



10 August 2022

Committee Chair: Alderman F Agnew
Committee Vice-Chair: Councillor J Archibald-Brown
Committee Members: Aldermen – T Campbell and J Smyth
Councillors – A Bennington, H Cushinan, S Flanagan,
R Kinnear, R Lynch, M Magill, R Swann and B Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 15 August 2022 at 6.00 pm.**

You are requested to attend.

Yours sincerely

Jacqui Dixon, BSc MBA
Chief Executive, Antrim & Newtownabbey Borough Council

Refreshments will be available from 5.00 pm

For any queries please contact Member Services:

Tel: 028 9034 0048 / 028 9448 1301

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AGENDA FOR PLANNING COMMITTEE – AUGUST

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 No: LA03/2022/0290/F

Proposed metal beverage can manufacturing facility comprising production space (Class B3 General Industrial); warehousing (Class B4 Storage and Distribution); associated office space (Class B1 Business Unit); and staff welfare accommodation. External sprinkler pump house and associated tank; plant equipment and structures; creation of service yards and loading/unloading areas; HGV parking area and main car park; extension of Global Point Avenue (eastern portion) and creation of new entrances; associated landscaping and all associated site works at lands at Global Point, 150m NE of RLC, Newtownabbey.

3.2 Planning Application No: LA03/2022/0506/F

Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles) at lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.

3.3 Planning Application No: LA03/2022/0469/F

Proposed change of use from first floor retail space to first floor office/workspace at 55-59 High Street, Antrim.

3.4 Planning Application No: LA03/2022/0561/F

Proposed works to the front facade of complex to include replacement cladding, new render base and remodelling of existing door and window openings at 1-13 Glenwell Road, Glengormley.

- 3.5 Planning Application No: LA03/2022/0335/O
2 No. dwellings and garages at No. 122 Hillhead Road, Ballyclare
- 3.6 Planning Application No: LA03/2022/0293/F
Erection of 7 no. dwellings (Change of house type at plots nos. 6-12 of LA03/2016/0274/F) to include detached garages and sunrooms, Plots 6-12 of Aiken Square on lands at 57-61 Rashee Road, Ballyclare.
- 3.7 Planning Application No: LA03/2022/0331/F
Replacement of 17.5m telecommunications column with a 27.5 column and ancillary development on lands within BT Exchange site, 242 Antrim Road, Belfast.
- 3.8 Planning Application No: LA03/2022/0303/F
Retrospective change of use of outbuilding from residential to bridal business at 58B Old Ballyrobin Road, Antrim.
- 3.9 Planning Application No: LA03/2022/0552/F
Proposed 1 1/2 storey dwelling and garage at lands approx. 20m SW of 20A Kilmakee Road, Templepatrick
- 3.10 Planning Application No: LA03/2022/0514/F
Two single storey dwellings and associated garages at lands to the rear of 3 Bourlon Road, Antrim.
- 3.11 Planning Application No: LA03/2022/0222/F
Erection of 2 dwellings, landscaping and all associated site works at Lands 129m South of 39 Greenvale Manor Gardens, Antrim.
- 3.12 Planning Application No: LA03/2022/0438/F
Retrospective Planning Application for Silo conversion into seasonal farm accommodation 40m NW of 88 Gloverstown Road, Randalstown.
- 3.13 Planning Application No: LA03/2022/0489/F
Retention of decking and associated works at rear of existing dwelling at 2 Green Acres Mews, Newtownabbey.
- 3.14 Planning Application No: LA03/2022/0209/LBC
Continuous strip of feature lighting right around the building at Antrim Old Courthouse, Market Square, Antrim.

3.15 Planning Application No: LA03/2022/0363/LBC

Installation of lighting columns, Randalstown Viaduct, Randalstown.

PART TWO – Other Planning Matters

3.16 Delegated Planning Decisions and Appeals July 2022

3.17 Proposal of Application Notices for Major Development July 2022

3.18 Planning and Water Appeals Commission - New Online Portal

3.19 Planning Portal Update

3.20 Royal Town Planning Institute Planning Conference 2022

3.21 Publication of the Housing Monitor Report 2022

3.22 Local Development Plan Quarterly Update (Q1) April-June 2022 & Independent Examination Update

4. Any Other Business

PART TWO – Other Planning Matters – IN CONFIDENCE

3.23 Planning Appeal Decision Update – In Confidence

PART ONE – Decisions on Enforcement Cases – IN CONFIDENCE

3.24 Enforcement Case - LA03/2020/0113/CA – In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 15 AUGUST 2022**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2022/0290/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	MAJOR DEVELOPMENT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed metal beverage can manufacturing facility comprising production space (Class B3 General Industrial); warehousing (Class B4 Storage and Distribution); associated office space (Class B1 Business Unit); and staff welfare accommodation. External sprinkler pump house and associated tank; plant equipment and structures; creation of service yards and loading/unloading areas; HGV parking area and main car park; extension of Global Point Avenue (eastern portion) and creation of new entrances; associated landscaping and all associated site works.
SITE/LOCATION	Lands at Global Point Business Park 150m NE of RLC Global Point Avenue Newtownabbey
APPLICANT	Ardagh Metal Packaging
AGENT	Turley
LAST SITE VISIT	19/05/2022
CASE OFFICER	Kieran O'Connell Tel: 028 9034 0423 Email: Kieran.oconnell@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 www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located on land to the southeast of Global Point Avenue within Global Point Business Park and accessed off the Corrs Corner Roundabout. Currently, there is one business operational within the site, (Global Point), RLC (UK) Ltd. Aerospace Engineering, with the remaining lands being undeveloped.</p> <p>The Global Point lands extend to 90.7Ha, including those to the north at Doagh Road, which are zoned for Employment Use through the Local Area Plan. The application site comprises unused, undeveloped land within the Global Point site and measures approximately 15.58 ha. Mossley West Railway Halt is approximately 250m to the northeast. The Three Mile Water runs along the northern part of the application site bordered by a narrow floodplain with trees providing a natural boundary to the rest of the site.</p> <p>The immediate surrounding area is characterised by the undeveloped lands within the Business Park. Views towards the site are limited from all directions, there is a residential area to the east and a public footpath running parallel to the eastern</p>	

boundary, which includes a footbridge over the river. Within the residential area to the east, there are occupied dwellings within Weavers Wood and Uppertown Drive which bound the site. There is a strong buffer of mature trees and vegetation providing significant screening between the residential areas and the application site. The topography of the site falls gently from the southwest to the northeast by approximately 2m.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2021/1108/PAN

Location: Lands at Global Point Business Park, Global Point, Newtownabbey

Proposal: Proposed metal beverage can manufacturing facility to include c. 58,000 sq. metres of floor space to include production, warehousing, office, and staff welfare accommodation together with ancillary maintenance and production processing facilities; plant equipment and structures; site preparation works, including regrading of site levels; access & parking and associated landscaping. Access to the site provided via Global Point Avenue along with internal circulation, associated staff car park, and loading/unloading areas. Installation of photovoltaic panels on the roof.

Decision: PAN Acceptable.

Planning Reference: LA03/2022/0472/NMC

Location: Global Point Business Park, Ballyclare Road, Newtownabbey, BT36 5TB.

Proposal: Non-material change to planning approved U/2014/0385/RM for 27 buildings and associated infrastructure; realignment to east road and construction of hammerhead to replace turning circle.

Decision: Current Application.

Planning Reference: LA03/2022/0176/F

Location: Land south/east of Global Point Avenue, Global Point Business Park Newtownabbey, BT36 5TB

Proposal: Proposed research and development facility comprising of a mix of design labs, workshops, car bays, vehicle demo garage, HGV garage, technical plant, salt room, staff facilities, ancillary facilities, including access point, car parking, landscaping and all associated site works.

Decision: Current Application.

Planning Reference: LA03/2022/0177/F

Location: Land south/east of Global Point Avenue, Global Point Business Park Newtownabbey, BT36 5TB

Proposal: Proposed research and development facility comprising a mix of workshops, offices, meeting areas, staff facilities, ancillary facilities, including an additional access point, car parking, landscaping and all associated site works.

Decision: Current Application.

Planning reference: LA03/2022/0337/F

Location: Lands north of Global Point Avenue 100m south west of RLC (UK) Ltd and approximately 220m north east of Corrs Corner roundabout Global Point Business Park.

Proposal: Erection of manufacturing facility with ancillary office, canteen and toilets, access, yards, external storage areas, parking and all ancillary site works and infrastructure.

Decision: Current Application.

Planning Reference: U/2014/0385/RM

Location: Global Point Business Park, Ballyclare Road, Newtownabbey, Co. Antrim.

Proposal: 27No. Buildings and associated infrastructure for Invest NI Industrial Park comprising Class B1 Business, Class B2 Light Industrial and Class B3 General Industrial

Decision: Permission Granted (11/11/2016)

Planning Reference: LA03/2016/0547/DC

Location: Ballyhenry Industrial Park, Ballyhenry, Newtownabbey. BT36.

Proposal: Site for Invest NI Industrial Park comprising Class B1 Business, Class B2 Light Industrial and Class B3 General Industrial. Discharge of Conditions 7 & 8 (Road works) of Planning Approval U/2007/0267/O for Invest NI industrial park

Decision: Condition 7 & 8 discharged (23.09.2016)

Planning Reference: U/2007/0267/O

Location: Ballyhenry Industrial Park, Ballyhenry.

Proposal: Site for Invest NI Industrial Park comprising Class B1 Business, Class B2 Light Industrial and Class B3 General Industrial.

Decision: Permission Granted (05/01/2008).

Planning Reference: U/2014/0388/RM

Location: Site 3 Global Point Business Park, Ballyclare, Newtownabbey

Proposal: industrial portal framed building containing production areas with ancillary office and plant space for precision engineering manufacturing, along with a service yard, car parking and landscaping at Site 3, Global Point Business Park.

Decision: Permission Granted (16/03/2015)

Planning reference: LA03/2018/0176/F

Location: Site approximately 35m to the NW of RLC Global Point (Northern Ireland) Global Point Business Park, Corrs Corner, Ballyclare Road, Newtownabbey Co Antrim BT36 5PY.

Proposal: Construction of new 2 storey office building with car parking and site works

Decision: Permission Granted (22.10.2018)

Planning Reference: U/2009/0096/F

Location: Global Point International Business Park, Ballyhenry, Newtownabbey.

Proposal: industrial estate access roads, footways, bridge and other infrastructure at Global Point International Business Park.

Decision: Permission Granted (11/01/2010)

Planning Reference: U/2004/0104/F

Location: Global Point Business Park, Ballyhenry, Newtownabbey, BT36

Proposal: Construction of access/bus roads with associated services including 1 No bus shelter.

Decision: Permission Granted (10/06/2004)

Planning Reference: U/2001/0119/O

Location: Global Point International Business Park, Ballyhenry, Newtownabbey.

Proposal: Business and industrial park incorporating Class 4 (light industrial), and class 11 (storage or distribution) and an ancillary support service centre to include retail (max 5000sq.ft), crèche and fitness facilities.

Decision: Withdrawn (29/03/2007)

Planning Reference: U/2001/0096/F

Location: Global Point International Business Park, Ballyhenry, Newtownabbey

Proposal: Erection of a Contact Centre/Class 4 Light Industrial Unit totalling 104,000 sq.ft. (incorporating 24,000 sq.ft. mezzanines) and including associated access and landscaping.

Decision: Permission Granted (15.01.2003)

Planning Reference: U/1999/0211/F

Location: Land north east of Corrs Corner and bounded by Belfast Road, railway line and Uppertown Drive.

Proposal: Bulk earthworks to construct development platforms for industrial use, diversion of Three Mile Water, landscaping and construction of new river corridor and landscaping of peripheral earth bunds. Land north east of Corrs Corner and bounded by Belfast Road, Railway Line, Uppertown Drive and New Mossley, Newtownabbey.

Decision: Permission Granted (29/11/2000).

Planning Reference: U/1998/0560/F

Location: land to the north east of Corrs Corner bounded by disused railway line, New Mossley and Old Mossley.

Proposal: Perimeter works to industrial park, including earth mounding, planting and first phase of cycleway/path.

Decision: Permission Granted (04/03/1999).

Planning Reference: U/1997/0553/F

Location: Land to the North East of Corrs Corner, Newtownabbey.

Proposal: Preparation of industrial estate including site development works, access roads and associated landscaping.

Decision: Permission Granted (16/07/1998).

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Draft Belfast Metropolitan Area Plan together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the

Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of the Belfast urban area. The plan designates the application site as being with an area for 'Industry and Commerce'. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan 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 settlement limit of Metropolitan Newtownabbey. The Plan zones the site as part of the larger Global Point zoning for employment and industry policy ref. MNY 07 (Map 2a). The plan also identifies the site as being a Major Employment Location (MEL) (Map 2b). The plan outlines a number of Key Site Requirements (KSR) for this zoning including:

- Development shall only include the following uses within the Planning (Use Classes) Order (Northern Ireland) 2015:
 - Light industry,
 - General industry
 - Storage or Distributions Uses,
 - Special industrial uses
 - Business use.
- The total amount of floor space for business use shall not exceed 3,000sqm (gross).
- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site. The zones A and B identified on Map No. 2b – Global Point/Ballyhenry MEL shall be incorporated into the masterplan to include the following elements: -
 - Zones A and B shall be developed as a Business Park within a generous landscape setting. Buildings shall be a maximum height of 2 storeys;
 - Access to Zone B of the site shall be from the Doagh Road to be agreed with Roads Service DRD. Access to Zone A of the site shall be from the existing access point on the Ballynure Road only;
 - A Transport Assessment (TA), agreed with Roads Service DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required: -
 - improvements to the Doagh Road, along the site frontage, will be dependent on the access location for the northern portion of the site;
 - the provision of a new access for the northern portion shall be in accordance with the Department's visibility requirements;

- new and improved pedestrian and cycling links from the site to existing nearby public transport facilities shall be required in order to maximise the use of these facilities;
- A flood risk assessment of the watercourses within and adjacent to the site shall be carried out and submitted to the Department to inform proposals for the development of the site as part of the site may lie within the 100-year floodplain of the Three Mile Water;
- Buildings shall exhibit variety in their elevational treatment and heights and particular consideration shall be given to views into the site;
- The two upstanding raths in the site shall be retained in situ with provision of landscaping around them to safeguard their setting;
- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department, and shall include the following: -
 - The northern, eastern, southern and western boundaries of the site shall be retained and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development;
 - The results of a comprehensive survey identifying trees, hedgerows, and other vegetation to be retained and incorporated into the proposed development;
 - A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and provision of high quality landscaping proposals within the site; and
 - Positive long term landscape management proposals shall be required to protect and maintain the landscaping and features of natural heritage. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

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.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 11: Planning & Waste Management (and the November 2013 update on Best Practicable Environmental Option): sets out planning policies for the development of waste management facilities.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section (EHS)

No objection subject to conditions.

Council Shared Environmental Services (SES)

No objection.

Northern Ireland Water

No objection.

DfI Roads

No objections subject to conditions

DfI Rivers

No objection.

DfC Historic Environment Division Historic Monuments (HED:HM)

No objections.

DfC Historic Environment Division Historic Buildings (HED: HB)

No objections.

NIEA Natural Environment Division (NED)

No objections subject to conditions

NIEA Regulation Unit

No objection subject to conditions.

NIEA Water Management Unit (WMU)

No objection subject to conditions and the applicant referring to standing advice.

NIEA Inland Fisheries

No objections.

REPRESENTATION

Thirty-three (33) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Layout and Appearance
- Neighbour Amenity
- Compatibility with Adjacent Land Uses
- Flood Risk
- Natural and built Heritage
- Access, Movement and Parking
- Crime and Personal Safety

- Effluent

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 adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

A number of decisions taken by the Planning Appeals Commission indicate, whilst the emerging policy provisions of BMAP remain material considerations in the determination of planning applications, reliance cannot be placed on specific policies of the draft Plan to refuse development proposals.

The application site lies within the settlement limit of Metropolitan Newtownabbey in both Plans. BUAP also indicates that the site is zoned for industry and commerce while dBMAP zones the site as part of the larger Global Point zoning for employment and industry policy ref. MNY 07 (Map 2a). The plan also identifies the site as being a Major Employment Location (MEL), therefore, having regard to the location of the application site including its planning history, the proposed development is considered to accord with the various plan zonings.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs).

In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPSs which provide the relevant regional policy context for consideration of the proposal

- PPS 2: Natural Heritage;
- PPS 3: Parking and Movement;
- PPS 4 Planning and Economic Development
- PPS 15: Planning and Flood Risk.

Policy PED1 of PPS4 is entitled 'Economic Development in Settlements'. In respect of business, general industrial, storage and distribution uses, it states that these uses will be permitted in an area specifically allocated for such purposes in a development plan or in an existing or proposed industrial/employment area subject to certain provisions. As stated above, the application site is located on land zoned/allocated for employment/industrial uses in the draft BMAP. In addition, one of the Key Site Requirements for this zoning allows for general industry, storage and distribution uses and business uses within the Global point site. It is further acknowledged that there is

a significant office/admin element to this proposal (1,520m²), however, this is considered to be ancillary office space to the overall manufacturing proposal and not for use as a standalone office development and there is no conflict with the Key Site Requirements of draft BMAP.

Having regard to the planning history of the site and the various plan zonings, it is considered that the principle of development is supported by the planning history and is acceptable subject to the development complying with the general criteria to be applied to economic development proposals set out in Policy PED9 of PPS4.

Design, Layout and Appearance

Criterion (j) of Policy PED 9 requires the applicant to ensure the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity.

Ardagh Metal Packaging (AMP) is a leading global supplier of infinitely recyclable, sustainable metal beverage cans and ends to brand owners. AMP are an established company with extensive experience in constructing and operating similar facilities elsewhere in Europe, with 23 production facilities in nine countries. The proposed metal beverage can manufacturing facility comprises production space (Class B3 General Industrial); warehousing (Class B4 Storage & Distribution); associated office space (Class B1 Business Unit); and staff welfare accommodation. External sprinkler pump house and associated tank; plant equipment and structures; creation of service yards and loading/unloading areas; HGV parking area and main car park; extension of Global Point Avenue (eastern portion) and creation of new entrances; associated landscaping and all associated site works.

In total, 42,573 sq. metres of floorspace will be created, to include the following:

Description	GEA Floorspace (m2)
Main Production and Ancillary	24,528
Warehousing and Storage (Phase 1)	9,680
Admin/Offices	1,520
Plant room mezzanine	2,439
External plant buildings	337
Total (Phase 1)	38,504
Warehousing and Storage (Phase 2)	4,081
TOTAL (Phase 1 & 2)	42,585

27,304 sq. metres of the building floorspace will be used for Class B3 General Industrial use, with 9,680 sq. metre storage and distribution area linked to this (Class B4), including external canopies for HGV loading and unloading. An additional 4,081 sq. metres of warehousing (Class B4) is sought, which would form Phase 2 of the proposal should it be required to meet future business need.

Other associated uses including office/admin space and plant rooms will be directly ancillary to the above operations and used by employees of the manufacturing unit. The office/admin area will be situated to the eastern side of the building. The storage and distribution portion of the building will be along the northern side of the unit with

the main manufacturing processes to the southern part of the building. The main portion of the building (manufacturing and storage) will be 327.53m in length and 111.8m wide. It will be 18.24m high to the ridge save for the proposed cooling towers which are a maximum of 3.37m above the ridge height of the building.

The admin section of the building containing the offices is located on the eastern side of the building and will be 23m wide and 63.1m long with a height of 6.31m. A modest 37 sq. metre canopy is proposed over the entrance between the Electric Vehicle (EV) vehicle parking and disabled parking spaces, with an additional 19 sq. metre canopy to the front entrance area.

The proposed development has a significant quantum of floorspace however, the building is not excessively high relative to its scale, and it is of a height appropriate for the industrial nature of Global Point. The reduced scale of the admin block assists in reducing the impact on the properties to the east.

Contemporary industrial materials will be used to the external walls to provide a functional and practical industrial building whilst limiting visual impact on the wider landscape. The external materials will be composite panel's coloured light grey, Ardagh blue and anthracite grey.

Overall the design, layout and appearance of the building including its scale and massing are considered to be sympathetic to its surroundings and will sit comfortably with the existing RLC (UK) Ltd building and those buildings proposed within the Sensatta applications (should planning permission be granted).

Neighbour Amenity

Criterion (b) of Policy PED 9 of PPS 4 requires development proposals not to harm the amenity of nearby residents. While criterion (e) states that proposals should not create a noise nuisance. These matters are discussed further below.

Noise & Vibration

The applicant has submitted a Noise and Vibration Assessment, prepared by RPS, Document Number 21 and an additional 'Memo' (Document Number 21/1). The memo provides clarification on a number of matters and includes predictions for noise associated with the car park area, while plant associated with the admin area has been relocated to the service yard beside the admin area.

The acoustic consultancy has presented a Cadna noise model to demonstrate the noise impact of the proposed development. The Cadna noise modelling has been revised following initial consultation with the Council's Environmental Health Section with Figure 1 (within the 'Memo') illustrating the night time Cadna output. Figure 1 indicates that the predicted noise levels at the nearest residential properties from the proposed development will be in the 40-45 dB range during night time hours.

The Council's Environmental Health Section has reviewed the Noise Assessments and has concluded that the proposed development can operate without adverse impact on nearby residential amenity subject to conditions.

Contaminated Land

The applicant has submitted a Preliminary Risk Assessment (Desk Study), prepared by RPS Group, Document No. 05, and stamped 'Planning Section Received 31/03/2022'. Included along with this PRA is a Preliminary Geo-Environmental Ground Investigation prepared by Geotechnical Environmental Services Limited, dated September 2021 with a PRA report at Appendix 2, prepared by Cove Environmental Consulting Ltd, dated September 2021.

Some localised 'made ground' was noted previously, however, no contamination or potentially contaminative materials were identified. No potentially gassing materials were identified. No pollutant linkages were identified and no further intrusive investigation was found to be necessary with the site being found suitable for the proposed use.

Both the Council's Environmental Health Section (EHS) and NIEA Regulation Unit (RU) have reviewed the applicant's Preliminary Risk Assessment and agree with its conclusions. Both EHS and NIEA (RU) provide standard conditions should an unknown source of contamination be found during the development of the site. These conditions are considered necessary and reasonable. It is concluded that there are no significant contamination risks to nearby sensitive receptors as a result of this proposal.

Odour

The applicant has submitted an 'Odour Impact Assessment' (OIA), prepared by RPS, Document Number 15, stamped 'Planning Section Received 04 APR 2022'. Odour modelling was undertaken with the findings predicting that all nearby residential property would have odour concentrations (ou_E/m^3) below $1.5 ou_E/m^3$.

The OIA concludes that the resulting odour effect of the proposed development is considered to be moderate calculated on a worst case scenario. The OIA further states that this impact can be reduced to slight/negligible with the appropriate use of an Odour Management Plan and the specified mitigation measures embedded within the design (most notably the Regenerative Thermal Oxidiser (RTO)). Therefore, the applicant believes that the odorous impact from the proposed development on sensitive receptors is not deemed to be significant.

EHS has raised no significant concerns regarding odour and advise that the installation will require the issue of a permit(s) under the Pollution Prevention and Control (Industrial Emissions) NI Regulations 2013. Control of odour will be a requirement of any permit(s) issued. A sample Odour Management Plan has been included at Appendix D of the Odour Impact Assessment while a site specific Odour Management Plan is likely to be required under the Pollution Prevention and Control Permit in order for the applicant to operate the premises.

Overall it is considered that there is no significant odour impact associated with this development.

Air Quality

The applicant has submitted an Air Quality and Climate Impact Assessment prepared by RPS, Document Number 17, stamped 'Planning Section Received 04 Apr 2022'. The proposed development is not within an Air Quality Management Area (AQMA).

EHS has reviewed this document and has raised no significant concerns with air quality having regard to a number of matters.

Vehicle emissions - NO₂

All predicted annual-mean NO₂ concentrations are below 60 µg/m⁻³, therefore the hourly-mean objective for NO₂ is likely to be met at all receptors. The short term impact was considered "negligible" and is therefore not considered further within the assessment. The report finds that overall, the impact on the surrounding area from NO₂ is considered to be 'negligible'.

Vehicle Emissions - Particulate Matter PM₁₀

All predicted annual mean PM₁₀ concentrations are below 31.5 µg/m⁻³, therefore the daily-mean PM₁₀ objective is expected to be met at all receptors. The short term impact was categorised as "negligible" and is therefore not considered further within the assessment. The report finds that overall, the impact on the surrounding area from PM₁₀ is considered to be 'negligible'.

Regenerative Thermal Oxidiser (RTO)

A Regenerative Thermal Oxidizer (RTO) is proposed to be used to ensure the destruction of VOC's (mostly for odour) and the other atmospheric pollutants from the production phases of the manufacturing process. Thermal treatment of VOC's and other air pollutants works by a reaction of the harmful air pollutants with oxygen and heat. In this environment, the VOC's are converted into harmless inert by-products, water vapour (H₂O), and usable heat. These by-products are considered harmless and are typically released to the atmosphere. The RTO cleans the exhaust from thermal sources like ovens and cold sources like spray machines and printing machines. The report states that the limit value for the complete RTO will be compliant with applicable NI legislation. A continuous measurement device for the clean gas air will be incorporated in the RTO.

Cumulative Impact

The report states that emissions from vehicles and the RTO do not combine to exceed Air Quality Assessment Level (AQAL). There are no significant impacts predicted on sensitive receptors from any modelled pollutant.

Having regard to the above matters it is considered that the site is not particularly sensitive to additional emissions of the type associated with this type of development.

Artificial Lighting

The applicant has submitted an Artificial Lighting Assessment, prepared by RPS, Document Number 13, stamped 'Planning Section Received 04 APR 2022'. The report references the Institution of Lighting Professionals (ILP), Guidance Note 01/21, The Reduction of Obtrusive Light and identifies the site location as being in Environmental Zone E2- Rural (Low District Brightness), with the pre-curfew illuminance in the vertical plane (Ev) being 5 lux and the post-curfew illuminance in the vertical plane (Ev) being 1 lux.

The external lighting proposed for the development includes 63x lighting columns, made up of 7 different types of lighting columns. Computer model predictions of the external site lighting lux levels are presented in Appendix D of the report – Perimeter Vertical Lux Levels. The computer model predictions indicate that the proposed

operational lux levels from the proposed development will comply with the ILP Environmental Zone, E2, maximum permitted values of vertical illuminance on sensitive properties.

As EHS has no objections to the proposal in this regard it is considered that the proposed development is unlikely to have any significant impacts on the amenity of nearby residential properties.

Compatibility with Adjacent Land Uses

Policy PED 8 of PPS 4 seeks to safeguard existing or approved economic development uses from incompatible development that would prejudice future operations.

Policy PED 8 provides additional protection for existing 'sensitive industrial enterprises' through the land use planning system. The policy requires 3 tests to be met, as follows:

- The proposal is in the vicinity of an existing or approved economic development use,
- The proposal is incompatible with the existing or approved use,
- The proposal would prejudice the future operation of the existing or approved use.

The application site is bounded by cleared land forming part of the wider Global Point Business Park to the north, south and west. RLC Ltd is the only industry/business currently located within the Global Point site, they have been neighbour notified and have not raised any objection to the proposal. The applicant considers that the proposed development is compatible with the land use allocations for the north, south and west, which may see similar proposals brought forward in the future as part of the growing Global Point Business Park.

It is considered that there are no sensitive industrial enterprises in this area that would be significantly impacted by this development, nor would the proposed development have a significant impact on the future operation of any existing or proposed uses within this immediate area. Having regard to the nature of the proposal, there is unlikely to be any significant emissions from this development that would result in a significant impact on any existing or approved uses within this site or prejudice their future operations.

There is a residential area to the east which sits over 130 metres from the eastern side of the main production and storage part of the building. The admin block is located along the eastern side of the building with the main staff car park between it and the site boundary. Between this and the residential area there is an area of dense tree cover and overgrowth at an average width of 50 metres, with a maintained greenway path running through the middle. This path is not a public right of way, and no changes are proposed to it. The path will not be affected by the proposed development.

In regards to compatibility with the residential uses to the east, the applicant indicates that the natural buffer and separation distance between the dwellings and the proposed facility, the focus on non-intensive areas of the site including low level admin block and car parking, and the sympathetic design and layout of the proposal, all ensure that the proposal is compatible with the adjacent residential land

use to the east. EHS has also been consulted and has raised no significant concerns with the compatibility of this development to the nearest residential receptors. It is therefore considered that the proposed development is compatible with the adjacent residential properties.

Overall it is considered that the proposed development is compatible with existing and approved uses in this area.

Flood Risk

PED 9 (d) of PPS 4 requires that development is not located in an area at flood risk and will not cause or exacerbate flooding. PPS15 reinforces this position with a series of Policies for which the proposal must comply.

DfI Rivers Planning Advisory Modelling Unit (PAMU) has considered the proposal in line with Planning Policy Statement 15 "Planning and Flood Risk" dated September 2014. DfI rivers has considered the applicant's Revised Drainage Assessment DOC 04/1 dated 17th May 2022 and the Flood Risk Assessment from RPS dated March 2022.

There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. An undesignated watercourse flows generally east along the southern boundary of the site. The site may be affected by undesignated watercourses of which there are no record of.

A Flood Risk Assessment (FRA) has been submitted and DfI Rivers have been consulted and has advised that while not being responsible for the preparation of the FRA, they accept its logic and has no reason to disagree with its conclusions. In addition, there are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The northern boundary of the site is in close proximity to an undesignated watercourse, known as 'Three Mile Water'. There are two additional undesignated watercourses within the boundary of the site

Under 6.32 of the Revised Policy PPS 15 FLD 2, it is essential that an adjacent working strip is retained to facilitate future maintenance by DfI Rivers, other statutory undertakers or the riparian landowners. DfI Rivers has advised that the working strip should have a minimum width of 5 metres, but up to 10 meters where considered necessary, and be provided with clear access and egress at all times. DfI Rivers has raised no concerns in this regard.

DfI Rivers has reviewed the Revised Drainage Assessment and while not being responsible for the preparation of the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions. DfI Rivers also indicates that the Drainage Assessment is a preliminary drainage design and requests that the Council includes a condition as part of the grant of any planning permission for a final Drainage Assessment and drainage design to be submitted to the Council in order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere. This condition is not considered necessary, however, an alternative condition is suggested (Condition No. 15) requiring the development to be carried out in accordance with the Drainage Assessment/Design provided, as this provides certainty regarding the known flood risks. Should the drainage proposals require a

future amendment then the applicant has the opportunity to apply for a variation of condition to address any post planning consents that may have an impact on the approved scheme.

