



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN THE CHAMBER, MOSSLEY MILL
ON MONDAY 17 AUGUST 2026 AT 6.00 PM**

In the Chair : Alderman L Boyle

Committee Members Present (In Person) : Alderman M Magill
Councillors – J Archibald-Brown, S Cosgrove, S Flanagan,
R Kinnear, AM Logue, R Lynch and B Mallon

Committee Members Present (Remotely) : Councillor T McGrann

Non-Committee Members Present (In Person) : Councillors –, P Dunlop and A McAuley and B Webb

Public Speakers	:	Grainne Rice Gary Turkington David Handcock Richard Agus Ryan Whittington Mervyn Keegan Councillor R Lynch Azman Khairuddin Declan Donaghy Councillor P Dunlop Les Ross Brendan Starkey Peter Bell Councillor A McAuley Conor McAlister Eleanor Dargan Martin Nugent	(Agent, Item 3.1) (Applicant, Item 3.1) (Applicant, Item 3.1) (Consultant, Item 3.1) (Consultant, Item 3.1) (Consultant, Item 3.1) (Councillor, Item 3.2) (Agent, Item 3.2) (Applicant, Item 3.2) (Councillor/Objector, Item 3.3) (Agent, Item 3.3) (Agent, Item 3.4) (Applicant, Item 3.4) (Councillor, Item 3.5) (Applicant, Item 3.5) (Objector, Item 3.7) (Agent, Item 3.8)	:
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Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer (Legal, Land, Governance & Policy)
– P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry

Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
ICT Helpdesk Officer – D Mason
ICT Project Officer – C Bell
Member Services Officer – E Skillen

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the August Planning Committee Meeting. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson advised that an Addendum report relating to Item 3.3, the Site Visit report, and a speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Borough Lawyer and Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Alderman T Campbell
Councillor R Foster

2 DECLARATIONS OF INTEREST

Items 3.2 and 3.3 – Councillor R Lynch
Item 3.3 – Councillor J Archibald-Brown

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2026/0259/F

PROPOSAL:	Proposed erection of storage and distribution warehouse building with ancillary facilities, office space, internal chiller unit, solar panels and external yard, including HGV and car parking, landscaping and infrastructure works. Access from established entrance into Ballyearl Business Park onto Doagh Road at Houstons Corner
SITE/LOCATION:	Lands 185m south of 34 Ballynure Road, to the south-east of Ballyearl Business Park, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey
APPLICANT:	JH Turkington & Sons Ltd

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speakers addressed the Committee and responded to

enquiries from Members as requested –

Grainne Rice	In Support/Agent
Gary Turkington	In Support/Applicant (for questions)
David Handcock	In Support/Applicant (for questions)
Richard Agus	In Support/Consultant (for questions) (Zoom)
Ryan Whittington	In Support/Consultant (for questions) (Zoom)
Mervyn Keegan	In Support/Consultant (for questions) (Zoom)

Proposed by Councillor Flanagan

Seconded by Alderman Magill that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Logue joined the meeting at this point.

Having declared an interest in Item 3.2 and Item 3.3 Councillor Lynch left the Chamber.

ITEM 3.2 APPLICATION NO: LA03/2025/0122/F

PROPOSAL:	Retention of coffee dock, external seating, landscaped accessible entrance to football grounds and coffee dock, new club office and registration point and equipment stores, including proposed changing facilities within a shipping container
SITE/LOCATION:	15m east of 51 Castle Road, Antrim, BT41 4NA
APPLICANT:	Declan Donaghy

Ashleigh Wilson, Senior Planning Officer, introduced the Addendum Report to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Member and public speakers addressed the Committee and responded to enquiries from Members as requested –

Declan Donaghy	In Support/Applicant
Councillor R Lynch	In Support/Councillor(Questions)
Azman Khairuddin	In Support/Agent (Questions)

Proposed by Councillor Kinnear

Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Having declared an interest in Item 3.3 Councillor Archibald-Brown left the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2025/0895/RM

PROPOSAL:	Proposed petrol filling station and retail unit with parking, lighting and associated development including solar panels and package treatment plant, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement
SITE/LOCATION:	11 Ballycraigy Road, Antrim, BT41 2BD
APPLICANT:	Solo Direct Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and the associated addendum report to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested –

Councillor P Dunlop
Les Ross

In Objection/Councillor
In Support/Agent

Proposed by Councillor Flanagan
Seconded by Councillor Mallon that this Item be deferred until the September/October Committee Meeting to allow Officers time to discuss road safety concerns with DfI.

