



Planning Committee

21st June 2021

Item 3.1

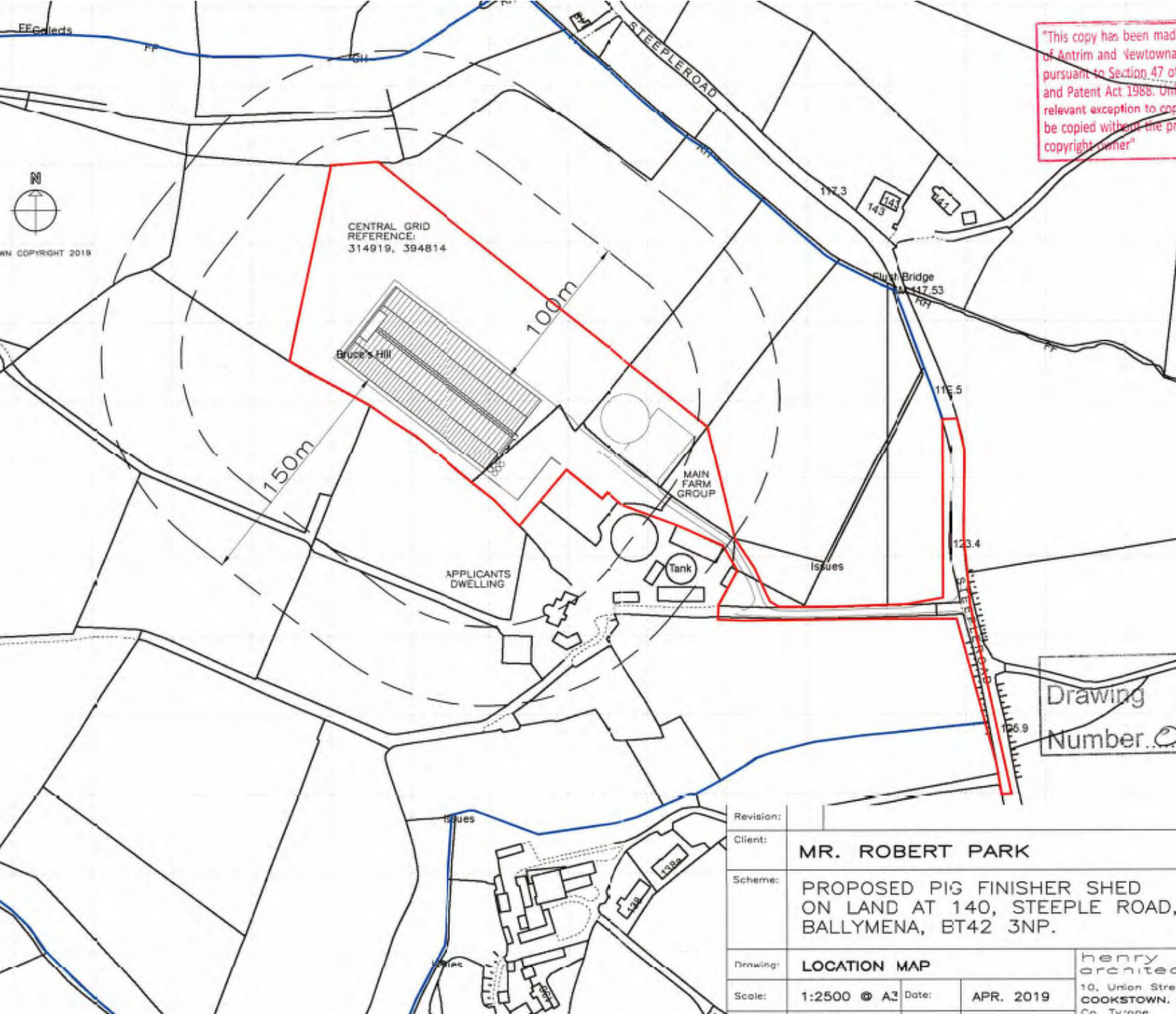
Planning Application: LA03/2020/0564/F

Proposal: Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access

Site Address: Lands approximately 150m north west of 140 Steeple Road Kells

Recommendation: Grant Planning Permission

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Drawing
Number 0

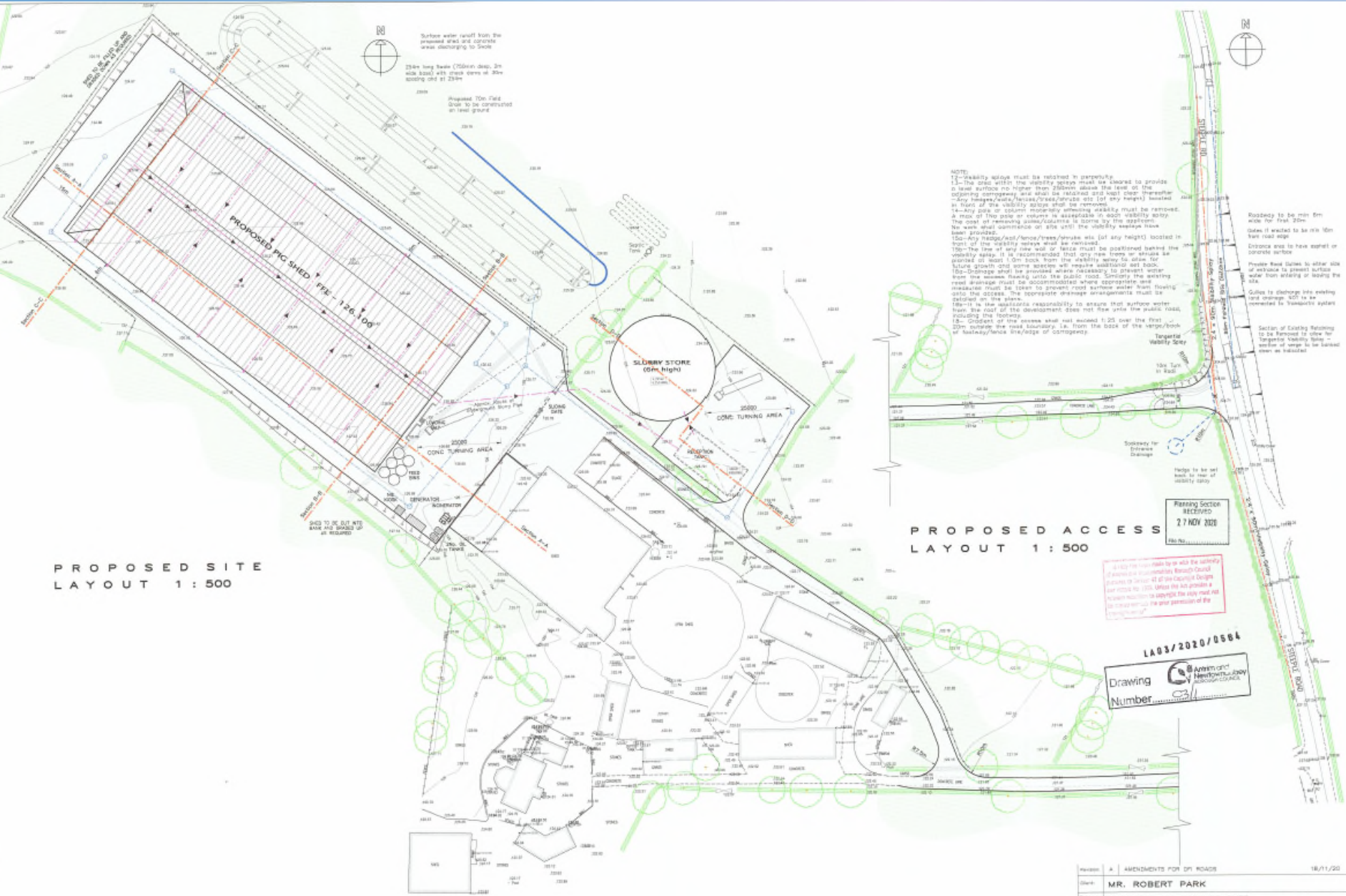
Revision:	
Client:	MR. ROBERT PARK
Scheme:	PROPOSED PIG FINISHER SHED ON LAND AT 140, STEEPLE ROAD, BALLYMENA, BT42 3NP.
Drawing:	LOCATION MAP
Scale:	1:2500 @ A3
Date:	APR. 2019

henry
architects
10, Union Street
COOKSTOWN,
Co. Tyrone

**and
wnabbey
COUNCIL**

PROPOSED SITE LAYOUT 1:500

PROPOSED ACCESS LAYOUT 1:500



Surface water runoff from the proposed shed and concrete areas discharging to Slob

250m long Slob (250mm deep, 2m wide total) with cross beam at 25m intervals and at 25m

Adjacent 70m field area to be constructed at level ground



- NOTE:
- 12-Visibility signs must be retained in perpetuity
 - 13-The area within the visibility signs must be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter
 - 14-Any fences/walls/fences/fences/fences etc (of any height) located at least of the visibility signs shall be removed
 - 15-Any gate or column impeding visibility must be removed. A mark of the gate or column is acceptable in sight visibility signs. The cost of removing gates/columns is borne by the applicant. No work shall commence on site until the visibility signs have been provided.
 - 16-Any hedge/wall/fence/tree/shrub etc (of any height) located in front of the visibility signs shall be retained.
 - 17-The line of any new wall or fence must be positioned behind the visibility signs. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility signs to allow for future growth and some species will require additional soil beds.
 - 18-Drainage shall be provided, where necessary to prevent water from the access flowing into the public road. Surface the existing road drainage must be accommodated where appropriate and maintained must be open to prevent flood damage when flooding into the access. The appropriate drainage arrangements must be detailed on the plans.
 - 19-It is the applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.
 - 20-Gradient of the access shall not exceed 1:25 over the first 20m outside the road boundary, 1:6 from the back of the verge/book of footway/verge line/edge of carriageway.

Roadway to be min 6m wide for first 20m

Signs if wanted to be min 10m from road edge

Entrance area to have asphalt or concrete surface

Provide Road Gates to allow flow of vehicles to prevent surface water from entering or leaving the site

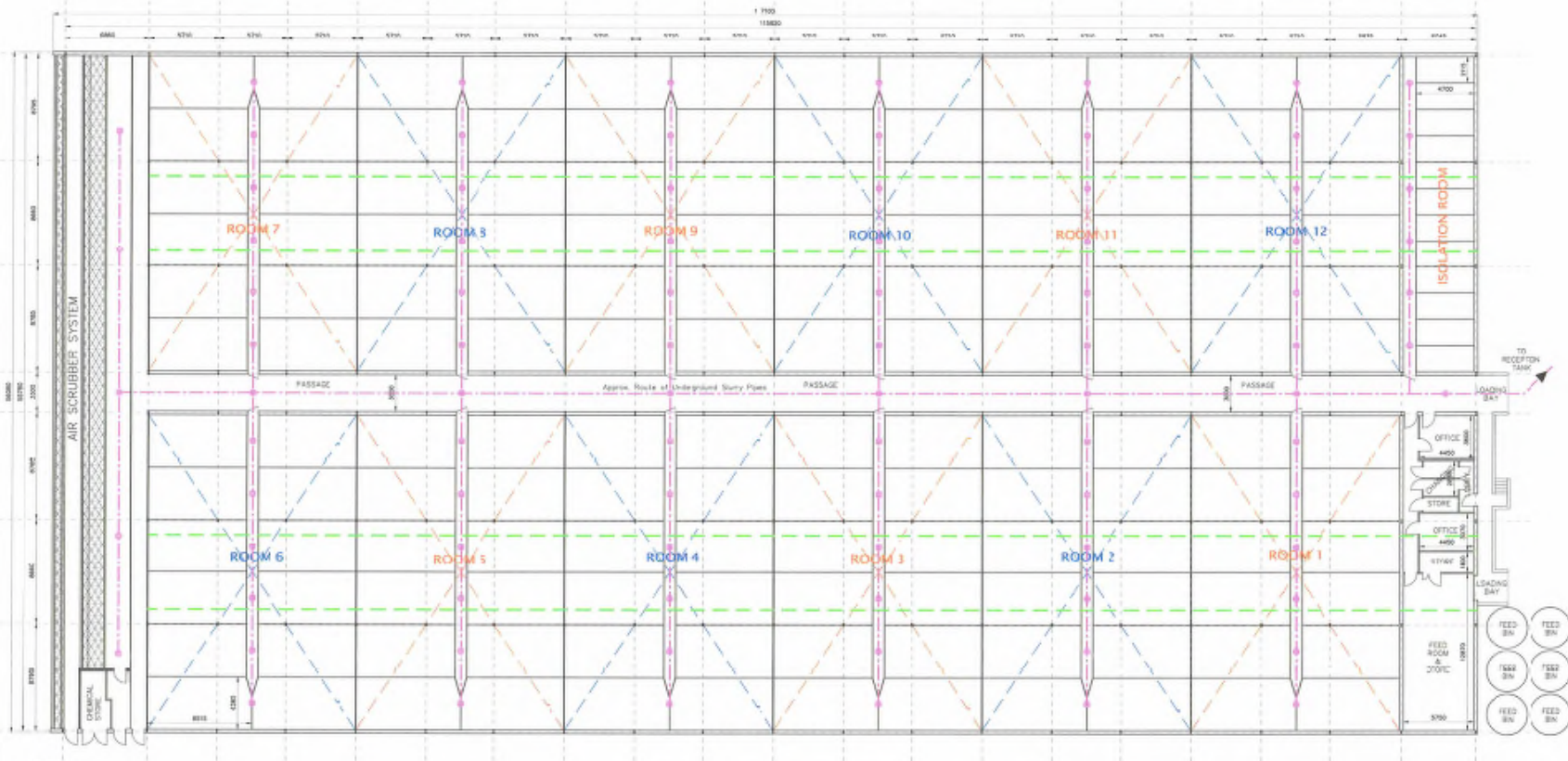
Gullies to discharge into existing road drainage system to be provided in 3m square system

Section of Existing Footway to be removed or allow for temporary widening signs - section of verge to be retained where no included

Planning Section RECEIVED
27 NOV 2020

It may be noted that in view of the liability of access to the Planning Board/ Council of Access to Section 43 of the Council's Design Act 1992. Unless the Act provides a mechanism to be approved by the local authority in accordance with the provisions of the Act, the applicant must ensure that the access is approved by the local authority.

