

## **Planning Committee Meeting – Monday 20 April 2026 Schedule of Applications expected to be considered**

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0716/F**  
Proposed subdivision, partial change of use and reconfiguration of Unit 6 to provide 3 no. units, to accommodate bulky goods retail (6a) and leisure swim facility (6b) on the ground floor and the use of the first floor (6c) as leisure, including alterations to external elevations.
- SITE/LOCATION:** Unit 6 Longwood Retail Park, Newtownabbey, BT37 9UF.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0078/F**  
Upgrade of existing sports facilities to provide synthetic pitches, replacement floodlighting, canopy covering to cricket training area and associated works.
- SITE/LOCATION:** Ballyclare Rugby Football Club, The Cloughan, Doagh Road, Ballyclare, BT39 9JD.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0512/F**  
Erection of a Tourist Facility (Langarve Cycle Hub) including accommodation, solar panels and associated structures (incl. Cycle Storage Pods/Underground Rainwater Tank), construction of new access taken from Lurgan Road, along with new access road, cycle paths and associated landscaping/amenity areas/carparking.
- SITE/LOCATION:** Land approx. 360m SE of 43 Lurgan Road, Crumlin, BT29 4LA.
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL:**
1. The proposal is contrary to paragraph 6.87 of the Strategic Planning Policy Statement and in 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 considered contrary to the DM 5.3 of the Antrim and Newtownabbey Plan Strategy in that the proposed new building fails to cluster with the existing farm group and it has not been demonstrated that this would be prejudicial to the

- operation of the farm or there are sound environmental or amenity reasons to justify a suitable alternative site.
3. The proposal is considered contrary to DM 9.2 of the Council's Plan Strategy in that the proposal is not physically associated with an existing tourist facility or involve the re-use of an existing rural building.
  4. The proposal is contrary to paragraph 6.104 of the Strategic Planning Policy Statement, SP 10.2 and Policy DM 46 of the Antrim and Newtownabbey Plan Strategy in that the proposal is located partially in the fluvial floodplain.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2025/0529/F**

Proposed equestrian hub and associated development (incl. farm manager's dwelling/stables/outdoor menage/yard/horsewalker), access roads/cyclepaths and associated landscaping/amenity areas/carparking.

**SITE/LOCATION:**

Land approx 540m SW of 40 Glenavy Road, Crumlin, BT29 4LA.

**RECOMMENDATION:**

**REFUSE PLANNING PERMISSION**

**PROPOSED**

**REASONS FOR**

**REFUSAL:**

1. The proposed equestrian hub and associated development is contrary to Strategic Policy SP 2.11 and Policy DM 5.3 of the Antrim and Newtownabbey Plan Strategy in that the proposed new building fail to cluster with the existing farm group and it has not been demonstrated that this would be prejudicial to the operation of the farm or there are sound environmental or amenity reasons to justify a suitable alternative site.
2. The proposed dwelling is contrary to paragraph 6.73 of the Strategic Planning Policy Statement Edition 2 and Strategic Policy SP 4.6 and criterion (c) of Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a farm and access arrangements have not been obtained from an existing laneway.
3. The proposed equestrian hub and associated development is contrary to paragraph 6.73 of the Strategic Planning Policy Statement Edition 2 and Strategic Policy SP 4.6 and criterion (c) of Policy DM 18E of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not relate to a non-agricultural business enterprise and it has not been demonstrated that is essential for the business.
4. The proposal is contrary to paragraph 6.9 of the Strategic Planning Policy Statement Edition 2, and Strategic Policy SP 7.1 and Policies DM 30.1, DM 30.3, and DM 30.4 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal would not adversely affect Archaeological Remains of Local Importance or the integrity of their settings and in that an archaeological evaluation has not been provided.
5. The proposal is contrary to paragraph 6.104 of the Strategic Planning Policy Statement Edition 2, and SP 10.2 and Policies DM 46 and DM 47 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal is an exception for development in a fluvial flood plain and it has not been demonstrated that adequate measures will be put in place to

effectively mitigate flood risk to the proposed development and from the development elsewhere.

6. The proposal is contrary to paragraphs 6.176 and 6.183 of the Strategic Planning Policy Statement Edition 2, and Strategic Policy SP 8.3 and Policy DM 37 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will not have an adverse impact upon Designated Sites of Nature Conservation Importance.
7. The proposed equestrian hub and associated development is contrary to Strategic Policy Sp10.6 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will not cause significant water and air pollution.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2025/0122/F**

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.