Natural and Built Heritage

PED 9 criterion (c) requires development proposals to not adversely affect features of the natural or built heritage.

Historic Buildings

In terms of impact on listed buildings there are no listed buildings within the application site, however, it is within proximity of Mossley Mill. (HB21/04/009) HED Historic Buildings considers that the proposal satisfies the requirements of Paragraph 6.12 of Strategic Policy Planning Statement for Northern Ireland and Policy BH 11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. It is therefore considered that the application site is sufficiently far removed from historic buildings within the area to not have any significant impact upon them.

Archaeology and Cultural Heritage

HED (Historic Monuments) has reviewed the submitted Archaeological and Cultural Heritage Assessment of March 2022. HED (Historic Monuments) concurs with the conclusion that no further archaeological works are required due to the previous archaeological excavations on site. HED (Historic Monuments) is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements. Therefore, it is considered that there are no significant archaeological concerns with the proposal.

Natural Heritage

PPS 2 sets out the Executive's commitment to sustainable development, conserving, and where possible, enhancing and restoring natural heritage. Policy NH5 Habitats, Species or Features of Natural Heritage Importance states proposals which are likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

The applicant has submitted a series of reports in support of their application, including:

- DOC 10 - Ecological Impact Assessment (Dated 21/03/2022).
- DOC 25 - Ecological Survey for Birds (Dated 07/06/2022).
- DOC 16 -Outline Construction Environmental Management Plan (OCEMP) (Dated 04/04/2022).
- DOC 20 - Landscape & Visual Impact Assessment (Dated 08/04/2022).

NIEA Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests (Habitats, Bats, Smooth Newt, and Ornithology and, on the basis of the information provided, has no concerns subject to conditions relating to vegetation retention and clearance.

DAERA Inland Fisheries further advises that it is content based on the information provided that there is unlikely to be any significant impact to fisheries interests in the vicinity of the proposal during the operational phase.

Shared Environmental Services (SES) has also been consulted with regard to the impact on Designated Sites. SES advise that 'This planning application was considered in light of the assessment requirements of Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council which is the competent authority responsible for authorising the project.

SES advise that following an Appropriate Assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation proposed. SES advise that this conclusion is subject to mitigation conditions, one for the submission of a final Construction Environmental Management Plan (CEMP) and the other regarding no refuelling, storage of oil/fuels, concrete mixing, washing areas, storage of machinery/materials/spoil etc. within the floodplain along the northern section of the site as identified on Figure 5.1 of the Flood Risk Assessment, dated March 2022. Both conditions are considered necessary in this instance to ensure that there is no adverse impact on the integrity of any European Site. The Appropriate Assessment is adopted as part of the overall assessment of the application.

Overall it is considered that the proposal accords with the provisions of PPS 2, PPS 4 and PPS 6.

Road Safety, Traffic, Parking and Transport Issues

Policy PED 9 (g) of PPS 4 requires that the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified. Criterion (h) requires that adequate access arrangements, parking and manoeuvring areas are provided. Planning Policy Statement 3 Access, Movement and Parking also seeks to ensure that prejudice to road safety does not occur as a result of and new development.

PPS 3 further seeks to promote a more accessible environment for all, including the specific needs of people with disabilities and others whose mobility is impaired.

Applicable policies include: -

- Policy AMP 1- Creating an Accessible Environment;
- Policy AMP 2 -Access to Public Roads – Permission will be granted for a development involving access to a public road where it will not prejudice road safety or significantly inconvenience the flow of traffic; and
- Policy AMP 7 - Car Parking and Servicing Arrangements – requires proposals to provide adequate provision for car parking and appropriate service arrangements.
- Policy AMP 8 - Cycle Provision – requires proposals to have regard to the needs of cyclists.
- Policy AMP 9 - Design of Car Parking requires a high standard of design, layout and landscaping to accompany all proposals for car parking.

The proposed site will be accessed via the existing Global Point access from Corr's Corner roundabout which serves entire business park. The proposal involves the addition of c.300m of additional service road along the south of the site which will provide separate access for staff parking and visitors to reduce usage of the main entrance to the site and will ensure future connectivity for the lands to the south within Global Point Business Park. Level access is to be provided to the building ensuring compliance with Policy AMP 1. DfI Roads has no objection to the access arrangements as proposed by the applicant and as such, it is considered that the proposal will not prejudice road safety or significantly inconvenience the flow of traffic and accords with Policy AMP2 of PPS3 and also the policy provisions of PPS 4.

192no. car parking spaces will be provided to the east of the site adjacent to the admin block, and include 8no. disabled parking spaces and 4no. Electric Vehicle (EV) spaces. The northern and southern sides of the main warehousing and production building will provide servicing arrangements for HGV's to load and unload materials and finished cans for distribution. In addition, two HGV parking areas to the west of the site will provide 25no. HGV parking spaces.

The car parking will be laid out with areas of planting between rows of spaces softening the impact of the parking and enhance the visual amenity of the site for staff and visitors. The parking areas will not be readily visible from outside of the business park. It is considered that the parking layout is appropriate to the appearance of the site.

The applicant indicates that their car parking space requirement for the proposed development has been calculated based on the expected number of trips to and from the site over a 24hr period based on their shift pattern, rather than the floorspace of the building as per DfI Parking Standards. The applicant's shift pattern will ensure that the majority of trips generated by this development will occur outside the traditional AM and PM peak hour periods. In terms of parking the applicant proposes 192 staff and visitor car parking spaces which exceeds their estimated requirement based on expected trips and staff shift patterns.

The applicant has calculated the car parking based on bespoke requirements for the proposal, rather than DfI published parking standards, and acknowledges that the requirements of policy AMP 7 are not fully met. The applicant asserts that their bespoke approach will ensure that the correct level of parking will be provided and that the site can be otherwise used for building floorspace, servicing areas and landscaping rather than surplus car parking. Based on the applicant's bespoke approach to parking it is considered that sufficient onsite parking will be provided to serve the development, including disabled parking and EV parking, and the good links to sustainable transport options, including Mossley West Halt.

In terms of transportation impacts, the applicant has provided a Transport Statement (DOC 12), which indicates that the impact of the proposed development has been assessed in three ways, firstly on the basis of an extant approval on the larger Global Point site, secondly against the overall quantum of trips associated with the extant approval and thirdly using the TRICS database to generate trips for the new proposal.

In terms of traffic generation using the applicant's bespoke approach they have estimated that the proposal will generate 47 arriving vehicles (6.56 No. Average

hourly trips to the warehouse) in the AM peak period and the reverse in the PM peak hour period. Full details of projected trip calculations are set out in the submitted Transport Statement.

The Transport Statement concludes that the proposed development generates less trips than those associated with the approved development plots when considering the bespoke trip generations. The generated trips for the proposal falls within the currently approved trips associated with the overall Global Point Business Park outline planning permission. The Transport Statement further states that the impact of the proposed development upon the surrounding highway network falls within the overall number of approved trips associated with the extant planning approval on Global Point Business Park and therefore no further assessment is required in support of this proposal.

DfI Roads has been consulted on this application and advises that there are no significant concerns with the proposed development subject to a condition requiring the applicant to operate the premises in accordance with their bespoke shift pattern approach. This condition is considered necessary to ensure that there is no significant impact on the road network. It is therefore considered that there are no significant concerns with regard to access, parking and road safety as a result of this proposal.

The Transport Statement states that the site is accessible by a wide variety of excellent modes of sustainable transport, as evidenced by the footpath and road links to the wider cycle and walking network in the area, and proximity to Mossley West railway halt. Whilst it is anticipated that the majority of journeys to and from the site will be via car, the site benefits from sustainable transport options should users wish to avail of them. In accordance with policy AMP8 (a) and (c), safe and convenient cycle access and links to cycle networks will be provided. Safe and convenient cycle parking adjacent to the admin block and staff car parking will be provided for 10 cycles, with changing facilities.

Crime and Personal Safety

Criterion (L) of Policy PED 9 of PPS 4 requires that the site is designed to deter crime and promote personal safety. The site is bounded by an existing road, Global Point Avenue, to the west and by a proposed extension of Global Point Avenue to the south, from which the site is accessed. The eastern edge of the site is bounded by mature landscaping and an existing pedestrian / cycle way which connects back to the Mossley West Railway Halt. It is proposed to create a continuous boundary (2.4m Paladin fence) around the southern and western boundaries of the site to provide site security, with vehicle access gates along the western boundary adjacent to Global Point Avenue.

Artificial lighting has also been proposed around the site which has been designed to ILP Guidance Notes for the Reduction of Obtrusive Light and the appropriate British Standards to ensure the safety and security of people moving in and around the facility. The design of the proposed development ensures that the proposed development has been designed to prevent crime and ensure personal safety.

Movement Pattern

Criterion (i) of Policy PED 9 of PPS 4 requires a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport.

The Transport Statement (DOC 12) indicates that Global Point is well serviced by internal footpaths with the main pedestrian access to Global point via Corrs Corner. There is also a pedestrian route around the edge of the site which forms part of a linear park (owned by the Council). This route provides connectivity from Mossley West Railway Halt to Global Point Avenue as well as connections to the surrounding residential areas and Carnmoney Road North. As part of this proposal the pedestrian facilities will be extended along the additional section of the proposed internal service road.

In terms of cycling facilities, the Sustrans cycle map indicates that the linear park around the perimeter of Global Point also forms part of the National Cycle Network (NCN) Route 93 which provides connectivity from Global Point Avenue to Belfast with a significant portion of the route being 'Traffic Free'.

10no. cycle parking spaces are proposed with the applicant indicating that they will provide more spaces depending on demand. Given the dedicated cycling facilities currently located within this area the applicant is of the view that the site is well served by cycling infrastructure and that cycling could be a viable alternative mode of travel to private car travel.

While Global Point is not currently served directly by bus, there are a number of bus stops within walking distance of Global Point. These include:

- Metro Service 1c;
- Metro Service 1d;
- Metro Service 1g;
- Ulsterbus Service 153;
- Ulsterbus Service 653b;
- Ulsterbus Service 253b; and
- Ulsterbus Service 367

The site is also served by the Mossley West Railway Halt which is served by the Belfast – Antrim – Ballymena – Coleraine – Portrush – Londonderry line. In terms of meeting the needs of people whose mobility is impaired the applicant indicates that the building has been designed to provide a level access to the building while 8 No. disabled parking spaces are to be provided. Based on the information provided it is considered that the Criterion (i) of Policy PED 9 of PPS 4 and Policy AMP1 of PPS 3 has been complied with.

Emissions and Effluent

A further criteria (f) of Policy PED 9 of PPS 4 requires that the proposed development is capable of dealing satisfactorily with any emission or effluent.

Noise and Vibration

A Noise and Vibration Assessment (DOC 21 & DOC 21/1) have been submitted in support of the application. Existing background noise levels on the site are typical for

the area, with the dominant noise source being road traffic from the surrounding road network. The proposed development will generate some noise due to the nature of the manufacturing process. The predicted operational noise levels have been assessed against the relevant standards and guidance. The assessment concludes that no significant noise effects are predicted from the proposed development. EHS has raised no concerns on this matter.

In terms of vibration DOC 21 concludes that there will not be any adverse significant vibration impacts being experienced by residents living in the surrounding area. The applicant indicates that the building has been specifically designed to mitigate vibration impacts arising from the processing of the aluminium cans. They further indicate that the likely levels have been assessed against the relevant standards and guidance. The assessment concludes that there are no significant vibration effects are predicted from the proposed development. EHS has raised no concerns on this matter.

Odour

An Odour Impact Assessment (OIA) (DOC 15) prepared by RPS has been provided by the applicant for consideration. It states that there are no waste water treatment works in the immediate vicinity of the proposed development and indicates that the existing baseline environment in terms of odours is not significant. The applicant indicates that the industrial processes to be undertaken at the proposed site will generate some moderate odour which will not significantly impact on residential areas due to the separation distances between the production areas and the dwellings to the south and east.

The applicant also proposes odour mitigation measures which have been listed within the OIA. These include ventilation arrangements and future monitoring. An Odour Management Plan has been set out detailing measures for the limiting and control of any odours associated with the development proposal. The OIA concludes that anticipated odour from the proposal is considered to be insignificant. The applicant considers that there will not be an adverse impact on residential amenity due to any odour from the facility.

EHS has raised no concerns with regard to odour, however, they have indicated that the installation will require the issue of a permit(s) under the Pollution Prevention and Control (PPC) (Industrial Emissions) NI Regulations 2013.

The planning and pollution control regimes are separate but complementary systems for the regulation of proposals of this nature. Advice on the relationship between the planning and pollution control regime is set out in Planning Policy Statement 11: Planning and Waste Management. PPS 11 also states that planning control should not duplicate other statutory controls or be used to achieve objectives relating to other legislation. As such the Council in exercising its role as planning authority must make its decisions on the basis that the relevant pollution control regime will be properly applied and enforced. The relevant expertise and statutory responsibility for pollution control rests with the relevant pollution control authority, in this instance the Northern Ireland Environment Agency (NIEA).

A PPC permit sets conditions so as to achieve a high level of protection for the environment. These conditions are based on 'Best Available Techniques' (BAT) which

balance the costs to the operator against the benefits to the environment. PPC aims to prevent emissions and waste production and where this is not practicable, reduce them to acceptable levels. Where PPC permits are granted subsequent monitoring of any condition contained within the permit rests with the regulatory authority. To that end EHS has acknowledged that a sample Odour Management Plan was submitted at Appendix D of the Odour Impact Assessment. EHS advise that it would be expected that a site specific odour management plan will be produced for the proposed development. Condition No. 24 is proposed to ensure that there is no significant odour impact associated with this development on nearby sensitive receptors.

Air Quality

An Air Quality Assessment is provided with this application. Atmospheric pollution in the vicinity of the proposed development is largely dominated by road traffic exhaust. Fumes and some emissions from trains associated with the railway line to the north, with potential contributions from residential heating emissions and, to a lesser extent, some commercial practices. The assessment has been undertaken based on a number of worst case assumptions, including using the worst case meteorological conditions and modelling the stack emissions for 3,500 hours. The results show that with the operational emissions, the predicted concentrations are below the relevant air quality standards and the impacts are not considered to be significant. The applicant indicates that the resulting air quality effect of the proposed development is considered to be 'not significant' overall. EHS has raised no concerns on this matter.

Water Quality

In terms of water quality, the applicant states that the Three Mile Water is currently not achieving its environmental objective of good ecological status as per the Water Framework Directive. They further state that nutrient pressures are likely to be the main pressure acting on the water body. The applicant indicates that the design of the development will however ensure that this situation is not exacerbated during either the construction or operational phase of the development.

The Water Quality Assessment (WQA) (DOC 22) submitted with this application concludes that with adequate mitigation measures (Section 3.9 of the WQA) in place the magnitude of the residual impacts affecting water quality are negligible. The applicant indicates that the mitigation measures proposed are normal operating procedures for AMP during both the construction and operational phases of the development and will ensure that the proposed development does not give rise to any adverse impacts.

NIEA Water Management Unit has been consulted and has indicated no objection to the proposal and refers the applicant to standing advice. It is therefore considered that there is no significant impact on water quality as a result of this proposal.

Contamination

A ground investigation was undertaken in September 2021. The site works involved the excavation of trial pits to a maximum depth of 3.5m below existing ground level. The report is appended to the Preliminary Risk Assessment (PRA) (DOC 05) which has been submitted in support of this application. The PRA report has highlighted that no significant pollutant linkages are considered to be present within the site and

concludes that no further investigation or assessment is required. NIEA and the EHS have no objections with regard to contamination.

Waste

The Waste Report (DOC 14) provided by the applicant has identified no waste currently arising from the site. The report assesses the potential impact of waste on landfill capacity, and concludes that by implementing the mitigation measures set out within the report (sections 7.1 & 7.2) and by managing waste in accordance with the waste management hierarchy and best practice guidance. Overall it is considered that waste generated during the construction and operation of the proposed development will have no adverse effect on waste management capacity in the area.

NI Water Infrastructure

NI Water has no objection to this proposal and advise that although Whitehouse catchment is operating at capacity, this proposal can be approved on the basis of the extant planning approval for Global Point Business Park (U/2014/0385/RM). They also note that the existing sewerage network within Global Point Business Park is the responsibility of Invest NI.

NIEA Water Management Unit recommended a condition that no development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to Discharge has been granted under the terms of the Water (NI) Order 1999. As NI Water has no objection based on the planning history of the site, it is considered that the suggested condition is not necessary on this occasion.

Economic Impacts

The applicant has provided an 'Economic Development Statement' (DOC 03) outlining a variety of economic benefits associated with this scheme.

The proposed development will provide skilled employment to the area and will form a key part of the production chain for aluminium cans. AMP is a leading global supplier of infinitely recyclable, sustainable metal beverage cans and ends to brand owners. AMP also has extensive experience in the construction and operation of similar facilities elsewhere in Europe, with 23 production facilities in nine countries.

With this proposal, AMP's investment is a significant vote of confidence in Antrim and Newtownabbey, the Belfast Metropolitan Urban Area and Northern Ireland's skill base and economic potential. This proposal will be the first Ardagh Group facility in either Northern Ireland or Ireland and will add to its existing operations in the UK.

The construction of the proposed development has the potential to generate the following economic impacts:

- Investment of £40 - 50 million in the construction sector;
- Up to 270 FTE on-site gross jobs per annum over the 14-month construction period;
- Up to 295 net additional FTE employment opportunities annually generated for workers in Northern Ireland during construction, of which up to 100 will be locally captured by residents of Antrim and Newtownabbey; and

- Total productivity contribution of up to £35.4 million in GVA during the construction period to the Northern Ireland economy, of which up to £30.4 million will be locally concentrated in Antrim and Newtownabbey.

The applicant further indicates that the construction of the proposed development will not only generate initial temporary direct benefits through employment and indirect benefits through supply chain spending, but through the operation of the proposed development, its positive impacts will be experienced for long afterwards and will provide an important source of local economic and social benefit for communities.

- Jobs created in a variety of occupations including roles in management, technical occupations, skilled trades, plant and machine operatives and elementary occupations;
- 205 net additional FTE employment opportunities created for workers across Northern Ireland, inclusive of 90 additional jobs for residents of Antrim and Newtownabbey;
- Circa £16.3 million in net additional GVA annually contributed to the economy of Northern Ireland, including circa £12.0 million per year locally in Antrim and Newtownabbey;
- Annual payment of circa. £580,000 in business rates to Antrim and Newtownabbey Borough Council, £270,000 of which will be retained within the local authority area under current arrangements, generating additional revenue to fund local and regional services; and
- Wages of £6.0 million to be paid to residents of Northern Ireland working in the additional gross FTE roles generated by the proposed development.

The applicant concludes that the proposed development will not only assist in providing much-needed manufacturing job opportunities for residents of Antrim and Newtownabbey and more widely across Northern Ireland, but will also support the Council's vision for the site as a Strategic Employment Location which seeks to attract large scale industrial development to grow the economy of the Borough.

The 'Economic Development Statement' concludes that the construction and operation of the AMP facility will support a range of new employment opportunities on site, with this employment contributing to significant uplifts in economic productivity both within Antrim and Newtownabbey and across Northern Ireland. This in turn will support a number of important national policy objectives established within the RDS, SPPS and PPS4, local policy objectives established through existing and emerging plans, and the economic strategy being delivered by the Council.

CONCLUSION

The following is a summary of the main reason(s) for the recommendation:

- The principle of the development is considered acceptable;
- The design, layout and appearance of the proposal is acceptable;
- There are no significant neighbour amenity concerns;
- There are no significant contaminated land concerns;
- There are no significant concerns with the compatibility with adjacent land uses;
- There is no significant flood risk associated with this development;
- There are no significant natural and built heritage concerns;
- There is no significant access, movement or parking concerns;

- There is no significant concern with regard to NI Water infrastructure;
- There are significant economic benefits associated with this proposal.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The development hereby permitted shall be operated in accordance with the Transport Assessment Document No. 12 date stamped 31/03/2022. Any deviation from the shift patterns proposed within the Transport Assessment will require the express consent of the Council.

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

3. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 21 & 22 bearing the date stamp 31/03/2022 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.

4. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m 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 the interests of road safety and the convenience of road user.

5. The building hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing 21 & 22 bearing the date stamp 31/03/2022 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.

6. A final Construction Environmental Management Plan (CEMP) shall be submitted by the appointed contractor to the Council, for consultation with NIEA Water Management Unit, at least 8 weeks prior to the commencement of construction detailing potential pollution sources and pathways and all pollution prevention measures detailed in the Outline CEMP. The approved CEMP shall be adhered to unless otherwise agreed in writing by the Council.

Reason: To ensure the protection of the water environment and to ensure that the project will not have an adverse effect on the integrity of any European site.

7. There shall be no refuelling, storage of oil/fuels, concrete mixing, washing areas, storage of machinery/materials/spoil etc. within the floodplain along the northern section of the site as identified on Figure 5.1 of the Flood Risk Assessment (Document No. 07), March 2022.

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

8. If during the development works, a new source of contamination and risks are found, which had not been previously identified, works shall 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>.

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: To control any risk to human health arising from land contamination and Protection of environmental receptors to ensure the site is suitable for use.

9. After completing all remediation works under Condition 8 and prior to the building becoming operational, a verification report shall be submitted in writing and agreed with the Council. This report shall be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: To control any risk to human health arising from land contamination and Protection of environmental receptors to ensure the site is suitable for use.

10. No vegetation clearance shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written

confirmation shall be submitted to the Council within 6 weeks of works commencing.

Reason: To protect breeding birds.

11. Prior to works commencing on site, all existing trees shown on Drawing No.15 Date stamped 04/04/2022, as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.

Reason: To protect the biodiversity value of the site.

12. The existing natural screenings of the site, as indicated, on approved drawing No.15, date stamped received 04/04/2022 shall be retained at a minimum height of 8m for trees and 2m for hedgerows unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

13. A protective barrier no less than 2m in height comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supported weldmesh panels (as illustrated on Drawing No. 15 date stamped 04/04/2022 shall be erected in the location as identified in Drawing No. 15 date stamped 04/04/2022 prior to commencement of the development hereby approved and shall be permanently retained for the period of construction on the site. There shall be no stockpiling of materials or soil within this tree protection zone.

Reason: To ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

14. The proposed landscaping indicated on drawing No. 16 date stamped 04/04/2020 shall be carried out within the first planting season following the completion of the development hereby approved and shall be retained in thereafter at a minimum height of 2 metres for hedging and 4 metres for trees unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

15. The drainage for the proposed development shall be carried out in accordance with DOC 04/1 Drainage Assessment date stamped 17/05/2022 and in accordance with Drawing Nos. 23, 24, 25, 26 date stamped 31/03/2022.

Reason: To safeguard against flood risk to the development and elsewhere and to ensure protection to the aquatic environment.

16. All doors, including roller shutter doors shall be kept in the closed position at all times, except for ingress and egress.

Reason: In order to protect amenity at nearby sensitive receptors.

17. The 4x no. Air Conditioning units shall be located at no more than 1.9m height, in the service yard area beside the admin block marked on Drawing No. 04/1 date stamped received 27/06/2022.

Reason: In order to protect amenity at nearby noise sensitive receptors.

18. The 2x no. Air Handling Units shall be located at no more than 2.5m height in the service yard area beside the admin block marked on Drawing No. 04/1 date stamped received 27/06/2022.

Reason: In order to protect amenity at nearby noise sensitive receptors.

19. The cumulative noise levels of all noise generating sources associated with the development shall not exceed the predicted daytime and night time noise levels presented within Table 5 of report titled Memo, Noise and Vibration Consultation, Document Number 21/1, date stamped received 23/06/2022.

Reason: In order to protect amenity at nearby residential properties.

20. Within 4 weeks of a written request by the Council, following a noise complaint from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the operator of the permitted development shall, at his/her expense employ a suitably qualified and competent person, to assess the level of noise arising from the permitted development at the complainant's property to determine compliance with the predicted levels within Table 5, of the report titled 'Memo, Noise and Vibration Consultation', Document Number 21/1 date stamped received 23/06/2022. Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise monitoring.

Reason: To control the noise levels from the development at noise sensitive locations.

21. The operator of the permitted development shall provide to the Council the results, assessment and conclusions regarding the noise monitoring required by Condition 20, including all calculations, audio recordings and the raw data upon which that assessment and conclusions are based. Such information shall be provided within 3 months of the date of the written request of the Council unless otherwise extended in writing by the Council.

Reason: To control the noise levels from the development at noise sensitive locations.

22. The car parking area to the permitted development shall be operated in accordance with the 'Car Park Good Practice Mitigations' detailed within Section 1.1.2.1 of the Memo on Noise and Vibration Consultation, Document No. 21/1 date stamped received 23/06/2022.

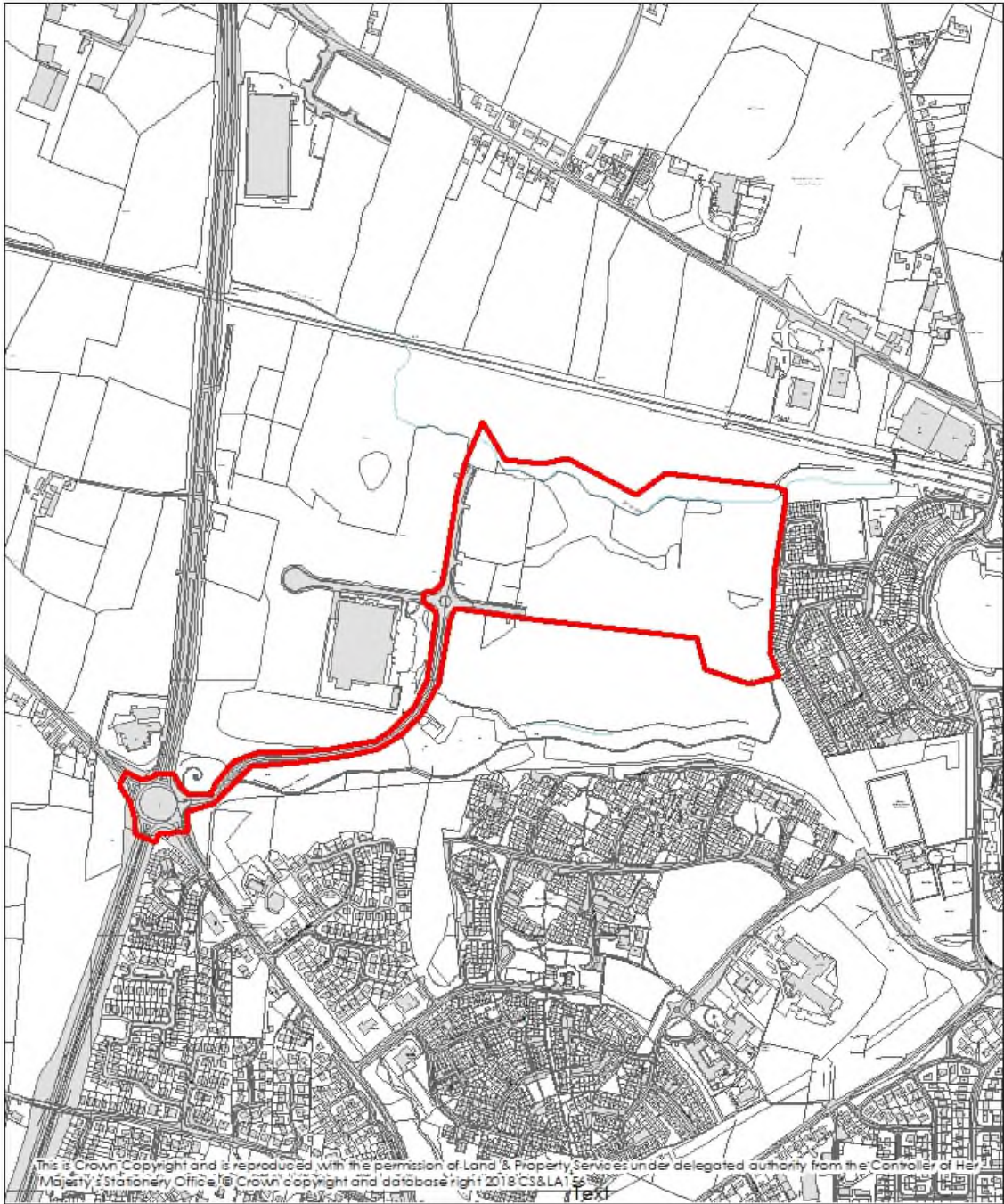
Reason: In order to protect amenity at nearby residential properties.

23. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 5 Ev (lux) on any time prior to 23:00hrs and 1 Ev (lux) on anytime post 23:00hrs.

Reason: In order to protect amenity at nearby sensitive dwellings.

24. The development hereby permitted shall operate in accordance with an Odour Management Plan and mitigation measures as detailed within Odour Impact Assessment, Document No. 15 date stamped received 04/04/2022.

Reason: In order to protect amenity at nearby sensitive receptors.