LA03/2020/0564
Drawing Number



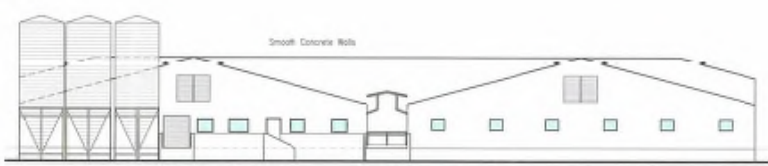
FLOOR PLAN
Scale 1:150



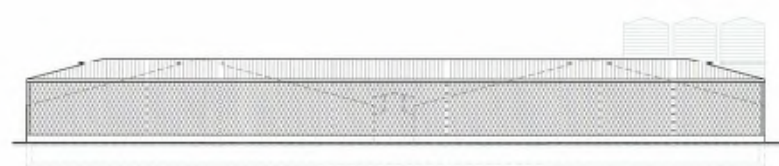
SIDE ELEVATION
Scale 1:200
Tank below ground level



SIDE ELEVATION
Scale 1:200
Tank below ground level



FRONT ELEVATION
Scale 1:200
Julger Green Sillar Shutter Door
Loading Bay



REAR ELEVATION
Scale 1:200
Tank below ground level

This is an
unapproved
copy

Plotting Section
REVISED
21 AUG 2009
Scale: 1:100





Item 3.2

Planning Application No: LA03/2021/0091/F

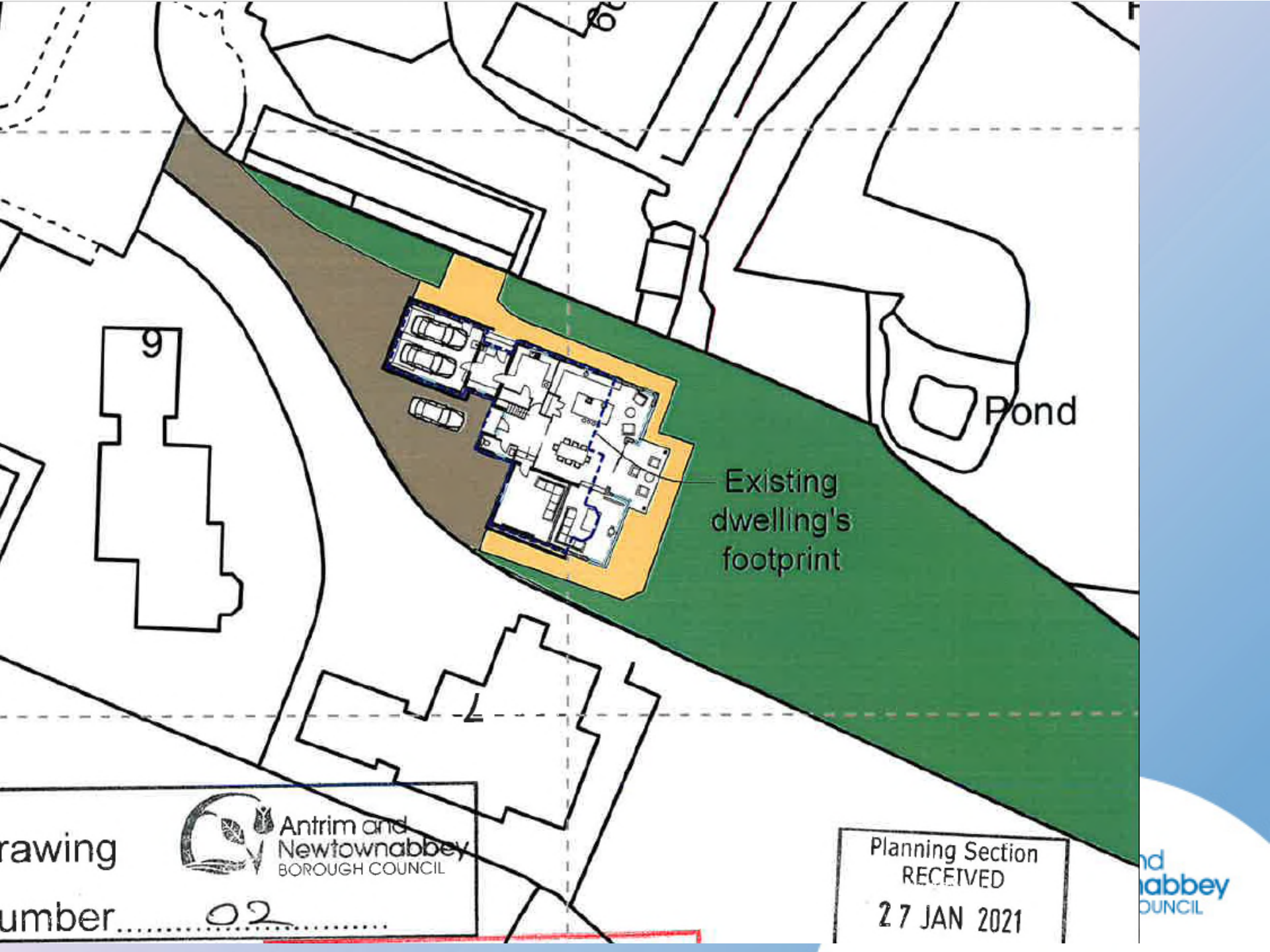
Proposal: Two storey side and rear extension.

Site/Location: 8 Lismara Court, Newtownabbey

Recommendation: Grant Planning Permission

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Drawing

Number..... 02



Antrim and Newtownabbey
BOROUGH COUNCIL

Existing dwelling's footprint

Pond

Planning Section
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EXISTING REAR ELEVATION



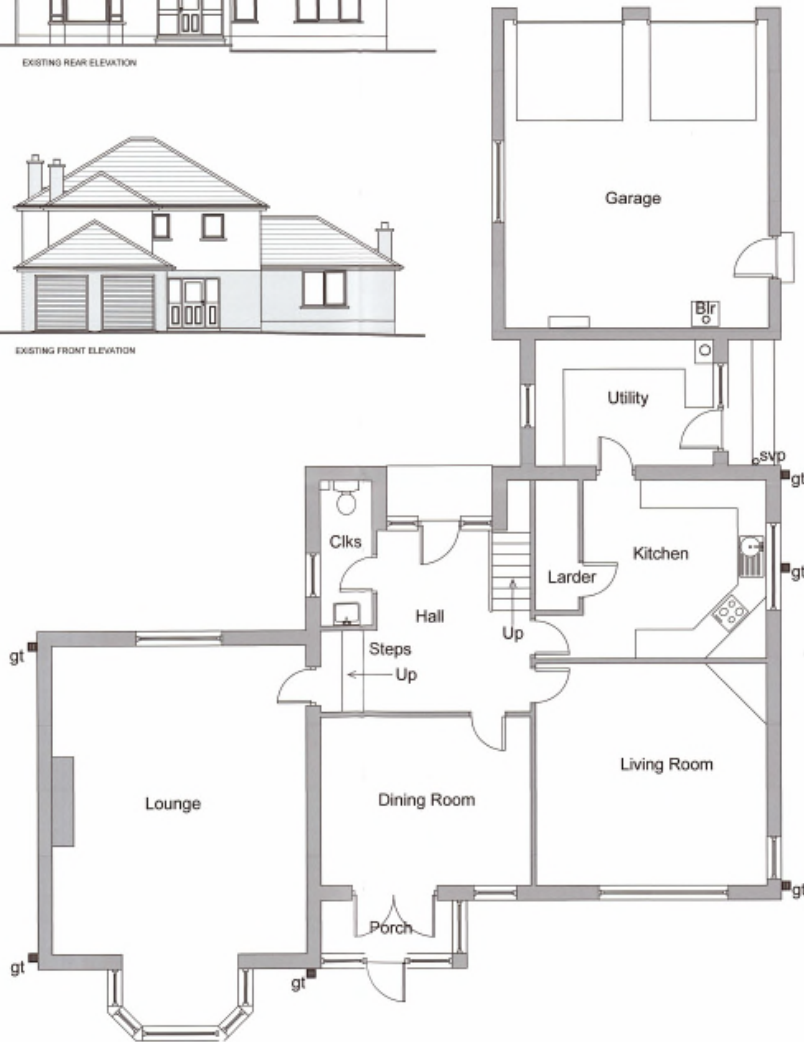
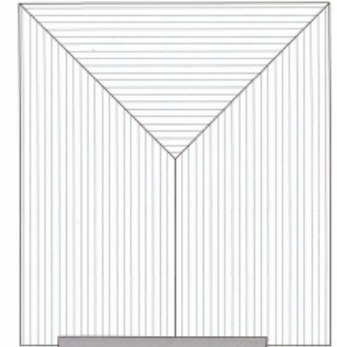
EXISTING SIDE ELEVATION



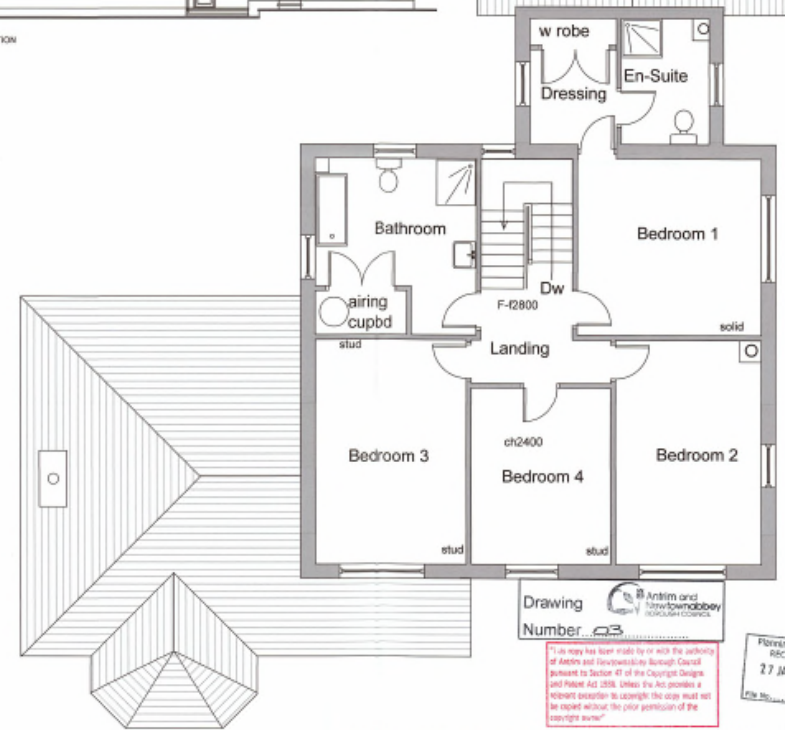
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Drawing Number **03**
 Antim and Downmoleby
 ARCHITECTS

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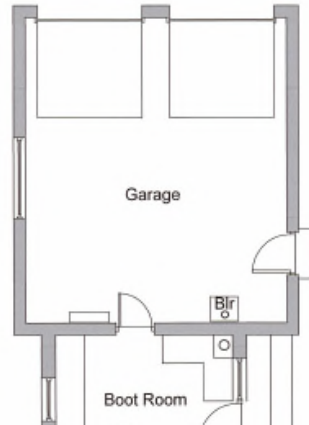
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PROPOSED REAR ELEVATION



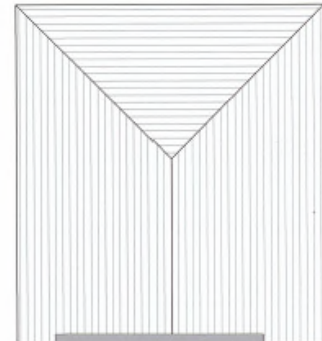
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

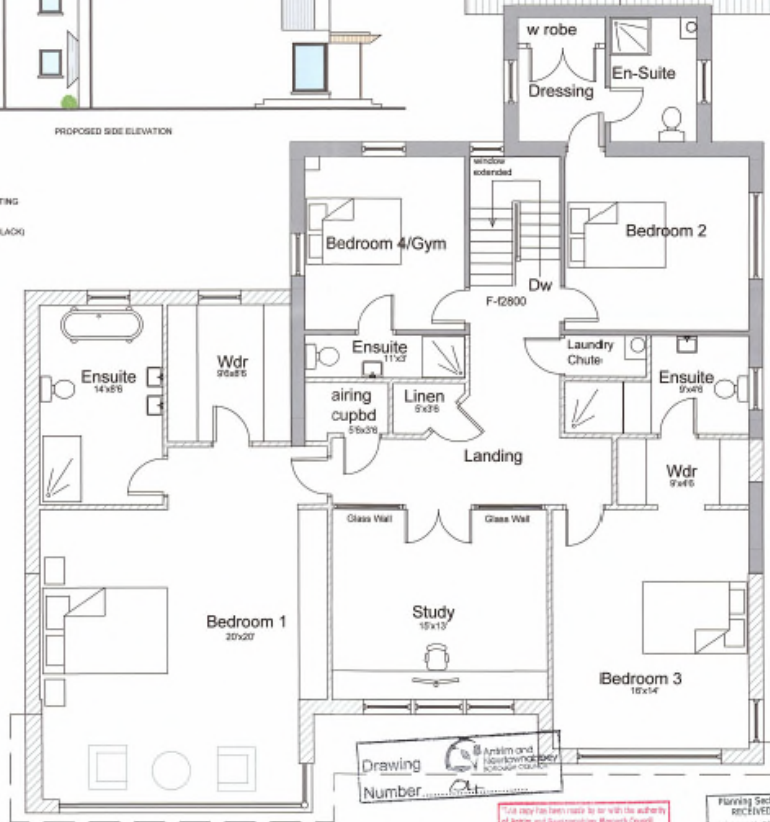


PROPOSED FINISHES

- ROOF: BLACK FLAT SLATE/TILES TO MATCH EXISTING
- DARK GREY TROCAL MEMBRANE
- WALLS: SMOOTH RENDER PAINTED WHITE
- VERTICAL SHEETED TIMBER CLADDING (BLACK)
- ALUMINIUM FRIMS (GREY)
- RAINFALLER/GUTTERS: BLACK UPVICAL ALUMINIUM
- VERANDA: OAK COLOURED ALUMINIUM
- DOORS/WINDOWS: BLACK ALUMINIUM/UPVC



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Drawing Number: 10/21/2021/001
 Architects and Interior Designers
 T Collins and Associates

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Planning Section RECEIVED
 27 JAN 2021

Item 3.3

- **Planning Application No:** LA03/2021/0020/F
- **Proposal:** Two storey extension to the rear, single storey extension to the side and existing ridge raised.
- **Site/Location:** 14 Glenariff Park, Newtownabbey
- **Recommendation:** Grant Planning Permission



SITE LOCATION MAP





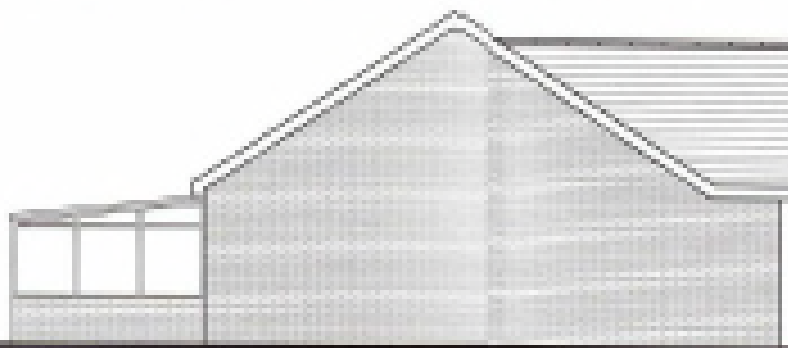
EXISTING FRONT ELEVATION Scale 1:100



EXISTING REAR ELEVATION Scale 1:100

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22 DEC 2020
File No.

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EXISTING SIDE ELEVATION Scale 1:100



EXISTING SIDE ELEVATION Scale 1:100

ROOF HEIGHT INCREASED BY 100MM

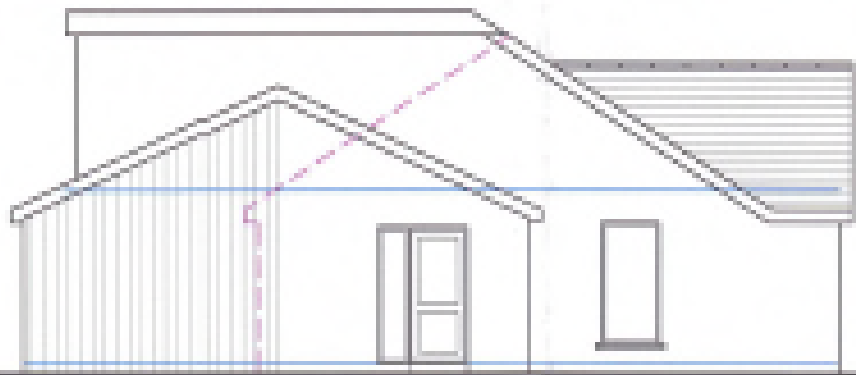


PROPOSED FRONT ELEVATION Scale 1:100



PROPOSED FINISHES:
WALLS:
 WHITE BRICK/CM BRICK
WINDOWS:
 GREY UPVC
ROOF:
 TILES TO MATCH EXISTING
CLADDING:
 TIMBER CLADDING TO AREAS AS SHOWN

PROPOSED REAR ELEVATION Scale 1:100



PROPOSED SIDE ELEVATION Scale 1:100



PROPOSED SIDE ELEVATION Scale 1:100

Item 3.4 & 3.5

- **Planning Application No:** LA03/2021/0074/F & LA03/2021/0076/DCA
- **Proposal:** Amalgamation of existing retail units within shopping centre to create larger unit, demolition of c.56m of north-eastern facade (facing Council car park) and replacement with new facade and associated hard landscaping work
- **Site/Location:** Castle Mall, 26 Market Square, Antrim
- **Recommendation:** Grant Planning Permission