**RECOMMENDATION:  
PROPOSED REASONS  
FOR REFUSAL:**

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to Policy SP 1.11 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposed development is contrary to paragraph 6.286 of the Strategic Planning Policy Statement and Policy DM 7.9 of the Antrim and Newtownabbey Plan Strategy as it has not been demonstrated that the proposal is an integral and ancillary part of the existing Chimney Corner Football Club facility, nor has it been shown that the existing clubhouse building could not be reused or adapted to accommodate the proposed facility.
3. The proposal is contrary to paragraph 6.280 and 6.281 of the Strategic Planning Policy Statement and Policies SP 2.12 and DM 7 of the Antrim and Newtownabbey Plan Strategy, as it has not been demonstrated that a suitable site does not exist within a town centre or edge of centre location.
4. The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy Statement, SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy as it has not been demonstrated that the development if permitted would intensify the existing access onto a protected route and it has not been demonstrated that visibility splays of 4.5 metres x 190 metres can be provided in accordance with the standards contained in Development Control Advice Note 15.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2025/0720/F**

Retrospective application for retention of hard standing, fencing and associated works for extension to external vehicle display and sales area associated with existing vehicle dealership.

**SITE/LOCATION:**  
**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL:**

J D Forktrucks Ltd, 5 Sentry Lane, Newtownabbey, BT36 4XX.

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to paragraph 6.280 of the Strategic Planning Policy Statement (Edition 2) and policies SP 2.12 and DM 7 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated that the development is acceptable in an out of centre location and that edge of centre options have been assessed and discounted as unsuitable, unviable or unavailable.
2. The proposal is contrary to paragraph 6.205 of the Strategic Planning Policy Statement (Edition 2) and policies SP 5.2 and DM 23 of the Antrim and Newtownabbey Plan Strategy, in that the development if permitted would result in a loss of an area of open space.
3. The proposal is contrary to paragraphs 6.107 and 6.111 of the Strategic Planning Policy Statement (Edition 2) and policies SP 10 and DM 47 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated that the proposal would adequately mitigate flood risk.
4. The proposal is contrary to paragraphs 6.176, 6.180, 6.183, and 6.192 of the Strategic Planning Policy Statement (Edition 2) and policies SP 8, DM 37, DM 38, DM 39, and DM 42 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal would not impact upon priority and protected species, and designated sites and in that the proposal would lead to a loss of mature trees and a replacement planting scheme has not been provided.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2026/0078/S54**

Proposed residential development comprising 41 no. units including associated road layout, car parking and landscaping. (Variation of Condition 2 from planning approval LA03/2021/0914/F) regarding mains sewer and Wastewater Treatment Works.

**SITE/LOCATION:**

Land 30m Northeast of no.146 and opposite Nos. 141-147 Staffordstown Road, Randalstown, BT41 3LH.

**RECOMMENDATION:**  
**PROPOSED REASON FOR REFUSAL:**

**REFUSE SECTION 54 APPLICATION**

1. The proposal is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement (SPPS) and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy, in that the proposed development, if approved would adversely affect the character of the surrounding area and would fail to make a positive contribution to the area's visual amenity.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2026/0042/F**

Proposed Infill Dwelling.

**SITE/LOCATION:**

Land approximately 45m southwest of No. 95 Craigstown Road, Randalstown.

**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL:**

**REFUSE PLANNING PERMISSION**

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 18C of the Antrim and

Newtownabbey Plan Strategy in that the proposal does not comply with criterion (a) of DM 18.16 as the proposal is not considered to form part of a substantial and continuously built-up frontage.

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 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.16 as the proposed dwelling is not located within a frontage that appears as a visual entity in the landscape.
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 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (c) of DM 18.16 as the proposal is not located within a small gap site.
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 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (e) of DM 18.16 as the proposal does not respect the existing pattern of development in the rural area.
5. 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 (a) of DM 18.17 is not within a cluster of development.
6. 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 (b) of DM 18.7 as the proposed dwelling is not located within a cluster which incorporates or is closely associated with a local focal point.
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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0850/F**  
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.

**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 18.7 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.
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.
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.
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.
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.
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.
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.
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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2026/0066/A**  
Erection of a freestanding Street Hub, comprising two digital 75-inch LCD display screens each side of the unit, to replace a BT payphone kiosk.

**SITE/LOCATION:** Approx. 5m west of No.5 Ballyclare Road, Glengormley, BT36 5EU.

**RECOMMENDATION:** **GRANT ADVERTISEMENT CONSENT**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2026/0065/F**  
Erection of a freestanding Street Hub, comprising two digital 75-inch LCD display screens each side of the unit, to replace a BT payphone kiosk.

**SITE/LOCATION:** Approx 5m west of No.5 Ballyclare Road, Glengormley, BT36 5EU.

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2026/0053/F**  
Installation of access control barriers and 2 No. ticketing machines.

**SITE/LOCATION:** Antrim and Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA.

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2026/0054/LBC**  
Installation of access control barriers and 2 No. ticketing machines.

**SITE/LOCATION:** Antrim and Newtownabbey Borough Council, Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA

**RECOMMENDATION:** **GRANT LISTED BUILDING CONSENT**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 15 April 2026**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 17 April 2026**.

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

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

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