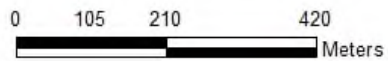


Site Location Plan

Planning Application Reference: LA03/2022/0290/F

Proposal: Metal beverage can manufacturing facility and associated works

Location: Lands at Global Point Business Park
150m NE of RLC
Global Point Avenue
Newtownabbey



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2022/0506/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles)
SITE/LOCATION	Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey
APPLICANT	Kemark No 2 Ltd
AGENT	TSA Planning
LAST SITE VISIT	21 st July 2022
CASE OFFICER	Ashleigh Wilson Tel: 028 90340429 Email: ashleigh.wilson@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is an urban location within the settlement limits of Metropolitan Newtownabbey as defined by the Belfast Urban Area Plan and the draft Belfast Metropolitan Area Plan and comprises an area of approximately 12 hectares made up of a series of agricultural fields, which are largely rectangular in shape.</p> <p>At its northern boundary, the application site partially abuts the Doagh Road for some 120 metres and partially abuts the rear gardens of No's 612, 616, 618, 620 and 626 Doagh Road. The southern boundary of the application site abuts a watercourse and the railway line with the eastern and western boundaries defined by agricultural hedgerows. Hawthorn hedgerows define the individual field boundaries which intersect the application site.</p> <p>The dwellings at No's 610 – 626 Doagh Road are a mix of single and one and a half storey dwellings while No.616 Doagh Road is a two storey dwelling. Most of the rear boundaries of the properties along the Doagh Road are well defined with mature trees. The topography of the application site falls from north to south.</p> <p>The Three Mile Water River flows along part of the southern boundary of the application site. It is not 'designated' at this location but it is further downstream. There are a number of drainage ditches within the site which run north to south and connect to a small undesignated watercourse to the west of the application site which connects to the Three Mile Water River.</p> <p>An existing vehicular access point with a right turn pocket from the Doagh Road has previously been constructed on foot of an alternative planning permission which serves the application site and adjoining lands.</p>	

Mossley Mill and Mossley Train halt are approximately 1 mile to the east. Houston's Corner Roundabout, which links to the Ballynure Road (A8), is approximately 0.2 miles to the west.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2022/0539/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking (Discharge of condition 9 from planning approval LA03/2018/0917/F regarding the submission landscaping scheme)

Decision: Current application

Planning Reference: LA03/2022/0393/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road, and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works (Amended Plans/Additional Information) [Discharge of Condition 3 of planning approval LA03/2018/0917/F regrading the submission of a programme of archaeological works]

Decision: Condition Discharged (21.06.2022)

Planning Reference: LA03/2022/0260/PAN

Location: Lands approx. 255m south/east of MT Wholesale Warehouse, Houston Business Park, and immediately south of 610-626 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution warehouse and 1 no. light industrial unit, associated car parking/service yard, landscaping and all other associated site and access works

Decision: Proposal of application notice is acceptable (11.04.2022)

Planning Reference: LA03/2021/1032/DC

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles)

Decision: Condition Not Discharged (07.01.2022)

Planning Reference: LA03/2018/0917/F

Location: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey

Proposal: Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works

Decision: Permission Granted (15.04.2019)

Planning Reference: LA03/2018/0187/NMC

Location: Land approx. 100m to the south of Doagh Road and to the east side of Ballynure Road, Ballyearl, Newtownabbey,

Proposal: Non-Material Change to Planning Approval Ref No LA03/2017/0135/F for (Erection of Warehousing/Distribution Unit with Associated Offices and Car Parking). Reduction in length of the warehouse by 30.2m. Reduction of eaves height by 1.3m. Omission of the external single storey office accommodation and inclusion of the same within the building envelope of the warehouse.
Decision: Non-Material Change Granted: 24.05.2018

Planning Reference: LA03/2017/0941/PAD
Location: Approx. 350 metres South East of 632 Doagh Road and 150 metres South of 618 Doagh Road, Newtownabbey,
Proposal: Proposed erection of 1no. storage and distribution centre and 3no. light industrial units. associated car parking, site access from Doagh Road, landscaping and all associated site and access works
Decision: PAD concluded.

Planning Reference: LA03/2017/0135/F
Location: Land approx. 100m to the south of Doagh Road and to the east side of Ballynure Road, Ballyearl, Newtownabbey,
Proposal: Erection of Warehousing/Distribution Unit with Associated Offices and Car Parking
Decision: Permission Granted: 26.07.2017

Planning Reference: U/2009/0055/F
Location: Lands on the south side of Doagh Road and on the east side of Ballynure Road, Ballyearl, Newtownabbey.
Proposal: Erection of light industrial units & warehousing/distribution units with associated parking.
Decision: Permission Granted: 22.08.2011

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located outside the development limit and is within the inner edge of the green belt. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located outside any settlement limit and is therefore in the countryside. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey and also within the Employment Zoning for a Major Employment Location: Global Point/Ballyhenry (Ref MNY07). A number of key site requirements are set out in dBMAP.

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.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section – No objection, subject to conditions

REPRESENTATION

Fifty-four (54) neighbouring properties were notified and five (5) letters of objection have been received from four (4) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Unable to control the amount of HGVs entering the site throughout the night
- Disruption/disturbance
- Noise pollution
- Carbon pollution
- Increase in traffic

- Light pollution from cars
- Landscaping will take years to mature and become dense enough to be of any benefit
- Concerns with original documentation submitted for the original approval
- Loss of privacy
- Disregard for residents by the developer having an issue with keeping a log of vehicles
- Welfare of horses being stabled nearby due to construction noise
- Health and safety of riders of horses from HGV air breaks – with extended hours' horses will have no relief from the noise
- Conflicting information in the Environmental Health response and points within the Sound Level Impact Assessment not picked up and reported upon.
- Out of keeping with the area as there are no other 24 hour facilities on the Doagh Road.
- Consideration should be given to if this was on your doorstep how would you feel.
- Works are currently taking place on site without the erection of the acoustic fence as per condition No. 7 of LA03/2018/0917/F

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Condition to be varied
- Neighbouring Amenity
- Socio-Economic Matters
- Other Matters

Policy Context and Principle of Development

Section 54 of the 2011 Act applies to applications for planning permission which seek to develop land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the Section 54 application.

In this case the principle of development has been established by the planning permission granted by the Council on 15th April 2019 under planning application reference LA03/2018/0917/F. This permitted the erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works.

As the current application seeks to amend conditions attached to this permission the principle of the development cannot therefore be revisited. Consideration will be given to the proposed removal of the conditions imposed on the previous approvals and whether the removal of the conditions is considered acceptable.

Condition to be varied

Condition No. 13 of LA03/2018/0917/F states:

"There shall be no more than ten (10) Heavy Goods Vehicles servicing Unit 4 between the hours of 23:00 - 07:00.

Reason: In the interests of the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road."

Condition No. 14 of LA03/2018/0917/F states:

"The operator of Unit 4 shall maintain a service log of all Heavy Goods Vehicle movements to and from the unit between the hours of 23:00 - 07:00.

The service log shall be made available to the Council within two (2) weeks of a written request being made by the Council.

Reason: To enable the Council to properly monitor compliance with Condition 13 and to control vehicular activity at Unit 4 during the hours of 23:00 - 07:00 hours in the interests of the residential amenity of existing residents at No's 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road."

The current application seeks the removal of Condition Nos. 13 and 14 to remove any restriction on the number of HGVs servicing Unit 4 between the hours of 23:00 – 07:00 hrs and to remove the requirement for the operator of Unit 4 to maintain a service log of all HGVs to and from the unit between 23:00 and 07:00 hrs. The reason for the conditions stipulated by the Council was in order to protect residential amenity and therefore this has been given consideration below.

Neighbouring Amenity

Noise and Disturbance

Concern has been raised through letters of objection that the removal of conditions 13 and 14 would result in an unacceptable impact on residential amenity by virtue of disruption and noise impact.

The applicant has submitted a Noise Impact Assessment (NIA) in support of the original development proposal and has resubmitted the NIA as part of the current application (Document 07, date stamped 12th October 2018).

The report considers the impact of noise generating activities associated with the operation of the development and states this has been considered against the residential amenity of existing residents on the Doagh Road. The report comments that the types of noise that are likely to be generated include audible alarms on forklift trucks, the occasional dropping of palettes, light metal and woodwork, the movement of vehicles and the use of a dock leveller for Heavy Goods Vehicles (HGV's).

The sound emissions that will be generated during the daytime hours of 7am – 11pm are recorded as ranging between 2.5 and 9 decibels, which is less than the existing day time background noise levels recorded during the survey period. This leads to a conclusion within the report that during the daytime hours the development will have a low impact on the residential amenity of the existing dwellings along the Doagh Road.

At night time, between the hours of 11pm - 7am, the sound emissions that will be generated by the development range between 0.5 decibels lower to 1.5 decibels higher than the existing night time background noise levels recorded during the survey period.

The Environmental Health Section were consulted at the time of the original application and stated that the night time noise levels could be controlled through the erection of a 1.8m high acoustic barrier fence between the proposed development and the existing residential properties along the Doagh Road. It was considered that the erection of the acoustic fence would reduce the sound levels at the existing dwellings so that the night time operational impact will be between 1.5 decibels and 2.2 decibels less than the existing night time background noise levels. This led to a conclusion from Environmental Health and the Planning Section that night time operations would have a low impact on the residential amenity of the existing dwellings along the Doagh Road, subject to the inclusion of a condition requiring a 1.8 metre acoustic fence.

Subsequently, the application was presented to Planning Committee and it was considered that it was appropriate to attach further conditions than those recommended in the Committee Report in order to protect residential amenity. The further conditions included conditions 13 and 14 which are the subject of this current application. They also included:

- the acoustic barrier between Unit 4 and Doagh Road increased to 2.1 metres and for this to be erected prior to commencement of any other development (amendment to Condition 7);
- for additional screen planting adjacent to Unit 4 (Conditions 9 and 10);
- for a noise assessment to be carried out and findings submitted to the Council within six months of Unit 4 coming into operation (Condition 16) and
- within 4 weeks of a written noise complaint of any dwelling on Doagh Road abutting the site the level of noise immissions from Unit 4 at the complainant's property shall be assessed (Condition 15)

These additional conditions set out above will remain as per the original decision notice for LA03/2018/0917/F. Environmental Health has been consulted on the current proposal to remove conditions 13 and 14 and have again recommended that noise levels can be mitigated through the erection of a 1.8-metre-high acoustic fence.

Supporting information from the applicant, dated 30th May 2022 has been received and sets out the reasons for the request for the removal of conditions 13 and 14. It is stated by the applicant's agent in the supporting information that the conditions have proved to be a significant barrier to end users and that the applicant has undertaken a continuous marketing campaign for the site. High levels of interest have been generated, with Unit 4 shortlisted on several occasions for selection by multi-national tenants to operate a storage and distribution hub within the Antrim and Newtownabbey Borough. However, the supporting information states that the presence of the above-noted conditions has proven burdensome to negotiations, with the site subsequently discounted from further consideration as a result.

Taking the above applicants supporting information into consideration, the Acoustic Report (Document 07, date stamped 12th October 2018) and Environmental Health concluding that the potential for noise impact can be mitigated, it is considered that the increase in height to a 2.1-metre-high acoustic barrier and with the imposition of

the remaining additional conditions with regards to the mitigation of noise, there would be no technical reason to retain conditions 13 and 14 of planning approval reference LA03/2018/0917/F.

It is therefore considered that the removal of conditions 13 and 14 would not lead to a demonstrable adverse impact on the residential amenity of the existing residents along the Doagh Road by way of noise and disturbance.

Light Impact

It has been raised through letters of objection that the removal of conditions and subsequent presence of HGVs at the site during the night would have a detrimental impact on residential amenity in terms of light impact. It was pointed out through objections that landscaping will take years to mature and that not all properties have significant vegetation along boundaries to avoid light impact. Environmental Health has been consulted and has raised no objection with regards to the light impact of the proposal. An "Artificial Lighting Assessment", (Document 15, date stamped received 6th March 2019) was submitted with the original proposal and it was demonstrated that amenity will not be adversely impacted by light arising from the proposed development subject to the attachment of a condition that floodlighting is installed and operated in accordance with the submitted Light Assessment. This condition is to remain as part of the original granting of planning permission and Environmental Health did not consider it necessary to impose additional conditions restricting the number of HGVs servicing the units at night time. It is considered that any light impact resulting from the proposal is not likely to be significant and the proposed separation distances, level differences and the proposed boundary at a height of 2.1 metres along the rear of the properties at Doagh Road will assist in reducing any potential light impact from HGV vehicles in the intervening period during the maturing of landscaping so as to not have a detrimental impact on residential amenity.

Loss of Privacy

Further objection to the proposal relates to loss of privacy however, it is considered that the removal of the conditions would not result in a significantly greater impact in terms of loss of privacy. The difference in finished floor levels between Unit 4, the storage and distribution unit, and the existing dwellings on the Doagh Road ranges from between 3 and 5 metres. Notwithstanding, lorry drivers sit in a higher position than a private car it is considered that the proposed separation distances, change in levels and proposed boundary treatments are sufficient so as not to allow a direct line of sight into any rooms at the rear of the dwellings along the Doagh Road. Most of the existing dwellings have mature trees at the rear boundaries and a 5 - 10 metres landscape buffer is proposed to be located between the development and the existing dwellings. While landscaping will take time to mature, this additional planting will, in time, provide further mitigation in this regard and it is therefore considered that privacy intrusion is not determining in this case.

Overall, it is considered that there would be no technical reason to retain conditions 13 and 14 in order to protect the amenity of existing residents along the Doagh Road.

Other Matters

Traffic and Carbon Pollution

Objections received to the proposal raised concerns regarding the increase in traffic. The Transport Assessment (TA) received to support the original grant of planning permission has been updated and a review of all committed developments in the area in assessing the impact of the proposal on the local road network. The TA concludes that the surrounding highway network can accommodate the level of traffic that will be generated by the proposal, without the requirement for mitigation measures or conditions 13 and 14 restricting the number of HGVs throughout the night. DfL Roads previously offered no objections to the proposal.

Objectors raised concern with regards to potential for carbon pollution from additional vehicles attracted to the site. It is considered that the level of carbon pollution generated by the development is not likely to be so significant as to warrant refusal of the application.

It is considered that the development has adequate parking, turning and circulation spaces within the site for vehicles that will be attracted to the development. It is concluded that the proposal is compliant with the policy provisions of PPS3 and supplementary planning guidance.

Concerns with original documentation submitted for the original approval

An objector raised concerns with regards to the original documentation submitted for LA03/2018/0917/F. The objector pointed out that only the dwellings with dense foliage were used to portray how the landscape elevation would look which bolstered the statements that light and noise pollution would be minimised. It was pointed out that not every dwelling has landscaping and would be exposed. This statement is accepted and impacts on noise and light impact have been considered above.

Welfare of horses

A point of objection was the impact from the proposal on the welfare of horses being stabled nearby. Potential impacts included; construction noise, HGV air brakes and the proposed extended hours of HGVs would mean that the horses will have no relief from the noise. The health and safety of the riders of the horses was also raised. The applicant's permission stands and the site has been considered suitable for industrial development. The previously approved development did not limit the hours of operation, only the number of HGVs to the site at night time.

Concerns with documentation

The objector also pointed out that the report showing the site elevation significantly underestimated the gradient of the ground and further detail on how this was carried out was requested. This point refers to documentation on a previous application and it was considered that sufficient detail had been provided to be able to consider the level changes across the site. There are no proposed changes to levels as part of the current application.

Out of keeping with the area

A point of objection was that the proposal would be out of keeping with the area as there were no other 24 hour facilities on the Doagh Road. The previous permission did not restrict the development to daytime operating hours, rather it sought to control

the number of HGVs servicing Unit 4. The site has been considered suitable for a 24-hour facility and it is considered that the removal of conditions 13 and 14 would not result in a significantly greater impact on the character of the area.

Environmental Health Response

A point of objection raised concerns with the Environmental Health response. It was considered by the objector that there was conflicting information in the response and it was also suggested by the objector that points within the Sound Level Impact Assessment had not been picked up and reported on. Environmental Health were notified of the objection received and responded advising that they were content with the response as submitted.

Digging taking place on site

It has been alleged by objectors that works are taking place without the erection of the acoustic fence as per condition No. 7 of LA03/2018/0917/F. The works are cited as involving plant and machinery moving through the site moving earth and materials as well as digging. Preparation works including digging do not necessarily constitute 'development'. Should development take place without compliance with this condition, the Councils Planning Enforcement Section can be notified.

CONCLUSION

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

- The principle of the development has been established through planning permission LA03/2018/0917/F;
- It is considered that there is no technical reason to retain condition Nos. 13 and 14 of planning permission LA03/2018/0917/F;
- Environmental Health Section has no objection to the proposal, subject to conditions;
- It is considered that neighbouring residential properties will not be significantly impacted by the proposal and noise can be suitably controlled through conditions; and
- Representations from interested third parties have been considered.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. 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 the approved drawing No 03, date stamped received 12th October 2018, 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.

3. If during the development works unexpected contamination or risks are encountered works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: The protection of environmental receptors to ensure the site is suitable for use.

4. After completing the remediation works under condition 5 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council.

This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. Prior to the commencement of any other development hereby approved a 2.1-metre-high acoustic barrier shall be erected in the position indicated in Drawing 03, date stamped received 12th October 2018.

The acoustic barrier shall be of double boarded overlapped construction with no holes or gaps and the surface weight shall be at least 6 Kilograms per square metre.

The acoustic barrier shall be retained for the lifetime of the development.

Reason: In order to provide the necessary sound reduction required to preserve the amenity of existing residential properties at No's 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

6. All floodlighting approved herein shall be erected and operated in accordance with the Doc: 15 "Artificial Lighting Assessment, Distribution Centre, Doagh Road Ballyearl Newtownabbey", date stamped received 6th March 2019.

Reason: In order to preserve amenity at existing residential properties at No's 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

7. No development shall take place until a landscaping scheme for the entire site has been submitted to and approved by the Council showing the location, numbers and sizes of the native species trees and shrubs to be planted.

The landscape scheme shall contain all details with respect to the 5 - 10-metre-wide landscape buffer to be provided around the edges of the site and the planting of the embankment hatched black in drawing 03, date stamped received 12th October 2018.

The scheme of planting as finally approved shall be carried out during the first available planting season following the use of any building or part thereof coming into operation.

Reason: In the interest of visual amenity, to ensure the provision, establishment and maintenance of a high standard of landscape and in the interests of promoting bio-diversity.

8. Prior to the use of any building or part thereof coming into operation a landscape management and maintenance plan shall be submitted to and approved in writing by the Council. The plan shall set out the period of the plan, long term objectives, management responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.

Reason: To ensure the successful establishment and ongoing management and maintenance of all landscaped areas in the interests of visual amenity and the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

9. If within a period of 5 years from the date of the planting of any tree, shrub or hedge or other landscaped area, that tree, shrub or hedge or other landscaped area is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub, hedge or area of grass of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

10. A final Construction Environmental Management Plan (CEMP) associated with the development approved herein shall be submitted to and agreed in writing with the Council by the appointed contractor at least eight weeks prior to the commencement of any development approved herein.

The (final) CEMP shall include a Construction Method Statement (CMS) reflecting and detailing all mitigation measures set out in Doc: 27 'Works to Watercourses', date stamped received 15th March 2019, and to include the methodology for the abandonment works set out at point 8 of that report.

The (final) CEMP shall reflect all the mitigation and avoidance measures to be employed as identified in the outline CEMP, Doc 06, date stamped received 12th October 2018, approved herein and to include the specific measures for the use, care and attention of oil and chemicals as set out on page 14 of the outline CEMP.

The (final) CEMP shall include confirmation of the appointment of the Environmental Clerk of Works and the roles and responsibilities of that employment posting.

The final CEMP, including the CMS, shall be implemented strictly in accordance with the approved details, unless otherwise agreed in writing with the Council.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and to provide effective mitigation ensuring there are no adverse impacts on the integrity of any European designated site.

11. Within four (4) weeks of a written request by the Council following a noise complaint from an occupant of any dwelling on Doagh Road abutting the site the operator of Unit 4 shall, at their expense, employ a suitably qualified and competent person to assess the level of noise immissions from Unit 4 at the complainant's property. Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than two weeks in advance of the date of commencement of the noise monitoring.

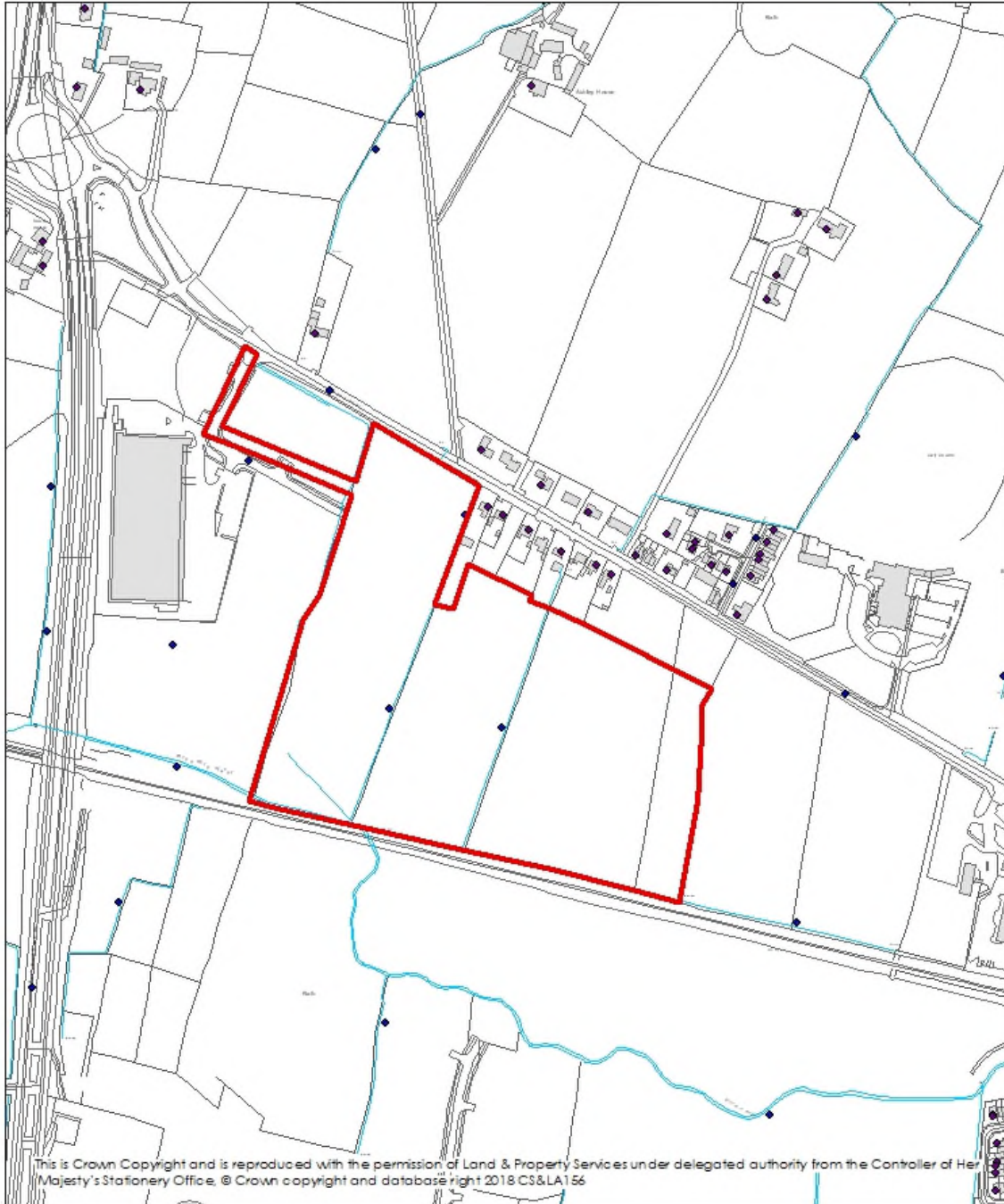
Reason: In the interests of the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

12. Within six (6) months of the use of Unit 4 coming into operation the operator shall, at their own expense, employ a suitably qualified and competent person to assess the level of noise immissions from Unit 4 at existing residential properties abutting the site.

Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing.

The Council shall be notified not less than two (2) weeks in advance of the date of commencement of the noise monitoring.

Reason: To ensure Unit 4 is operating in accordance with the predicted mitigated night-time rating levels identified in Figure F of Doc 07: Outward Sound Level Impact Assessment and as referred to at Section 5.2 of that assessment and in the interests of the residential amenity of existing residents at Nos. 610, 612, 614, 616, 618, 620, 624 and 626 Doagh Road.

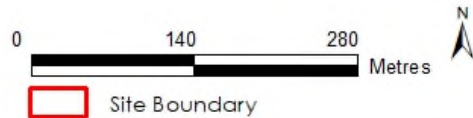


Location Map

Application Reference: LA03/2022/0506/F

Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles)

Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey



 Site Boundary



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2022/0469/F
DEA	ANTRIM
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed change of use from first floor retail space to first floor office/workspace
SITE/LOCATION	55-59 High Street, Antrim, BT41 4AY
APPLICANT	Antrim & Newtownabbey Borough Council
AGENT	Rolston Architects
LAST SITE VISIT	15.06.2022
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located on the first floor of an existing building at 55-59 High Street, Antrim, within the settlement limit of Antrim Town as defined by the Antrim Area Plan 1984-2001 (AAP) and within the town centre and the Conservation Area.</p> <p>The application site hosts an existing commercial unit, which fronts onto both Antrim's High Street and the rear elevation faces onto the Six Mile Water River.</p> <p>The building appears as two storeys when viewed from the High Street and has been modernised along this frontage. Given the topography of the application site there is a basement level which is evident from the rear of the building, where the building presents as three storeys onto the existing riverside boardwalk.</p> <p>The rear elevation of the building that lies adjacent to the river has a number of window and door openings, these are mostly covered by roller shutter type doors or enclosed with metal caging. The building is finished in white render with grey coloured detailing on the front elevation (High Street) and with dark brown coloured brick details on the rear elevation (riverside).</p> <p>The surrounding area is characterised predominantly by a mix of residential and commercial uses along this stretch of High Street. There are currently a significant number of vacant commercial units within the commercial core of Antrim Town Centre in close proximity to the application site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2022/0147/F Location: Unit 2, 55-59 High Street, Antrim, BT41 4AY Proposal: Change of use from retail unit to office Decision: Permission Granted (16.05.2022)</p>	

Reference: LA03/2021/0896/F

Location: 55-59 High Street, Antrim, BT41 4AY,

Proposal: Construction of a new large glazed entrance on the Sixmile Water Riverside elevation and internal reconfigurations (Amended Description)

Decision: Permission Granted (13.01.2022)

Reference: LA03/2021/0894/F

Location: Unit 4, Lower Ground Floor, 55-59 High Street, Antrim, BT41 4AY

Proposal: Creation of a new entrance by converting an existing window into a door, and construction of a ramp and steps onto the Six Mile River Boardwalk to provide level access

Decision: Application Withdrawn (28.06.2022)

Reference: T/2015/0114/F

Location: Basement of 55 High Street, Antrim,

Proposal: Change of use from a retail storage area into a mixed martial arts gym

Decision: Permission Granted (25.08.2015)

Reference: T/2014/0530/F

Location: 55-59 High Street, Antrim, BT41 4AY,

Proposal: Alterations to high street frontage and new windows to rear elevation.

Decision: Permission Granted (23.02.2015)

Reference: T/2007/0490/F

Location: 55 High Street, Antrim

Proposal: Proposed change of use of an existing first floor retail unit into offices and the refurbishment of the ground floor entrance with alterations to the first floor windows facing onto the High Street, Antrim

Decision: Permission Granted (20.12.2007)

Reference: T/2000/0615/F

Location: 55 High Street, Antrim

Proposal: Sub division of existing unit into 3 new shopfronts, floor extension to front and air conditioning units to roof

Decision: Permission Granted (12.12.2000)

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the development limits of Antrim. It is also within the town centre of Antrim and is within Antrim Conservation Area.

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.

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.

SPPS: Town Centres and Retailing sets out planning policies for town centres and retail developments and incorporates a town centre first approach for retail and main town centre uses.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

CONSULTATION

Council Environmental Health Section – No objection

Northern Ireland Water – No objection subject to condition

Department for Infrastructure Roads- No objection

REPRESENTATION

Twelve (12) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Appearance
- Neighbour Amenity
- Parking and Manoeuvring
- Impact on Character and Appearance of the Conservation Area
- Other Matters

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 Antrim Area Plan 1984 - 2001 (AAP) currently operates as the statutory local development plan for the area where the application site is located, and regional planning policy is also material to determination of the proposal. The application site is located within the settlement limit of Antrim Town, within the designated town centre and within the Conservation Area. There are no specific operational policies relevant to the determination of the application in the Plan.

The applicants P1 form states that the existing building on the site was purpose built for Wellworths retail. The property was vacated 20+ years ago and subdivided into three (3) ground floor retail units (current use) and first-floor accommodation with own access. The first floor has been vacant for 20+ years.

The proposal involves a change of use from first floor retail space to first floor office/ workspace. This is broken down as indicated in Drawing No. 07, date stamped 19th May 2022 as 637 square metres of office space, 382 square metres of collaborative work space, 124 square metres of general facilities and 355 square metres of circulation space.

The proposed use of a building as an office is indicated as a Class B1 use in the Planning (Use Classes) Order (Northern Ireland 2015). Policy PED 1 of PPS 4 permits Class B1 business uses in a city or town centre. As defined by the AAP 1984-2001, the application site falls within Antrim Town Centre. Policy PED 9 of PPS 4 sets out a list of general criteria for economic development and this proposed use is considered against these.

As the application site falls within the Antrim Conservation Area, Policy BH 12 of PPS 6 applies and lists a number of criteria that must be met to permit development proposals in a Conservation Area. In this instance consideration will be given to how the proposed change of use will impact on the character and appearance of the Conservation Area.

Given the sites town centre location and the mix of uses within the area and that the site has previously been granted permission for a previous use (albeit has now expired under application reference T/2007/0490/F) and has also been granted permission under planning reference LA03/2022/0147/F for the partial use of the building as offices, the principle of development is considered acceptable subject to all relevant policy and environmental considerations being met.

Design and Appearance

The proposal involves the change of use of an existing vacant unit previously granted as a retail unit to an office (Class B1). The proposal seeks to undertake a number of internal alterations to create offices, meeting rooms, collaborative spaces, toilets and

stores. The external appearance of the building is to remain as existing and therefore there will be no impact on the design and appearance of the building or the character of the area, specifically the Conservation Area.

Neighbour Amenity

The properties to the north, east and west comprise of retail and commercial units, some of which are vacant. To the south is the Six Mile Water River, a public boardwalk and a car park. Positioned some 45 metres to the south are residential dwellings. Given the potential for noise pollution and the proximity of residential properties, Environmental Health has been consulted. Environmental Health Section has offered no objection.

Owing to the urban context of the application site within Antrim Town Centre and its layout with neighbouring properties within the wider area, it is considered that the proposed use of the building as an office, given its scale and nature of operations, is compatible with the surrounding land uses and will not give rise to any significant impacts on the amenity of neighbouring properties.

Parking and Manoeuvring

The proposal seeks to utilise the existing on-street parking to the front and the car park to the south of the site. DfI Roads was consulted on the application and offered no objections. On this basis, it is considered that the existing road network can safely handle any extra vehicular traffic generated by the proposal and that adequate access arrangements, parking and manoeuvring areas exist.

Impact on the Character and Appearance of the Conservation Area

The external appearance of the building is to remain as existing and therefore there will be no impact on the design and appearance of the building or the character of the area, specifically the Conservation Area.

Other Matters

Flood Risk

The application site is located within an area of flood risk, however, given that the proposal involves a change of the use and does not involve any changes to its footprint, it is considered that it will not cause or exacerbate further flooding.

NI Water

NI Water has been consulted and has advised there is a public foul sewer within 20m of the proposed development boundary which can adequately service these proposals subject to a condition requiring the implementation of an engineering solution to offset the additional load capacity entering the network.