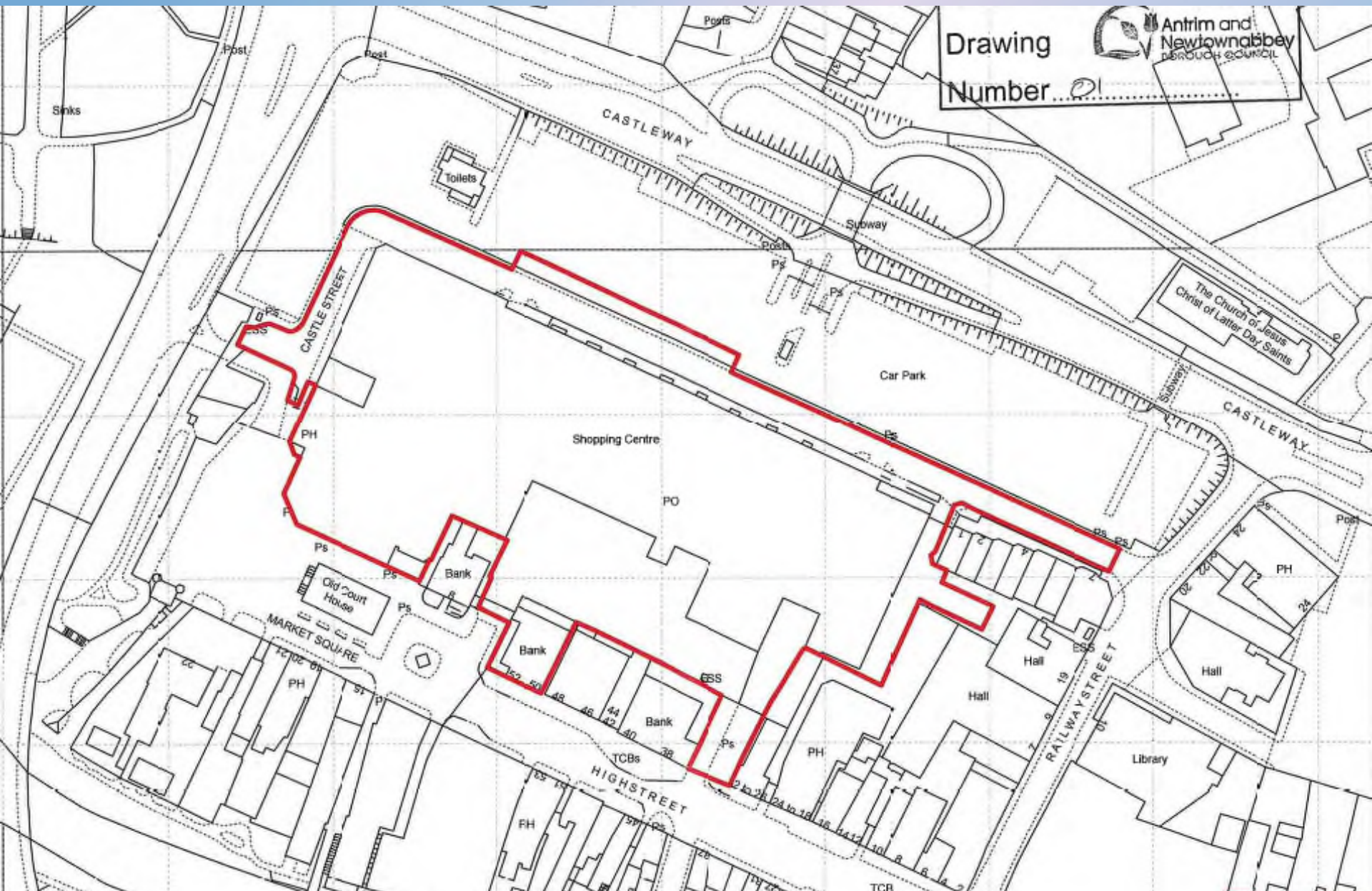
Drawing

Number



Antrim and
Newtownabbey
BOROUGH COUNCIL

01

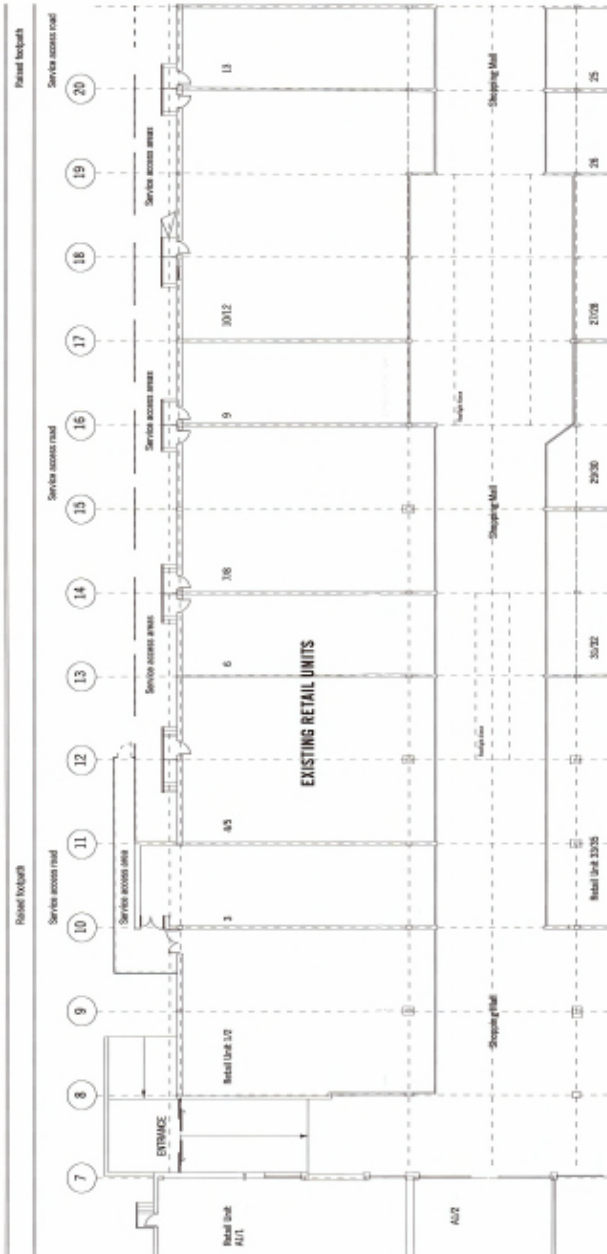




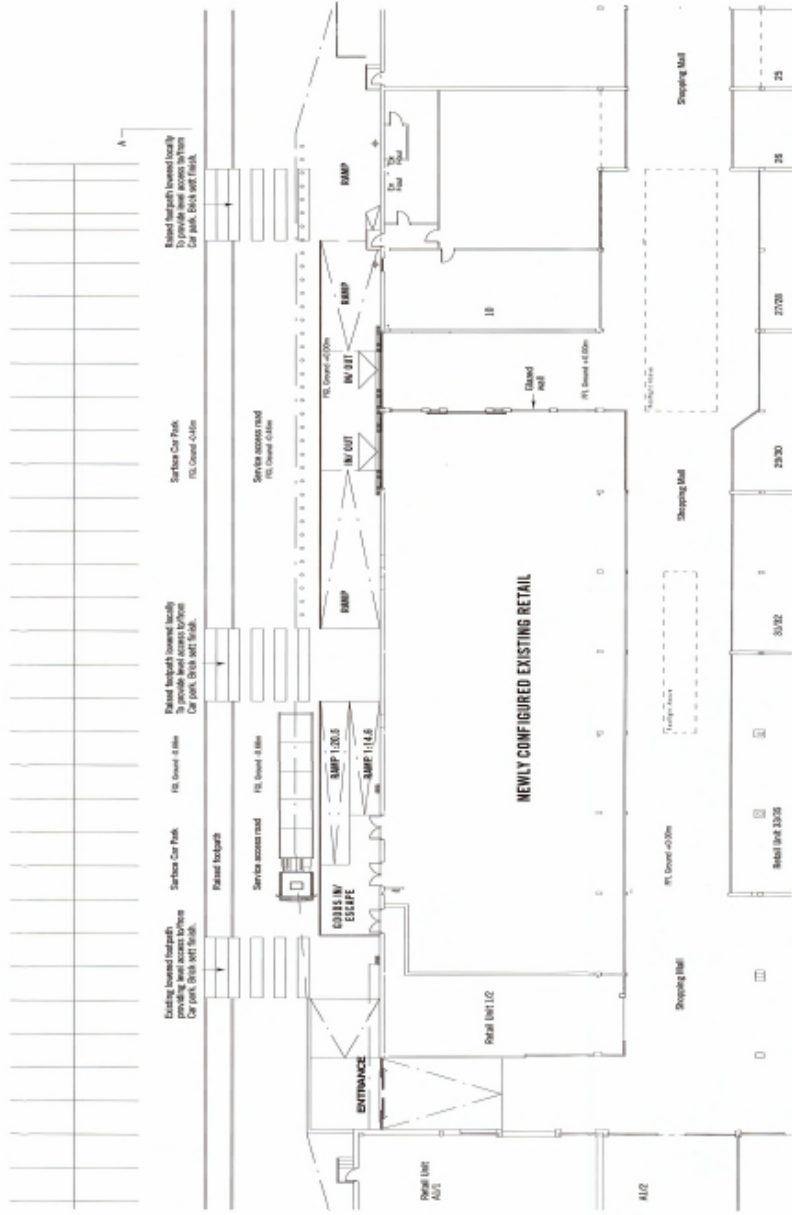
Service Car Park

Service Car Park

Service Car Park



EXISTING RETAIL UNIT CONFIGURATION PLAN



Drawing
Number

PROPOSED RETAIL UNIT CONFIGURATION PLAN

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ELEVATION TO CAR PARK EXISTING

Proposed structural finishes:

External walls:
 To main structure, white ppc-reinforced aluminium framed curtain walling
 (where not already done)
 To main structure, grey - reinforced and exposed structural finish
 To roof (if raised) walls, with horizontal horizontal finish, that where chosen
 (Matched and grouted)

Rooflines and coping white ppc-reinforced aluminium

Roof waterproofing brick pitch

Downpipes (if not provided) not to be present (unless otherwise specified)

External doors to change areas, metal ppc dark grey colour

Black metal hand rails where chosen to be installed

All signage indicated will be subject of separate applications



ELEVATION TO CAR PARK PROPOSED

Item 3.6

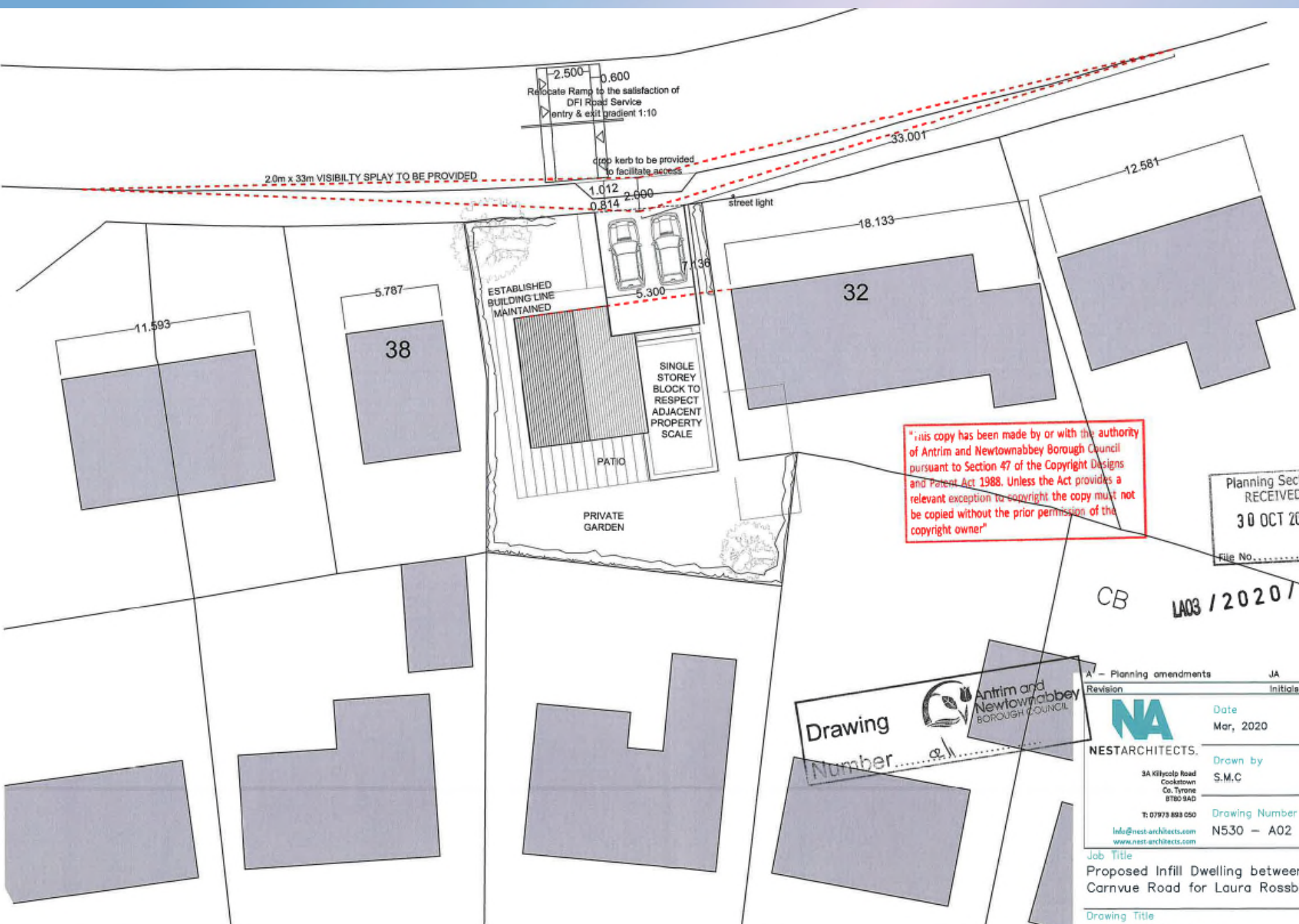
- **Planning Application No:** LA03/2020/0419/F
- **Proposal:** Erection of 4 bedroom infill dwelling
- **Site/Location:** Land between No. 32 and No. 38 Carnvue Road, Glengormley, Newtownabbey
- **Recommendation:** Grant Planning Permission





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Carnegie Rd



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30 OCT 2020
File No.

CB

LA03 / 2020 / 0

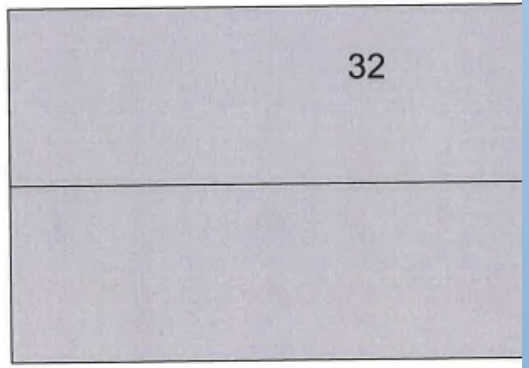
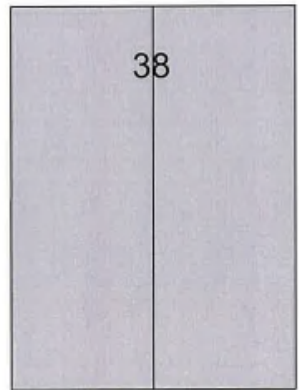
Drawing
Number.....

Antrim and
Newtownabbey
BOROUGH COUNCIL

A - Planning amendments	JA
Revision	Initials
NA	Date
NESTARCHITECTS.	Mar, 2020
3A Killycolp Road Cookstown Co. Tyrone BT80 9AD	Drawn by
T: 07979 893 050	S.M.C
Info@nest-architects.com	Drawing Number
www.nest-architects.com	N530 - A02

Job Title
Proposed Infill Dwelling between
Carnvue Road for Laura Rossbor
Drawing Title
Proposed Site Plan

