finish to match the existing finish of the nearby dwelling. An amended Site Layout and Wall Elevation Plan (Drawing No. 02/1 date stamped 28th April 2026) was also submitted which included a contextual plan showing the reduced height of the car port (3.8m) and the proposed roughcast render finishes of both the carport and the boundary wall.</p> <p>The proposed front boundary wall is 1.6m in height, with pillars of 1.85m in height at the northern site entrance and 2.2m in height at the southern entrance. The design, height and finishes of the boundary wall are considered to be acceptable and not a determining factor in the recommendation on this application.</p> <p>Although the height of the proposed carport has been reduced by approximately 0.4m to an overall height of 3.8m in height, the development due to its siting</p>	

adjacent to the New Lodge Road remains highly visible when travelling in both directions along the road, where it presents as a dominant, obtrusive and out of character feature in the landscape. As a result, the car port is considered detrimental to the character and appearance of both the dwelling and the wider area.

The proposed roughcast render finish of the proposed carport to match the existing dwelling is considered acceptable. However, the revised scheme fails to satisfactorily address the Council's concerns in relation to the siting of the carport, which sits forward of the existing dwelling and has a detrimental impact on the visual amenity and character of the area and the host dwelling given its massing and appearance adjacent to the public road.

In conclusion, it is considered the proposal remains contrary to the policy provisions of the SPPS and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy.

CONCLUSION

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

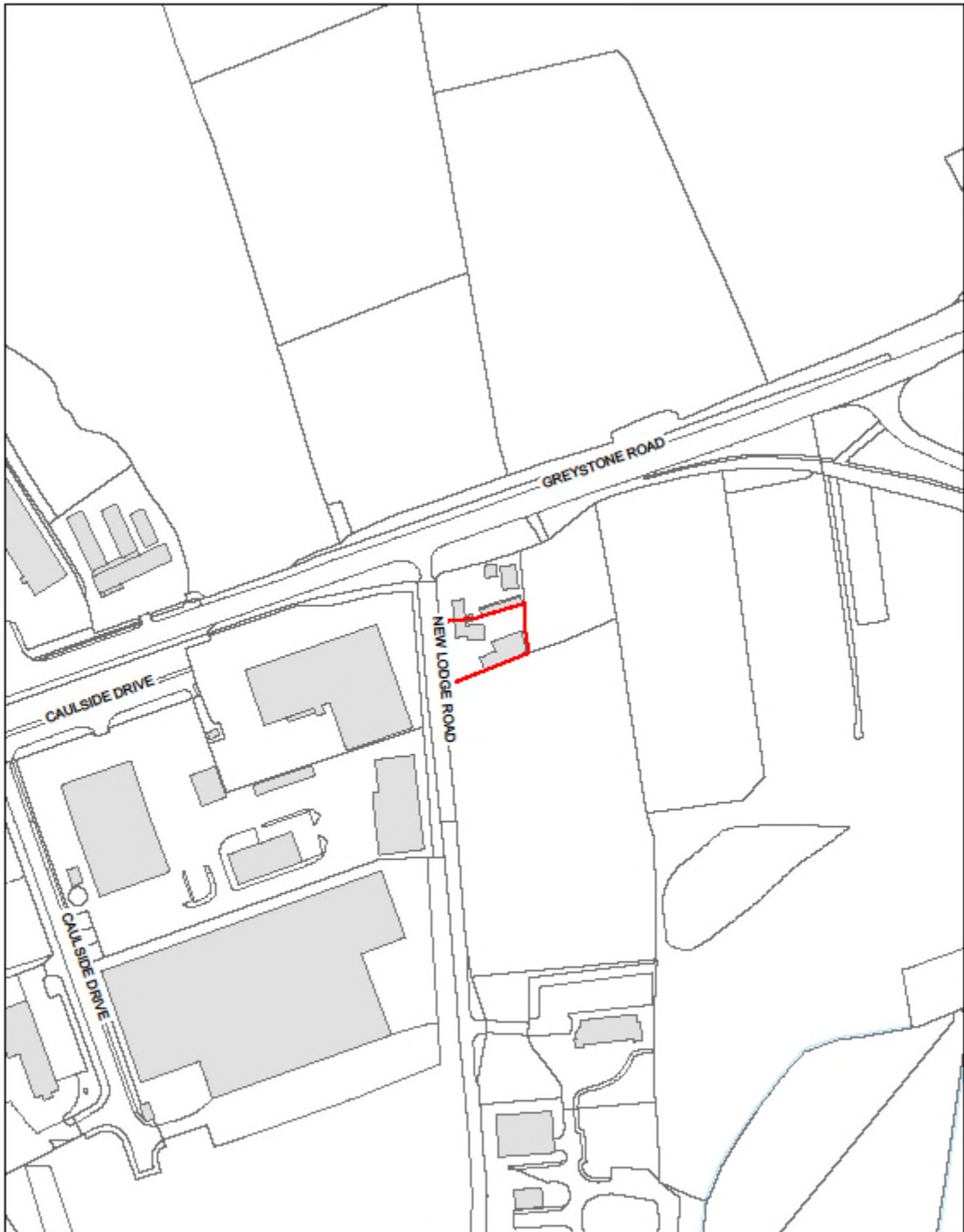
- The principle of development is considered acceptable;
- The proposal is considered unacceptable in terms of its massing and appearance;
- The proposal is not considered to unduly impact the amenity of neighbouring properties;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area; and
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Local Development Plan, in that the siting, massing and appearance of the carport would detract from the appearance and character of the existing property and the surrounding area.