CONCLUSION

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

- The principle of the proposed change of use is considered acceptable;
- The design and appearance is acceptable and will not have a detrimental impact on the character and appearance of the area including the Conservation Area;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents;
- A condition has been added with regards to sewage disposal and

- The proposal will not prejudice road safety

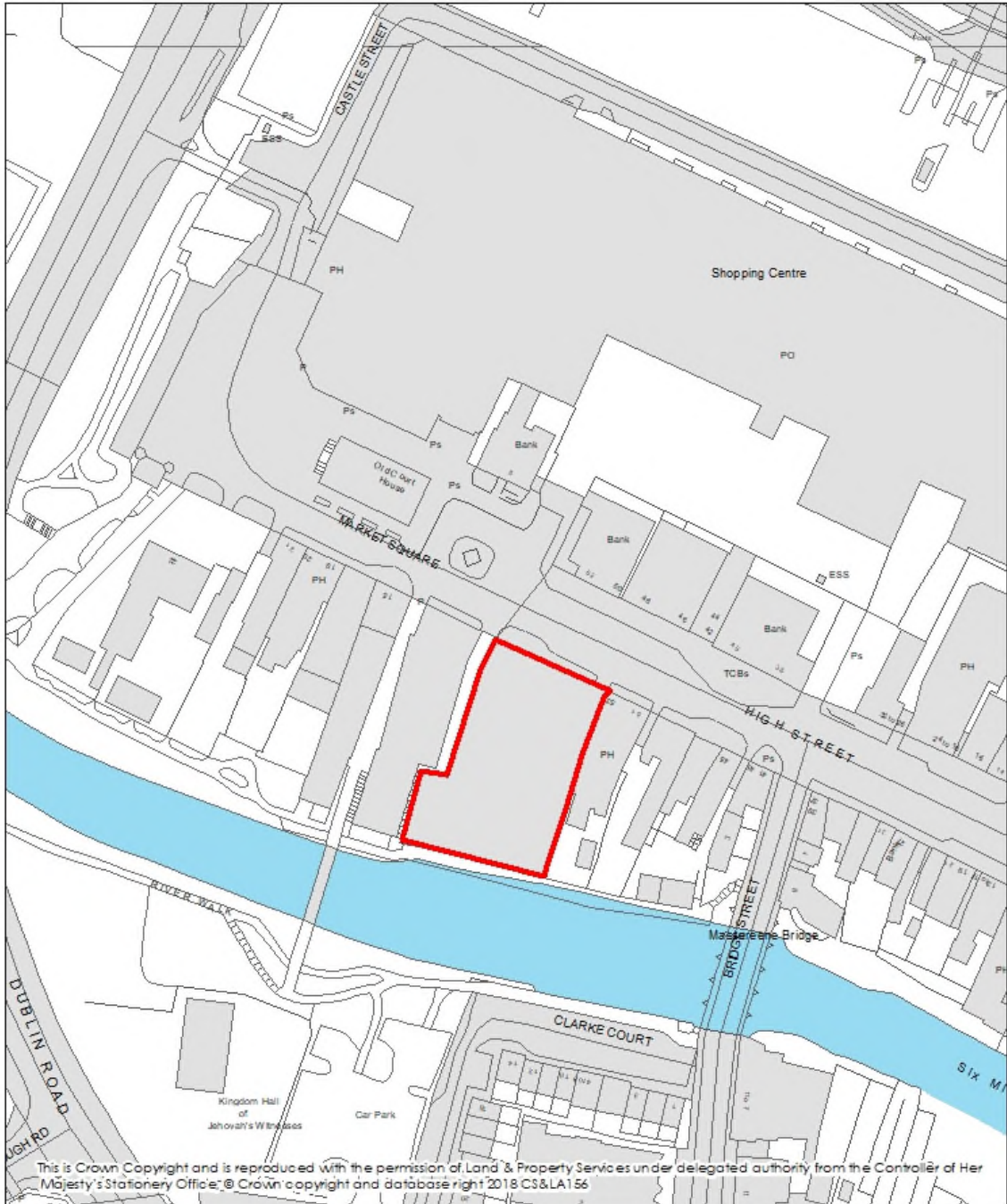
RECOMMENDATION**GRANT PLANNING PERMISSION****PROPOSED CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.


Reason: To ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available.



Site Location Plan



Application Reference: LA03/2022/0469/F

 Site boundary

Proposed change of use from first floor retail space to first floor office/workspace

55-59 High Street, Antrim, BT41 4AY



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2022/0561/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed works to the front facade of complex to include replacement cladding, new render base and remodelling of existing door and window openings.
SITE/LOCATION	1-13 Glenwell Road, Glengormley Newtownabbey BT36 7RF
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Robert Logan Chartered Architect
LAST SITE VISIT	7 th July 2022
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located within the development limits of Metropolitan Newtownabbey and is whiteland, not zoned for any particular purpose within the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The site encompasses existing retail and leisure units including; Movie House Cinemas, Jolleys Pet Food, Sports Bowl, Fun Works and Creative Tiles. The front façade of the building has seven pitched roofs with the window and door openings varying in sizes and heights, a mixture of glass and roller shutter doors.</p> <p>The surrounding area has an eclectic mixture of uses including industrial, commercial, leisure, residential and hot food uses. A petrol filling station is also located to the northwest of the site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2021/0631/F Location: Unit 6, Glenwell Estate, Glenwell Road, Glengormley, BT36 7QT Proposal: Change of use from retail unit to leisure use - indoor mini golf and adventure centre Decision: Permission Granted (18.10.2021)</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>	

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan 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 settlement limit of Metropolitan Newtownabbey. 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.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Forty (40) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area
- Amenity Space, Parking and Manoeuvring

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 adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, (the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

The application site lies within the settlement limit of Metropolitan Newtownabbey in both Plans. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The proposal is for works to the front facade of the building to include replacement cladding, new render base and remodelling of existing door and window openings. The building and uses are existing and as such, the principle of the development for the upgrade of the design of the building is considered to be acceptable.

Design and Appearance

The proposal involves the removal of some 22 openings along the front façade of the building and seeks to retain the main front doors and a number of windows. All windows on the upper floors are being removed. The existing glass bricks are to be replaced with new windows and clear glazing. The replacement shop fronts are in place of the existing and are to have aluminium frames. It is considered the changes to the openings will 'tidy up' the building and simplify the design creating a more uniform frontage.

The proposal also involves the replacement of the cladding on the high level walls to be single skin aluminium with powder coat finish. The existing painted brickwork on the low level walls are to be coated with self-finish render. The roof trims, rainwater goods and window frames are to match the existing building. There are a range of finishes and materials used within the surrounding area and it is considered the proposed amendments will upgrade the existing building in terms of visual appearance and are acceptable in this regard.

Signage has been indicated on the drawings with a note to state 'any new signage subject to relevant planning application to allow the display of advertisement'. An informative will be placed on any future decision notice to advise that any signage will be subject to separate consent. It is considered the amendments to the building will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

The units are existing and the amendments as proposed to the façade of the building are not considered to have any detrimental impact to neighbouring properties.

Impact on Trees and Environmental Quality of this Area

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because there are no trees within the area proposed to be developed.

Amenity Space, Parking and Manoeuvring

The access and parking arrangements will remain unaltered and as such the proposal is considered acceptable.

CONCLUSION

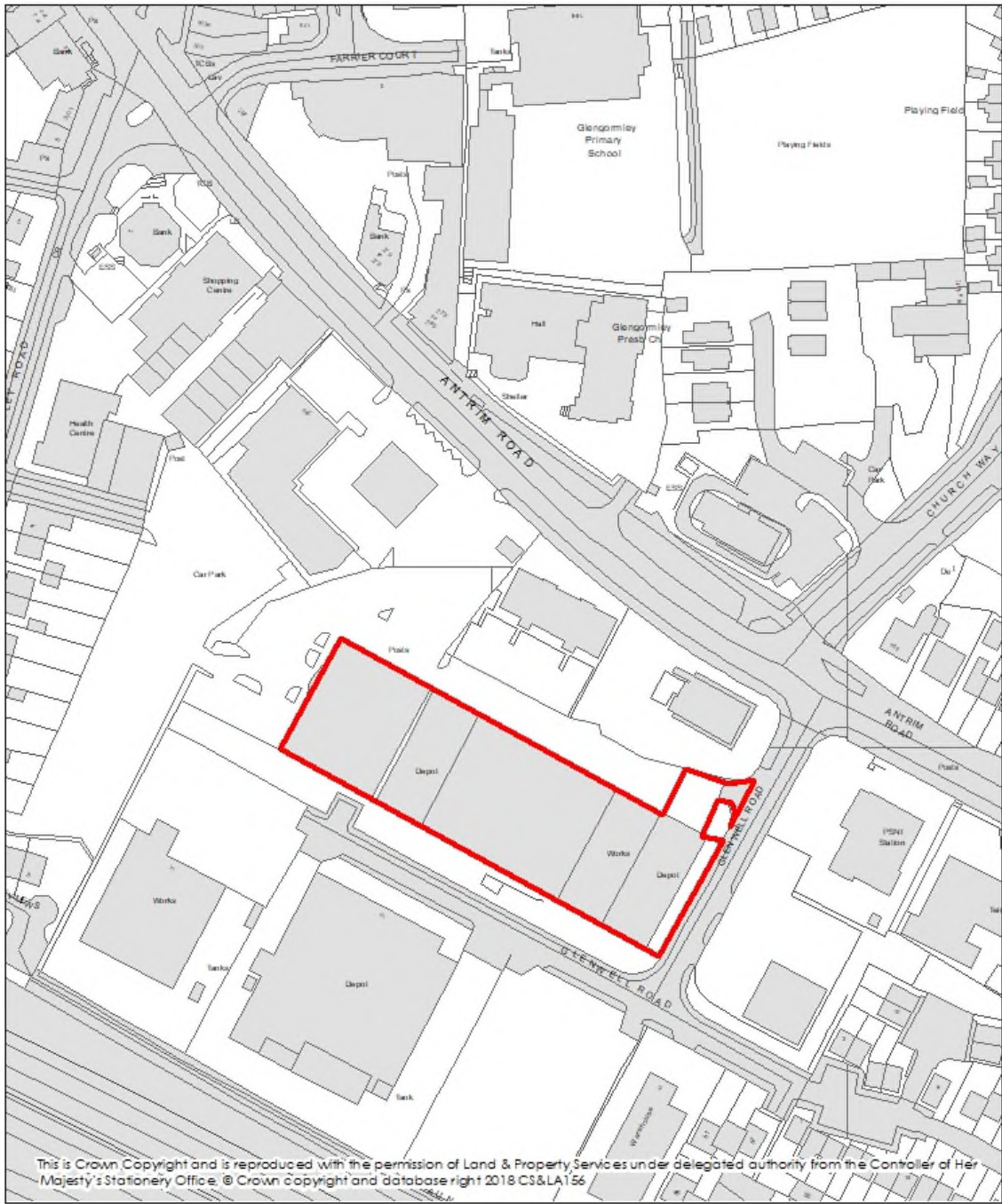
The following is a summary of the main reasons for the recommendation:

- The proposed development supports the established uses and as such is acceptable in principle;
- The design and appearance of the proposal is acceptable and will not detract from the character and appearance of the surrounding area;
- The proposal would not detrimentally impact the amenity of neighbouring land uses;
- The proposal would not impact the environmental quality of the area; and
- The proposal will not detrimentally impact on parking at the site.

RECOMMENDATION**GRANT PLANNING PERMISSION****PROPOSED CONDITION**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.




Site Location Plan

Application Reference: LA03/2022/0561/F

Proposed works to front facade of complex to include replacement cladding, new render base and remodelling of existing door and window openings.

1-13 Glenwell Road, Glengormley,
Newtownabbey, BT36 7RF



 Site boundary



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2022/0335/O
DEA	BALLYCLARE
COMMITTEE INTEREST	COUNCIL INTEREST
RECOMMENDATION	GRANT OUTLINE PLANNING PERMISSION
PROPOSAL	2 No. dwellings and garages
SITE/LOCATION	No. 122 Hillhead Road, Ballyclare, BT39 9LN
APPLICANT	Henry McWilliam
AGENT	Jackie Milliken
LAST SITE VISIT	21 st June 2022
CASE OFFICER	Alexandra Tipping
<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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located directly to the rear and west of the dwelling at No. 122 Hillhead Road, Ballyclare. The application site lies just outside of the development limits of Hillhead (and within the countryside) according to the Draft Belfast Metropolitan Area Plan (2004).</p> <p>The application site is accessed via a wooden gate which is located to the side of the dwelling at No. 122 and lies beyond the enclosed rear garden area of this property. The site has a slight gradient which sees the topography of the site falling gradually in a westerly direction. The application site is presently used for the grazing of sheep and is enclosed and screened on all sides by existing mature boundary vegetation. There are no public views of the application site given its set back from the Hillhead Road, the mature boundary treatment surrounding the site and the presence of surrounding neighbouring properties.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2019/0746/O Proposal: New dwelling and garage Location: Rear of 120 Hillhead Road, Ballyclare Decision: Permission Granted – 5th February 2022</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> <p>Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which</p>	

contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located outside of any settlement development limits defined in this plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located immediately outside of the settlement development limit of Hillhead. 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.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Council Environmental Health Section – No objection.

Northern Ireland Water – No objection.

Department for Infrastructure Roads- No objection.

Department for Communities Historic Environment Division – No objection, subject to conditions.

REPRESENTATION

Seven (7) neighbouring properties were notified of the application and three (3) letters of representation have been received from three (3) properties. The full

representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- No visibility splays available over the property at No. 118;
- Concerns in relation to deterioration of property values;
- Concerns in relation to impact on privacy and potential increase in noise;
- Concern that the new dwellings would be two storey;
- Queries in relation to 'zoning' of land and greenbelt status;
- Request to be notified at reserved matters stage – in relation to design.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity and Impact on Adjacent Land Uses
- Archaeology and Built Heritage
- Private Amenity Space
- Other Matters

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 adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. Up until the publication of draft BMAP (dBMAP) in 2004, the draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions in this part of the Borough.

In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in the assessment of the current application. Given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for this part of the Borough and should therefore be afforded greater weight than dNAP in the decision-making process.

Both of the relevant development plans identify the application site as being within the countryside and outside any settlement limit. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional

arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the PPSs which provide the relevant regional policy context for consideration of the proposal.

As noted above the application site comprises an elongated plot located to the rear of the dwelling at No. 122 Hillhead Road. As noted above the site is located immediately outside of the settlement limits of Hillhead (as defined in Draft BMAP, 2004). The site is therefore located within the countryside.

The application site is bound to the north by a similar plot (outside of the settlement limits) which avails of planning approval for one dwelling granted under planning approval LA03/2019/0746/O. The applicants own dwelling at No. 122 lies immediately to the east of the site and the dwellings at No. 130, No.128 and No. 126 lie adjacent and to the south. There is no development to the west of the application site beyond the mature hedging that defines this site boundary.

It is accepted that the proposal doesn't fall neatly for consideration under any policy provided within PPS 21. The underlying theme within the policy is to promote consolidation of existing clusters of development and this is evidenced through the infill policy, clustering and farm dwellings all of which promote the grouping of buildings. In addition, the application site was included within the development limits of Hillhead within the most up to date version of BMAP (2014) which has been quashed. However, during the Planning Appeals Commission's (PAC) – Public Inquiry into objections to the Belfast Metropolitan Area Plan, the PAC specifically stated that the application site should be included within the settlement of Hillhead as it represents a small portion of land bounded by development and constitutes the infilling of a small notch in the settlement, achieving a compact and logical settlement development limit. Although the Council gives no weight to this now draft Plan, it can be acknowledged that the PAC would appear to have been in general agreement that the site represents a reasonable rounding off and consolidation opportunity.

Policy CTY2a of PPS21 promotes the consolidation of existing clusters of development through rounding off and consolidation. It is accepted that development within the development limits is not normally included as forming part of the cluster for the purposes of the Policy, however, the objective of rounding off and consolidation without intruding into the countryside is an important objective. Although all of the specific policy criteria would not be met it is considered that the development represents a logical rounding off of the settlement limit of Hillhead which would consolidate the existing development node. Additionally, the PAC Report into draft BMAP highlighted that the application site would constitute a rounding off opportunity. Policy CTY 15 of PPS21 seeks to refuse development which leads to urban sprawl and mars the distinction between the settlement and the rural area. It is considered on balance that the application site is an undeveloped wedge within the built up area of Hillhead, which is bounded on three sides by other development and the development of two dwellings would lead to a natural rounding off of the settlement which would have no adverse impacts on the character of the area nor would it lead to urban sprawl.

It is noted that queries were raised in objections in relation to the 'zoning' of land surrounding the settlement of Hillhead and the previous greenbelt status. The explanation provided above details the variation in the settlement limits provided in both versions of the now draft Belfast Metropolitan Area Plans which helps provide clarification on this matter.

Design, Layout and Impact on Character and Appearance of the Area

The SPPS states that 'good design should be the aim of all those involved in housing development and will be encouraged everywhere'. As noted above the proposal is for two dwellings and garages. This application is for outline planning permission and as such matters of siting, design and external appearances will be dealt with at the Reserved Matter stage.

It is considered that development must respect the surrounding context and be appropriate to the character and topography of the site in terms of scale layout, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. The density of the proposed development should also not be significantly greater than that found in the surrounding established residential area.

The agent has submitted an indicative site layout Drawing No. 02/1 bearing the date stamp 21st June 2022. This demonstrates how two dwellings can be accommodated on the application site, which has a plot depth of approximately 70 metres. It is considered that two dwellings on this site would be consistent with the development pattern prevalent in the immediate area (similar to the development pattern and plot sizes apparent at No. 126 – No. 130). Thus it is considered that two dwellings on the application site would be in keeping with the established residential character assuming an appropriate design can be agreed at Reserved Matters stage.

It was noted upon site visit and also highlighted within the representations that the dwellings surrounding the application site are single storey/converted bungalow type dwellings. It would therefore be considered appropriate to apply a ridge height condition restricting the proposed dwellings to 5.7 metres in order to ensure that the dwellings can integrate into the receiving environment and with the adjacent residential properties.

Neighbour Amenity and Impact on Adjacent Land Uses

Policy provided within the SPPS requires that the design and layout of any proposed development will safeguard the amenity of existing residents and not have a detrimental impact in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

As noted above the application site is bound on all sides by existing vegetation. A condition will be attached to any approval ensuring that this vegetation be retained at a minimum height of 4 metres. The retention of this vegetation together with the restricted ridge height will ensure that there will be a limited impact on any neighbouring property. Letters of objection raised concerns regarding the impact of the proposal on privacy. The separation distances to the dwellings to the south of the application site would be a minimum of 25 metres from the boundary of the application site to the rear elevation of the closest dwelling and 20 metres from the boundary of the application site to the rear elevation of the applicant's own dwelling at No. 122 Hillhead Road.

Owing to the above, it is considered that two appropriately designed dwellings broadly in accordance with the layout proposed on Drawing No. 02/1 bearing the date stamp 21st June 2022 could be erected on the application site with no significant detrimental impact to any neighbours.

In reference to the concerns raised within the representations regarding a potential increase in noise levels; it is noted that environmental health has been consulted in relation to the application and have raised no concerns in relation to potential noise impact. Given the residential nature of the proposal, it is considered that there would be no significant impact upon neighbour amenity by way of increased noise levels.

Archaeology and Built Heritage

HED (Historic Monuments) has assessed the application and on the basis of the information provided are content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements subject to the attachment of a number of planning conditions.

These conditions will require the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

Private Amenity Space

Given that this proposal is only for two dwellings it is not necessary to require public open space. Supplementary Planning Guidance provided in the 'Creating Places' (alluded to just for reference as this typically relates to development within the urban area) document states that the appropriate level of private amenity space provision should be determined by having regard to the particular context of the development and indicates a minimum requirement of 40m² of private open space for each dwelling house. It goes on to further indicate that development of this nature requires an average standard of 70m². In this instance there appears to be ample space on the site to ensure that the dwelling house has a sufficient level of amenity space appropriate to the scale of the dwelling and to the surrounding pattern of development.

Other Matters

DfI Roads have been consulted in relation to access and road safety matters. They have responded to advise that they are content with the proposal subject to conditions.

It is noted that the proposed access will require third party lands. The applicant has served notice on the appropriate parties (No. 120 and No. 118 Hillhead Road). The acquiring of any third party lands will be a civil matter and should be resolved between the relevant parties. Given that the appropriate notices have been served, there is no reason not to progress the application. A condition will be attached to any approval requiring that the access must be in place prior to any development taking place on site. In addition, an informative can be attached to the decision

notice indicating that the grant of planning permission does not convey any ownership or easement over another person's land.

With respect to concerns regarding the devaluation of existing neighbouring property, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence, there is no certainty that this would occur as a direct consequence of the proposed development nor would any indication that such an effect would in any case be long lasting or disproportionate. Accordingly, it is considered that this issue should not be afforded determining weight in the determination of this application.

In reference to the comments made regarding previous advice from the Planning Section and in relation to the potential for new applications it is advised that each planning application is considered on its own merits and assessed against the prevailing planning policy at the time of application.

In reference to the request to be notified at Reserved Matters stage (design proposals), neighbour notification will take place on any future application in accordance with the Councils Statement of Community Involvement.

CONCLUSION

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

- The principle of the development is considered acceptable'
- The design and appearance of the dwellings will be assessed at Reserved Matters stage;
- Two appropriately designed dwellings will not have a significant detrimental impact on neighbour amenity;
- Conditions will be attached to any approval requiring the submission of further information in relation to archaeology;
- The application site has sufficient space to provide an appropriate level of private amenity space;
- There are no overriding concerns in relation to road safety or access.

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION

PROPOSED CONDITIONS

1. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates: -

the expiration of 5 years from the date of this permission; or
the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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

2. Approval of the details of the, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

3. The siting and layout of the development shall be broadly in accordance with the details provided on Drawing No. 02/1 bearing the date stamp 21st June 2022.

Reason: To ensure the dwellings respect the existing pattern of development in the area and to ensure resident's privacy is not adversely affected.

4. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwellings integrate into the landform and to ensure resident's privacy is not adversely affected.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

6. The proposed dwellings shall have ridge heights of less than 5.7 metres above finished floor level.

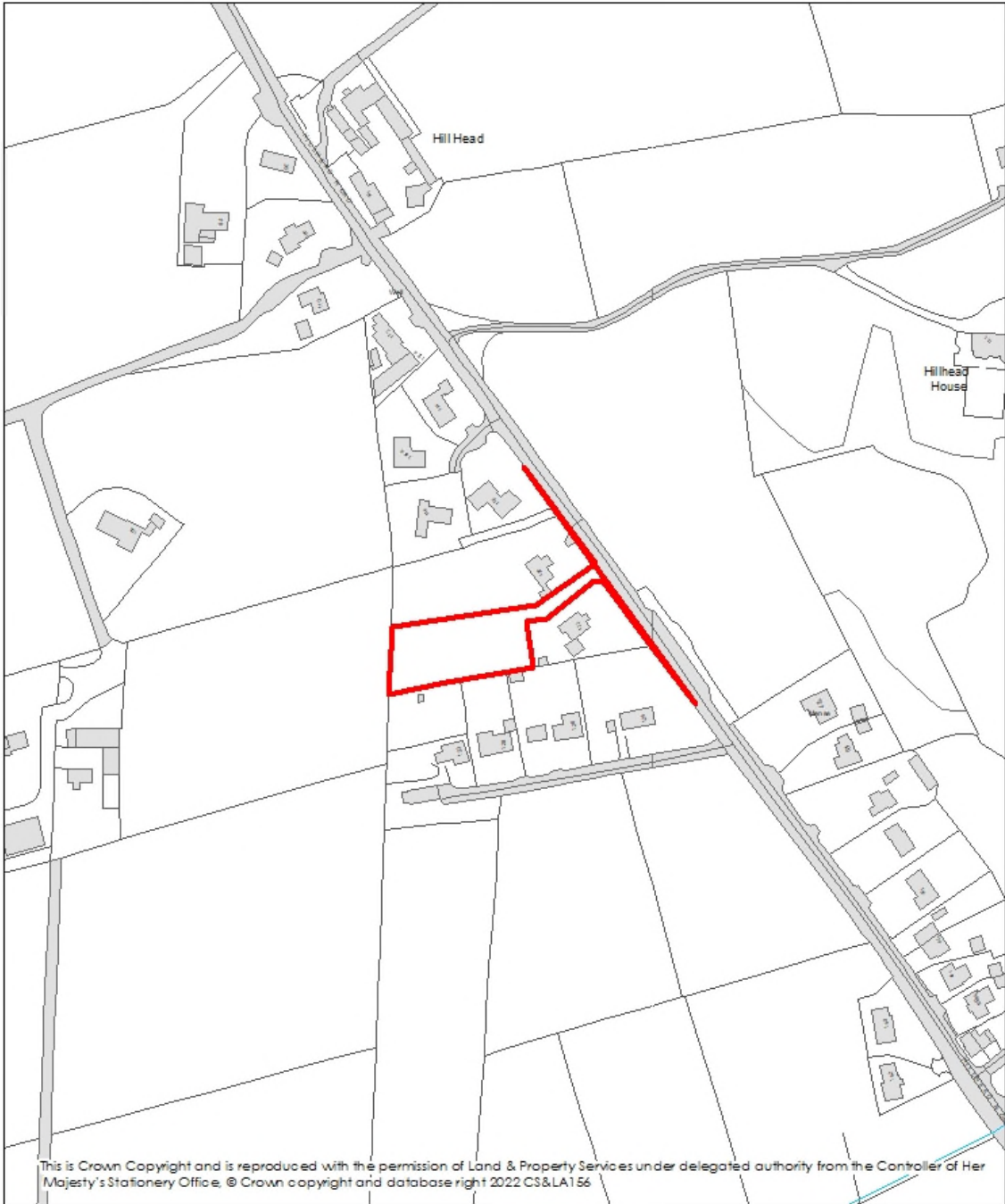
Reason: To ensure that the development is not prominent and will satisfactorily integrate with the adjacent residential dwellings.

7. The existing hedgerow and vegetation along the northern, southern and western boundaries of the site as indicated in green on Drawing No. 01 bearing the date stamp 5th April 2022 shall be retained at a minimum height of 4 metres and shall be allowed to grow on or as agreed in writing with the Council.

Reason: To ensure the maintenance of screening to the site and to protect the amenity of existing neighbouring residents.

8. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the Reserved Matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

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



Reference: LA03/2022/0335/O

Location: No. 122 Hillhead Road, Ballyclare

Proposal: 2 No. dwellings and garages

Scale: 1:2500



 Site Location



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2022/0293/F
DEA	BALLYCLARE
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Erection of 7 no. dwellings (Change of house type at plots nos. 6-12 of LA03/2016/0274/F) to include detached garages and sunrooms
SITE/LOCATION	Plots 6-12 of Aiken Square on lands at 57-61 Rashee Road, Ballyclare
APPLICANT	Orrson Homes Limited
AGENT	TSA Planning
LAST SITE VISIT	09/06/2022
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@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 www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located on lands between 55 and 63 Rashee Road, consisting of the new housing development 'Aiken Square'. It is located within the settlement limit of Ballyclare and zoned as white land as defined by the draft Belfast Metropolitan Area Plan published 2004 (dBMAP).</p> <p>The application site is part of a larger housing development which is currently still under construction and this application relates to housing plots 6-12. The southwestern and southeastern boundaries are defined by a wall which varies in height ranging between 2 - 2.5 metres and a tract of mature hedging and trees. Wooden fencing some 2 metres in height further define these boundaries. The northeastern boundary fronts onto the Rashee Road and comprises metal fencing some 1 metre in height with supplementary shrub planting. The northwestern boundary is defined by mature hedging and wooden fencing some 2 metres in height.</p> <p>The topography of the site is relatively flat with the topography of the site rising slightly to the southwest placing neighbouring dwellings known as 'Rathmena Avenue' at a higher level some 1.5/2 metres.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2016/0274/F Location: 57-61 Rashee Road, Ballyclare, BT39 9HT Proposal: Removal of 3 no. detached dwellings and erection of 12no. dwellings (6 no. detached and 6 no. semi-detached) including associated access, car parking and landscaping. Decision: Permission granted 16/08/2017</p>	

Planning Reference: U/2008/0042/F

Location: 57-61 Rashee Road, Ballyclare, BT39 9HT

Proposal: Removal of 3 detached dwellings and erection of 14no dwellings (4 detached dwellings and 10 semi-detached dwellings) including associated access, car parking and landscaping, 57-61 Rashee Road, Ballyclare.

Decision: Permission Granted 21/01/2011

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Newtownabbey Area Plan (dNAP): The Housing section of the Policy Framework refers to residential planning applications being carefully assessed to ensure that character is preserved, and, if possible, enhanced. It also states that the planning authority will protect the character of existing housing and non-conforming uses.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located inside the settlement limit of Ballyclare. The Plan offers no other specific guidance on this proposal.

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 interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

DfI Roads – No objection

DfI Rivers – No objection

REPRESENTATION

Forty-Four (44) neighbouring properties were notified of the application and five (5) objections have been received from four (4) neighbouring properties and one (1) anonymous objection. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Not neighbour notified;
- Inaccuracy with approved plans regarding ridge height, the provision of Velux windows, garages and sunrooms;
- Proposed changes bring the host dwellings closer to existing residential properties, appear to have a larger footprint and appear taller than the 2016 approved plans;
- Removal of hedging/plants which were to be retained as per the 2016 approved plans;
- Query over proposed tree planting; and
- The proposed changes to plots 9 and 10 have already been implemented.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Scale, Massing and Design
- Neighbour Amenity
- Amenity Space, Parking and Manoeuvring

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 application site is located inside the settlement limits of Ballyclare as defined in the draft Belfast Metropolitan Area Plan published 2004 (dBMAP). The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements.

The principle of residential development has previously been established on the application site via planning permission reference LA03/2016/0274/F for twelve (12) dwellings, with construction underway and multiple units occupied. The application site is within the settlement limit of Ballyclare in an area with a high degree of existing residential properties, it is considered that the proposed residential development is acceptable in this location. The quality of design, layout, access and impact on amenity of existing and proposed properties will however need to be considered.

Scale, Massing and Design

This application seeks approval for the construction of garages on plots 6-12, the construction of sunrooms on dwellings at plots 7, 8 and 11, the splitting of sunrooms to plots 9 and 10 and an increase of ridge heights of dwellings on plots 7-8 and 9-10.