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LA03 / 202

B - Planning amend
 A - Client Amendme
 Revision

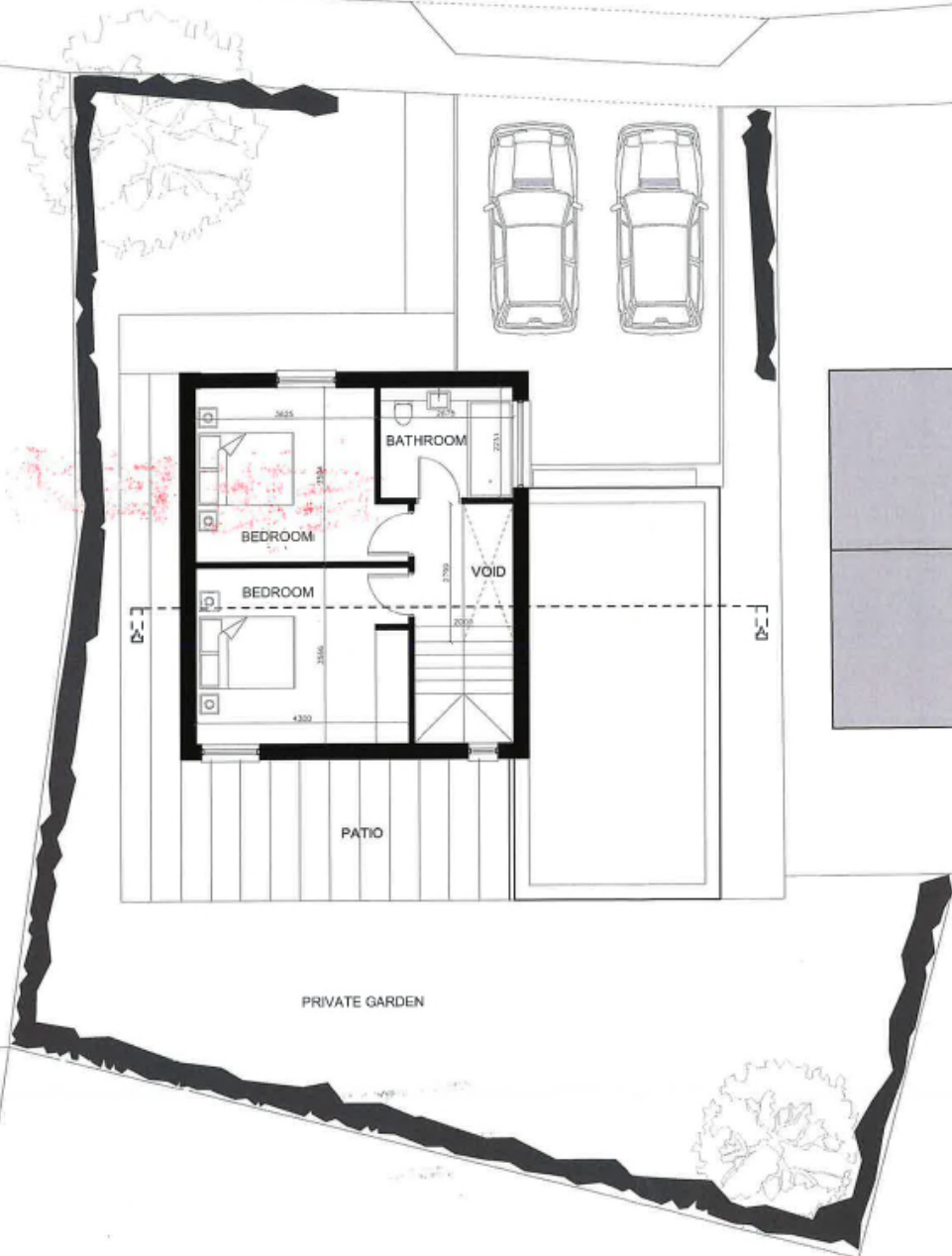
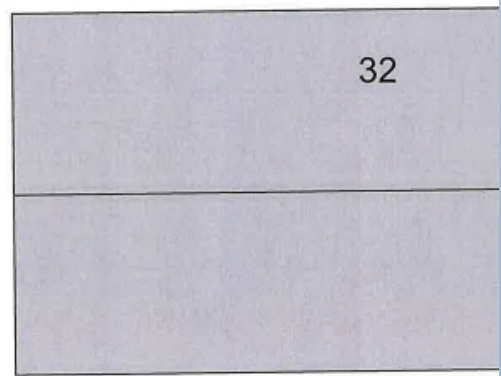
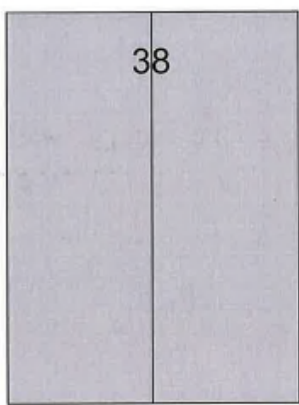
NA
NESTARCHITECT
 3A Killycote Park
 Carrickmore
 Co. Tyrone
 BT80 1
 T: 07973 885
 info@nest-architects.com
 www.nest-architects.com

Job Title
 Proposed Infill
 Carnvue Road
 Antrim and Newtownabbey Borough Council
 Drawing Title
 Proposed Group

PROPOSED GROUND FLOOR PLAN - 71sqm / 769sqft

Drawing
Number ... 041

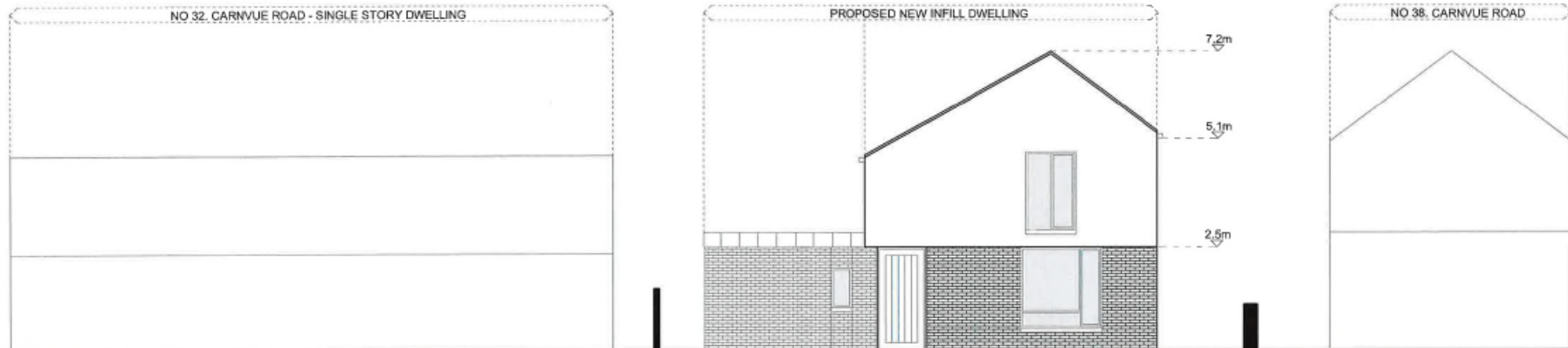
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PROPOSED FIRST FLOOR PLAN - 45sqm / 493sqft

LAO
B - Pla
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Revision

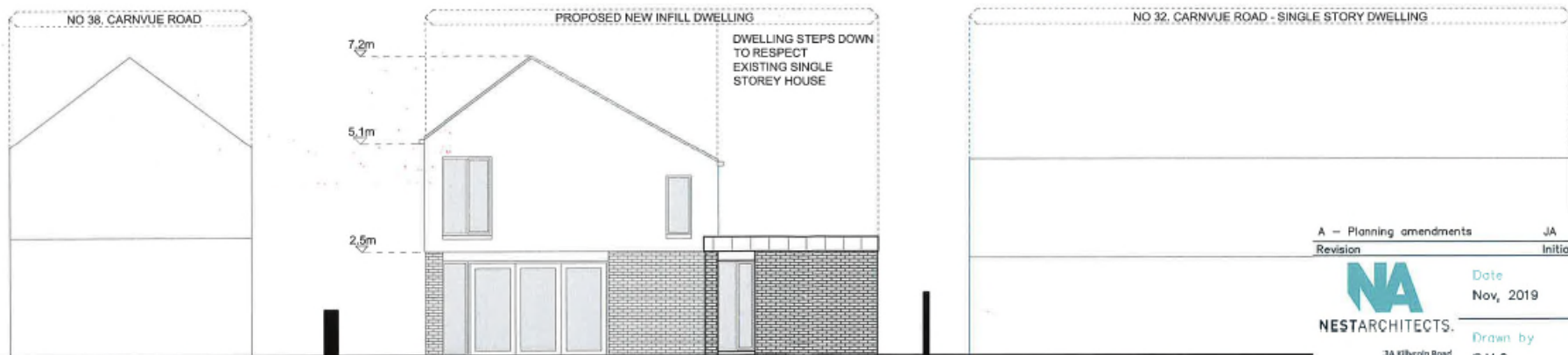
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PROPOSED FRONT ELEVATION

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 File No. L403 / 20 / 041



PROPOSED REAR ELEVATION

A - Planning amendments	JA	19.0
Revision	Initials	



NESTARCHITECTS.

3A Killyclop Road
 Castlestown
 Co. Tyrone
 BT80 9AD

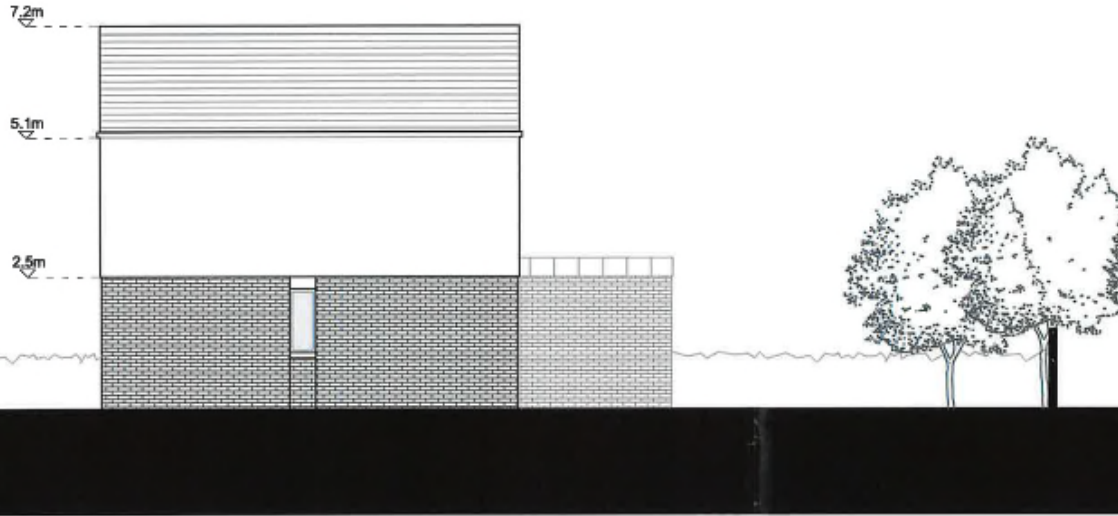
T: 07973 893 050

info@nest-architects.com
 www.nest-architects.com

Date
 Nov, 2019
 Scale
 1:100
 @ A3

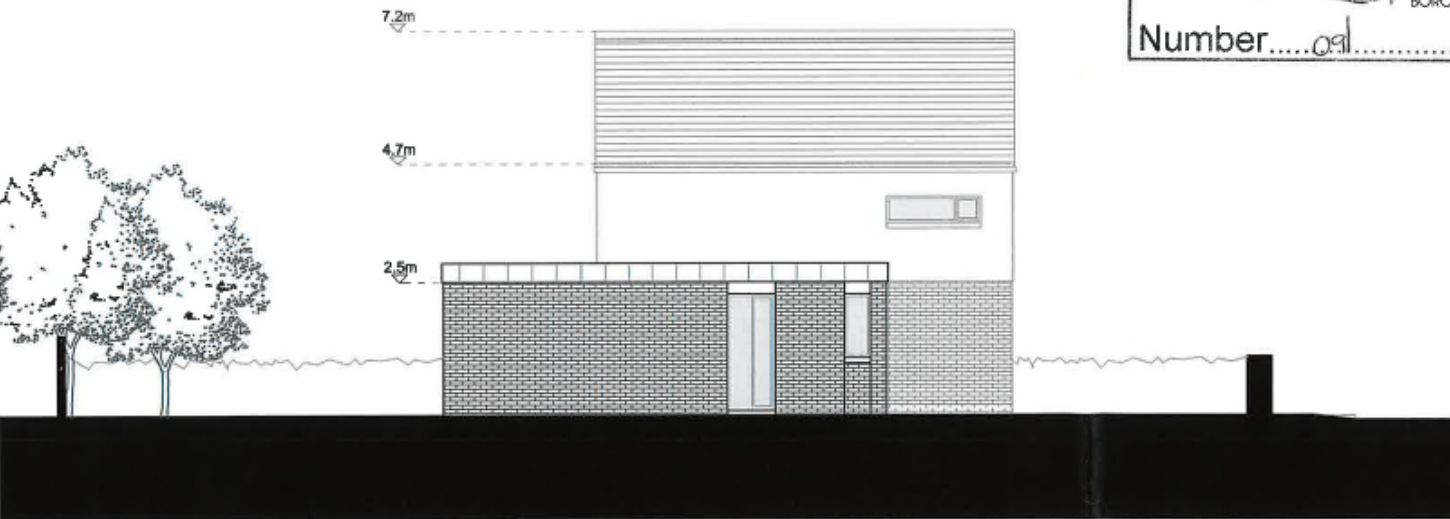
Drawn by
 S.M.C
 Checked by
 J. A.

Drawing Number
 N527 - A05
 Revision
 A



PROPOSED SIDE ELEVATION

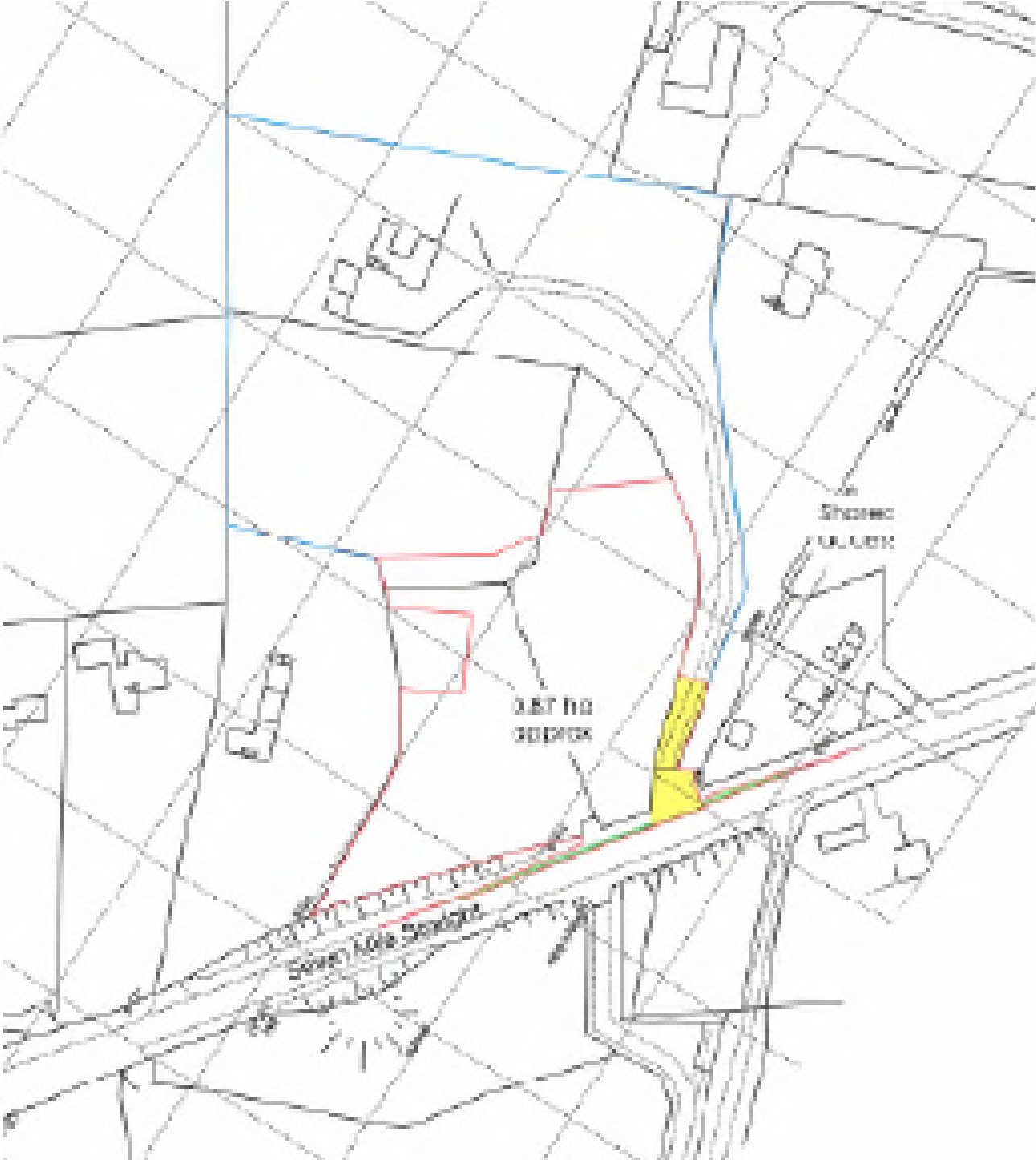
Drawing  Antrim
Newtownabbey
BOROUGH COUNCIL
Number.....091.....