On the proposal being put to the meeting 6 Members voted in favour, 2 against and 0 abstentions, it was agreed

that the Item be deferred to the September/October Committee meeting to allow Officers to discuss road safety concerns with DfI.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Archibald-Brown returned to the meeting at this point and Councillor Lynch returned during the Item 3.4 and was therefore unable to vote.

Alderman Magill left the Chamber during Item 3.4 and Item 3.5

ITEM 3.4 APPLICATION NO: LA03/2025/0540/F

PROPOSAL:	Part-retrospective application for the retention of a workshop building (including ancillary office, storage, and toilet facilities) and the retention of an extension to existing yard (including a concrete ramp); together with proposed landscaping works comprising an earth bund and new planting, improvements to the existing site access, and all associated works
SITE/LOCATION:	Approximately 100m north of No.15 Gallagher Road, Toomebridge, BT41 3QS
APPLICANT:	Bell Transport

Ashleigh Wilson, Senior Planning Officer, introduced the Addendum Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speakers addressed the Committee and responded to enquiries from Members as requested –

Brendan Starkey	In Support/Agent
Peter Bell	In Support/Applicant (for questions)

Proposed by Councillor Kinnear

Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Addendum Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.5 APPLICATION NO: LA03/2025/0815/F

PROPOSAL:	Proposed Farm Shed (Retrospective)
SITE/LOCATION:	60m southeast of 43 Nutts Corner Road, Crumlin, BT29 4SQ
APPLICANT:	Conor McAlister

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested –

Councillor A McAuley	In Support/Councillor
Conor McAlister	In Support/Applicant

Proposed by Councillor Cosgrove
Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 4 of the Antrim and Newtownabbey Plan Strategy 2030 in that the proposed farm building is not sited beside any existing farm buildings.**
- 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 4 (e) and (f) and Policy DM 27 of the Antrim and Newtownabbey Plan Strategy 2030 in that the subject development is not sited to integrate sympathetically into its surroundings, would not respect rural character, would have an adverse impact on visual amenity and the rural character and appearance of the area.**
- 3. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 37 of the Antrim and Newtownabbey Plan Strategy 2030 in that insufficient information has been provided to demonstrate that the proposed development will not lead to an unacceptable impact on Designated Sites of Nature Conservation Importance.**
- 4. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 47 of the Antrim and Newtownabbey Plan Strategy 2030 in that insufficient information has been provided to demonstrate that the proposed development will not lead to an unacceptable increase in the risk of pluvial flooding.**
- 5. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 46 of the Antrim and Newtownabbey Plan Strategy 2030 in that insufficient information has been provided to demonstrate that the proposed development will not be at risk of flooding or lead to the increased risk of flooding elsewhere**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Alderman Magill returned to the Chamber before Item 3.6

ITEM 3.6 APPLICATION NO: LA03/2026/0208/F

PROPOSAL:	Extension of curtilage to provide 14no. self-storage container units – existing units within the business park to be re-located here
SITE/LOCATION:	Taylor Business Park, 17 Carnanee Road, Templepatrick, BT39 0BZ
APPLICANT:	Andrew Taylor

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to Paragraphs 6.87 and 6.88 of the Strategic Planning Policy Statement Edition 2 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.**
- 2. The proposal is contrary to paragraphs 6.87 and 6.88 of the Strategic Planning Policy Statement Edition 2, Strategic Policy SP 2.4 and DM 2.6 and criterion (a) and (b) of DM 2.7 of the Antrim and Newtownabbey Plan Strategy, as insufficient evidence has been provided to demonstrate a compelling need for the proposed expansion in the countryside, that a settlement location is not feasible, or that the proposal would make a significant contribution to the local economy.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Logue left the Chamber at Item 3.7 and was therefore unable to vote.