The proposed garages are single storey in height and measure 3.6 metres in width, 5.5 metres in length and are subordinate to the host dwellings. A roller shutter door is positioned on the front elevation with an entrance door and single window on the side elevation. The garages are finished in smooth render to the sides and rear, with a brick finish to the front elevation to match the dwellings. As such, the dwellings at plots 7-8 and 9-10 have been repositioned some 0.7 metres to accommodate the garages. The garage at plots 6 and 8-12 are set to the rear of the curtilage and the garage associated with plot 7 is set to the southern side boundary of the host dwelling with capacity to accommodate vehicle parking. Adequate rear private amenity space remains for each of these plots and adequate space remains between the proposed garages to the boundaries and to the host dwellings.

Other proposed changes include the addition of sunrooms to the rear of plots 7, 8 and 11. The sunrooms measure 4 metres in length, 2.6 metres in width and have a ridge height of 3.7 metres. The existing sunrooms at plots 9 and 10 were approved to share a boundary wall, these are now split and are gable ended with the main dwelling house. The sunrooms are finished to match that of the existing main dwelling houses. The final proposed changes relate to the increase of ridge heights some 0.2 metres for plots 7-8 and 9-10.

Concerns were raised by the objectors regarding inaccuracies between the original approved plans and what has been constructed on the ground with specific regards to the footprints of the dwellings, ridge heights, the provision of rooflight windows, garages and sunrooms. All plots were originally approved exclusive of garages. Condition 5 of the original grant of planning permission required the granting of a separate permission for the extension or enlargement (including alteration to roofs) to the dwelling houses at plot numbers 6-10. As a consequence of market requests from perspective purchasers, the applicant has

submitted this application as an attempt to gain separate planning permission as detailed by Condition 5 for the erection of the garages and sunrooms.

Concerning the ridge heights, the dwellings on plots 7, 8, 9 and 10 have an increased ridge height of 0.2 metres from that originally approved and this increase is considered marginal as not to cause any neighbour amenity impacts. The footprints of plots 7 -10 remain the same but have been slightly orientated to accommodate the construction of the garages. No provision for rooflight windows were included in the original approval nor are they proposed under this application.

Overall, it is considered that the proposed garages and sunrooms are subordinate to the host dwellings, will not negatively impact upon the character of the surrounding area and are acceptable in terms of scale, massing and design.

Neighbour Amenity

Concerns were raised regarding the closeness of the dwellings on plots 7 and 8 including the sunrooms with those existing dwellings along Rathmena Avenue, specifically No. 6 Rathmena Avenue. The objector has stated that the impact of overlooking from these dwellings was not properly considered as the submitted plans fail to show the rear extension of No. 6 Rathmena Drive and thus the separation distances are reduced.

A minimum separation distance of 5.2 metres remains between the proposed sunroom with that of the common boundary and a minimum separation distance of some 16.4 metres remains between the proposed sunrooms to the rear extension of No. 6 Rathmena Avenue. To accommodate the proposed garages these dwellings have been orientated away from a direct back-to-back relationship with No. 6 Rathmena Avenue. These separation distances are consistent with the guidance set out in *Creating Places* and are deemed acceptable as to not give rise to unacceptable levels of overlooking or loss of privacy.

It should be noted that due to the topography of the land, the dwellings along Rathmena Avenue sit some 1.5 - 2 metres higher than the application site, placing the dwellings on plots 7 and 8 at a lower level. Given the difference in topography it is considered that overlooking is not so significant to warrant refusal of the application.

Furthermore, the southwestern common boundary comprises a stone wall and mature vegetation which has been supplemented by a 2-metre-high wooden fence. The presence of this boundary coupled with the topography of lands will prohibit views from ground floor habitable rooms to the existing neighbours and ensure privacy for existing and proposed residents. There will be a level of intervisibility from first floor level between the existing and proposed dwellings, however this is considered normal and often an unavoidable feature of an urban environment.

Overall, it is considered that the proposed sunrooms and garages will not cause an adverse impact to the residential amenity and are deemed acceptable additions.

Amenity Space, Parking and Manoeuvring

DfI Roads was consulted on the proposal and provided no objection in relation to in-curtilage car parking arrangements. It is considered that there is a satisfactory level of in-curtilage and visitor parking provided to serve the development consistent with the requirements of the Parking Standards guidance document.

Other Matters

The residents of No. 6 Rathmena Avenue advised that their property was not neighbour notified as required by Article 8 (1) (b) of The Planning (General Development Procedure) Order (Northern Ireland) 2015. The objector's letter advising the Council of its failure to notify their neighbouring property was received before the neighbour notification letters were issued. It was evident from receipt of the objection letter that the objector was aware of the proposal and not prejudiced in respect of not being made aware of the development proposal at an earlier stage. The complainant was subsequently corresponded with throughout the following relevant stages of the planning process and was sent a neighbour notification letter advising of all subsequent plans and additional information that was submitted in respect of the development proposal.

One objector has raised concerns regarding hedging being removed from the site which should have been retained. No condition was placed on the original approval for the retention of hedging nor has any evidence been submitted to indicate which areas of hedging have been removed. Another objector has queried whether additional tree planting is to be carried out regarding the dwelling on plot 7. As per Condition 6 of the original approval a landscape management plan has been submitted under LA03/2021/0217/DC. This landscape management plan indicates that four (4) additional trees are to be planted along the southwestern boundary, including at the corner of the dwelling on plot 7.

CONCLUSION

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal is considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- Sufficient space remains within the curtilage of the properties for recreational and domestic purposes including the parking and manoeuvring of vehicles.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. 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 number 21/1 bearing the date stamp 4th July 2017 of planning approval reference LA03/2016/0274/F.

Reason: To ensure there is a safe and convenient road system within the development.

3. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing number 21/1 date stamped 4th July 2017 of planning approval reference LA03/2016/0274/F.
Reason: To ensure there is a safe and convenient road system within the development.

4. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

5. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension or enlargement (including alteration to roofs) shall be made to the dwelling houses(s) on plots 06, 07, 08, 09, and 10 approved herein without the grant of a separate planning permission from the Council.

Reason: The further extension of this (these) dwelling(s) requires detailed consideration to safeguard the amenities of the surrounding area.

6. The proposed Landscape Management Plan as set out in Document 01 date stamped 5th March 2021 of application reference LA03/2021/0217/DC shall be carried out in accordance with Drawing Number 02 date stamped 5th March 2022 of planning approval reference LA03/2021/0217/F during the first available planting season after the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Council.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

7. If within a period of 5 years from the date of 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, unless the Council gives its written consent to any variation.

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

8. If any retained hedgerow is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced

within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing hedgerows.




Site Location Plan

Reference: LA03/2022/0293/F

Location: Plots 6-12 of Aiken Square on lands at 57-61 Rashee Road, Ballyclare

Proposal: Erection of 7 no. dwellings (Change of house type at plots nos. 6-12 of LA03/2016/0274/F) to include detached garages and sunrooms

Scale: 1:1250 

 Site Location



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2022/0331/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Replacement of 17.5m telecommunications column with a 27.5 column and ancillary development
SITE/LOCATION	On lands within BT Exchange site, 242 Antrim Road, Belfast, BT36 7QX
APPLICANT	Cornerstone
AGENT	Taylor Patterson - C/o Les Ross Planning
LAST SITE VISIT	09/06/2022
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@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 www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located within the BT exchange site at 242 Antrim Road, Newtownabbey, which is within the development limit of Metropolitan Newtownabbey as defined by the draft Belfast Metropolitan Area Plan published 2004 (dBMAP) and the Belfast Urban Area Plan.</p> <p>The site consists of an existing telecommunication mast, concrete base, meter cabinet and is bounded on all sides by 1.8-metre-high palisade fencing. The site is enclosed to the east and west by commercial units. To the north of the site is the BT Exchange building and immediately to the south lies the residential development of Glenwell Mews.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2015/0209/F Location: Existing mobile phone mast within BT Exchange, 242 Antrim Road, Glengormley, Co Antrim, BT36 7QX Proposal: Proposed removal of 3 no. existing antennae and replacement with 3 no. antennae and 2 no. radio dishes on existing mast Decision: Permission granted 30/07/2015</p> <p>Planning Reference: U/2009/0459/F Location: Radio base station at BT Exchange, 242 Antrim Road, Glengormley, BT36 7QX Proposal: Upgrade to existing 02 Radio Base Station to include an additional 3 antennae for Vodafone at centre height of 16.85m Decision: Permission granted 08/01/2010</p>	

Planning Reference: U/2000/0246/F

Location: Radio base station at BT Exchange, 242 Antrim Road, Glengormley, BT36 7QX

Proposal: Telecommunications installation comprising 1 No: 15m high extendable lattice tower with 3 No: dual antennae, 3 No: future use antennae, 2 No: 600mm transmission dishes and equipment cabin within a 2.1m high palisade fenced compound.

Decision: Permission granted 10/08/2000

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of the Belfast Urban Area. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the settlement limit of 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 settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

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 interests of acknowledged importance.

Planning Policy Statement 3 (PPS 3): Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and

pedestrian access, transport assessment, the protection of transport routes and parking.

Planning Policy Statement 10 (PPS10): Telecommunications: sets out planning policies for telecommunications development.

Development Control Advice Note 14 (DCAN 14): Siting and Design of Radio Telecommunications Equipment: provides non-statutory planning guidance to supplement PPS10.

CONSULTATION

Environmental Health Section- No objection

DfI Roads – No objection

P.S.N.I. Information and Communications Services - No objection

Belfast City Airport – Advice

The Joint Radio Company – No objection

MP & E Trading Company & EMR Integrated Solutions – No objection

REPRESENTATION

One (1) neighbouring property was notified, and seven (7) letters of objection have been received from six (6) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Proximity to residential properties
- Health concerns
- Failure to neighbour notify
- Decrease in house valuations
- Visual amenity concerns
- Noise concerns
- Questioning the need for the proposal
- Request for an Environmental Impact Assessment

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Appearance and Impact on the Character of the Local Area
- Impact on Environmental Quality of the Area
- Neighbour Amenity
- Other Matters

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 application site is located within the development limits of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The Strategic Planning Policy Statement (SPPS) seeks to facilitate the development of telecommunications infrastructure. Paragraph 6.235 - 6.250 of the SPPS states that modern telecommunications are an essential and beneficial element of everyday living for the people of and visitors to this region and that it is important to continue to support investment in high quality communications infrastructure which plays a vital role in our social and economic well-being. The aim of the SPPS in this respect is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

PPS 10 'Telecommunications' sets out the planning policy on telecommunications development. Policy TEL 1 'Control of Telecommunications Development' states that such development will be permitted where it will not result in unacceptable damage to visual amenity or harm to environmentally sensitive features or locations.

DCAN 14 'Siting and Design of Radio Telecommunications Equipment' sits below PPS 10 in the hierarchy of relevant documents; it provides complementary advice and advocates minimising the visual and environmental impact of equipment.

Given that the proposal seeks to replace an existing 17.5 metre telecommunication column with a 27.5-metre-high column, it is considered that the principle of a telecommunication mast on this site has been established and the proposal is acceptable subject to all policy and environmental considerations being met.

Design, Appearance and Impact on the Character of the Area

DCAN 14 'Siting and Design of Radio Telecommunications Equipment' highlights the fundamental principle in siting and designing equipment is to minimise the contrast between the equipment and its surroundings. The proposed development involves the replacement of the existing 17.5m telecommunications column with a 27.5 column and ancillary development.

Concerns were raised regarding the need for the proposal and if it could be positioned elsewhere away from residential properties. Supportive information submitted by the agent (Document 04 date stamped 1st June 2022) provides a detailed synopsis of why the proposal is needed stating that cell capacity at this site is saturated and needs to be upgraded to address 4G capacity and congestion. The information further states that the new lattice tower will be positioned on the same footprint as the existing mast and will utilise the existing equipment cabin.

With regards to the relocation of the mast, the agent has specified that the existing network needs to be strengthened and this can only happen by either introducing a new site into the existing network or upgrading an existing site. Policy TEL 1 of PPS 10 steers operators towards upgrading existing sites and the promotion of site sharing in lieu of new sites. In this case the option to upgrade the existing site has been put forward as the existing mast is in a prime location and fills the geographical gap between the other two (2) cells in providing 4G coverage.

The telecommunications column is constructed from steel and finished in a grey colour powder coated finish. The chosen design for the mast is the most appropriate option to achieve the height required for the antennae and is of a slim line design, therefore appearing less visually intrusive within the receiving environment.

The development is located some 35 metres southwest of the Antrim Road and is screened to the northeast and southeast by existing mature trees some 8 metres in height. To the northwest the proposal is screened by the presence of the existing commercial premises surrounding the site.

The objectors raised concerns over the visual impact of the proposal. Whilst it is acknowledged that views of the column will be evidently visible when travelling along both directions of the Antrim Road, it is considered that the surrounding vegetation, existing buildings and urban fabric of Antrim Road will somewhat absorb the visual impact of the proposal. Furthermore, the surrounding area is strongly urban, and it is considered that the proposed structures will not appear incongruous in the landscape nor will it cause a significant impact on the visual amenity of the area. The application site is not located within an environmentally sensitive location, nor is it positioned close to an environmentally sensitive feature.

The design and appearance of the replacement telecommunication column is considered typical of such development and is acceptable for this urban area. Given the appearance of the existing streetscape, the proposal will not result in unacceptable damage to visual amenity and will not have a detrimental impact on the character of the area.

Impact on Environmental Quality of the Local Area

Policy TEL 1 of PPS 10 stipulates that development involving telecommunication equipment will be permitted where the proposed development will not result in harm to environmentally sensitive features or locations. The application site is not located within a nationally or internationally designated site, therefore, the application site is not considered to involve a sensitive location. In addition, it is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.

Neighbour Amenity

Concerns were raised with regards to the existing mast being in close proximity to the residential dwellings in the Glenwell Mews development and thus the impacts relating to noise and health. A review of the previous planning history on the site reveals that the existing telecommunications mast was granted permission for its construction on 10th August 2000 under reference U/2000/0246/F, whilst the

Glenwell Mews residential development was granted planning permission on the 4th June 2013 under reference U/2012/0146/F, some 13 years later. Evidently the existing telecommunications mast has been in situ prior to the construction of the residential development. In addition, during the processing of planning application reference U/2012/0146/F, the Environmental Health Section was consulted and offered no objection to the Glenwell Mews housing development being sited in close proximity to the mast.

Concerns were raised with regards to the existing and proposed noises being omitted from the mast and in particular the direct impact on Nos. 4, 12 and 14 Glenwell Mews. Although there is potential for noise nuisances during the construction phase of development, this should not arise outside reasonable times and would be temporary in nature. Given the context of development some noise and disturbance is to be expected, however, this is likely to be at a low level associated with the daily workings of the apparatus.

In relation to any possible impact on human health, an objector has stated that residents within the Glenwell Mews residential development have experienced headaches and migraines and other illness as a direct result of the existing telecommunication tower and that the proposal is likely to further impact the health of the residents. No evidence has been presented to suggest human health either has been affected by the existing mast or will be adversely impacted by the proposed mast.

The Council's Environmental Health Section has been consulted with respect to the development proposal and has raised no issues or objection with regards to potential noise or health implications from the new telecommunications column. Accordingly, it is considered that the development proposal will not result in a detrimental impact on residential amenity.

Other Matters

Regulations

Information on health issues relating to telecommunications development is set out in paragraphs 2.16 to 2.20 of PPS 10. The Government asked an independent expert group on mobile phones chaired by Sir William Stewart to report on the health effects of the use of mobile phones and from telecommunications development. Their report recommended a precautionary approach comprising a series of specific measures on the use of mobile phone technologies which was adopted by the Government. One of the recommended measures was that emissions from mobile phone base stations should meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure to electromagnetic fields.

Policy TEL 1 of PPS 10 requires that applications relating to the development of a mobile telecommunications base station when operational will meet ICNIRP guidelines. The role of the planning system regarding health considerations is set out in the justification and amplification of the policy at paragraphs 6.28 to 6.34 which states that the planning system is not the place for determining safeguards. It is for the Department of Health, Social Services and Public Safety that if a proposed telecommunications development meets the ICNIRP guidelines in all respects, it should not be necessary to consider this aspect further.

A Declaration of Conformity with ICNIRP Public Exposure Guidelines (ICNIRP Declaration, Document 01 date stamped 4th April 2022, accompanied the planning application in relation to the proposed telecommunications installation. The ICNIRP Declaration certifies that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the International Commission on Non-Ionising Radiation Protection for public exposure as expressed in the EU Council recommendation of July 1999.

OFCOM Fixed Links

Utilising OFCOM's Spectrum Information System (SIS) the proposal has been identified as falling within the 200 metre Fixed Terrestrial Link consultation buffer. Fixed Terrestrial Links or Fixed Wireless Systems (FWS) refer to terrestrial based wireless systems, operating between two or more fixed points. Using mainly digital technologies, directional antennas and typically operating at very high levels of propagation availability fixed terrestrial links are used to provide network infrastructure and customer access applications across a wide range of frequency bands,

The licence holder of this fixed link, MP & E Trading Company & EMR Integrated Solutions, was consulted on the proposal and has stated that it has no objection to the development proposal.

Consultations

PSNI Information and Communications Services assessed the proposal from a technical and safeguarding aspect on the NI Emergency Services Radio Communications and Public Safety Telecommunications Infrastructure and raised no technical safeguarding objections.

Belfast City Airport in its consultation response dated 20th May 2022 stated that where 5G capability is included that written confirmation of compliance with the Ofcom coordination process should be forthcoming. The agent confirmed that in respect to the proposal, 5G capability is not included, therefore, it is not required to demonstrate compliance.

DfI Roads was consulted on the proposal and has no objections subject to an informative being attached to any forthcoming planning approval.

Decrease in Property Value

With respect to concerns regarding the devaluation of residential properties in the Glenwell Mews development, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence, there is no certainty that this would occur as a direct consequence of the proposed development nor any indication that such an effect in any case would be long lasting or disproportionate. Accordingly, it is considered that this issue should not be afforded determining weight in the determination of this application.

Neighbour Notification

The residents of No. 23 and No. 28 Glenwell Mews advised that their properties were not neighbour notified in respect of the proposal as required by Article 8 (1) (b) of The Planning (General Development Procedure) Order (Northern Ireland) 2015, however the aforementioned properties do not fall within the neighbour notification consultation zone and consequently were not notified of the proposal. Despite not being notified, the complainants were aware of the development proposal through a neighbour as stated in their objection letters. It is therefore concluded that the objectors were not prejudiced in respect of not being made aware of the development proposal.

Environmental Statement Not Requested

An objection was raised concerning the need to conduct an environmental assessment on the proposal. The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015 sets out the types of development and thresholds to determine whether an EIA is necessary. Schedule 1 lists the developments for which environmental assessment is mandatory. Schedule 2 lists, with thresholds/criteria, development for which environmental assessment is required if it has significant environmental effects.

In relation to the proposed development, the erection of telecommunication masts does not fall within any of the above-mentioned Schedules and therefore an Environmental Impact Assessment is not necessary or required to accompany this application.

CONCLUSION

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

- The principle of the development has been established and is acceptable;
- The design and appearance of the development is considered acceptable;
- The proposal does not harm the environmental quality or character of the local area;
- There is no detrimental impact on residential amenity;
- There is no detrimental impact on road safety; and
- The essential criteria contained within Policy TEL 1 of PPS 10 has been met.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITION

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



Site Location Map

Reference: LA03/2022/0331/F

Location: On lands within BT Exchange site,
242 Antrim Road, Belfast, BT36 7QX

Proposal: Replacement of 17.5m telecommunications
column with a 27.5 column and ancillary development

Scale 1:1250



 Site Boundary



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2022/0303/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective change of use of outbuilding from residential to bridal business
SITE/LOCATION	58B Old Ballyrobin Road, Antrim
APPLICANT	Mrs Jill Jones
AGENT	Ivan Mc Clean
LAST SITE VISIT	21/06/2022
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@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 www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is a roadside site located at No. 58b Old Ballyrobin Road within the countryside as designated in the Antrim Area Plan (1984-2001). The application site hosts a one and a half storey detached dwelling, a double garage and a single storey outbuilding located to the rear of the property. This outbuilding is subject to this assessment.</p> <p>The application site is irregular in shape and is defined at the road by a 1-metre-high timber ranch style fence and entrance wall/pillars. The topography of the site falls gradually to the north of the defined curtilage of No. 58 Old Ballyrobin Road and also to the east. The site is defined to the north and east by mature trees over 8 metres in height and a 2-metre-high close boarded timber fence. To the south is No. 58a Old Ballyrobin Road, a one and a half storey dwelling which occupies higher land and is separated from the application site by a wooden fence 1 metre in height.</p> <p>The site is located in a rural area although there are a number of dwellings located in close proximity to the site.</p>	
RELEVANT PLANNING HISTORY	
<p>Reference: LA03/2016/0064/F Proposal: Proposed two storey dwelling with detached garage Location: Site adjacent to 58a Old Ballyrobin Road, Muckamore, Antrim, BT41 4TJ Decision: Permission Granted 04/05/2016</p> <p>Reference: T/2014/0067/O Proposal: Site for infill dwelling (site 2) (previously approved under T/2010/0394/O) Location: Beside 58A Old Ballyrobin Road, Muckamore, Antrim Decision: Permission Granted 17/06/2014 Reference: T/2010/0394/O</p>	

Proposal: Site for 2 Infill Dwellings
Location: Beside 58A Old Ballyrobin Road, Muckamore, Antrim
Decision: Permission Granted 02/03/2011

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.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough which in this case is the Antrim Area Plan 1984-2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located in the countryside and the Plan offers no specific policy or guidance on this proposal.

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 interests of acknowledged importance.

SPPS: Town Centres and Retailing: sets out policies for town centres and retail development and incorporates a town centre first approach for retail and main town centre uses.

PPS 21 - Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for Northern Ireland Countryside.

CONSULTATION

Belfast International Airport – No objection

UK Crown Bodies – No objection

DfI Roads – No objection

NI Water - No objection

REPRESENTATION

Two (2) neighbouring properties were notified of the proposal and three (3) letters of objection have been received from three (3) properties. One (1) letter of support has also been received.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Land is within the green belt;
- Noise from traffic accessing and exiting the business;
- Increase risk to road safety due to the hidden dip on the main road;
- Construction commenced before planning permission was granted;
- Query regarding details of drainage and consent to discharge;
- The proposal is incongruous to the rural setting;
- No. 61 Old Ballyrobin Road was not neighbour notified – is within 90 metres but does not share a boundary;
- Permitting this proposal could lead to setting a precedent;
- Business' operating from home leads to less demand for commercial properties and decline in commercial economy and ruination of domestic environment.

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

- Benefit to the applicant to expand her businesses in times of economic uncertainty;
- Provides a service to residents;
- Existing retail, services and market commercial activity in our rural areas which benefit rural economy; and
- Proposal does not require a new building and no further development is needed.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Appearance and Impact on Rural Character
- Neighbour Amenity
- Traffic and Road Safety
- Other Matters

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 Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of

regional planning policy which is material to the determination of the proposal. The AAP identifies the application site as being within the countryside outside any settlement limit. There are no specific operational policies or other provisions relevant to the determination of the application contained within this Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of non-residential development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. In this instance the proposal is for the retention of a retail bridal business, which does not fall within the identified types of acceptable non-residential development suggested by CTY 1 of PPS 21. The policy is clear in stating that development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement.

The provisions of the SPPS require that planning authorities must adopt a town centre first approach for retail and main town centre uses. Paragraph 6.279 requires retailing to be directed to town centres, and the development of inappropriate retail facilities in the countryside must be resisted. It goes on to state that as a general exception to this policy approach retail facilities which may be considered appropriate outside of settlement limits include farm shops and shops serving recreational facilities. It concludes by stating that all proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment, and meet the requirements of policy elsewhere in the SPPS.

The SPPS contains a dedicated section on Town Centres and Retailing, which replaced retail policy as was previously contained in Planning Policy Statement 5 – Retailing and Town Centres. At paragraph 6.271 it lists a series of regional strategic objectives for town centres, including a town centres first approach for the location of future retailing and other main town centre uses. The SPPS defines town centre uses as being cultural/community facilities, retail, leisure, entertainment and businesses.

In accordance with The Planning (Uses Classes) Order (NI) 2015, a bridal shop is defined as an A1 Use, which relates to Shops i.e., retail sale of goods. For purposes of clarity, A1 Uses are commonly found within town centres and as stipulated in paragraph 6.279 of the SPPS retailing will be directed to town centres, and the development of inappropriate retail facilities in the countryside must be resisted.

The SPPS further advises that a sequential test should be applied for main town centre uses that are not in an existing centre and in the absence of a current and up to date Local Development Plan (LDP), Councils should require applicants to prepare an assessment of need which is proportionate to support their application. It is noted that the use of the word 'should' suggests this is not mandatory. The policy goes on to state that this may incorporate a quantitative

and qualitative assessment of need taking account of the sustainably and objectively assessed needs of the local town and take account of committed development proposals and allocated sites.

Whilst the LDP in this case is not up to date, no assessment of need has been submitted or a sequential test applied regarding the retailing element. No evidence has been submitted to justify the location of the proposal within the countryside and it is considered that there are no overriding reasons why this business cannot be accommodated within the town centre.

For the reasons set out above it is considered that the principle of development on this site is not established and the proposal is deemed unacceptable.

Design, Appearance and Impact on Rural Character

The building in which the bridal business operates from is located in the rear garden of the application site No. 58a Old Ballyrobin Road. The building is single storey, occupies 46 sqm of floorspace and has a maximum height of 2.9 metres. Internally, the building has three (3) rooms; an office, a WC and a bridal showroom/changing. The building is finished in a mixture of stone and timber cladding, PPC aluminium panels and black windows/doors.

The SPPS paragraph. 6.70 states that all development in the countryside must integrate into its setting and respect rural character. The application site is within the countryside and is set back some 46 metres from the main Old Ballyrobin Road. The building in which the business is operating from is screened from public view due to its positioning in the rear garden, which is some 4 metres lower than the public road. It is considered that the design and appearance of the building is sympathetic with the built form and appearance of the existing residential premises and will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

The nearest neighbouring properties potentially affected by the proposal are No. 58 Old Ballyrobin Road located some 65 metres north and No.58a Ballyrobin Road located some 22 metres south. Separating the proposal from No. 58 Old Ballyrobin Road is an area of dense mature vegetation some 6-7 metres in height and a 2-metre-high close boarded fence. Separating the proposal from No. 58a Old Ballyrobin Road is a closed boarded timber privacy screen which divides the rear amenity space of the application site. Given the separation distance and the existing boundary treatments it is considered that the proposal will not unduly affect the privacy or amenity of neighbouring residents.

Concerns were raised by an objector over the level of noise arising from traffic accessing and exiting the premises. The Council's Environmental Health Section was consulted on the proposal and raised no concerns regarding noise. Given the context of development some noise and disturbance is to be expected, however this is likely to be at a low level and should not arise outside reasonable times.

Traffic and Road Safety

Concerns were raised by objectors regarding road safety specifically relating to a hidden dip on the Old Ballyrobin Road. DfI Roads was consulted on the application and has raised no concerns over road safety matters.

Other Matters

Precedent

Concerns were raised regarding the proposal having the potential to create a precedent for further retail development in the area. As each planning application received by the Council is assessed on its own merits, with a decision being made based on the development plans relevant policies prevailing at that time and other material considerations, it is not accepted that the approval of this development will automatically lead to the granting of planning permission for any similar proposals submitted in the surrounding area.

Neighbour Notification

Article 8(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO) requires a planning authority, where a planning application is made to it, to notify any neighbouring occupiers.

The resident of No. 61 Old Ballyrobin Road advised that their property, although located within 90 metres of the application site, was not neighbour notified in respect of the proposal. Although the said dwelling is situated within 90 metres from the site it does not share a boundary with the application site and therefore was not notified of the proposal. Despite not being notified the complainants were aware of the development proposal and as such were not prejudiced in respect of not being made aware of the development proposal.

Site Drainage and Discharge

One of the objectors noted that the building hosts a WC and was querying details regarding drainage and consent to discharge. NI Water was consulted on the proposal and offered no objections. With respect to drainage, a review of DfI Flood Maps (NI) shows that the site is not affected by surface water flooding and is in accordance with Policy FLD 3 of PPS 15. Additionally, the proposal does not exceed 1000sqm, therefore a Drainage Assessment was not required to be submitted as part of this application. Question 17 of the P1 application form confirms the surface water will be disposed via the existing soakaways.

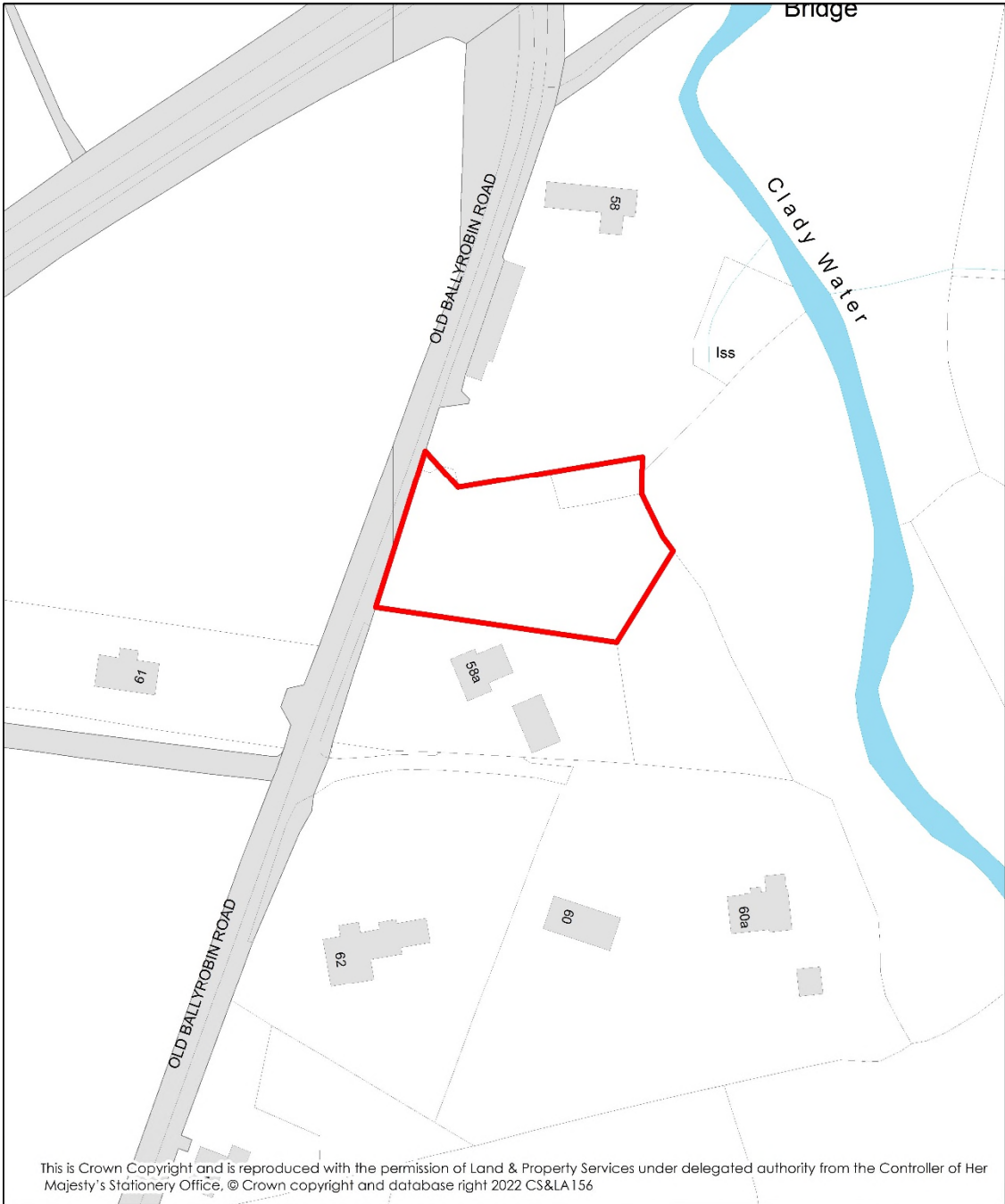
Consultations

The proposed development has been examined from an aerodrome safeguarding aspect and, in its response dated 12th May 2022, Belfast International Airport has raised no safeguarding objections to the subject development subject to informatives.