PROPOSED SIDE ELEVATION

Item 3.7

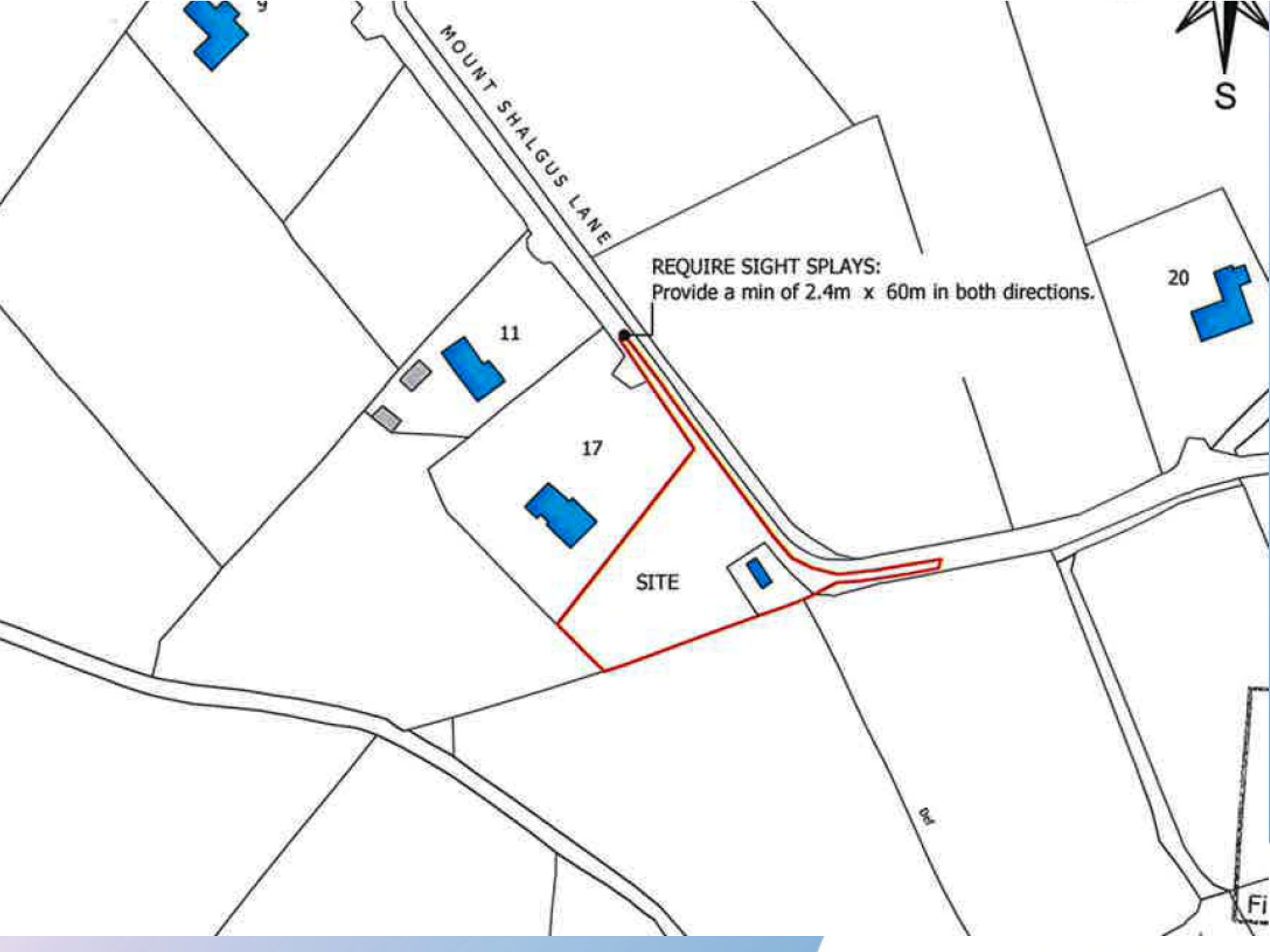
- **Planning Application No:** LA03/2021/0167/O
- **Proposal:** Erection of 2 no. infill dwellings, including 1 new and 1 amended access from Seven Mile Straight, hard and soft landscaping, parking/turning and associated works.
- **Site/Location:** Land between 149 and 151 Seven Mile Straight, Ballytweedy, Muckamore, Antrim.
-
- **Recommendation:** Refuse Outline Planning Permission





Item 3.8

- **Planning Application No:** LA03/2021/0062/O
- **Proposal:** Site for a dwelling and domestic garage (infill)
- **Site/Location:** Land approximately 25m South East of 17 Mount Shalgus Lane, Randalstown
- **Recommendation:** Refuse Outline Planning Permission



MOUNT SHALGUS LANE

REQUIRE SIGHT SPLAYS:
Provide a min of 2.4m x 60m in both directions.

11

17

20

SITE

S

FI

May 2012



July 2017



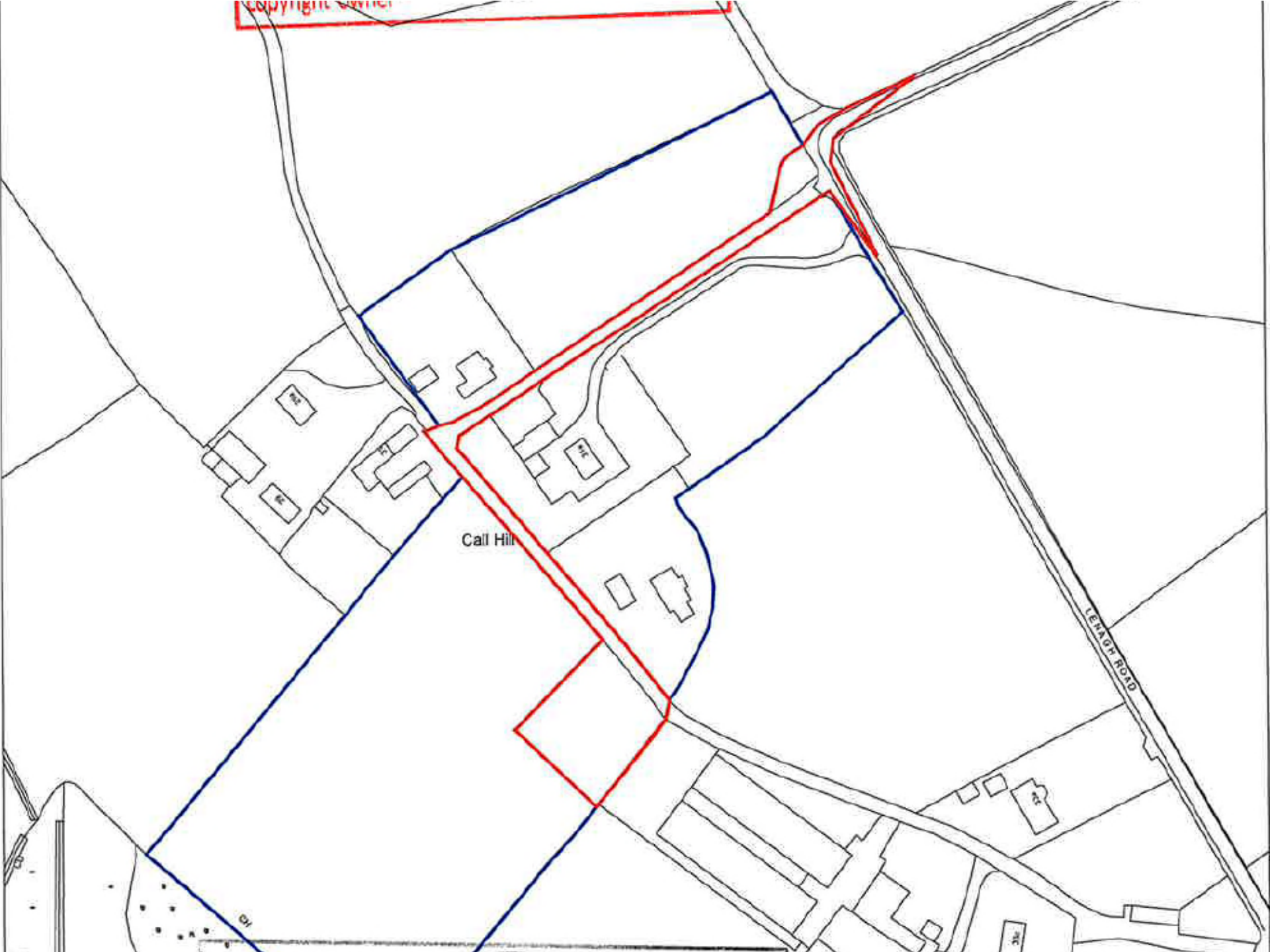
August 2019



Item 3.9

- **Planning Application No:** LA03/2020/0673/F
- **Proposal:** Proposed farm shed for the shelter & housing of animals along with machinery storage.
- **Site/Location:** Approx. 130m SE of 31 Lenagh Road, Randalstown
- **Recommendation:** Refuse Planning Permission

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Call Hill

LENOX ROAD

01

21



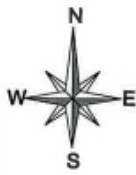
31 Lenagh Rd,
Randalstown, Antrim...

Lenagh Rd

Lenagh Rd

Lenagh Rd

Google

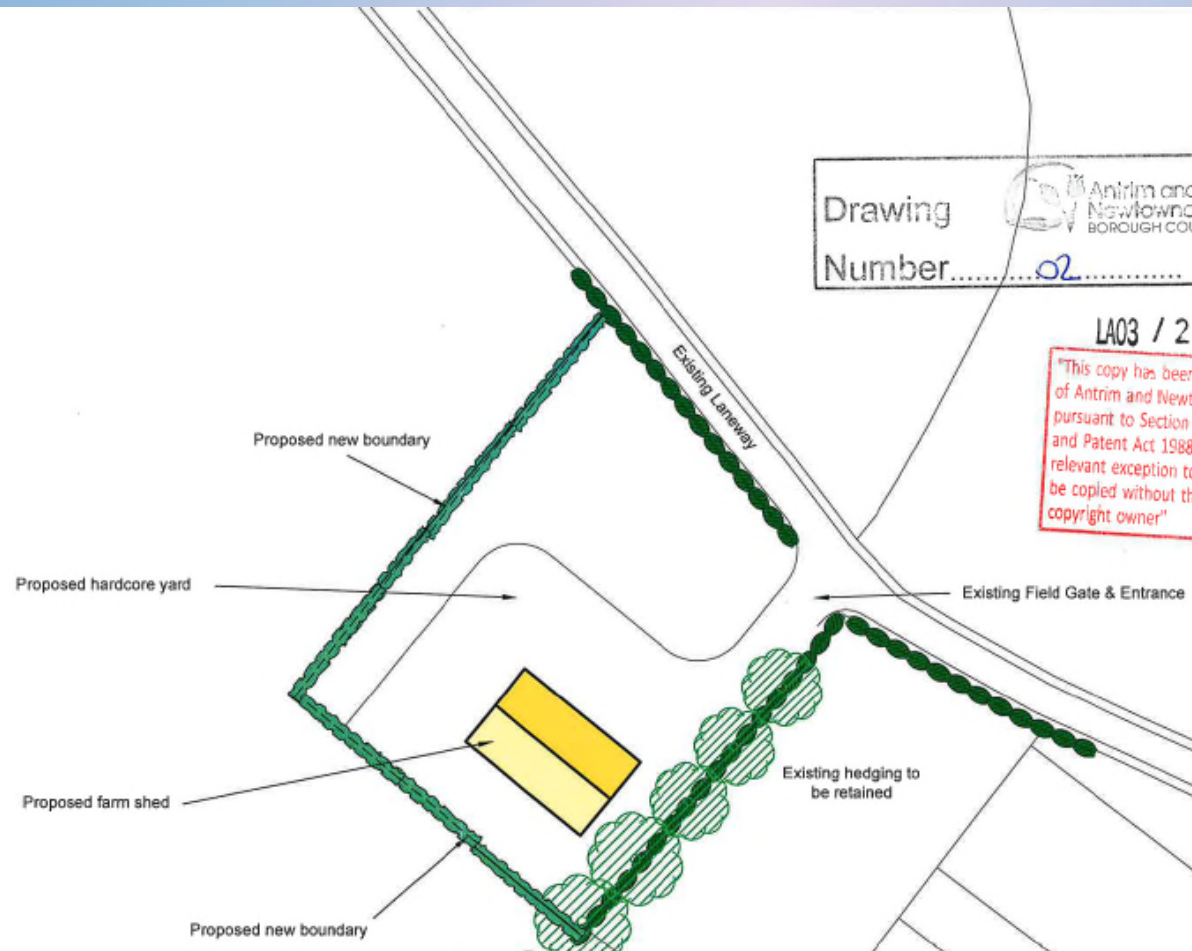


Drawing
Number..... 02.....



LA03 / 2020 / 0673

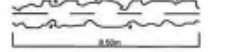
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LANDSCAPE SCHEDULE

PLANTING
 Whips 900-1500mm high
 Feathered 1800-2500mm high
 Standard 2750-3000mm high
Spacing
 Shrubs 1000mm ctra.
 Conifers 2500mm ctra.
 Broadleaves 3000mm ctra.
Protection
 Provide reinforced plastic tree shelters to all trees.
 Gra-ones or similar approved.
 Keep roots moist at all times.
 Bare root trees should be planted between 1Nov. and 31Mar. Do not plant during frosty weather or in waterlogged soil.
 Root balled trees can be planted at any time of year.
 All planting to be carried out during the first planting season after commencement of building works.
 Plants which do not take during first growing are to be replaced during the following year.

New Mixed Rural Hedge Detail:

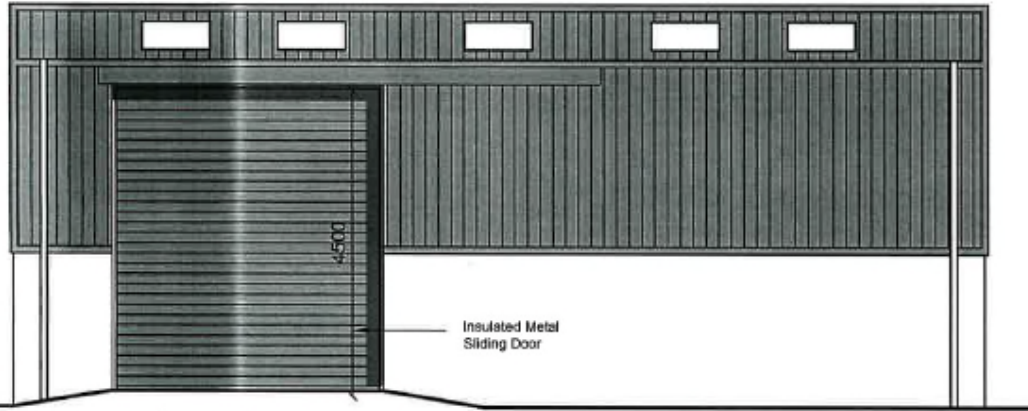


Hedge (eg 8.50m) to be planted using indigenous species, of the following mix:
 Crataegus monogyna (Hawthorn) - 35% 17No
 Prunus spinosa (Blackthorn) - 25% 12No
 Ligustrum vulgare (Wild Privet) - 20% 10No
 Rosa carolina (Dog Rose) - 10% 5No
 Ilex aquifolium (Holly) - 10% 5No
 Hedging to be planted in double staggered row; 200mm between rows and 450mm linear spacing between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge.
 Provide stock proof fencing to protect new planting.

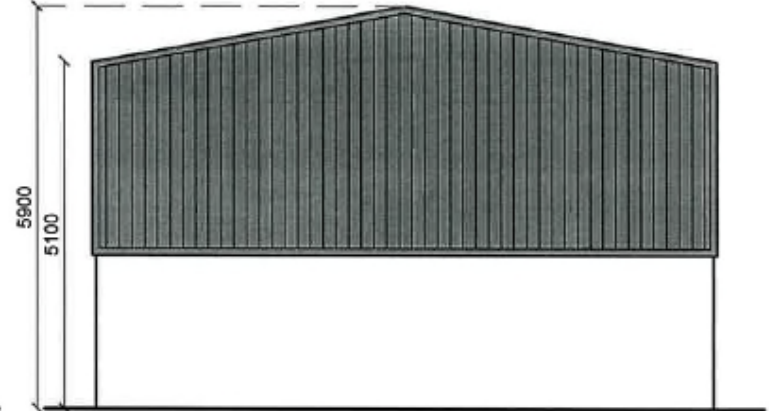
SYMBOL KEY

-  PROPOSED HEDGROW
-  EXISTING HEDGEROWS & SMALLER TREES
-  EXISTING HEDGEROWS REMOVED
-  EXISTING TREES RETAINED

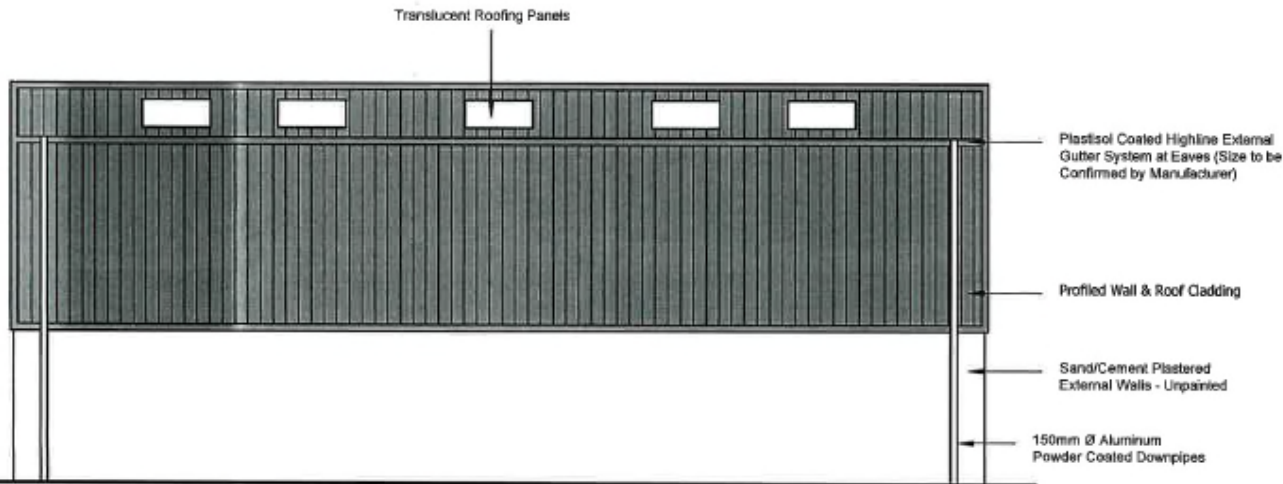
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30 SEP 20
File No.....