ITEM 3.7 APPLICATION NO: LA03/2026/0166/F

PROPOSAL:	Proposed 22.5m Swann CS5S Lattice Tower c/w 6no antennas, 15no. RRUs, 2no. 0.3m dishes, 3no. cabinets, 1no. meter cabinet and ancillary development thereto to the rear of Glenwell House (Replacement Mast)
SITE/LOCATION:	Rear of Glenwell House, approx. 55m NW of 6 Glenwell Road, Newtownabbey, BT36 7QT
APPLICANT:	Cornerstone Telecommunications

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Eleanor Dargan

In Objection

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions, it was agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Logue returned to the Chamber before Item 3.8

ITEM 3.8 APPLICATION NO: LA03/2025/0848/F

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

Johanne McKendry, Senior Planning Officer, introduced the Second Addendum Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Martin Nugent

In Support/Agent (Zoom)

Proposed by Councillor Mallon

Seconded by Alderman Magill that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reasons:

- 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 Policies SP1.11 DM 18 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not meet any of the relevant provisions for a home in the countryside.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 F of the Antrim and Newtownabbey Plan Strategy in that the proposed building to be converted is not vernacular or considered locally important.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 D of the Antrim and Newtownabbey Plan Strategy in that the building to be converted is not within an existing established cluster of development.**

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 C of the Antrim and Newtownabbey Plan Strategy in that a small gap site does not exist on the site and there is no substantial and built continuously built up frontage.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Kinnear left the meeting at Item 3.9

ITEM 3.9 APPLICATION NO: LA03/2025/0901/F

PROPOSAL: Detached Pre-Fabricated Shed

SITE/LOCATION: 202 Hillhead Road, Ballyclare, BT39 9LP

APPLICANT: Andrew Moleiro

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Flanagan

Seconded by Councillor Lynch that full planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that full planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

PART TWO

OTHER PLANNING MATTERS

ITEM 3.10

P/PLAN/1 - DELEGATED PLANNING DECISIONS AND APPEALS JULY 2026

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission

(PAC) during the month of July 2026.

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

No Planning Appeal Commission Decisions were received during July from the Planning Appeals Commission.

Proposed by Councillor Lynch
Seconded by Councillor Mallon and agreed

that the report be noted.

NO ACTION

ITEM 3.11

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

1. Purpose

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

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fell into the Major development category were required to:

- give at least 12 weeks' notice to the Council that an application for planning permission was 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 was submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0518/PAN
Proposal:	Erection of c.190 residential units with associated car parking, private and communal amenity space, hard and soft landscaping works, site works and access arrangements from Birch Hill Road, including junction improvement works at Birch Hill Road and Stiles Way and pedestrian crossing point to Steeple Park.
Location:	Lands bound by Stiles Way and Birch Hill Road, including No. 2 Birch Hill Road, Antrim, BT41 2QH
Applicant:	Birch Hill Homes Ltd
Date Received:	10 July 2026
12 week expiry:	2 October 2026

Proposed by Councillor Lynch
Seconded by Councillor Mallon and agreed

that the report be noted.

NO ACTION

Councillor Logue left and returned to the meeting during Item 3.12

ITEM 3.12

SPD/2024/0080/TBA TRANSBOUNDARY CONSULTATION BY DEPARTMENT FOR INFRASTRUCTURE (Dfi)

1. Purpose

The purpose of this report was to make the Planning Committee aware of a planning application for a significant infrastructure development off the coast of Co. Louth.