CONCLUSION

- The principle of the development is considered unacceptable;
- The proposal is contrary to the policy provisions in the SPPS and PPS 21;
- The proposal will have a detrimental impact on the setting of rural area;
- The design and appearance of the proposal is considered acceptable; and
- The proposal will not have a detrimental impact on neighbour amenity.


RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS OF REFUSAL	
<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, 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 proposal is contrary to the to the Antrim Area Plan and the Strategic Planning Policy Statement in that the retailing element of the development lies outside the designated Town Centre and any other retailing area within Antrim Town and it has not been demonstrated that a suitable site does not exist within the Town Centre or other retailing centre. 	



Reference: LA03/2022/0303/F

Location: 58B Old Ballyrobin Road, Antrim

Proposal: Retrospective change of use of outbuilding from residential to bridal business

Scale: 1:2500 

 Site Location



COMMITTEE ITEM	3.9
APPLICATION NO	LA03/2022/0552/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed 1 1/2 storey dwelling and garage
SITE/LOCATION	Lands approx. 20m SW of 20A Kilmakee Road, Templepatrick BT39 0EP
APPLICANT	Mr & Mrs McMeekin
AGENT	Slemish Design Studio LLP
LAST SITE VISIT	22 nd July 2022
CASE OFFICER	Dani Sterling Tel: 028 903 40438 Email: dani.sterling@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located 20m southwest of 20A Kilmakee Road, on the edge of the settlement limit of Templepatrick as defined within the Antrim Area Plan 1984-2001 (AAP).</p> <p>The application site comprises maintained garden land and a greenhouse associated with No. 20A Kilmakee Road. The site is a triangular shaped, road frontage site measuring 15 metres along the road frontage, widening to 24 metres to the rear, with a depth of 35 metres. The topography of the site rises from the roadside to the rear of the site in a southern direction. The boundaries to the site are defined by mature trees to the southern rear boundary and interspersed vegetation along the western boundary approximately 4 metres in height. The northern boundary is defined by a 1-metre-high ranch style timber fence supplemented with vegetation planting and eastern boundary runs up the site of the existing driveway is defined partially by new planting.</p> <p>There are a number of adjacent properties that abut all boundaries of the application site with the exception of the northern boundary which runs adjacent to the roadside. The land further to the west, outside of the settlement limits of Templepatrick is primarily agricultural.</p>	
RELEVANT PLANNING HISTORY	
<p>Appeal Reference: 2019/A0145 Location: Between 20A & 26 Kilmakee Road, Templepatrick BT39 0EP, Decision: APPEAL DISMISSED 20/05/2020</p> <p>Planning Reference: LA03/2016/0622/F Location: Sites 2 & 3 at 20 Kilmakee Road, Templepatrick BT39 0EP, Proposal: Retention of detached dwelling (changes to previously approved dwelling granted under T/2014/0207/F)</p>	

Decision: PERMISSION GRANTED 06/02/2017

Planning Reference: LA03/2018/1059/O

Location: Between 20A & 26 Kilmakee Road, Templepatrick BT39 0EP,

Proposal: Site of Dwelling & Garage

Decision: PERMISSION REFUSED 17/09/2019

Planning Reference: T/2007/0205/O

Location: 20 Kilmakee Road, Templepatrick, Ballyclare

Proposal: Demolition of existing dwelling and garage and erection of 4 No. dwellings.
(Amended plans received)

Decision: PERMISSION GRANTED 06/03/2008

Planning Reference: T/2011/0059/F

Location: 20 Kilmakee Road, Templepatrick, BT39 0EP,

Proposal: Demolition of existing dwelling and garage and erection of 4 no dwellings
and associated garages

Decision: PERMISSION GRANTED 26/08/2011

Planning Reference: T/2014/0207/F

Location: New dwelling at sites 2 and 3 at 20 Kilmakee Road, Templepatrick,
Ballyclare, BT39 0EP,

Proposal: Proposed dwelling and attached garage on site 2 and 3. Previous
approval under ref no. T/ 2011/0059/F (Revised plans received)

Decision: PERMISSION GRANTED 14/01/2015

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.

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 - 2001: The Plan identifies the application site as being on unzoned lands within the settlement limit of Templepatrick. 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.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

Council Environmental Health Section – No objection

Northern Ireland Water – Objection

Department for Infrastructure Roads- Refusal recommended subject to amended visibility splays

REPRESENTATION

Seven (7) neighbouring properties were notified and five (5) representations have been received from four (4) neighbouring properties, including one (1) letter in support and four (4) letters in objection. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- The proposal is contrary to planning policy QD1 of PPS 7 and policy LC1 of APPS 7;
- There is no change to planning policy in the context of the determination of previous applications;
- Over development of the site;
- Distress to neighbours;
- Inadequate communication from the applicant to neighbouring properties;
- Land ownership regarding the location of sewage system on neighbouring lands;
- Unsafe height of trees along the common boundary;
- Diminishing views of the countryside;
- History of the overall site and requirement to reduce house numbers during previous assessment;
- Separation distances are not considered adequate;
- The proposal represents town cramming and a higher density;
- Overlooking from the property into habitable rooms on the front elevation of No. 26 Kilmakee Road;

- Overlooking of the proposed site from neighbouring properties.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context
- Design and Layout
- Impact on Character and Appearance of the Area
- Density
- Neighbour Amenity
- Access, Movement and Parking
- Other Matters

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 Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal. The application site is located on the edge of the settlement limit of Templepatrick as defined within the AAP. There are no specific operational policies relevant to the determination of the application in the plan. The application site is located within an existing residential area and as such the principle of a dwelling on this site is considered acceptable subject to all other policy and environmental considerations being met.

In this case it is relevant to note that the recent planning history of the site. An application for a dwelling and garage was refused on the site under application reference LA03/2018/1059/O as it was deemed contrary to Policy QD1 PPS7 and Policy LC1 of the second APP7. An appeal was lodged to the Planning Appeals Commission (PAC) under 2019/A0145, which was subsequently dismissed. It is relevant to note that the previous refusal was an outline application and this application has applied for full planning permission with detailed plans of the dwelling proposed.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is PPS 7 Quality Residential Environments and the Addendum to PPS 7 - Safeguarding the Character of Established Residential Areas.

Design and Layout

Policy QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. Policy QD1 goes on to state that all

proposals for residential development will be expected to conform to nine criteria. The design and layout of the proposed residential development is therefore a key factor in determining the acceptability of the proposed development both in terms of its contribution to the amenity of the local neighbourhood and the wider streetscape.

The application seeks full planning permission for a one and a half storey dwelling and detached garage. The proposed dwelling is orientated in a northwestern direction and is to be set back off the Kilmakee Road by 11 metres. The principle frontage of the proposed dwelling measures 9 metres, the proposed maximum depth is 14.7 metres and the maximum ridge height is 7.7 metres. Given the rise in topography in a southern direction, the application proposes to cut into the land lowering the ground level to the rear.

The proposed design features include pitched roof dormers to the front and rear elevations, a single storey front porch projection and a single storey rear return. The proposed dwelling is largely similar in design characteristics to the neighbouring properties and is considered appropriate to the context of the surrounding environment.

The external finishes include smooth render, natural stone, black rainwater goods and natural slate roof tiles. It is acknowledged that the proposed principle elevation demonstrated on Drawing No. 02 date stamped 13th June 2022 outlines that the proposed rear return is to be finished in a form of stone. As the stone type has not been provided, a condition requiring that any natural stone to be used shall be locally sourced basalt will be imposed should planning permission be granted.

Policy guidance 'Creating Places' states that private amenity space should be available for a residential dwelling ranging between 40sqm per unit to 70sqm. The associated private amenity comprises a courtyard and is approximately 104sqm which is in excess of the advice and guidance and is therefore acceptable.

However, notwithstanding the appropriate design of the dwelling proposed, the receiving context of the application site is bounded on two sides by access laneways serving adjacent dwellings No's 20A, 20, 22, 24, 26 Kilmakee Road. In addition to this the principle elevations of No's 20A, 22 and 26 are all orientated to face directly into the application site. As stated above the topography across the site rises in a southern direction and as a result the neighbouring dwelling No. 22 which directly abuts the southern boundary sits at a higher level above the application site.

It is considered that the application site represents a poor opportunity for a proposed dwelling as the adjacent dwelling No's 20A, 22 and 26 would all face directly into the application site and the proposed dwelling resulting in a poor outlook for these adjacent dwellings. In this case the forward outlook of dwellings No. 20A and No. 26 would directly face into the gable elevations of the proposed dwelling and No. 22 would directly face into the rear of the proposed dwelling. This type of relationship between the proposed dwelling and adjacent neighbours is not expressed in the surrounding area and would generally be considered an inappropriate layout.

It is acknowledged in this case that the proposed dwelling design provides a limited number of first floor windows to both the gables and the rear elevation in order to

minimise the impact on adjacent neighbours, with a reliance instead on roof lights and obscure glazing. The proposed dwelling primarily relies on existing vegetation in order to provide any form of screening to protect the outlook of the adjacent properties. As a result of this it is considered that the design of the proposed dwelling appears to overcompensate for the poor siting in order to provide some form of consideration to other neighbouring dwellings. The proposed development regardless of design considerations would be sandwiched between the public road and two existing access roads serving neighbouring dwellings which would be uncharacteristic of the existing small scale residential development which uses proper siting, orientation and existing vegetation to secure amenity to produce a quality residential environment.

The policy (QD1) requires that the design and layout of new residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area. In this case, the application site appears as a left over piece of land that has arisen through the change in layout resulting from the reduction of the 4 dwellings previously approved under T/2011/0059/F and the subsequent merging of two of the previously approved sites to accommodate one larger dwelling approved under T/2014/0207/F. It is noted that the area comprising the application site was approved under application reference T/2011/0059/F to provide a turning head. A dwelling on the proposed site does not demonstrate a sound understanding or an appreciation of the existing residential development taking limited account of the existing pattern of development or the outlook of the existing dwellings.

The eastern boundary of the site which runs adjacent to the shared access laneway serving No. 20a and 20 is to be defined by a dwarf wall and proposed planting. This eastern boundary also encloses the private amenity space of the proposed dwelling from views along the shared laneway and it is considered that the proposed boundary definition would be insufficient to restrict views of the private amenity space of the proposed dwelling from external views. In addition, the existing vegetation defining the southern boundary is to be retained and supplemented with the addition of a 2-metre-high timber fence. It is stated that the existing mature vegetation defining the western boundary is also to be retained and augmented with additional planting. It is considered that given the restricted nature of the site and the level of development required to cut and fill the land that it is unlikely that the existing vegetation along both the southern and western boundaries could be retained when taking into consideration the root protection areas for these trees. The application site does not comprise a sufficient area to allow the proposed development to site a suitable distance from these trees and therefore it is likely that the existing mature vegetation defining these site boundaries would be significantly impacted through the construction of the proposed development.

Overall, it is considered that the proposed dwelling encompasses a heavy reliance on proposed boundary treatments to ensure that a level of amenity can be achieved to protect both the amenity of adjacent dwellings and the amenity of any future occupants of the proposed dwelling. This further emphasises that the application site does not comprise a suitable site to accommodate a dwelling.

Impact on Character and Appearance of Area

Policy QD1 of PPS 7 requires that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale and proportions and massing. In addition, the Addendum to PPS 7 Safeguarding the Character of Established Residential Unit is applicable as the site is located within an established residential area and does not fall within any of the exceptions. Policy LC1 requires that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. Policy LC 1 also requires that the proposed density is not significantly higher than that found in the established residential area and paragraph 7.08 of supplementary planning guidance document 'Creating Places' advises that it will not be acceptable to increase building density by simply 'cramming' development.

Letters of objection raised concerns regarding the proposal being over development 'cramming' of the application site. To this effect comments have been raised outlining that previous planning approval required a reduction in dwelling numbers and therefore the application site is not appropriate for a dwelling.

It should be noted that the previous approval reference T/2011/0059/F granted permission for 4 dwellings and associated garages, on grounds adjacent to and including the application site whilst planning application reference T/2014/0207/F granted permission for one dwelling on sites 2 and 3 thereby reducing the number of approved dwellings to three. The approval of a dwelling on the application site will result in four dwellings overall which would equate to the number of dwellings which were previously approved and therefore the density of dwellings will not be significantly different from that which was previously approved although it is acknowledged that the pattern of development would be significantly different.

It is considered that a dwelling on this site would not impact significantly on the area in terms of density, plot size or dwelling size, however, there are issues with the impact of the proposed dwelling on the overall environmental quality of the established pattern of development as outlined above.

Neighbour Amenity

Criterion (h) of Policy QD 1 requires that there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

One letter of objection raised concerns in relation to the proximity of the proposed dwelling to No. 26 Kilmakee Road and the possibility of overlooking into the front habitable rooms of No. 26.

The western gable of the proposed dwelling is sited 14 metres from No. 26's principle elevation, the proposed eastern gable elevation is sited 17 metres from the principle elevation of No. 20A and the rear elevation of the proposed dwelling is to be sited 26 metres from the principle elevation of No. 22.

There is not considered to be any overlooking or loss of privacy to adjacent neighbours No. 20A or No. 26 given that there are no first floor windows proposed to the eastern elevation and one first floor window is proposed to the western gable which is to serve an ensuite and would therefore be obscure glazing. Additionally,

due to the drop in topography of the application site compared to No. 22 and the retention of a 26 metre separation distance, it is considered that the proposed dwelling would not create any adverse overlooking or loss of privacy to this neighbouring property. It is also considered that sufficient separation distances have been retained to ensure that the proposed dwelling would not overshadow or have a domineering impact on any neighbouring property.

Planning Guidance document 'Creating Places' indicates that where development abuts the private garden areas of existing properties a separation distance greater than 20m will generally be appropriate to minimise overlooking, with a minimum of 10m between the rear of the new dwelling and the common boundary. Although a dwelling on the proposed site will not abut the private garden area of any of the surrounding properties, as mentioned above No. 22 is located directly to the rear of the proposed site. The proposed dwelling sits at a lower level than this property. The guidance in Creating Places indicates where there is a back-to-back relationship between dwellings that a minimum separation distance of 20 metres should be achieved between first floor windows and where there is a difference in levels between the properties this should be increased. The guidance is silent in relation to when there is a front-to-back relationship between properties, however, it is considered that such a layout would be particularly unattractive and detrimental to the amenity of the proposed and existing dwellings. The rear of most dwellings would tend to be made up of low occupancy rooms as compared to the higher occupancy rooms to the front of a dwelling.

In this case there is a 26 metre separation distance between the front elevation of No. 22 and the rear elevation of the proposed dwelling. This separation distance is decreased to 19 metres between the front elevation of No. 22 and the single storey rear return. It is further acknowledged that the proposal includes a garage which is to be sited to the south of the application site adjacent to the common boundary shared with No. 22.

Although it is accepted that there is a 26 metre separation distance between the proposed dwelling and No. 22, it is noted that the protection of amenity in this case relies wholly on the retention of existing vegetation and the purposeful placement of the proposed garage to obscure direct views being achieved between the proposed dwelling and No. 22. Overall, it is considered that the amenity of the proposed dwelling would be adversely affected by overlooking from the existing dwelling at No. 22. Similarly, No. 26 is sited approximately 10 metres west of the application site and notwithstanding the existing access and vegetation, the principle elevation of this adjacent neighbour would also face towards the private amenity space serving the proposed dwelling.

For the reasons outlined above it is considered that the proposal fails to meet criterion (h) of policy QD 1 in that the design and layout will give rise to overlooking of the proposed dwelling.

Access, Movement and Parking

As mentioned above the application site once comprised the turning head to serve four dwellings approved under application reference T/2011/0059/F. Subsequently application reference T/2014/0207/F granted permission for a proposed dwelling and attached garage on two of these sites previously approved. Both of these

permissions included a turning head which included lands within the current application site. Application reference LA03/2019/0276/F was submitted to the Council for an amended access driveway to the previously approved dwellings which was subsequently granted planning permission.

DfI Roads was consulted on the application and has sought revisions to the proposed access to include visibility splays of 2.0m x 60m to the west (non-critical side) and 2.0m x 45m to the east (critical side), fully triangulated, with additional information to be outlined and demonstrated on the block plan. In this instance given that the application is considered contrary to Policy QD 1 of PPS 7, it was not deemed appropriate to seek this additional information as this would invariably result in nugatory work and expense to the applicant. However, as it is not possible to determine if the proposed development would give rise to an unacceptable adverse impact on road safety this results in an additional refusal reason being added.

Other Matters

It is relevant to note that NI Water (NIW) has recommended refusal of the application based on potential network capacity issues. This establishes significant risks of detrimental effect to the environment and detrimental impact on existing properties. In this case the applicant is required to consult directly with NI Water in order to ascertain whether any necessary alternative drainage/treatment solutions can be agreed. A Waste Water Impact Assessment is required and upon the completion of which and subject to re-consultation, NI Water may reconsider this recommendation.

In this instance given that the application is considered contrary to Policy QD 1 of PPS 7, it was not deemed appropriate to seek this additional information as this would invariably result in nugatory work and expense to the applicant. However, as it is not possible to determine if the proposed development would give rise to unacceptable adverse impact due to the significant risk to the environment and potential detrimental impact on other existing properties this would ultimately result in an additional refusal reason.

Objectors have also indicated the location of a sewage system on neighbouring lands. In this case the ownership of lands that may be required to serve part of the proposal are considered to be a civil matter and do not fall under the remit of a material planning consideration and are therefore not heavily weighted in this determination. Similarly, objectors have expressed concern regarding the height of the conifer frees defining the southern boundary of the application site and the impact that these trees have on the neighbours' views of the countryside, which are not considered to be a material consideration in the determination of this application.

CONCLUSION

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

- The principle of the development within the development limit is acceptable;
- The density is reflective of the established pattern of development in the area;
- The design and external appearance of the proposal is considered acceptable;
- The proposal will not provide a quality residential environment;

- The proposal will be adversely overlooked from existing dwellings;
- NI Water have raised concerns with capacity issues at this location;
- DfI Roads are not satisfied that the proposed access arrangements are adequate

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the Addendum to PPS 7, safeguarding the Character of Established Residential Areas, in that the proposed development;
 - a) Would result in a pattern of development that would not respect the layout of the existing residential dwellings;
 - b) Would not result in a quality residential environment given the poor outlook for the existing residential dwellings;
 - c) Would be impacted through overlooking from existing dwellings.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking - Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users, as it has not been demonstrated that the access is able to provide an appropriate level of visibility.



Site Location Plan

Application Reference: LA03/2022/0552/F

Proposed 1 1/2 storey dwelling and garage

Lands approx. 20m SW of 20A Kilmakee Road
Templepatrick, BT39 0EP

0 30 60 Metres

Site boundary

COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2022/0514/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Two single storey dwellings and associated garages
SITE/LOCATION	Lands to the rear of 3 Bournon Road, Antrim, BT41 1NZ
APPLICANT	Mr G Walker
AGENT	Big Design Architecture
LAST SITE VISIT	
CASE OFFICER	Michael Tomlinson Tel: 028 903 40442 Email: michael.tomlinson@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located on lands to the rear of the dwelling at No. 3 Bournon Road. It lies within the development limits of Antrim as designated in the Antrim Area Plan 1984-2001.</p> <p>The application site comprises the existing semi-detached dwelling at No. 3 Bournon Road and its elongated plot to the rear. No. 3 Bournon Road is a two storey semi – detached dwelling which has been extended to the side. It is finished in a cream coloured rough render with white uPVC windows and doors and has a gravelled driveway to the front. The garden area immediately to the rear of the property is enclosed by ranch type fencing along the side and across the rear. This separates this property from the remainder of the plot which lies further to the east. This remaining parcel consists of grassed lands which rise in an easterly direction towards the rear of the application site. The majority of the northern and southern boundaries of the application site are defined with mature hedgerows at a height of approximately 2 metres. The eastern boundary is also defined with mature vegetation at an approximate height of 3.5/5 metres.</p> <p>The area in which the application site is located is characterised mostly by semi-detached properties set on large elongated plots.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2022/0126/NMC Location: Lands to the rear of 3 Bournon Road, Antrim, BT41 1NZ Proposal: Non material change to LA03/2021/0239/F (Single Storey Dwelling and Associated Garage) A portion of the detached garage (associated with the approved dwelling) to be used for ancillary accommodation (games room and study). Decision: Non Material Change Refused (04.05.2022)</p> <p>Planning Reference: LA03/2021/0239/F Location: Land to the rear of 3 Bournon Road, Antrim, BT41 1NZ</p>	

Proposal: Single Storey Dwelling and Associated Garage
Decision: Permission Granted (27.09.2021)

Planning Reference: LA03/2016/0376/F
Location: 50m to rear of 3 Bournal Road, Antrim
Proposal: Proposed single storey private dwelling and garage (Additional info received - Garage details)
Decision: Permission Granted (26.09.2016)

Planning Reference: LA03/2015/0413/O
Location: To the rear of No.3 Bournal Road, Antrim
Proposal: Proposed two storey private dwelling and garage
Decision: Permission Refused (16.03.2016)

Planning Reference: T/2014/0521/F
Location: No.1 and No.3 Bournal Road, Antrim,
Proposal: Amalgamation of two dwellings (with extensions to rear and front)
Decision: Permission Granted (31.03.2015)

Planning Reference: T/2014/0377/F
Location: 3 Bournal Road, Antrim. BT41 1NZ
Proposal: New shed (for use as a domestic garage and for applicant's hobby relating to vintage tractors and cars)
Decision: Permission Granted (26.11.2014)

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.

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limits of Antrim.

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.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

Council Environmental Health Section – No objections

Northern Ireland Water – Refusal recommended due to sewerage system capacity issues

Department for Infrastructure Roads- No objections

REPRESENTATION

Ten (10) neighbouring properties have been notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Appearance and Impact on Character of the Area
- Neighbour Amenity
- Built and Natural Heritage
- Amenity Space and Parking

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 Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal.

The application site is located within the settlement limit of Antrim in AAP and comprises land zoned for residential development. Paragraph 5.10 of AAP states that the approach of the planning authority will be to encourage orderly growth in the residential sectors of each settlement and that particular attention will be given to environmental considerations concerning the size, siting and layout of proposed residential developments.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs).

In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPSs which provide the relevant regional policy context for consideration of the proposal

- PPS 7: Quality Residential Environments;
- 2nd Addendum to PPS7 (APPS7): Safeguarding the Character of Established Residential Areas; and
- PPS 3: Parking and Movement;

This application seeks full planning permission for 2 no. single storey dwellings and garages on the existing garden/lands to the rear of the semi-detached dwelling at No. 3 Bourlon Road. It is noted that planning permission was previously granted on the application site under reference LA03/2021/0239/F for a single storey dwelling and garage and this permission is still extant.

It is considered that the principle of development for residential use is acceptable within the development limits of Antrim subject to the proposal complying with the Plan's provisions for residential development and the creation of a quality residential environment as well as meeting other requirements in accordance with regional policy and guidance which are addressed in detail below.

Design, Appearance and Impact on the Character of the Area

As noted above the application is for two single storey dwellings. These are to be located within the existing rear garden of No. 3 Bourlon Road. House 'A' as indicated on Drawing No. 02 is a two bedroom detached dwelling with associated car parking. It is a square shaped single storey dwelling with a hipped roof and will be finished in a white painted render with elements of grey timber effect cladding, grey uPVC windows and dark grey non profiled roof tiles.

The proposed dwelling is to be built into the sloping site approximately 21 metres to the east of the rear elevation of the property at No. 3. It is sited to face in a southerly direction towards the rear garden area at No. 5 Bourlon Road.

House 'B' as indicated on Drawing No. 02 is a four bedroom detached dwelling with garden area to the rear, detached garage and its associated car parking. This dwelling is larger than House 'A' and takes an 'H' shape layout. It is to be finished in a white painted render with elements of grey timber effect cladding, grey uPVC windows and dark grey non profiled roof tiles. It is located towards the rear (east) of the application site in a similar location to the dwelling previously approved under reference LA03/2021/0239/F. Both dwellinghouses will be provided with a single

storey, detached, single garage, straddling the common boundary between the two proposed new dwellinghouses.

Both proposed dwellings are accessed via a proposed shared laneway which will run along the southern side of the existing dwelling at No. 3 Bournal Road between it and the common boundary with No. 5 Bournal Road.

The Bournal Road is located between the Belfast Road and Fountain Hill and has a unique character. The established residential area comprises the eastern and western side of the Bournal Road and is characterised mostly by two storey semi – detached dwellings with large elongated rear gardens (with depths of up to 80 metres). It is noted that the dwelling at No. 10 Braeside Gardens was built in the previous rear garden of No.1 Bournal Road and that a single dwelling has also been erected in the rear garden of No. 11 Bournal Road.

As noted above the principle of a single dwelling on the application site has already been established and is extant via the grant of planning permission reference LA03/2021/0239/F. The larger proposed dwelling referred to as 'House B' is sited towards the rear of the elongated garden at No. 1 and would lie adjacent to the existing dwelling at No. 10 Braeside Gardens. There are no real concerns that the erection of this dwelling alone would significantly alter the existing character of the area. It is considered that it would replicate the pattern of development to the north of No. 1 Bournal Road and No. 10 Braeside Gardens'.

The addition of a second dwelling in this rear garden plot would however be considered to impact upon the existing spacious character demonstrated in the area. 'House A' is considered to be located in a confined plot and would appear cramped on the application site when viewed with the existing dwelling at No. 3 Bournal Road and the proposed 'House B'. The organisational layout on the site will leave the proposed dwellings and the existing dwelling at No. 3 Bournal Road with a substantially smaller plot size than what is otherwise exhibited in the surrounding area.

It is noted that the agent has referred to other outbuildings and ancillary accommodation in the area to argue that there is an existing pattern of build-up, however, it is considered that ancillary domestic buildings would be a very typical form of development to be found in the rear gardens of residential properties and would not be comparable to the introduction of two new dwellings. It is considered that the proposed form of development is not compatible with the surrounding context and that if approved would set a poor precedent for future backland development in the vicinity which would undoubtedly further erode the existing unique character of the Bournal Road.

Although the scale, massing, form and general appearance of the proposed dwellings are considered to be generally acceptable for the site, it is considered that the proposed development does not respect the surrounding context and character of the area and therefore fails to comply with Policy QD1 of PP7 and Policy LC1 of APPS 7.

Neighbour Amenity

As noted above the proposed dwellings are to be located in the elongated garden plot of No. 3 Bournal Road. House 'A' is located 21 metres to the east of the rear

elevation of this existing property. It is sited to face in a southerly direction so the arrangement leads to a back-to-side relationship. It is noted that the lands on the application site rise in an easterly direction away from No. 3, meaning that both proposed properties are located on higher lands than the existing dwelling. The finished floor level at No. 3 is listed at 41.1 and the finished floor level at House 'A' is 43.7. This leads to concerns that there will be increased overlooking opportunities from the new dwelling, certainly over the private amenity space at No. 3. It is noted that Creating Places provides a guideline of separation distances of greater than 20 metres where the developments abut the rear garden of an existing property. It further advises that this may need to be enhanced on sloping sites such as the application site. It is noted that there is a window serving the lounge on the side elevation facing towards the rear of No. 3. It is considered that this would have an adverse impact on the amenity experienced at this existing property in terms of overlooking and privacy.

House 'B' is sited adjacent to the existing dwelling at No. 10 Braeside Gardens. The common boundary between this neighbouring dwelling and the application site is defined with a mature hedgerow at a height of approximately 2 metres. House 'B' faces in a southerly direction away from No. 10 and has been designed to have a limited impact on this neighbour. It has limited windows on its rear elevation which face towards the boundary with No. 10 and these windows serve the utility room, an en-suite and a bathroom (which will be fitted with obscured glazing) which are not principle rooms and would not have a significant detrimental impact on the amenity of the adjoining dwelling in terms of overlooking.

It is further noted that the dwellings are sited to face south and towards the neighbouring dwelling at No. 5 Bournal Road and this is not usually a favoured pattern of development given its potential amenity impact. In this instance however the impact on this neighbour would be limited given the single storey nature of the proposed dwellings and owing to the positioning of the proposed dwellings away from the neighbouring dwelling at No. 5 and its immediate area of private amenity space beyond the rear elevation of the dwelling. The impact of the proposed dwellings on the neighbour at No. 1 would also be negligible given the siting of the proposed dwellings and the fenestration details.

Overall it is considered that although there are no significant concerns with House 'B', House 'A' presents a negative amenity impact on the existing dwelling at No. 3 resultant from overlooking and privacy enjoyed at this property. It is therefore concluded that the proposal does not meet the policy criteria as laid out under Criteria (h) of Policy QD1.

Amenity Space and Parking

Criteria (c) of Policy QD1 requires that adequate provision is made for private open space as an integral part of the development.

As shown on Drawing No. 02 House 'A' is indicated as having 135m² side garden area and House 'B' would have 128m². Although this does meet the guidelines provided in 'Creating Places' it is considered that the amenity spaces provided are not the most usable spaces. The private amenity space provided for House 'A' in particular would be on sloping land either side of the dwelling which without the provision of new landscaping, provides no significant privacy.