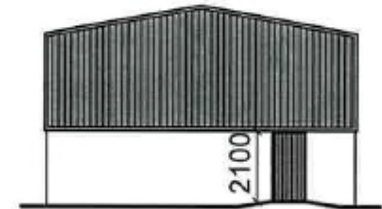
Front Elevation:



RHS Elevation:



Rear Elevation:

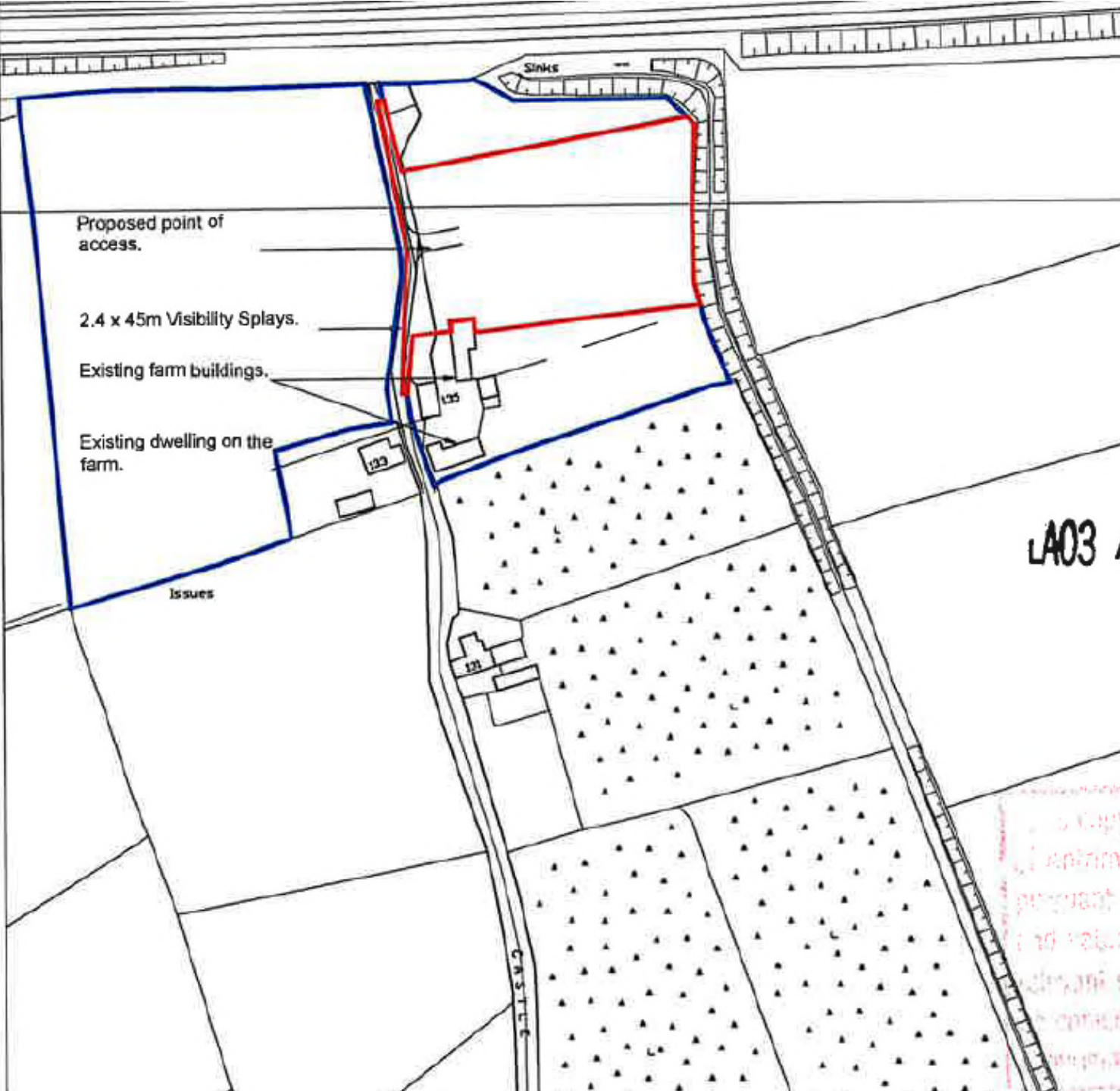


LHS Elevation:

Scale 1:100

Item 3.10

- **Planning Application No:** LA03/2020/0515/O
- **Proposal:** Site for dwelling and garage on a farm.
- **Site/Location:** land 20m North of 135 Castle Road, Randalstown
- **Recommendation:** Refuse Outline Planning Permission



LA03

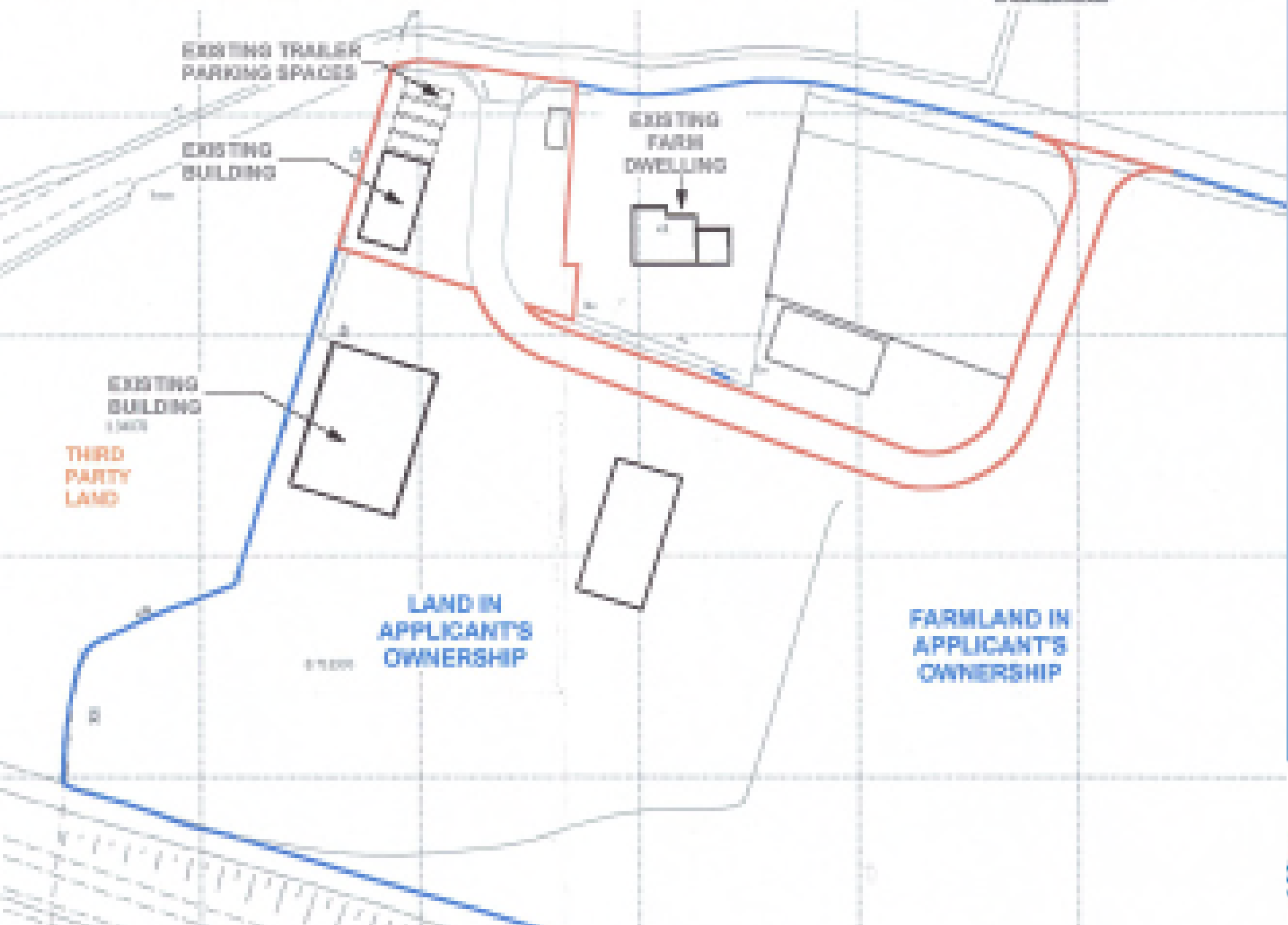


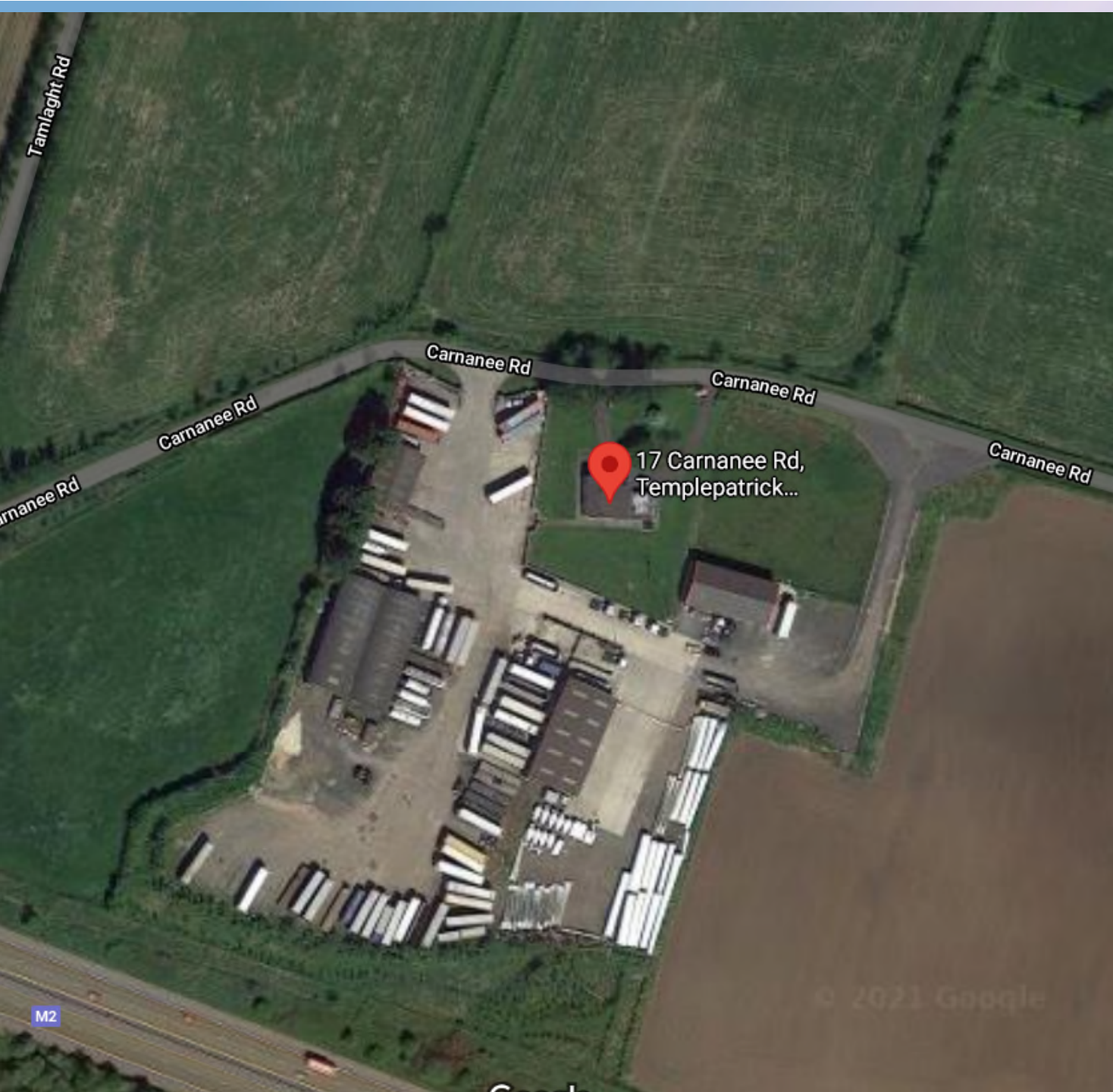
Item 3.11

- **Planning Application No:** LA03/2020/0778/F
- **Proposal:** Extension to existing storage.
- **Site/Location:** Unit at 17 Carnanee Road,
Templepatrick, Ballyclare
- **Recommendation:** Refuse Planning Permission



This map relates to the following address or grid reference





Tamlaght Rd

Carnanee Rd

Carnanee Rd

Carnanee Rd

Carnanee Rd

17 Carnanee Rd,
Templepatrick...

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M2

Online

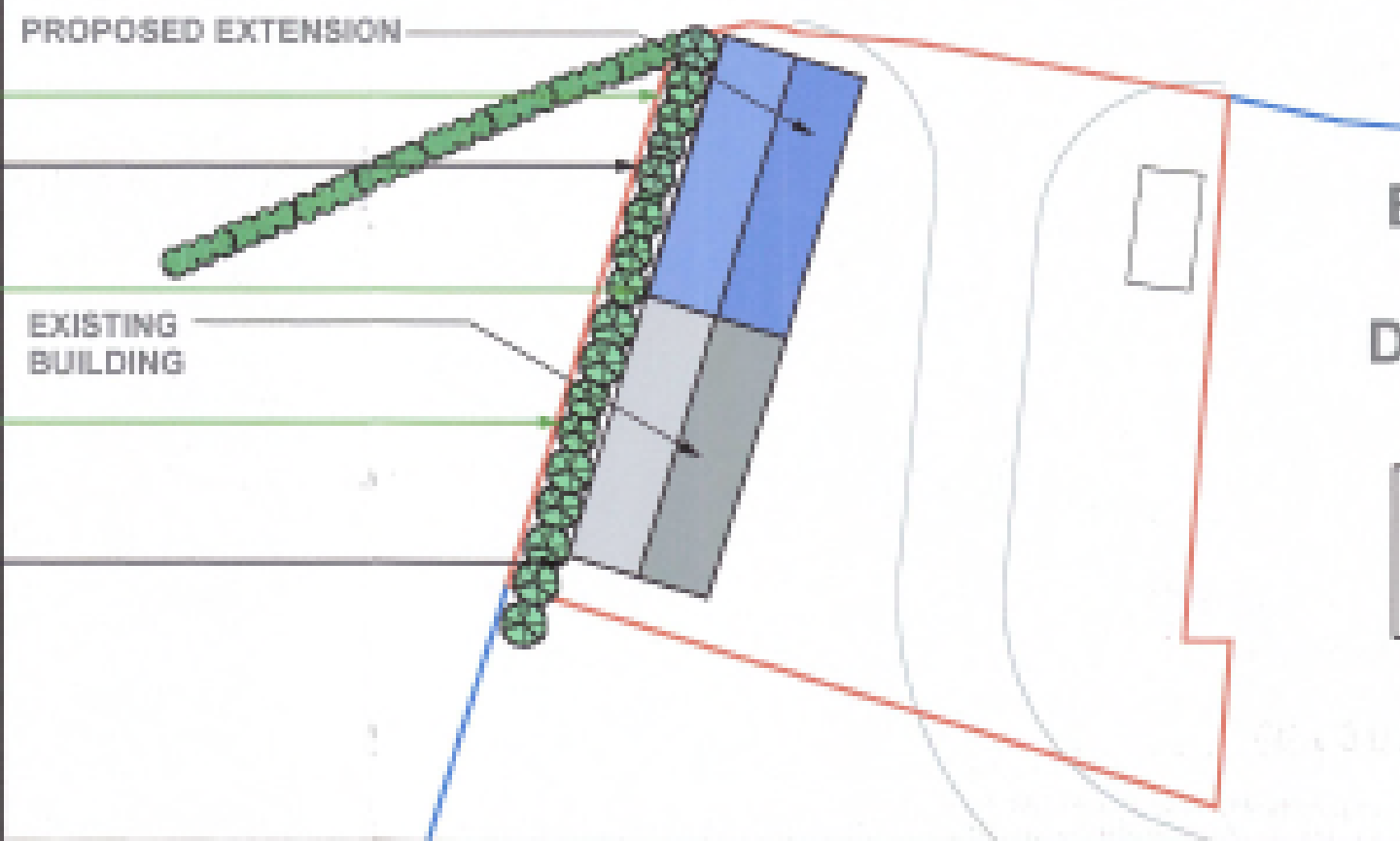
Scale

Plan No. 1134

Customer Ref.

