

COMMITTEE ITEM	3.3 ADDENDUM
APPLICATION NO	LA03/2025/0895/RM
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
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
AGENT	Les Ross Planning
LAST SITE VISIT	16 th January 2026
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/705089	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
Members, following the publication of the Committee Report, one (1) additional letter of objection has been received, bringing the total number of objections to three (3), all from one (1) notified property. The additional letter of objection raises concerns with the current maintenance of the site, referring to overgrown weeds and requests that the site is maintained. The existing condition and maintenance of the site is not a matter for the Planning Section as the site remains privately owned and is not subject to any maintenance conditions attached to any previously enacted grant of planning permission. Nevertheless, the proposal does include landscaping works as part of the proposed redevelopment of the site. The proposed landscaping works are shown on Drawing Number 10, date stamped 10th February 2026 and a proposed condition has been added to the end of the report (Condition 27) to stipulate that the landscaping shall be managed and maintained in accordance with the Landscape Management Plan (Document 08, date stamped 10th February 2026) which will control the future maintenance of landscaping on the application site. The recommendation remains to grant planning permission, subject to conditions.	
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITIONS	

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The proposed planting shall be carried out in accordance with approved Drawing No. 10, date stamped 10th February 2026. The planting shall be carried out within the first available season after occupation of the building hereby approved. Hedging shall be allowed to grow on and retained at a minimum height of 2 metres thereafter, trees shall be allowed to grow on and retained at a minimum height of 4 metres thereafter.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. If within the lifetime of the development following the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place within the next available full planting season, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. The net retail floorspace of the retail unit labelled 'Shop', on Drawing Number 04/1, date stamped 10th February 2026, hereby approved, shall not exceed 132sqm when measured internally. For the purposes of this condition, net retail floorspace refers to the sales floorspace of the store which is accessible to members of the public that is labelled 'Shop' on Drawing Number 04/1, date stamped 10th February 2026, hereby approved.

Reason: To enable the Council to control the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the vitality and viability of Antrim Town

5. The net retail floor area of the ancillary retail unit hereby approved shall be used only for the sale and display of convenience goods and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015, or in any provision equivalent to that Class in any statutory instrument revoking and replacing that Order.

Reason: To enable the Council to control the nature, range and scale of retailing activity to be carried out at this location

6. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 11/1 date stamped 12th February 2026, prior to the commencement of any other development hereby

permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

7. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

8. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 11/1 date stamped 12th February 2026.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

9. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 11/1 date stamped 12th February 2026.

Reason: To ensure that the roadworks considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

10. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No. 11/1 date stamped 12th February 2026 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

11. A detailed programme of works and any required / associated traffic management proposals shall be submitted to and agreed in writing with the Council prior to the commencement of any element of road works.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

12. The premises (including carpark) shall not be open to the public at any time outside the hours of 07:00hrs and 23:00hrs.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

13. There shall be no deliveries taken at or dispatched from the site outside the hours of 07:00hrs and 23:00hrs on any day of the week.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

14. During the operational lifetime of the development hereby approved, noise associated with the site shall not exceed the level outlined within Table 9 – Predicted noise levels at the receptors, and limits, within Document 05, date stamped 28th November 2025.