As shown on Drawing No. 02 both proposed dwellings have 2 no. assigned car parking spaces adjacent and to the side. DfI Roads have been consulted on the application and have no objections to the access arrangement.

Other Matters

It is relevant to note that NI Water (NIW) has recommended refusal of the application based on potential network capacity issues. This establishes significant risks of detrimental effect to the environment and detrimental impact on existing properties. In this case the applicant is required to consult directly with NI Water in order to ascertain whether any necessary alternative drainage/treatment solutions can be agreed. A Waste Water Impact Assessment is required and upon the completion of which and subject to re-consultation, NI Water may reconsider this recommendation.

In this instance given that the application is considered contrary to Policy QD 1 of PPS 7, it was not deemed appropriate to seek this additional information as this would invariably result in nugatory work and expense to the applicant. However, as it is not possible to determine if the proposed development would give rise to unacceptable adverse impact due to the significant risk to the environment and potential detrimental impact on other existing properties this would ultimately result in an additional refusal reason.

CONCLUSION

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

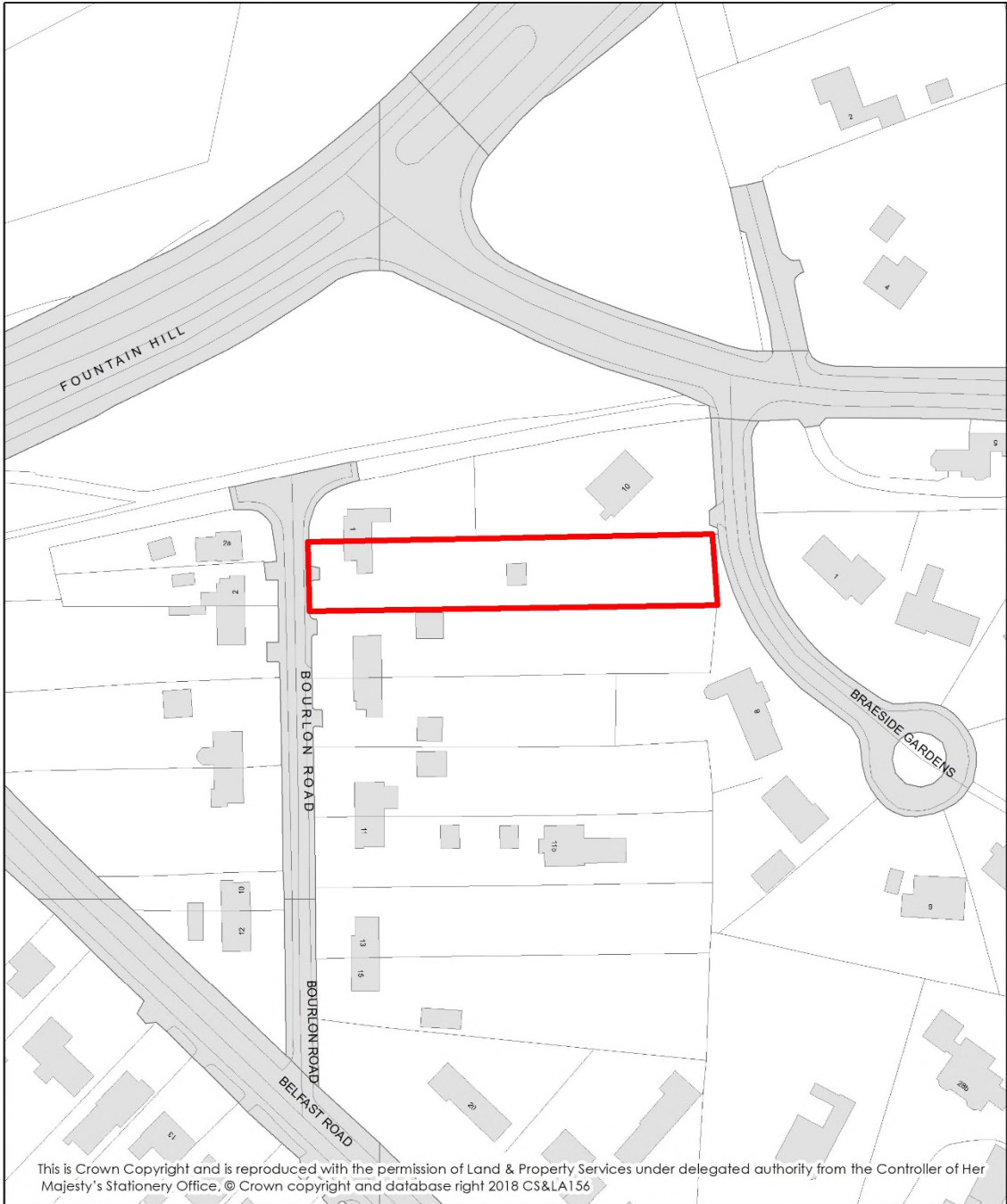
- The principle of the development is considered acceptable for housing on the site;
- The proposal does not respect the surrounding context and character of the area;
- House 'A' would have a detrimental impact on the residents at No. 3 Bourlon Road;
- NI Water have raised concerns with capacity issues at this location;
- Sufficient space has been provided for amenity and parking.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of overlooking and privacy.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of

acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

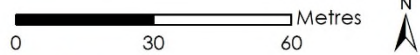


Site Location Plan

Application Reference: LA03/2022/0514/F

Location: Land to the rear of 3 Bourlon Road
Antrim BT41 1NZ

Porposal: Two single storey dwellings and associated
garages



 Site boundary



COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2022/0222/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of 2 dwellings, landscaping and all associated site works
SITE/LOCATION	Lands 129m South of 39 Greenvale Manor Gardens Antrim
APPLICANT	Antrim Construction Company Ltd
AGENT	APD Architects Ltd
LAST SITE VISIT	8 th April 2022
CASE OFFICER	Dani Sterling Tel: 028 903 40438 Email: dani.sterling@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 129 metres south of No. 39 Greenvale Manor Gardens and located within the development limits of Antrim on lands zoned for Phase 2 residential development in the Antrim Area Plan (AAP).</p> <p>The application site is part of a previously approved residential development of 393 dwellings reference LA03/2015/0014/F along the Belmont Road. The application site itself comprises an area of long grassland within the wider site. The topography of the site falls steeply by approximately 5 metres in a southwesterly direction towards a public towpath that follows the Six Mile Water River.</p> <p>The northern boundary of the site runs adjacent to an existing dwelling No. 31 Belmont Hall Drive and is defined partially by a 1.5 metre fence and garage. The eastern and southern boundaries are currently defined by galvanised steel construction panels which separate the application site from the on-going construction site. The western boundary is defined by a low level 0.5 metre fence that separates the site from a NI Water pumping station.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2015/0014/F Location: Lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim, BT41 4PG, Proposal: Proposed development of 393 residential units comprising of apartments, townhouses, semi-detached and detached dwellings along with mixed use facilities comprising of 2 no. retail units and crèche. Also included new access points off Belmont Road, along with associated garages, landscape features and all other associated site works. (Amended Plans) Decision: Permission Granted (21/02/2018)</p>	
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.

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is within the settlement limit of Antrim Town and comprises all the lands associated with a Phase 2 zoned housing site at this location.

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.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy to promote greater use of permeable paving within new residential developments.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

CONSULTATION

Department for Infrastructure Roads- No objections

Council Environmental Health Section – No objections

NI Water- No objections

REPRESENTATION

Thirteen (13) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Impact on Character and Appearance of the Area
- Natural Heritage
- Private Open Space Provision
- Neighbour Amenity
- Movement, Access and Parking

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 Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located. The application site is located within the settlement limit of Antrim as identified in the AAP and comprises lands zoned for residential development.

The proposal is for two dwellings within a wider residential development of 393 dwellings that was approved under planning application LA03/2015/0014/F. As a consequence, it is considered that the general principle of residential development of the site is acceptable subject to the remaining details of the scheme being considered against other relevant planning policy.

Design, Layout and Impact on Character and Appearance of the Area

Policy QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of the proposed residential development is therefore a key factor in determining the acceptability of the proposed development both in terms of its contribution to the amenity of the local neighbourhood and the wider streetscape.

The proposal is for the erection of two semi-detached dwellings on a wedge of land between two properties approved under LA03/2015/0014/F. The proposed semi-detached dwellings are three storey in height with an integrated garage comprising the ground floor of both dwellings. A set of steps is proposed to the front elevation providing access to the front door at first floor level. As a result of the steep land levels dropping across the site in a southwesterly direction the principle elevation of the

proposed dwellings is three storey which rises to the rear of the dwelling, which at this point appear as being two storey units.

To accommodate the three storey height, the proposed semi-detached pair are approximately 12 metres from ground level. It is noted that No. 31 Belmont Hall Drive directly north of the application site is a two storey dwelling with a maximum ridge height of 8.4 metres, however, the overall height of the proposed dwellings would extend above this adjacent neighbour by 0.3 metres given the drop in topography across the site. Similarly, the adjacent plot No. 338 directly to the southeast of the application site features a 12 metre ridge height, however, the ridge line of this dwelling appears 1.2 metres lower due to the steep drop in topography in a southeasterly direction.

The proposed house types are similar in scale, massing and design to a number of dwellings approved to the southwest directly adjacent to the application site with the exception of minor changes to the external finishes to include facing brick and render. Given the variation of dwellings approved within the wider development comprised of both brick and render and the proximity of similar house types, it is considered that the proposed dwellings are acceptable in this instance.

It is considered that the proposal within this established residential area complies with Policy QD 1 of PPS 7 'Quality in New Residential Development' in that the design concept and layout of the proposed residential development respects the character and appearance of the surrounding area and development currently under construction approved under LA03/2015/0014/F.

Policy LC1 requires that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. Policy LC 1 also requires that the proposed density is not significantly higher than that found in the established residential area and paragraph 7.08 of supplementary planning guidance document 'Creating Places' advises that it will not be acceptable to increase building density by simply 'cramming' development.

As mentioned above the proposed dwellings would occupy a wedge of land between existing properties that have either been constructed fully or are partially constructed. It is considered that the density and pattern and layout of the proposed semi-detached dwellings are acceptable and in keeping with the residential properties in the surrounding area. Overall, it is considered that the design, layout and density would not create an unacceptable visual impact nor would it have an adverse visual impact on the character and appearance of the area.

Natural Heritage

The application site comprises a wedge of overgrown grassland located between two dwellings that comprise part of the wider residential development currently under construction. The application site was encompassed into the wider red line under consideration and determined under approval LA03/2015/0014/F. During the processing of the original application, the wedge of land that comprises the application site was hatched red on the site layout plans approved as, "existing field layer to be retained and developed as per ecologist recommendations". A separate parcel of land also within the wider residential development but approximately 340 metres east of the application site was also similarly designated.

It is noted that during the processing of application LA03/2015/0014/F an Environmental Assessment accompanied this application and the ecologist recommendations highlighted that the location comprising the application site was labelled '5c' and comments related to this '5c' within the Environmental Assessment stated, "the flood plain bank is fairly pronounced above the sub-station". The concluding remarks outlined within the Ecological Assessment regarding the ecological value of the site outlined that the Local Biodiversity Action Plan includes lowland meadows and as part of this '5c' was identified as one of three other areas within the wider residential development to be of most ecologically valuable grassland, corresponding to the NI Biodiversity Strategy Priority Habitat 'Lowland Meadow'.

As a result of this ecological recommendation, the areas identified within the Ecological Assessment which includes the lands within the application site were all protected from development at that time. Resultantly, the application proposes to construct a set of semi-detached dwelling on lands identified as a priority habitat and therefore the relevant policy consideration in this case is PPS 2 Policy NH 5 - Habitats, Species or Features of Natural Heritage Importance.

Policy NH 5 states that planning permission will only be granted for a development proposal which is not likely to result in any unacceptable adverse impact on priority habitats. Any development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature. In such cases, appropriate mitigation and/or compensatory measures will be required.

As outlined on Drawing No. 01 date stamped 8th March 2022, the agent has stated that additional lands have become available towards the pumping station and an opportunity has arisen to infill a gap between approved sites 338 and 337, therefore completing the frontage to the River View.

No other information pertaining to the ecological significance of the site as previously determined under LA03/2015/0014/F was provided. In this case, correspondence with the agent was carried out which raised concerns regarding the ecological value of the application site and to request a justification for the development of the site. No additional information was forthcoming and therefore without any reasonable evidence outlining how the proposed development would outweigh the ecological value of the priority habitat, it is considered that the development is contrary to the policy provisions of NH 5 of PPS 2.

Private Open Space Provision

It is also considered that the proposed development if approved would result in the loss of open space that was approved as part of the wider development approved under LA03/2015/0014/F.

Policy OS1 – Protection of Open Space of PPS 8 outlines that development will not be permitted that would result in the loss of existing open space. This presumption against the loss of existing open space will apply irrespective of its physical condition and appearance.

In this regard Policy OS 1 allows an exception to this where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweighs the loss of the open space and it can be demonstrated that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of an area. The Justification and Amplification paragraphs accompanying policy OS 1 add further context by outlining that open space can also comprise "valuable areas for nature conservation and biodiversity". In this case the application site as outlined above is considered to comprise a valuable area of natural heritage by providing an area for conservation and biodiversity.

It is considered that the proposed development would result in the loss of important open space providing natural heritage importance as it has not been demonstrated that the loss of open space would have no significant detrimental impact on the biodiversity of an area and is therefore contrary to the policy provisions of OS 1 of PPS 8.

Neighbour Amenity

Policy QD1 of PPS 7 states that the design and layout should not create conflict with adjacent land uses and that there should be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or disturbance.

The northwestern gable elevation of the proposed semi-detached pair of dwellings would be located at its minimum point 5 metres from the southern gable of No. 31 Belmont Hall Drive and 10 metres at its maximum point. A maximum separation distance of 7 metres would be retained between plot No. 338 and the proposed southeastern gable elevation of the proposed dwelling. This is considered to comprise a suitable separation distance for a gable to gable relationship to ensure that there would be no overshadowing or domineering impact to adjacent neighbours.

The separation distances proposed between adjacent neighbours are similar to the density and character of the development layout approved under LA03/2015/0014/F. The northwestern gable elevation of the proposed dwelling facing No. 31 features one second floor window. However, this window is not considered to create any overlooking or loss of privacy as this window serves an ensuite and would therefore be obscured glazing. Similarly, the proposed southeastern gable elevation of the proposed dwelling also features one second floor ensuite window and is therefore not considered to create any overlooking or loss of privacy to adjacent plot No. 338.

The application site backs onto the rear boundary of the neighbouring property No. 49 Belmont Hall Drive. There is a 22 metre separation distance at its minimum point between the rear elevations of the proposed semi-detached dwellings and the rear elevation of No.39. A 15 metre gap between the dwellings would be retained between the proposed dwellings and the rear common boundary. Given the change in topography between the application site and the neighbouring dwellings beyond the eastern boundary which are sited on higher grounds, this is considered to be a sufficient separation distance between the dwellings to minimise overlooking and is in compliance with the Creating Places Design Guidance.

The proposed layout and orientation of both dwellings is considered acceptable as there is not considered to be any significant adverse neighbour amenity impacts with regards to dominance, overshadowing, overlooking or loss of privacy.

Movement, Access and Parking

The proposed dwellings are to be accessed via the extension of the internal road network approved under LA03/2015/0014/F. DfI Roads have been consulted and have responded advising approval with recommended informatives. It is considered that the proposal complies with the access requirements of PPS 3.

CONCLUSION

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

- The principle of the development is considered acceptable as the site is on lands zoned for Phase 2 residential development in the AAP;
- The siting, design and external appearance of the proposal are considered acceptable as the proposal is of similar scale and mass to adjacent properties;
- The proposal will not be result in any significant impact on neighbour amenity;
- It has not been sufficiently demonstrated that the proposal would not have a significant impact on an identified priority habitat;
- It has not been demonstrated that the loss of open space would have no significant detrimental impact on the biodiversity value of the site;
- There are no road safety concerns with the proposal;
- Appropriate utility services are available to serve both dwellings.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.
2. The proposal is contrary to the provisions contained within Policy OS 1 of PPS 8: Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the loss of open space as a result of the proposed development would have no significant detrimental impact on the biodiversity of the area.



Site Location Plan

Application Reference: LA03/2022/0222/F

Erection of 2 dwellings, landscaping and all associated site works

Lands 129m South of 39 Greenvale Manor Gardens
Antrim

0 60 120 Metres

Site boundary

COMMITTEE ITEM	3.12
APPLICATION NO	LA03/2022/0438/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective Planning Application for Silo conversion into seasonal farm accommodation.
SITE/LOCATION	40m NW of 88 Gloverstown Road, Randalstown
APPLICANT	James Alexander
AGENT	OJQ Architecture
LAST SITE VISIT	21 st June 2022
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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 40 metres to the northwest of the existing dwelling at No. 88 Gloverstown Road, Randalstown. It is located within the rural area outside of any development limit defined in the Antrim Area Plan 1984-2001. The site consists of the subject silo building which has been converted into living accommodation and a section of yard area forward of this building. The site is surrounded by commercial buildings associated with 'Alexander Tractors' to the northeast and by large livestock sheds to the southwest. The area in which the site is located does already have a degree of roadside build up, however, it still maintains a rural character.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
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> <p>Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.</p> <p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.</p>	

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.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads- Amendments required

REPRESENTATION

One (1) neighbouring property was notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Principle of Development
- Design, Appearance and Impact on Character and Appearance of the Area
- Neighbour Amenity

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 Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located. The application site is located within the settlement limit of Antrim as identified in the AAP places and comprises lands zone for residential development.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out the transitional arrangements that will operate until a local authority has adopted a Plan Strategy for the whole of its council area. The SPPS retains some existing Planning

Policy Statements (PPS) one of which is 'Sustainable Development in the Countryside' (PPS21).

Policy CTY 1 of PPS 21 states that there are a range of types of developments which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. It goes on to say that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement.

One of the accepted types of development is a single dwelling/accommodation provided in accordance with Policy CTY 4 'The Conversion and Reuse of Existing Buildings'. This policy states that 'planning permission will be granted to proposals for the sympathetic conversion of, with adaptation, if necessary, a suitable building for a variety of alternative uses, including use as a single dwelling, where this would secure its upkeep and retention.' Paragraph 6.73 of the SPPS states that provision should be made for the sympathetic conversion and re-use, with adaptation if necessary, of a locally important building as a single dwelling. The term locally important contained within the SPPS was a revision of what was previously accepted under Policy CTY 4.

Paragraph 1.12 of the SPPS states that where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be afforded greater weight in the assessments of individual planning applications. Therefore, the term "locally important building" must take precedence over the term "suitable building" in Policy CTY4 of PPS21. The SPPS does not define "locally important" but rather gives a list of examples such as former school houses, churches and older traditional barns and outbuildings. Recent PAC decisions indicate that these cited examples typically relate to buildings that generally have some design, architectural or historic merit.

It is noted in this case that the application is not simply for the conversion to a single dwelling house but rather for the retention of the converted silo to seasonal farm accommodation. A supporting statement has been requested from the agent on the 24th June but no information has yet been received. Giving consideration to all policy provisions provided within PPS 21 it was concluded that Policy CTY 4 would be most applicable for the assessment of this application. It should be noted that although the application refers to a farm that no further details in relation to this farm business have been provided (e.g. Farm Business ID, PIC Form etc.) This application is retrospective and for the conversion of an existing silo into seasonal farm accommodation.

As noted above there is a requirement laid out in the SPPS that the building to be converted must be 'locally important' in order to qualify for conversion. In this instance the subject structure that has been converted was previously a silo. It is a round metal structure with a height of 7.9 metres. The silo is blue in colour and lies immediate to the roadside. The silo is surrounded by large cattle sheds and 'Alexander Tractors' business to the south. The building would not be considered to have any architectural or historic merit and rather would represent a structure commonly found across the rural area usually in association with other agricultural development.

There does not appear to be any other evidence to suggest that the proposal falls to be considered under any other category of development that is noted as acceptable in principle in the countryside in accordance with Policy CTY 1 – of PPS 21.

Given note to the above it is considered that the principle of the conversion of silo to seasonal farm accommodation is not acceptable as the structure which has been converted would not be considered to be of 'local importance' and therefore does not appear to be any other overriding reasons why this development is essential at this rural location to meet criteria set out in Policy CTY 1 of PPS 21.

Design, Appearance and Impact on the Character of the Area

Policy CTY 4 states that proposals should 'maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality.'

The proposal seeks approval for the retention of the conversion of the existing silo into living accommodation with no extensions proposed to the unit. 3 no. windows have been inserted into the walls of the structure and 1 no. door opening. A set of steps have been erected at the front of the silo in order to provide pedestrian access to the unit. Kitchen/living/dining accommodation is provided on the groundfloor of the unit with 1 no. bedroom and 1 no. WC unit provided at first floor. As noted above the silo remains to be finished in blue coloured metal with grey coloured uPVC windows and door openings.

The proposal includes minimal external interventions to the external appearance, the building evidently takes the appearance of an agricultural silo within a wider farm complex. As such it is considered that the character and design of the existing agricultural storage structure is not significantly altered and thus it can be concluded that the design and appearance of the proposal is considered acceptable.

Policy CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to or further erode the rural character of the area. It is considered that given the minimal external changes posed by the conversion that the proposal does not physically alter the existing pattern of development in the area, does not lead to a visual suburban style build up and would not be unduly prominent in the landscape. It would also not create or add to a ribbon of development.

Neighbour Amenity

The application site is surrounded by agricultural sheds to the north and southeast. The Gloverstown Road lies immediately beyond the application site to the southwest and on the opposite side of the road there are large cattle sheds.

No. 88 Gloverstown Road is the closest neighbouring dwelling; it is removed from the site by a number of existing outbuildings. Given the neighbouring dwellings (which is also under the ownership of the applicant) location approximately 40 metres away from the application structure there is considered to be no significant detrimental impact. Consultation was carried out with the Councils Environmental Health Section which raised no objections to the proposal.

Overall, it is considered that the proposal would not have any detrimental impact on neighbour amenity.

CONCLUSION

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

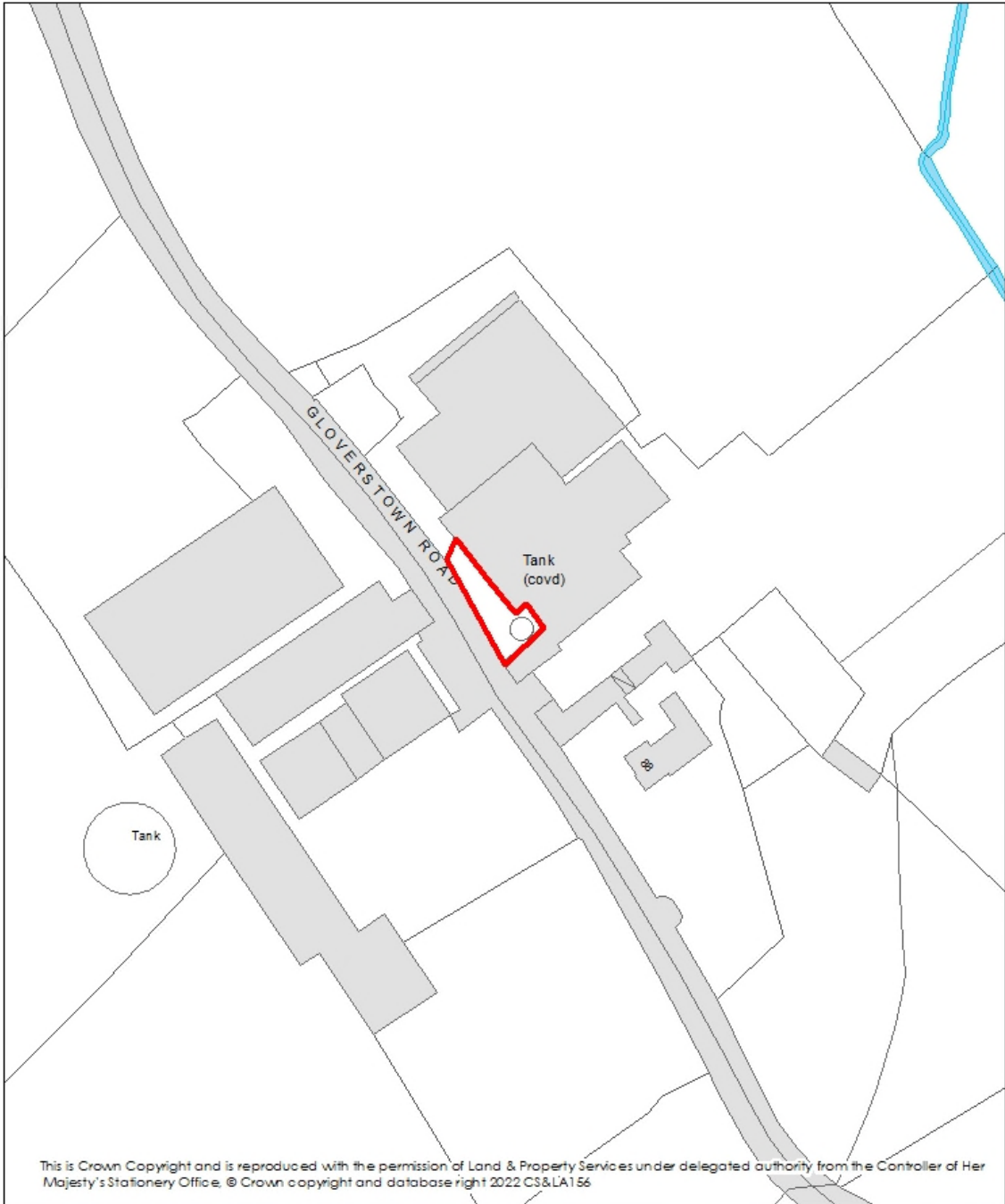
- The principle of the development is considered unacceptable;
- The design and appearance of the building is considered acceptable;
- The proposal will not have a detrimental impact on the character of the area;
- It is considered that the proposal will not have an adverse impact on neighbour amenity.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL


1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 `Sustainable Development in the Countryside, 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 proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.



Reference: LA 03/2022/0438/F

Location: 40m NW of 88 Gloverstown Road,
Randalstown

Proposal: Retrospective Planning Application for
Silo conversion into seasonal farm accommodation

Scale: 1:1250 

 Site Location



COMMITTEE ITEM	3.13
APPLICATION NO	LA03/2022/0489/F
DEA	MACEDON
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of decking and associated works at rear of existing dwelling
SITE/LOCATION	2 Green Acres Mews, Newtownabbey, BT36 6GZ
APPLICANT	Mr & Mrs Mark Ballintine
AGENT	Planning Services
LAST SITE VISIT	15/6/22
CASE OFFICER	Michael Ward Tel: 028 903 40434 Email: michael.ward@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located at No.2 Green Acre Mews, Newtownabbey which is located within Metropolitan Newtownabbey as indicated within the Belfast Urban Area Plan and the draft Belfast Metropolitan Area Plan (BMAP) 2004.</p> <p>The application site comprises a two storey semi-detached dwelling with pitched roof finished in red facing brick. The site contains a sunroom and a decking area to the rear elevation of the property which extends outwards towards the garden and is the subject of this application. A 1.8m close boarded timber fence with low levels of vegetation defines the eastern and western site boundaries. The southern (rear) site boundary consists of a garage set between a 1.8m close boarded timber fence. The northern site boundary is road fronting consisting of a small garden area and driveway. An adjoining 2m hedge extends from the front (northern) site boundary at the western gable elevation.</p> <p>The application site is bound by neighbouring properties to its eastern (No.4 Green Acre Mews) and western boundaries (No. 27 Green Acres). The topography of the site also falls significantly from north to south.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
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> <p>Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus</p>	

Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan 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 settlement limit of (Metropolitan Newtownabbey. 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.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Six (6) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring

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 adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, (the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application.

The application site lies within the development limit of Metropolitan Newtownabbey in both Plans. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (APPS 7). Taking into account the transitional arrangements of the SPPS, retained APPS 7 provides the relevant policy context for consideration of the proposal.

Policy EXT 1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;
- (b) the proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- (d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

APPS7 also advises that the guidance set out in Annex A of the document will be taken into account when assessing proposals against the above criteria. This application is a retrospective application for the development of decking and associated works to the rear of existing dwelling.

Scale, Massing, Design and Appearance

The decked area is located some 4 metres to the rear of the existing dwelling at No.2 Green Acre Mews. The decked area measures approximately 0.8 metres in height and has an overall length of 3.5m from the existing sunroom. Furthermore, the topography of the application site is such that it slopes steeply from north to south.

The decked area is located at the top of the slope where the land starts to fall significantly. Whilst the drawings supplied by the agent do not indicate topographical measurements, there is a slope to the garden area.

The decking structure has been constructed from composite decking boards. The finishes are dark grey in colour with a woodgrain effect. Whilst it is acknowledged that decking is not prevalent in the surrounding area, it is hidden from public view at the rear of the dwelling. It is considered that the scale, massing, design and external materials of the subject development are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;

Neighbour Amenity

As mentioned earlier in the report, due to the sloping nature of the site, the decking area is raised significantly and it is considered that there are significant views into the adjacent sunroom of neighbouring property No.27 (Green Acres) at the western gable elevation. This property is located approximately 6m west of the decked area. Planning Policy APPS7 paragraph A28 states that "The protection of privacy of the privacy of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties". As such, it is considered that as a sunroom is a habitable room, and as significant views can be achieved when standing upon the decked area, the decking is therefore considered to create significant overlooking and loss of privacy of a neighbouring resident (Policy EXT 1, criteria b) and is therefore unacceptable and contrary to Criterion B of Planning Policy APPS7. Whilst it is accepted that the agent has attempted to provide some form of screening at the 1.8m boundary fence between the two properties along the western boundary, in the form of potted planters, it is noted that these are planters and therefore temporary in nature and cannot be conditioned.

Furthermore, it is considered that there are potential neighbour amenity concerns to the adjoining dwelling No.4 (Green Acre Mews) at the eastern elevation. This property adjoins the application site and is located approximately 1.5m away from the decked area. However, in this instance, views are achievable into the rear garden area of No.4, and not into a habitable room as the decked area faces the blank gable of No.4's sunroom. As such, no significant overlooking or loss of privacy can be achieved with regard to this neighbour.

It is considered there are no neighbour amenity concerns along the southern boundary towards the rear garden of neighbouring property (No.6) as views from the decked area face a blank garage wall. It is considered that the proposal will significantly affect residential amenity of neighbouring resident No.27 and is therefore contrary to Criterion (b) of Policy EXT 1 of the Addendum to PPS 7.