Proposed development known as Oriel Windfarm off the coast of Co.Louth located in the maritime area and is positioned approximately 22 km east of Dundalk town centre, 18 km east of Blackrock, 6 km south of the Cooley Peninsula and 10 km north-east of Dunany Point. The Onshore Infrastructure is located approximately halfway between Drogheda and Dundalk, to the west of the town of Ardee, within the townlands of Dunany, Mitchelstown, Port, Nicholastown (Electoral Division of Dysart in the Barony of Ferrard), Boycetown, Togher, Clonmore, Tullydonnell, Corstown (Electoral Division of Drumcar in the Barony of Ardee), Corstown (Electoral Division of Dunleer in the Barony of Ferrard), Drumcar, Mullincross, Charleville, Dromgoolestown, Richardstown (Electoral Division of Stabannan in the Barony of Ardee), Harristown and Stickillin in Co. Louth

2. Background

The Department for Infrastructure had issued a consultation to the Council on the 24th June 2026 seeking comments on a planning application for an off shore wind farm which was submitted to An Coimisiún Pleanála for consideration.

The site is located approximately 6km off the Cooley Peninsula in Co. Louth and would comprise a number of wind turbines to an approximate tip height of 270 metres with the onshore infrastructure including transformers located within the administrative boundary of Louth County Council).

It was noted on the letter from the applicant (dated 22nd May 2024) to DfI Planning indicated that the period to make a response to An Coimisiún Pleanála was the 30th July 2025.

A full Environmental Statement had been submitted to An Coimisiún Pleanála as part of the application and the documents had been uploaded onto the Planning Portal and could be accessed using the following link.

<https://planningregister.planningsystemni.gov.uk/application/693307>

It was noted that the application had not been determined too date, however, the proposed development was unlikely to have any adverse impact upon the Borough other than some potential matters relating to marine ecology which would be matters normally considered by DAERA. The one remaining concern would be that the proposed development may affect aviation safety as either an aviation obstacle or by impacting on radar and therefore Belfast International Airport should be consulted.

Officers had no comment to make on the application and recommend that the Council indicates that Belfast International Airport in relation to aviation safety and DAERA be consulted on matters pertaining to marine ecology.

Proposed by Alderman Magill

Seconded by Councillor Flanagan and agreed

that DfI Planning be advised that the Council has no comment to make, however, consultation should be undertaken with Belfast International Airport in relation to aviation safety and DAERA on matters pertaining to marine ecology.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 3.13

ANY OTHER RELEVANT BUSINESS

3.13.1 DfI ROAD INFORMATION

In response to a Member's query, the Head of Planning Development Management advised that DfI had previously delivered workshops for planners on road safety criteria relating to major developments. He confirmed that Officers could request a similar session for Committee Members.

Proposed by Alderman Magill
Seconded by Councillor Cosgrove and agreed

that Officers request that DfI Roads provide a training session for Committee Members on the current road safety criteria applied by DfI to planning applications.

ACTION BY: Barry Diamond, Head of Planning Development Management

3.13.2 ROYAL TOWN PLANNING INSTITUTE (RTPI)

The Chair advised that bookings had opened for the Royal Town Planning Institute's Annual Law Update. Members noted that this had previously been a popular event.

The event is scheduled to take place on 9 November 2026, from 09:30 to 13:00, at W5.

Members wishing to attend were asked to contact Sharon Mossman as soon as possible. Tickets are priced at £60 each, plus VAT.

ACTION BY: Sharon Mossman, Deputy Director of Planning and Building

3.13.3 NUTTS CORNER – TRAFFIC CONGESTION

Members raised concerns regarding ongoing traffic congestion, traffic flow and site access issues in the Nutts Corner area, particularly associated with traffic generated by the Nutts Corner Market. It was noted that a significant number of complaints had been received in relation to traffic queues and backflow, and concern was expressed regarding the intensification of development and traffic in the area, including recent road safety concerns.

In response to a Member's query the Head of Planning Development Management advised that officers would continue to monitor forthcoming applications to ensure that traffic survey data was up to date. It was also noted that a Proposal of Application Notice submission had been made for a second roundabout on the Moira Road near the Nutts Corner Roundabout. Any issues with the roundabout would be investigated as part of the zoning under the Local Policies Plan.

ACTION BY: Barry Diamond, Head of Planning Development Management

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 8.10pm.

MAYOR