Receptor	Normal Activity Predicted level in Garden dB L ₉₀ RATING LEVEL	Diff between Rating and 39 dB LA90 BG	Delivery Activity Predicted level at Garden dB L ₉₀ RATING LEVEL	Diff between Rating and 39 dB LA90 BG	Plant Noise Only Level RATING LEVEL NIGHT	Diff between Rating and 26 dB LA90 BG	Measured Noise Levels dB L ₉₀	Predicted impact and significance
R1. 50 Abbeyfield	38	-1	41.4	2.4	22.2	-3.8	KRM BACKGROUND SURVEY 39.0 DAY MODE 26 NIGHT MODE	Background is not exceeded during normal activity, day or evening. Small exceedance during delivery +5dB threshold not met
R2. 27 Aspenburn	33.8	-5.2	36.3	-2.7	21.7	-4.3		Background is not exceeded. Low Impact
R3. 21 Abbeyfield	37	-2	41.5	2.5	13.7	-12.3	IRWIN BACKGROUND CARR SURVEY 44 DAY MODE 38 EVENING	Background is not exceeded during normal activity, day or evening. Small exceedance during delivery +5dB threshold not met
R4. 41 Limetree Avenue	33.1	-5.9	37.3	-1.7	6.2	-19.8		Background is not exceeded. Low Impact
R5. 68 Limetree Avenue	30.2	-8.8	34.1	-4.9	4.3	-21.7	KRM RESIDUAL SURVEY 48.4 DAY 38.5 NIGHT	Background is not exceeded. Low Impact
R6. 32 Limetree Close	27.6	-11.4	30.9	-8.1	12.6	-13.4		Background is not exceeded. Low Impact
R7. 42 Abbeyfield	32.3	-6.7	35.4	-3.6	12.3	-13.7		Background is not exceeded. Low Impact
R8. 10 Oakburn	30.6	-8.4	32.5	-6.5	19.3	-6.7		Background is not exceeded. Low Impact

Table 9. Predicted noise levels at the receptors, and limits (All values are referenced to the 1hr daytime period).

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

15. The 2no. wall mounted refrigeration units shall be installed in the position and location as shown on Drawing Number 04/2, date stamped 20th March 2026.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

16. Noise arising from any external item of plant or group of items of plant shall not exceed 67dB LAeq during the hours of 07:00 to 23:00, and 60dB LAeq during the hours of 23:00 to 07:00, when measured at 1 metre from the unit or group of units.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

17. The development shall not become operational until a 2.2m high acoustic barrier is installed along the northern, southern, & eastern boundaries of the site. The barrier shall have a surface weight density of not less than 15kg/m², be of solid construction, (i.e. no holes or gaps present for sound to pass through) and if it is a fence, it shall be of the ship-lapped design and shall be retained for the lifetime of the development.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

18. During the operational lifetime of the development, light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) on anytime between 07:00hrs and 23:00hrs.

Reason: To protect amenity at nearby residential dwellings.

19. Artificial lighting at the development including from signage, forecourt and car park lighting, shall not be operational at any time between 23:00hrs and 07:00hrs.

Reason: To protect amenity at nearby residential dwellings.

20. If during the development works, a new source of contamination and risks are found, which had not been previously identified, works should cease and the Council shall be notified immediately. Any new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) Guidance, available online at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable

Should an unacceptable risk to human health be identified, a remediation strategy shall be submitted to be agreed with the Council before being implemented.

Reason: To control any risk to human health arising from land contamination.

21. The development hereby approved shall not become operational until the package treatment plant has been installed as approved and is fully operational and thereafter maintained at the developers expense for the lifetime of the permission.

Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.

22. The package plant shall be decommissioned, and the development connected to a public sewer within six months of the Council notifying SOLO Direct Ltd that the waste-water treatment plant has been upgraded, or within such an extended period as the Council may agree in writing. The package plant shall be removed, and the land it occupied shall be reinstated in accordance with a scheme to be agreed in writing with the Council, within six months of the development being connected to a public sewer.

Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.

23. Prior to and for the duration of the construction phase, all existing drainage network outlets within Ballycraig Road adjacent to the site shall be identified and isolated, to prevent the egress of any contaminated surface water, unless otherwise agreed in writing with the Council.

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

24. The operational drainage for the site must be designed in accordance with approved Drawing Number 02/2, date stamped 20th March 2026 to include an oil interceptor.

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

25. No development shall commence until a Consent to discharge for foul sewage has been granted under the terms of the Water (NI) Order 1999.

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

26. Prior to the commencement of development, a SuDS management and maintenance plan shall be submitted including arrangements for long term maintenance.

Reason: To ensure that adequate measures are in place for the long-term management and maintenance of the SuDS scheme.

27. The proposed landscaping as indicated on stamped approved Drawing Numbers 10, bearing the date stamp 10th February 2026 shall be managed and maintained in perpetuity in accordance with the Landscape Management Plan, Document 08 date stamped 10th February 2026. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the landscaping in the interests of visual and residential amenity.