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Reference : LA03/2025/0628/F

1:2,500 

 Site Location



PART TWO
OTHER PLANNING MATTERS

ITEM 3.7

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS APRIL 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 April 2026.

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

Two (2) appeals were dismissed during April by the Planning Appeals Commission.

Planning application:	LA03/2024/0415/F
PAC reference:	2025/A0091
Proposed Development:	Proposed extension to existing warehouse.
Location:	17 Carnanee Road, Templepatrick, BT39 0BZ
Date of Appeal Submission:	13 November 2025
Date of Decision:	15 April 2026
Decision:	Appeal Dismissed – Council Decision Upheld

Planning application:	LA03/2025/0181/F
PAC reference:	2025/A0098
Proposed Development:	Retrospective extension of curtilage to existing business, including hardstanding area
Location:	20m North of 27 The Diamond Road, Crumlin, Aldergrove, BT29 4QX
Date of Appeal Submission:	25 November 2025
Date of Decision:	30 April 2026
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

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

ITEM 3.8

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

1. Purpose

The purpose of this report is to update Members on the Proposal of Application Notices received during April 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:	LA03/2026/0224/PAN
Proposal:	Improved access to Nutts Corner Sunday markets to include a roundabout and all associated site, civil and landscaping works.
Location:	Lands approximately 383m south and southwest of 77 Nutts Corner, Crumlin, BT29 4SJ & 526m southwest of 1 Dundrod Road, Nutts Corner, Crumlin, BT29 4SR & 615m west of Unit 17 Nutts Corner Business Park Dundrod Road, Crumlin, BT29 4GD & lands adjacent and northwest of Nutts Corner Raceway, Crumlin and the Moira Road (including adopted road, hard shoulder & verges) from Ballydonaghy Road crossroads to Nutts Corner Roundabout.
Applicant:	Nigel Herdman
Date Received:	3 April 2026
12 week expiry:	26 June 2026

PAN Reference:	LA03/2026/0216/PAN
Proposal:	Erection of 125no. dwellings (comprising 6no. detached, 52no. semi-detached and 67no. apartments) with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Niblock Road

Location:	Lands bound by the Ballymena Road and Niblock Road and approximately 80m south-east of No. 105 Ballymena Road, Antrim.
Applicant:	Toland House Properties Ltd
Date Received:	1 April 2026
12 week expiry:	24 June 2026