Plot I.D. 8614

following address or grid reference

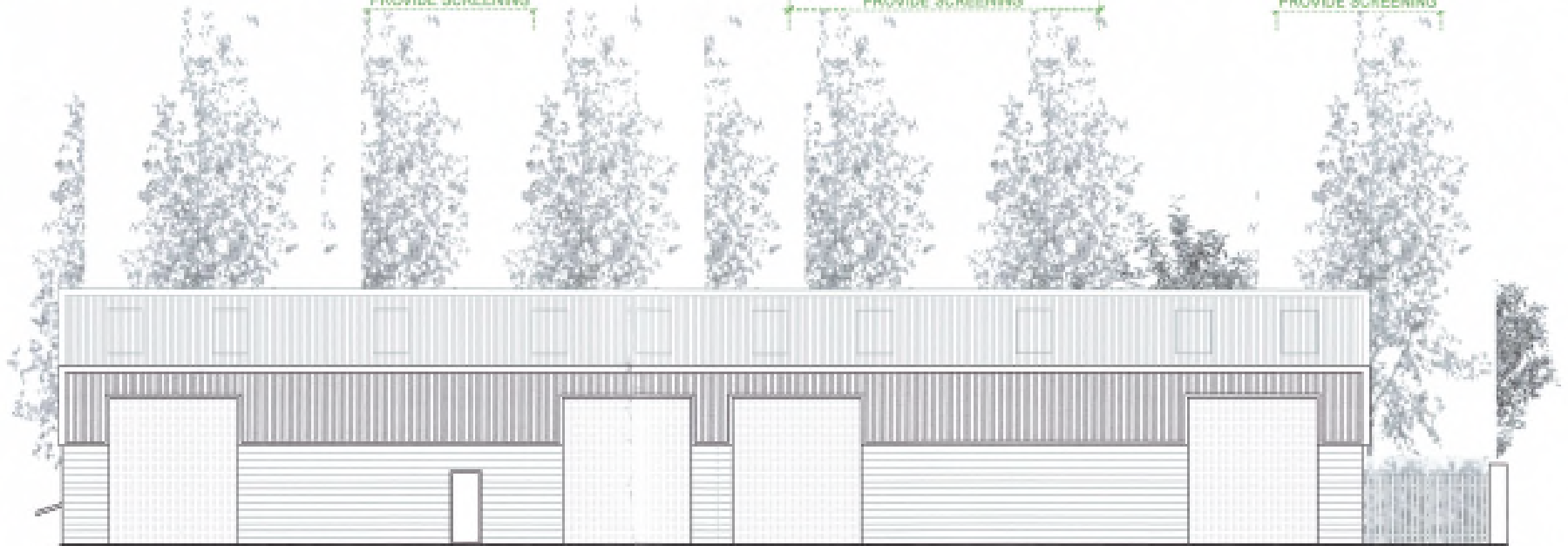


EXISTING PLANTING WHICH PROVIDES A HIGH DEGREE OF SCREENING FOR THE EXISTING AND PROPOSED

PROPOSED PLANTING TO
PROVIDE SCREENING

PROPOSED PLANTING TO
PROVIDE SCREENING

PROPOSED PLANTING TO
PROVIDE SCREENING



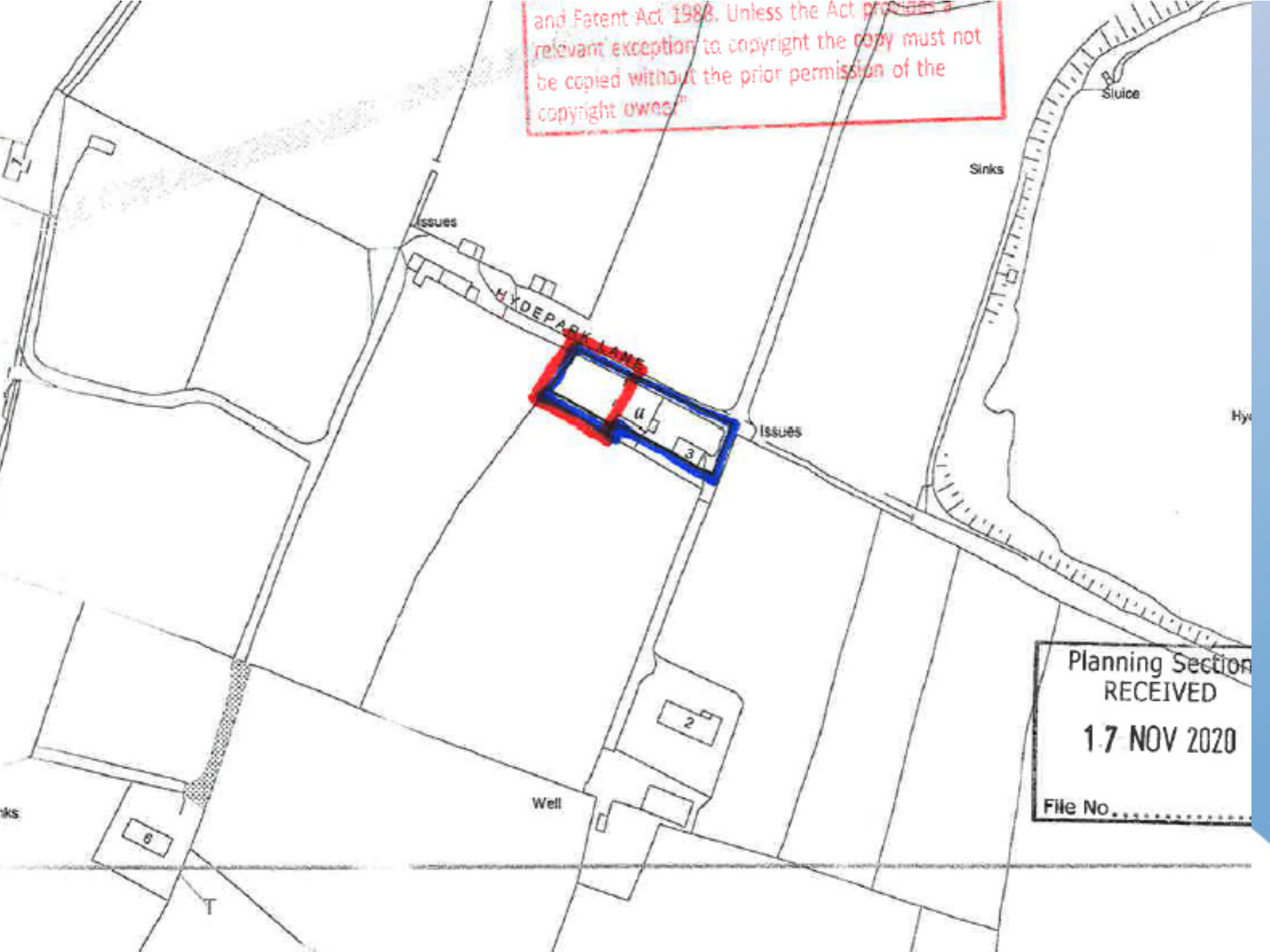
EXISTING FRONT (YARD FACING) ELEVATION

SCALE 1:100

Item 3.12

- **Planning Application No:** LA03/2021/0824/O
- **Proposal:** Site for proposed 1 no. 1 ½ storey dwelling.
- **Site/Location:** The side garden of 3 Hydepark Lane, Mallusk, Newtownabbey.
- **Recommendation:** Refuse Outline Planning Permission

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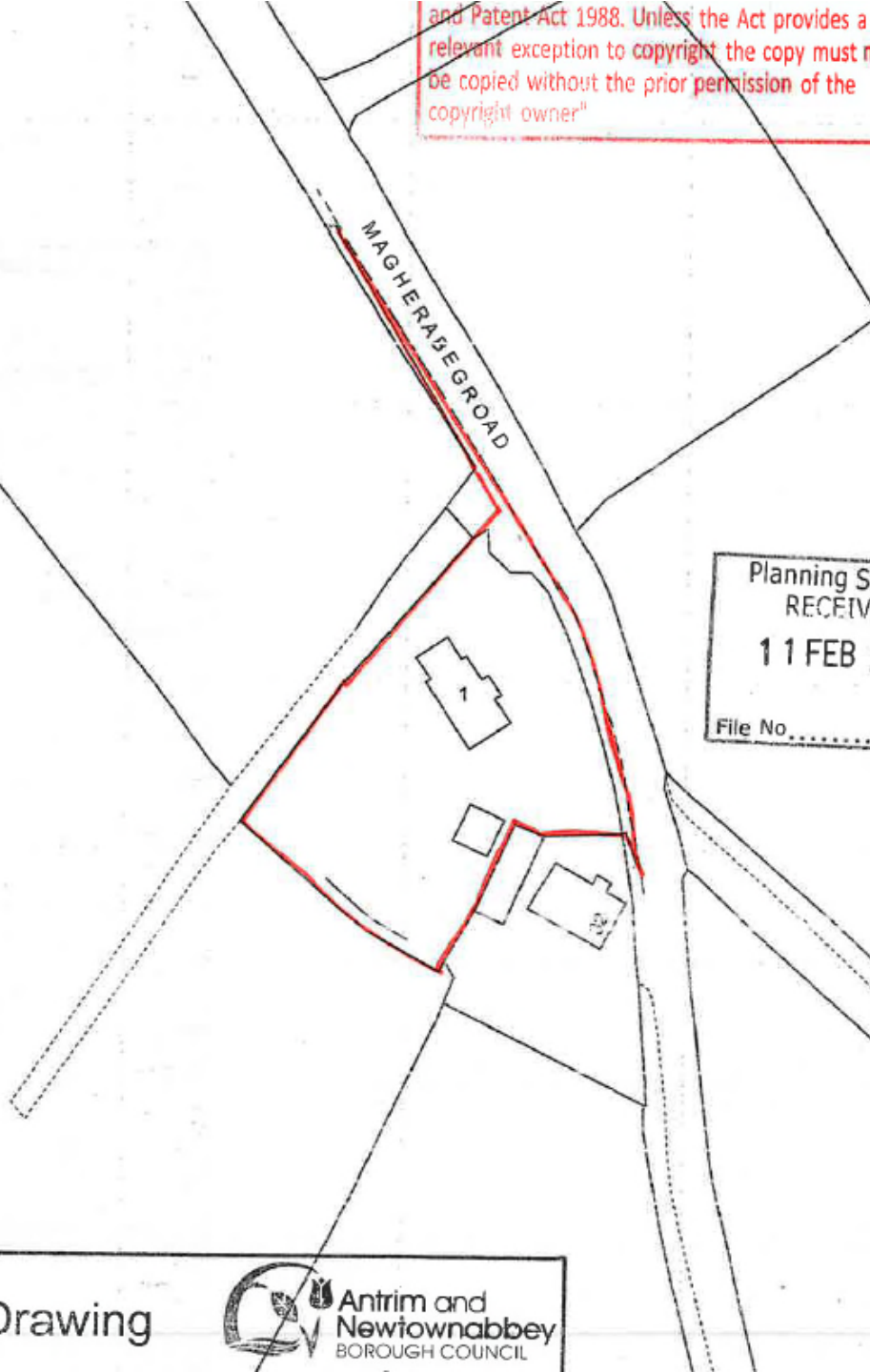


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17 NOV 2020
File No.

Item 3.13

- **Planning Application No:** LA03/2020/0789/F
- **Proposal:** Change of use of domestic garage to dog grooming parlour.
- **Site/Location:** 34 Magherabeg Road, Randalstown
- **Recommendation:** Refuse Planning Permission

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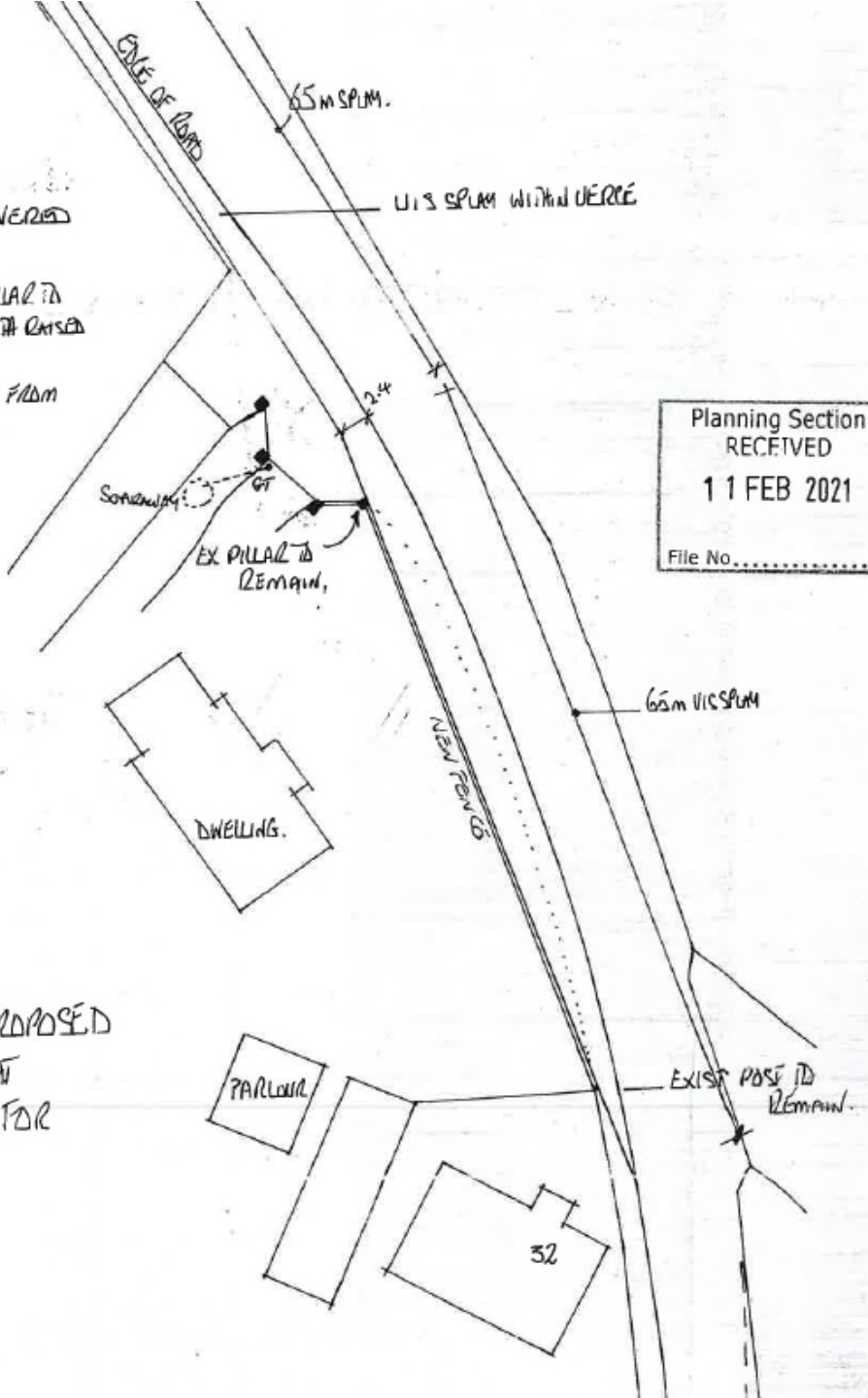
Drawing  Antrim and Newtownabbey BOROUGH COUNCIL



Antrim and Newtownabbey BOROUGH COUNCIL

ALL FENCE IN FRONT OF U/S SPAN
2.4 X 6.5m TO BE REMOVED & LOWERED
TO MAX 250 ABOVE ROAD LEVEL.

PROVIDE GULLY TO REAR OF PILLAR TO
PREVENT RUN OFF TOWARDS ROAD WITH RISE
LEVEL TO CATCH + DIVERT RUN OFF
COLLECT TO SCARPING mid 10 m FROM
COUNTY ROAD



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11 FEB 2021
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ENTRANCE DETAIL TO PROPOSED
DOG GROOMING PARLOUR AT
34 MACHEDAREG ROAD FOR
M/2 + M/2S ROADERS.