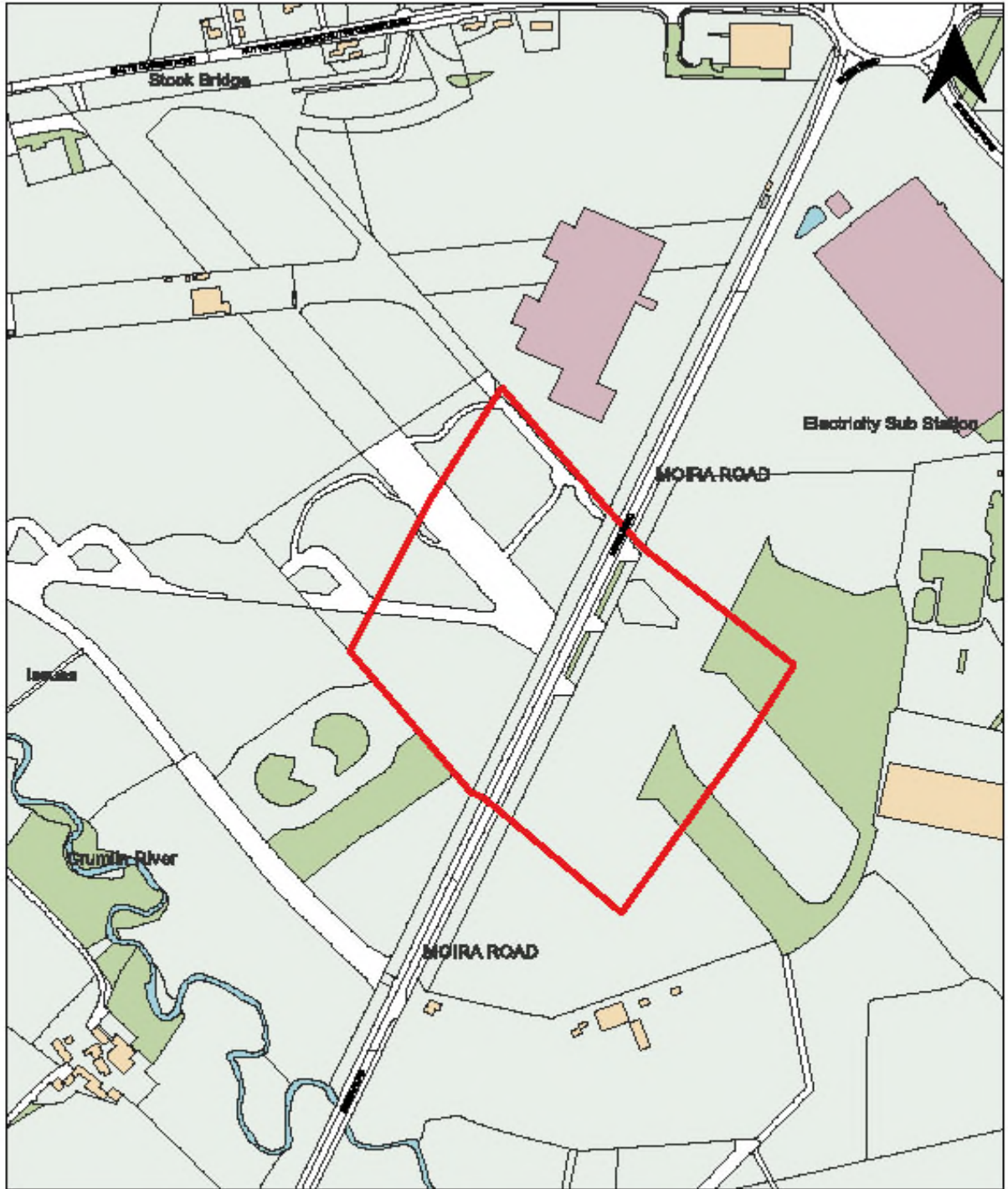
4. Recommendation

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

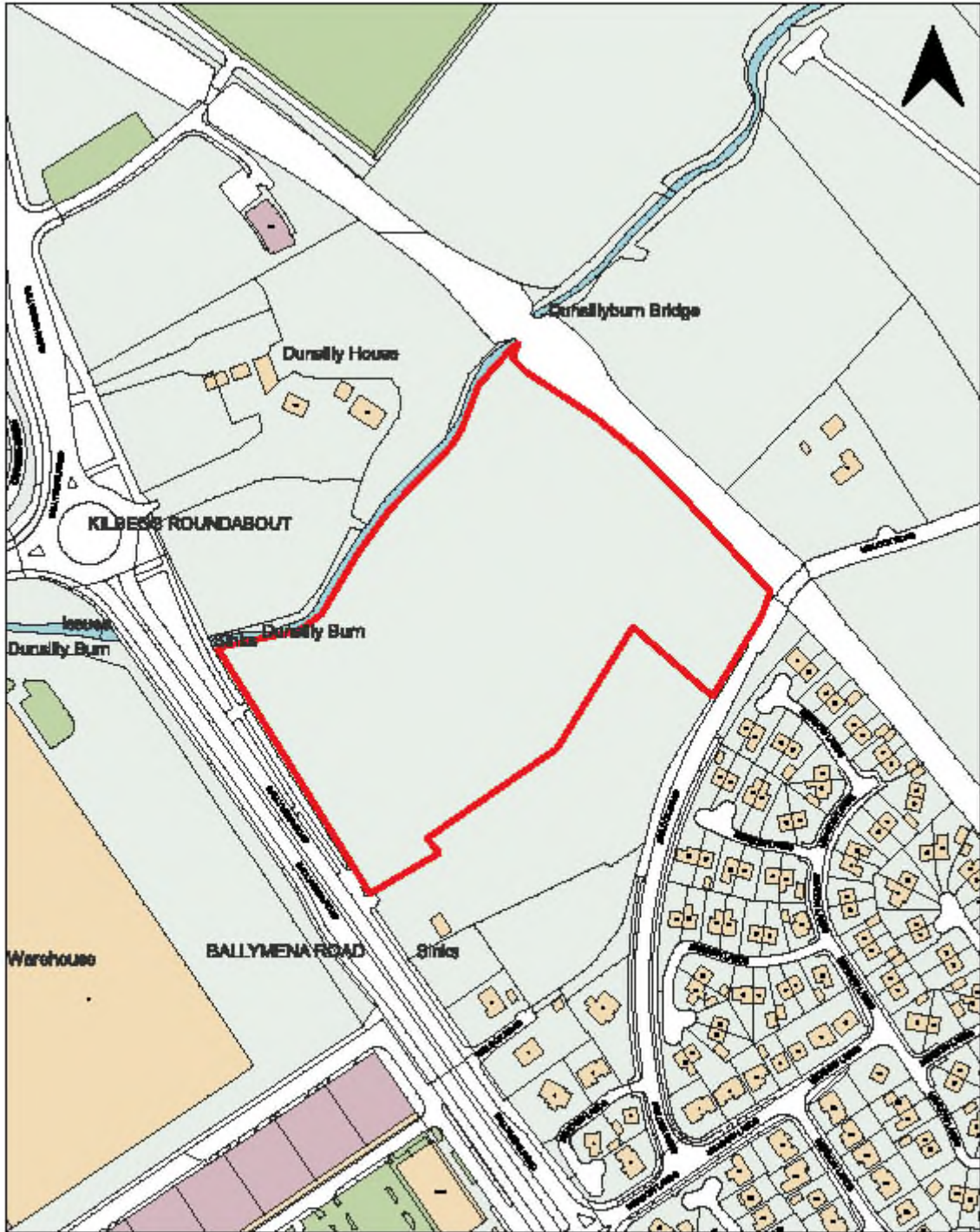


LA03/2026/0224/PAN



 Site Boundary

1:5,000



LA03/2026/0216/PAN



 Site Boundary

1:2,500

ITEM 3.9

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE CORRESPONDENCE - PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) ORDER (NORTHERN IRELAND) 2026

1. Purpose

The purpose of this report is to advise Members that correspondence has been received from the Department for Infrastructure (DfI) regarding amendments to Permitted Development rights for Reverse Vending Machines (RVMs).

2. Background/Information

Correspondence has been received from the Department for Infrastructure outlining a statutory rule made under the Planning Act (Northern Ireland) 2011. The rule amends the Planning (General Permitted Development) Order (Northern Ireland) 2015 to introduce Permitted Development rights for the installation, alteration or replacement of RVMs at or within the curtilage of shops.

The statutory rule was made on 22 April 2026 and comes into operation on 13 May 2026.

The provisions form part of wider preparations for the Deposit Return Scheme being delivered by the Department of Agriculture, Environment and Rural Affairs, due to commence in October 2027.

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

3. 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, Planning

ITEM 3.10

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NI PLANNING CONFERENCE 2026

1. Purpose

The purpose of this report is to inform Members of the arrangements for this year's annual Royal Town Planning Institute Conference, which will take place on Tuesday 8 September 2026, at the Europa Hotel in Belfast. The conference will focus on delivering prosperity through planning.

2. Background

The Royal Town Planning Institute is an international professional body for Town Planners. It is responsible for maintaining professional standards and accrediting planning courses nationally and internationally.

The conference provides an opportunity for all those with a role in planning to come together to network, explore and discuss key issues, challenges and opportunities across the sector.

3. Conference Theme

This year's conference, sponsored by William Orbinson KC, is titled "Delivering Prosperity Through Planning" and will explore the role of planning and planners in supporting economic, social and cultural prosperity.

Delegates will hear from a wide range of speakers from across government, local authorities, industry and the community sector. The programme will include key themes such as:

- Social housing
- Regeneration
- Heritage
- Health and wellbeing
- Environmental sustainability
- The role of planning in driving economic growth.

Speakers confirmed to date include:

- Suzanne Wylie (NI Chamber)
- Brendan Gallagher (AtkinsRéalis)
- Roisin Donnelly (MAG)
- Michele Bryans (EastSide Partnership)
- Denise Quinn (Radius Housing)
- Suzanne McCracken (Derry City & Strabane District Council)

The conference will also include a panel discussion chaired by William Orbinson KC, with panel members including Karen McShane.

Further speakers and panel members are to be announced. The conference will conclude with closing remarks from Rachel Fisher, Chief Executive of the RTPI.