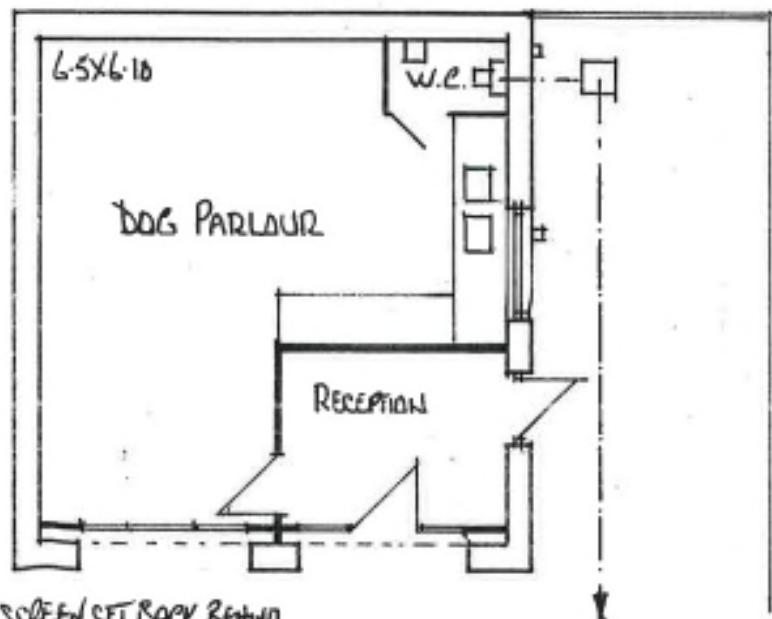


FRONT ELEVATION WHEN OPEN



SIDE ELEVATION (NO CHANGE)

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File No.



NEW GLAZED SCREEN SET BACK BEHIND
EX. ROLLER DOORS.

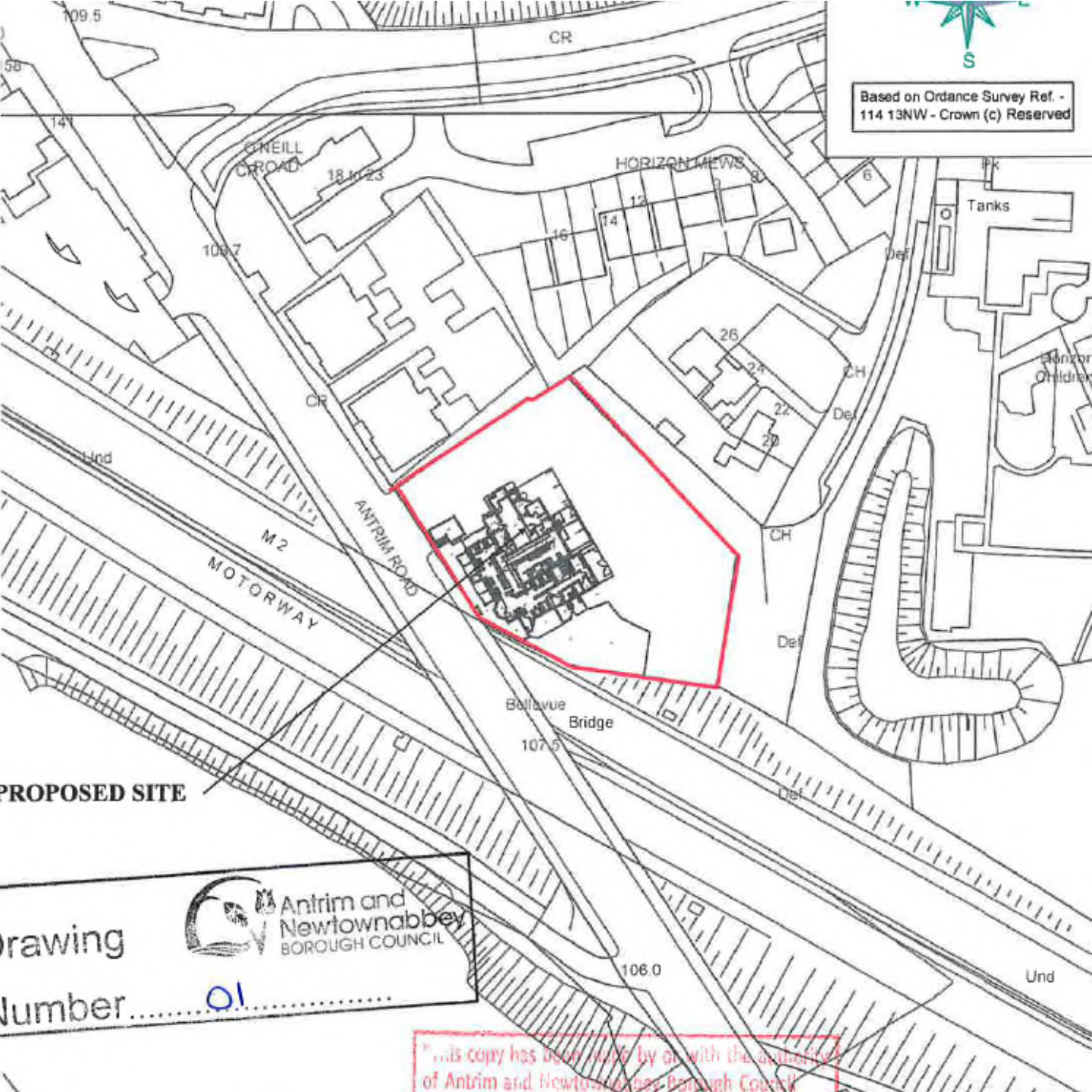
CONNECT TO EXISTING FOUL SYSTEM.

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LA03 / 2020 / 0789

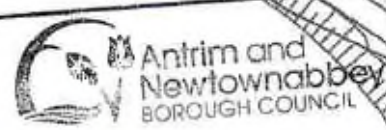
Item 3.14

- **Planning Application No:** LA03/2020/0532/F
- **Proposal:** Retrospective application for an outdoor ice-cream kiosk and bar servery to existing beer garden, including low level wall and new steps.
- **Site/Location:** 129 Antrim Road, Belfast
- **Recommendation:** Refuse Planning Permission



PROPOSED SITE

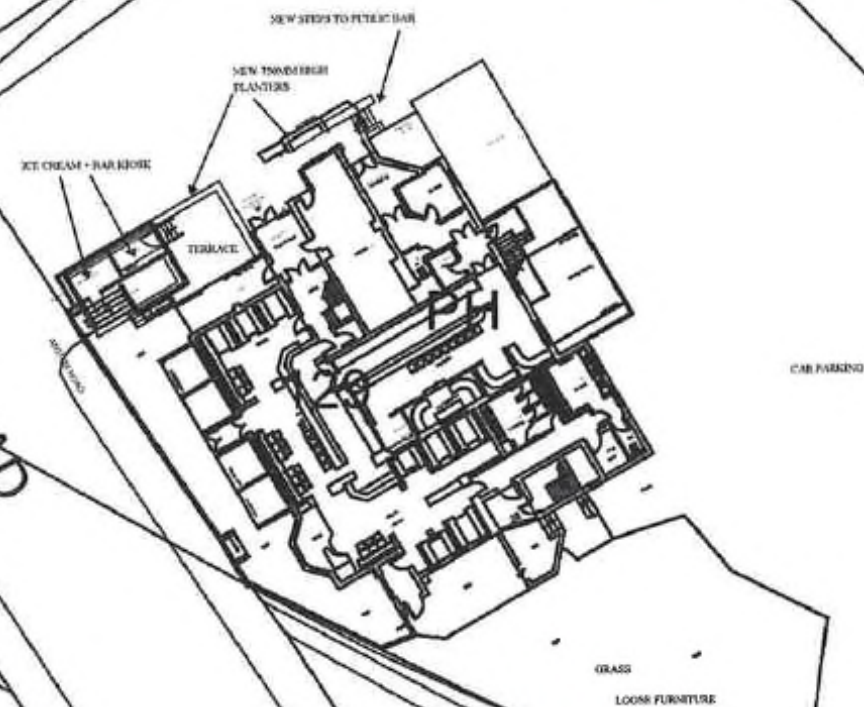
Drawing Number 01



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ANTRIM ROAD



Bellevue
Bridge

107.5

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LA03 / 2020 / 0532



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Item 3.15

- **Planning Application No:** LA03/2020/0771 /F
- **Proposal:** Retrospective permission for a change of use from coffee shop to hot food take away.
- **Site/Location:** 484C Antrim Road, Newtownabbey
- **Recommendation:** Refuse Planning Permission

TRIMROAD

CB

492

453

451

987

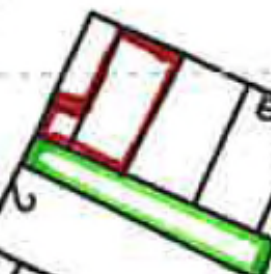
SWANSTON RD

LB

SWANSTON RD N

442

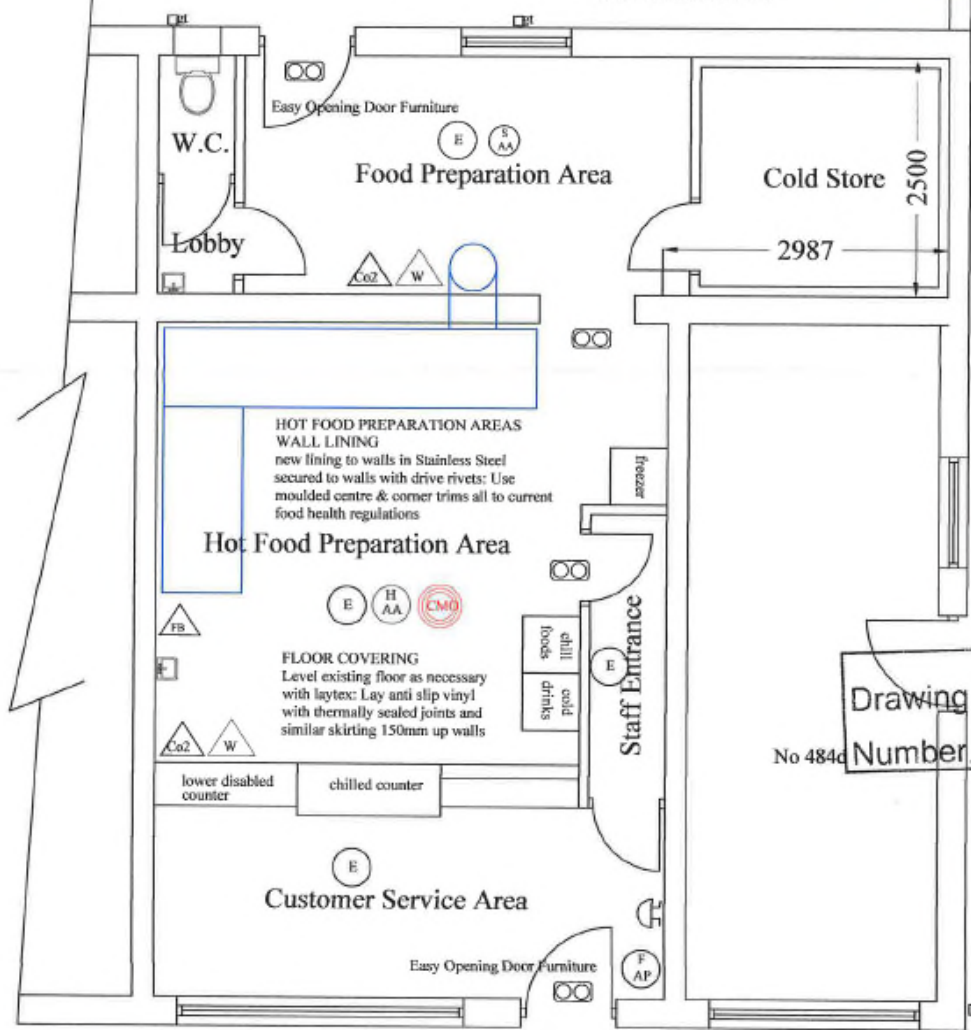
45



FOOD PREPARATION AREAS WALL LINING
 New UPVC lining to walls in 2.4 x 1.2 Hygena-Pro
 2.5mm wall cladding sheet Class 1 white
 UPVC sheeting secured to walls with drive
 rivets. Use moulded centre & corner trims
 all to current food health regulations

Enclosed Common Passageway

EXTERNAL LIGHTING
 External lighting to the rear
 yard shall comply to
 T.B. F1 Clauses 3.49 to 3.50



	Fire Exit sign
	Fire Extinguisher (Carbon Dioxide)
	Illuminated fire exit sign

FIRE ALARM SYSTEM

Install new L2 type automatically electrically
 operated fire detection system in accordance
 with B.S. 5839 Part 1 & B.S. 5839 Part 4
 Completion certificate issued to client

EMERGENCY LIGHTING SYSTEM

Install new emergency lighting system in
 accordance with B.S. 5266 Part 1
 Completion certificate issued to client
PORTABLE FIRE FIGHTING EQUIPMENT
 All portable firefighting equipment to BS EN3
 standard and sized in compliance with BS 5306
 Part 8 and to the complete satisfaction of
 Northern Ireland Fire & Rescue service
NOTICES - DIRECTIONAL & EXIT SIGNS
 Install new notices, directional & exit signs in
 accordance with B.S. 5499 Part 1, Part 2
 & Part 3

SMOKE ALARM SYSTEM

Smoke alarm to B.S. 5466, Part 1 2000.
 Smoke alarm to be positioned as shown and to be
 interconnected and wired to distribution board
 with battery backup
 Smoke alarm to be located as shown on plans and
 to be fixed not less than 300mm from wall or light
 fixture
 Smoke alarm to be positioned 3 metres maximum from
 all bedroom doors
 Smoke alarm in principal habitable room should
 be sited where no point is greater than 7.5 metres
 from the alarm

CARBON MONOXIDE ALARM

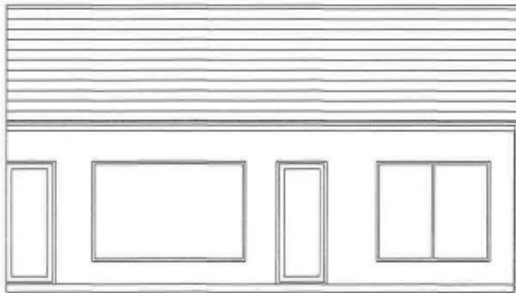
Provide suitable carbon monoxide
 alarm to current regulations
 wired directly to electric mains
 with battery backup

Drawing
 No 484d
 Number 03
 Antrim and Newtownabbey
 BOROUGH COUNCIL

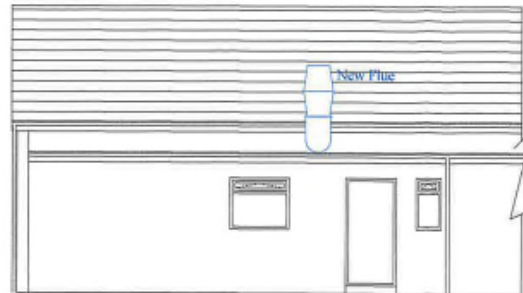
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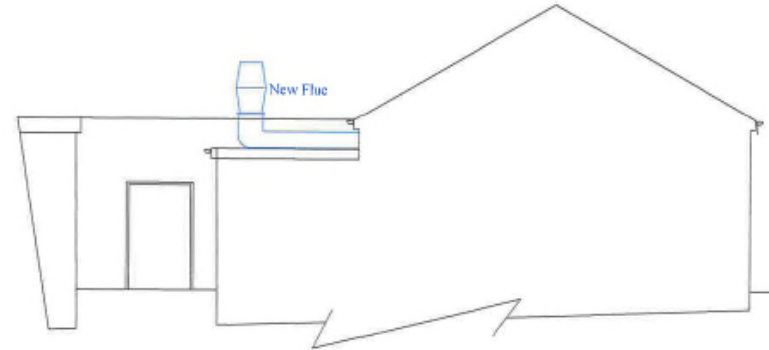




PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SECTION THRO PREMISED AND SIDE ELEVATION



PROPOSED GABLE AND SIDE ELEVATION

Drawing
Number..... 04.....
Antrim and
Newtownabbey
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Planning Committee

21st June 2021

PART TWO Other Planning Matters

- **3.16** Delegated planning decisions and appeals May 2021
- **3.17** Proposal of Application Notifications May 2021
- **3.18** Historic Buildings Council 20th Annual Report
- **3.19** DAERA Public Consultation Report – Marine Plan for Northern Ireland
- **3.20** Independent Examination into LDP Draft Plan Strategy
- **3.21** NILGA Briefing to Committee for Infrastructure: Review of the Planning Act
- **3.22** Publication of Annual Housing Monitor 2020-21
- **3.23** Local Development Plan Working Group Updates

- **4.** Any Other Business