The cost to attend is:

Elected Member: £60.00 inc VAT

RTPI Member: £108.00 inc VAT

Non-Member: £138.00 inc VAT

4. Recommendation

It is recommended that tickets be booked for the current Chairperson/Vice Chairperson and the forthcoming Chairperson/Vice Chairperson along with any other current Planning Committee Members who wish to attend.

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

ITEM 3.11

P/FP/LDP/01 UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan, specifically progress on the Council's response to the Department for Infrastructure's Section 14 Plan Strategy Amendment, and the emerging Draft Local Policies Plan.

2. Introduction/Background

A – Section 14 Amendment to the Plan Strategy, Abbey Centre

Members are reminded that reports were presented to, and agreed at, the January and March 2026 Planning Committee meeting regarding the Department for Infrastructure's (DfI) Section 14 (s14) Direction amendment in relation to the Plan Strategy (PS) Abbey Centre retail boundary designation.

Senior Officers met with representatives from Belfast City Council (BCC) to confirm a collaborative approach to the cross-boundary issue of the Abbey Centre, and representatives from DfI Strategic Planning to discuss a draft policy approach to the Abbey Centre as a District Centre in the Antrim and Newtownabbey Retail Hierarchy (Plan Strategy, Policy SP 2.12, table 4).

Officers are currently preparing an evidence base bundle of the s14 PS draft amendment submission to the Department for Members consideration and approval, an update of which to be provided to Members in due course.

B – Draft Local Policies Plan, Members Workshops and Emerging Evidence

Members Workshops

Since October 2025, monthly Draft Local Policies Plan (DLPP) topic-based Members workshops have taken place to brief and engage Members on emerging studies. One further workshop took place on 18 May 2026 (Strategic Housing, emerging evidence update, and Plan Strategy Amendment, Abbey Centre).

Copies of all presentations are available to view on Members iPads; marked 'in confidence'. Members are advised one further workshop is planned, and diary invitations have been issued for:

22 June 2026, 4:00 pm to 5:00 pm.

C – Local Development Plan Monitoring, Housing

Housing

Members will recall that the Annual Housing Monitor for the Borough is undertaken by the Forward Planning Section to inform the Local Development Plan process and gain an understanding of the amount of housing land supply that remains

available within the thirty (30) settlements of the Borough.

The Monitor takes account of all sites within settlements, where the principle of housing has been established. As a result, it includes details of the number of dwellings approved on unzoned sites (whether through extant or expired permissions), as well as information on the number of dwellings approved or that could be provided on zoned housing land. Information from Building Control commencements and completions are inputted into the survey and used to inform the results of the Monitor.

The 2026 Monitor, a copy of which is **enclosed**, covers the period 01 April 2025 to 31 March 2026, and indicates that there is remaining potential for some 7,987 dwelling units on 362 hectares of land within the settlements of the Borough. Some 543 dwellings were completed during this period, a decrease from the 637 units built during the 2024/2025 reporting period.

Details for the individual sites are set out in a series of maps and associated tables. It is intended that, following Members agreement, the findings of the 2026 survey will now be made available to the public on the Council's website.

D – Local Development Plan, Working Groups

Coastal Forum Working Group Meeting

Members are advised a meeting of the DAERA/DfI Coastal Forum Working Group (CFWG) took place remotely and in person at Clare House, Airport Road West, Belfast on 03 March 2026. A copy of the draft minutes is **enclosed** for Members information.

DfI Transport Planning Modelling Unit, Eastern Transport Plan Steering Group
Members are advised a meeting of the DfI Transport Planning Modelling Unit (TPMU) Eastern Transport Plan (ETP) Steering Group took place in person at James House, Belfast. A project update was provided on the emerging draft Plan, and a copy of the agreed previous meeting minutes which took place on 27 June 2025 is **enclosed** for Members' information.

Officers met with representatives from DfI TPMU and their consultant AtkinsRéalis on 24 April 2026 to discuss the approach to the forthcoming draft Antrim and Newtownabbey iteration of the draft ETP. A series of further meetings are planned, to ensure the ETP timeline for delivery is consistent with that of the Council's LDP timetable for publication of the DLPP in 2026/2027. A copy of the meeting presentation is **enclosed** for information.

Previous Decision of Council

March 2026, April 2026 – DfI s14 update, DLPP emerging evidence update, agreed.

3. Financial Position/Implication

Not applicable.

4. Recommendation

It is recommended that the report be noted and that the Annual Housing Monitor 2026 be agreed and published on the Council's website.

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

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

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

3.12 ANY OTHER RELEVANT BUSINESS

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