Impact on Trees and Environmental Quality of this Area

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.

Amenity Space, Parking and Manoeuvring

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The design and appearance of the decking is considered acceptable;
- The decking will unduly affect the privacy or amenity of neighbouring residents;
- There is no impact upon trees nor the environmental quality of the area; and
- There remains sufficient amenity space and room for parking and manoeuvrability within the curtilage of the dwelling

RECOMMENDATION**REFUSE PLANNING PERMISSION****PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criterion (b) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the privacy and amenity of neighbouring residents.



Site Location Plan

Application Reference: LA03/2022/0489/F



Retention of decking and associated works at rear of existing dwelling Site boundary

No. 2 Green Acre Mews, Newtownabbey, BT36 6GZ



COMMITTEE ITEM	3.14
APPLICATION NO	LA03/2022/0209/LBC
DEA	ANTRIM
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT LISTED BUILDING CONSENT
PROPOSAL	Continuous strip of feature lighting right around the building.
SITE/LOCATION	Antrim Old Courthouse, Market Square, Antrim
APPLICANT	Antrim & Newtownabbey Borough Council
AGENT	R E Quinn Architects
LAST SITE VISIT	25th May 2022
CASE OFFICER	Tierna Mc Veigh Tel: 028 903 40401 Email: tierna.mcveigh@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 www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located within Antrim Town Centre and within the Antrim Conservation Area as defined by the Antrim Area Plan (AAP) (1984-2001).</p> <p>The site is currently occupied by the Antrim Courthouse which is a listed building. The building previously functioned as the town's courthouse but now houses a café at ground floor and theatre above.</p> <p>A pedestrianised area surrounds the building on all sides. Commercial properties are located to the north, south and east of the site, with Castle Mall shopping centre situated immediately to the north.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
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> <p>Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.</p> <p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy</p>	

and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the development limits of Antrim. 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.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

CONSULTATION

Department for Communities Historic Environment Division (Historic Buildings Unit)- No objection subject to conditions.

REPRESENTATION

No neighbours were notified of the application. One (1) letter of objection was received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Lighting proposed inappropriate for host building.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Appearance
- Impact on Listed Building

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.

Under Section 80 (7) of the Planning Act (Northern-Ireland) 2011 a listed building is defined as a building included in a list compiled under that section and also:

- A. Any object or structure within the curtilage of the building and fixed to the building.
- B. Any object or structure within the curtilage of the building which, although not fixed to the building forms part of the land and has done so since before 1st October 1973.

The application proposes the fitting of an additional continuous strip of feature lighting right around the building, under the soffit of the existing roof to set the building in a warm white light. The lighting system will have the ability to change the colour of the light for different Council events.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal.

The application site is located within the development limits of Antrim as defined by the Antrim Area Plan (AAP) (1984-2001). The site is also located within the Antrim Conservation Area.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is Planning Policy Statement 6; Planning, Archaeology and the Built Heritage. Taking into account the transitional arrangements of the SPPS, this document provides the main policy context for consideration of the proposal.

The SPPS contains a subject policy relating to Listed Buildings. Para 6.12 states that "Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses".

Para 6.13 further states that development involving a change of use and / or works of extension / alteration may be permitted, particularly where this will secure the ongoing viability and upkeep of the building. It is important that such development respects the essential character and architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired. Proposals should be based on a clear understanding of the importance of the building/place/heritage asset, and should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals, and show why alteration or demolition of a listed building is desirable or necessary.

PPS 6 reiterates this position in Policy BH 8 (Extension and Alteration of a listed Building) stating that consent will normally only be granted to proposals for the extension or alteration of a listed building where all three criteria are met:

- (a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- (b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and
- (c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.

With the foregoing in mind it is considered in principle that the proposed development may be acceptable on this site subject to careful consideration of the impact of the proposal on the listed building.

Design and Appearance

The application proposes a continuous lighting strip around the extent of the host building. The lighting strip will be positioned under the fascia board in a concealed fashion. The proposal is colour changeable between red, green, blue and warm white. DfC Historic Building Unit (HBU) has been consulted on the proposal and has responded with conditions, one of which states that the default colouring of the lighting should be warm white, which is considered appropriate.

Overall, the design of the lighting is considered acceptable, there will be little or no awareness of the lighting during daytime hours.

Impact on Listed Building

The application is for a continuous strip of feature lighting right around the building impacts upon Antrim Old Courthouse, Market Square, Antrim. (HB20/08/008, Grade A) which is of special architectural and historic interest and is protected by Section 80 of the Planning Act (NI) 2011.

HBU was consulted on the proposal and has responded with no objection subject to conditions. The Council's Conservation Officer was also consulted on the proposal and offers no objection to the proposal. It is considered there will be no impact upon the listed building or its setting.

One objection letter has been received stating that the proposal is not in keeping with the host listed building. It is considered that although the lighting type differs from the current external lighting it will not have an adverse effect upon the overall design or character of the listed building. The proposed lighting will help breathe new life into the host building by adding a modern lighting scheme that does not infringe upon the long standing tradition of the host listed building. Having taken similar advice from HBU it is considered that little weight can be afforded to the objection letter in the final decision making process.

It is considered the proposal satisfies the requirements of paragraph 6.13 of the Strategic Policy Planning Statement for Northern Ireland and Policy BH 8 of PPS 6 Planning, Archaeology and the Built Heritage.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The design of the scheme is considered acceptable; and
- There will be no significant detrimental impact upon the host listed building or its setting.

RECOMMENDATION : GRANT LISTED BUILDING CONSENT

PROPOSED CONDITIONS

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. No junction boxes, cabling, trunking or other equipment shall be fixed to the external face of the building without prior agreement in writing by the Council in conjunction with DFC Historic Environment Division.

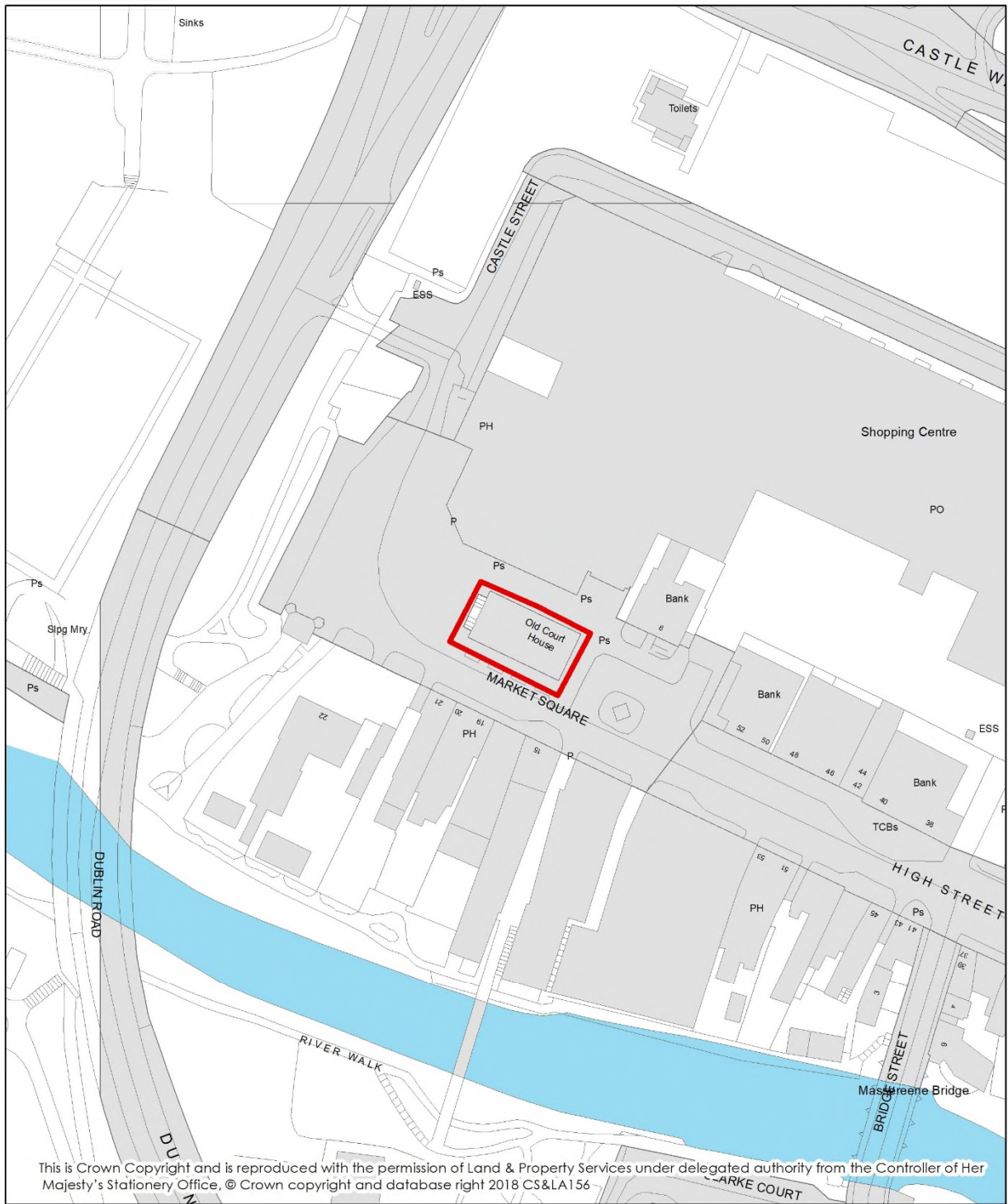
Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

3. The aluminium casing shall be painted or sprayed to match the colour of the fascia board.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.

4. The default colour of the LED strip lighting shall be warm white.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.

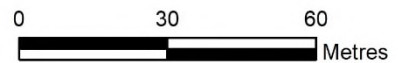


Site Location Plan

Application Reference: LA03/2022/0209/LBC

Continuous strip of feature lighting right around the building

Antrim Old Courthouse, Market Square,
Antrim



COMMITTEE ITEM	3.15
APPLICATION NO	LA03/2022/0363/LBC
DEA	DUNSILLY
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT LISTED BUILDING CONSENT
PROPOSAL	Installation of lighting columns
SITE/LOCATION	Randalstown Viaduct, Randalstown
APPLICANT	Antrim & Newtownabbey Borough Council
AGENT	R. E. Quinn Architects Limited
LAST SITE VISIT	07/07/2022
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@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 www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located within the development limits of Randalstown and also within the Randalstown Conservation Area as designated in the Antrim Area Plan (1984-2001).</p> <p>The application site relates to the Randalstown Viaduct, a B+ listed bridge which is of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.</p> <p>The viaduct was constructed in the late 18th century and has nine arches. The top of the Viaduct and part of the railway track have been converted into a walkway and cycle path leading from Station Road to New Street. The Viaduct provides spectacular views of Randalstown, the River Maine and the adjoining parkland of Shane's Castle.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
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> <p>Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough which in this case is the Antrim Area Plan 1984-2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.</p>	

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limit of Randalstown and within Randalstown Conservation Area. The Plan offers no specific policy or 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.

PPS 6: Planning, Archaeology and the Built Heritage: Sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

CONSULTATION

- **Historic Environment Division (HED)** - No objection

REPRESENTATION

No neighbouring properties were notified of the application as no neighbouring properties abut the application site and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Appearance
- Impact on the Setting of the Listed Structure and Conservation Area

Policy Context and Principle of Development

Under Section 80 (7) of the Planning Act (Northern-Ireland) 2011 a listed building is defined as a building included in a list compiled under that section and also:

- a) Any object or structure within the curtilage of the building and fixed to the building; and
- b) Any object or structure within the curtilage of the building which, although not fixed to the building forms part of the land and has done so since before 1st October 1973.

In considering proposals that affect a listed building, Section 91 of the Planning Act (NI) 2011 requires that special attention must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications and listed building consents. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is Planning Policy 6: Planning, Archaeology and the Built Heritage which is relevant to the considerations of this case.

The SPPS contains a subject policy relating to Listed Buildings. Para 6.12 states that 'Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.'

PPS 6 reiterates this position in Policy BH 8 'Extension and Alteration of a Listed Building' and Policy BH11 'Development affecting the Setting of a Listed Building'. As the application site falls within the Randalstown Conservation Area Policy BH 12 'New Development in a Conservation Area' is also of relevance.

The application site is located within the settlement limit of Randalstown and within the Randalstown Conservation Area as defined by the Antrim Area Plan (AAP). The application relates to the installation of new lighting columns along the Randalstown Viaduct, a Grade B+ listed bridge which is of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011. Although the AAP offers no guidance on the proposal, the Randalstown Conservation Guide recognises the importance of the Viaduct and seeks to encourage its enhancement through supplementary lighting.

Given that the site lies within the urban area and that the proposed works will improve and enhance public safety along the Viaduct, the proposal is considered to be acceptable in principle, subject to all other planning and environmental considerations being met.

Design and Appearance

Currently, there is no lighting along the Randalstown Viaduct and the Council is concerned that the lack of lighting on the bridge is a health and safety issue which needs to be addressed. The proposal seeks to install six (6) lighting columns four (4) metres in height with the lighting colour being warm white. The style of the new columns is considered to be contemporary, though respectful and legible as a modern intervention to the listed structure.

At present there are twelve (12) concrete plinths that formed the bases of previous street lighting that were vandalised and subsequently removed. The fittings are proposed in place of these existing concrete plinths, with alternating plinths to be removed. Other works proposed include the replacement of the existing arch up-lighting and the refurbishment of the period lighting features on the lattice bridge.

Overall, it is considered that the proposed works will have no significant adverse impact to the existing character of the listed structure and are acceptable in relation to design and appearance.

Impact on the Setting of the Listed Structure and Conservation Area

Historic Monuments and Historic Monuments sector of Historic Environment Division (HED) has considered the impacts of the proposal on the listed bridge and on the basis of the information provided, advises that subject to a condition, it satisfies the requirements of paragraph 6.13 of the SPPS and policy BH 8 of PPS 6. HED further

stated that the new lighting is not considered to have an adverse impact on the Viaduct or on the quality and character of the setting of the adjacent Randalstown Bridge (HB20/04/023 Grade B1).

The Randalstown Conservation Guide recognises the importance of the Viaduct and seeks to encourage its enhancement through supplementary lighting. The Council's Conservation Officer was also consulted on the proposal and raised no objection to the development proposal.

The proposal is considered to be sympathetic to the Conservation Area's qualities and is an acceptable addition to the Viaduct. It is considered that the scale and design of the proposal will not result in an adverse impact on the setting of the listed structure or the character and appearance of the Randalstown Conservation Area.

CONCLUSION

- The principle of the development is considered acceptable;
- The design and appearance of the proposal is considered acceptable; and
- The proposal will not have a detrimental impact on the setting of the listed B+ grade Randalstown Viaduct or the adjacent B1 grade Randalstown Bridge.

RECOMMENDATION

GRANT PLANNING PERMISSION

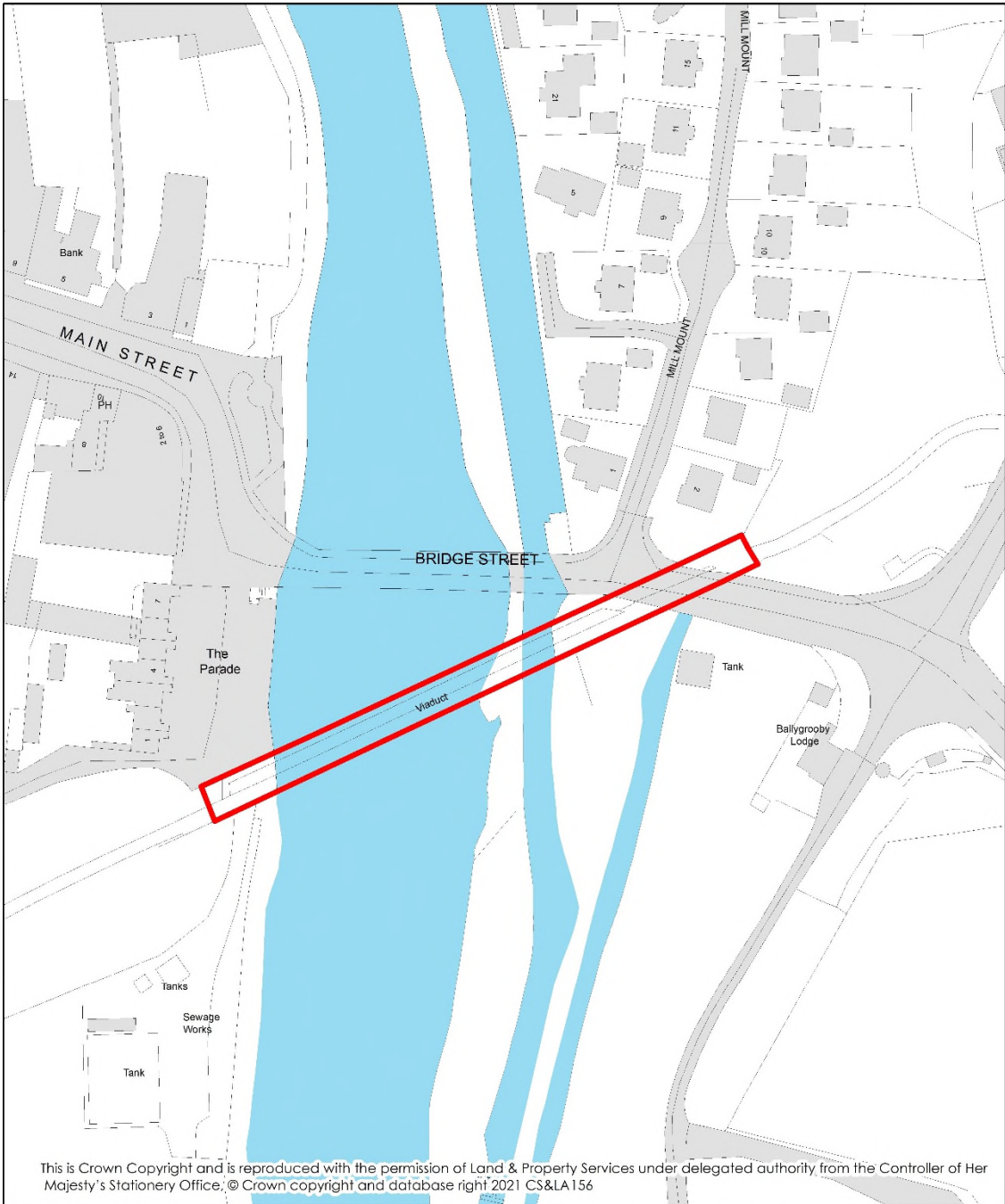
PROPOSED CONDITIONS

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. The default setting for all lighting shall be warm white.

Reason: to protect the character of the setting to the listed structure, in compliance with Policy BH 11 of PPS 6.




Reference: LA03/2022/0363/LBC

Location: Randalstown Viaduct

Proposal: Installation of lighting columns

 Site Location

 N
 Scale: 1:1250



PART TWO
OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during July 2022 under delegated powers together with information relating to planning appeals is **enclosed** for Members information.

One (1) appeal was upheld during July by the Planning Appeals Commission (PAC) in relation to Lands between 142 & 144 Sevenmile Straight, site for infill dwelling and garage and a copy of this decision is **enclosed**.

RECOMMENDATION: that the report be noted.

Prepared by: Stephanie Boyd, Economic Development and Planning Business Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning

ITEM 3.17

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

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). One (1) PAN was registered during July 2022 the details of which are set out below.

PAN Reference:	LA03/2022/0613 /PAN
Proposal:	Proposed new 7no classroom primary school and nursery unit, associated site works, infrastructure and landscaping with access from Hightown Road.
Location:	Lands approx. 245m south of Hightown Road Glengormley.
Applicant:	Gaelscoil & Naiscoil Eanna Hightown Road, Glengormley.
Date Received:	20/07/2022
12 week expiry:	31/08/2022

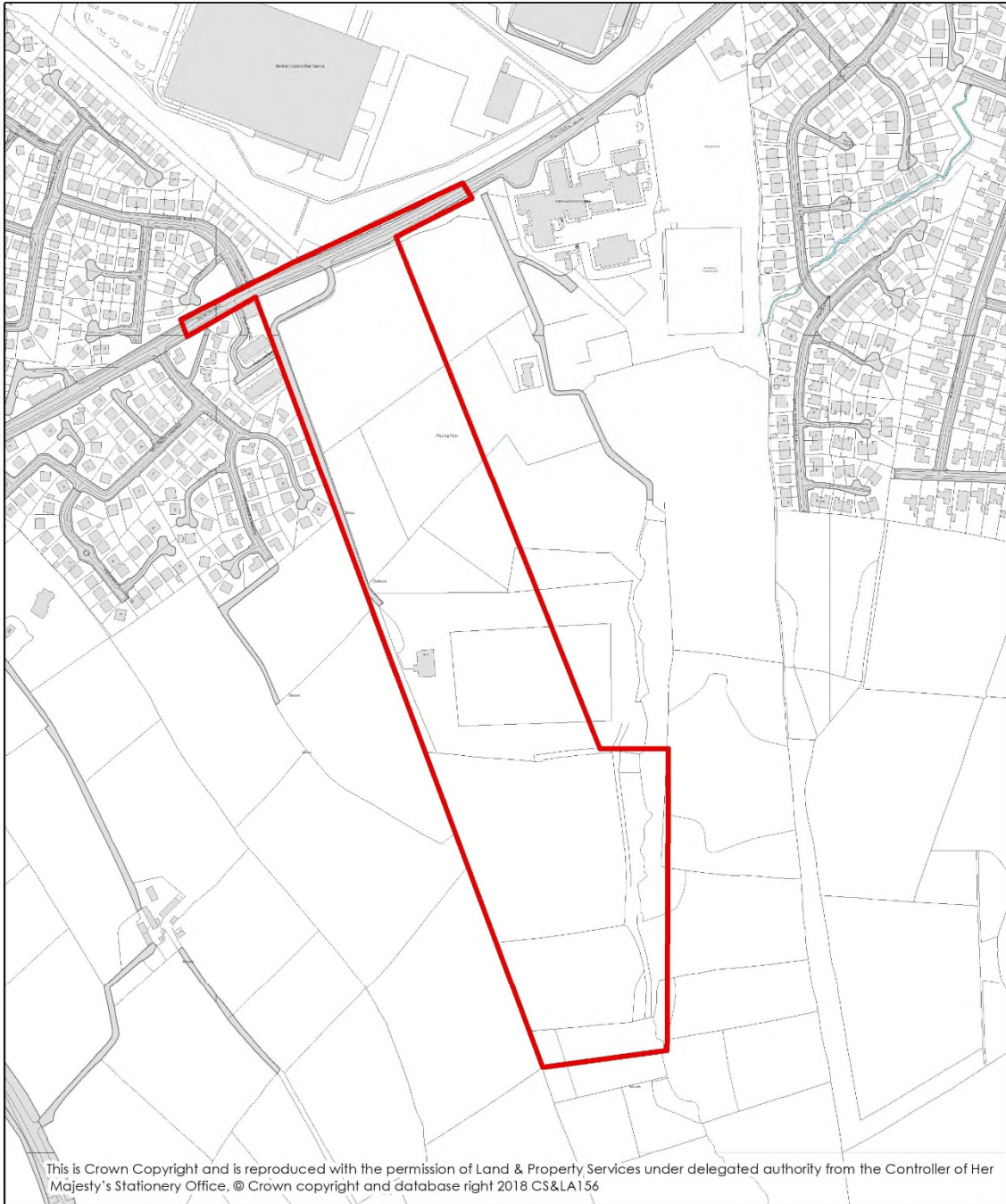
Under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

RECOMMENDATION: that the report be noted.

Prepared by: Stephanie Boyd, Economic Development and Planning Business Supervisor

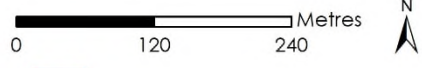
Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning




Site Location Plan

Application Reference: LA03/2022/0613/PAN



Location: Lands approx. 245m south of the existing St Enda's GAC clubhouse Hightown Road Glengormley

 Site boundary

Porposal: Proposed new 7no classroom primary school and nursery unit, associated site works, infrastructure and landscaping with access from Hightown Road



ITEM 3.18

P/FP/LDP/62 PLANNING AND WATER APPEALS COMMISSION – NEW ONLINE PORTAL

The Planning and Water Appeals Commission (PAC) have launched a new online Portal and case management system which went live on 08 August 2022. This new system provides a more streamlined way to submit planning appeals electronically to the PAC and to track and view planning appeal decisions.

A detailed guide and further information on the services provided by the new portal are available to view on the PAC website (<https://www.pacni.gov.uk/online-services>).

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning

ITEM 3.19

P/PLAN/012/VOL2 PLANNING PORTAL UPDATE

Members will be aware that a new Regional Planning Portal system is being progressed by the Department for Infrastructure for operation by 10 Councils, including Antrim and Newtownabbey Borough Council. The new system will replace the current Northern Ireland Planning Portal (NIPP) and is anticipated to go live in Autumn 2022.

The Department and the Council will be undertaking a communication strategy in relation to the new system. The Council will also bring forward a transition plan for the installation of the new system. There are a number of key stages in the process of transition to a new system and these are summarised below for Members' information: -

1. Public communications are anticipated to commence in August by the Council and Department for Infrastructure.
2. The current NIIPP will close for submission of planning applications in advance of the new Regional Portal being installed. It is anticipated it will remain live thereafter for a limited period.
3. There will be approximately a 3 week lead in period to the installation of the new portal which will include extensive training for all planning staff. The Planning Section will bring forward a number of contingency measures during this period but it is anticipated there may be an impact on business during this time.

As work towards the new Planning Portal is progressing at speed, further updates will issue to Elected Members by email updates and Committee Reports.

RECOMMENDATION: that the report be noted.

Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning

ITEM 3.20

P/PLAN/1 ROYAL TOWN PLANNING (RTPI) NI PLANNING CONFERENCE 2022

Members are advised that the annual Royal Town Planning Conference will take place this year on Wednesday 21 September 2022 at the Europa Hotel, Belfast from 9am – 5pm.

Full details can be found on the following link:

<https://www.rtpi.org.uk/events/2022/september/ni-planning-conference-planning-for-climate-outcomes/#Details>

At the heart of planning is supporting the right kind of development in the right places. A central outcome for this is delivering well designed places which are more climate friendly and resilient, and make economic sense for the place too.

The conference provides an opportunity for all those with a role in planning to come together for discussion and debate. Elected Member cost to attend is £60.00 inc VAT, RTPI Member £108.00 inc VAT and Non-Member £138.00 inc VAT.

RECOMMENDATION: that the Chairperson and Vice Chairperson (or their nominees) attend this conference along with the appropriate Officers.

Prepared by: Stephanie Boyd, Economic Development and Planning Business Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning

ITEM 3.21

P/FP/LDP/19 PUBLICATION OF THE HOUSING MONITOR REPORT 2022

Members will recall that the Annual Housing Monitor for the Borough is undertaken by the Forward Planning Team in order to inform the Local Development Plan process and gain an understanding of the amount of housing land supply that remains available within the 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 2022 Monitor, a copy of which is **enclosed**, covers the period 1 April 2021 to 31 March 2022, and indicates that there is remaining potential for some 10,465 dwelling units on 459 hectares of housing land within the settlements of the Borough. Some 620 dwellings were completed during this period, which compares favourably to the 489 units built in the 2020/2021 reporting period, following the disruption due to Covid.

Details for the individual sites are set out in a series of maps and associated tables. It is intended that the findings of the 2022 survey will now be made available to the public on the Council's website.

RECOMMENDATION: that the report be noted and that the Annual Housing Monitor 2022 be published on the Council website.

Prepared by: Simon Thompson, Principal Planning Officer (Interim)

Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning

ITEM 3.22

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q1) APRIL TO JUNE 2022 & INDEPENDENT EXAMINATION UPDATE

The Councils Local Development Plan (LDP) advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers the first quarter (Q1) of the 2022-2023 business year (April to June 2022).

Local Development Plan Independent Examination

Following a report presented at the July Planning Committee, Members will be aware that the Planning Appeals Commission (PAC) Independent Examination (IE) of the Council's Draft Plan Strategy (DPS) concluded on 29 June 2022. The PAC will now consider its findings and forward a report to the Department for Infrastructure (DfI), regarding the potential adoption of the Council's Draft Plan Strategy. The PAC has advised that it anticipates that its report will be submitted to DfI at the end of January 2023.

During this period, Officers engaged extensively with the appointed Legal Counsel in formulating responses to over 200 questions raised by the PAC Commissioner.

The Forward Planning Team will now commence work on the Local Policies Plan (LPP), which forms the next stage of the Local Development Plan process. Officers will present a work programme to the Committee in due course, setting out the main tasks involved in the process.

Local Development Plan Steering Group

Members will be aware that the Councils' Statement of Community Involvement requires that a Local Development Plan Steering Group meeting be held on a quarterly basis, between nominated Members of the Planning Committee, usually the Chairperson and Vice Chairperson, and Officers. During the Covid period, this meeting was postponed, however as work on the Local Policies Plan will now commence, it is proposed to reconvene the Steering Group.

Officers therefore propose that on a quarterly basis, the Steering Group meets as part of the normal planning briefing, with the Chairperson and Vice Chairperson of the Committee.

Local Development Plan Working Group Updates

(a) Coastal Forum Working Group

The most recent meeting of the Department for Agriculture and Rural Affairs/Department for Infrastructure (DAERA/DfI) Coastal Forum Working Group took place virtually on 29 June 2022. Updates were provided regarding the Coastal Forum Work Programme, as well as various baseline monitoring and information gathering across Northern Ireland. The minutes of the meeting will be presented in due course.

(b) Belfast Metropolitan Area Spatial Working Group

A meeting of the Belfast Metropolitan Area Spatial Working Group (MASWG) took place virtually on 24 May 2022, hosted by Belfast City Council. Updates were received from various Councils and consultees in relation to LDP matters. The group also heard from the Department for Communities Historic Environment Division in relation to best practice methodologies for forthcoming Local Policies Plan work and from Belfast City Council in relation to its receipt of the Independent Examination Report to its Plan Strategy and progress in the development of supplementary planning guidance.

A copy of the agreed minutes for the previous meeting which took place on 9 March 2022 is enclosed for information. The next meeting of the Working Group is due to take place on 23 August 2022, and will be hosted by this Council.

RECOMMENDATION: that the report be noted and it is agreed that the Local Development Plan Steering Group meeting is added on a quarterly basis to the Chairperson and Vice Chairperson Planning Briefing.

Prepared by: Simon Thompson, Principal Planning Officer (Interim)

Agreed by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning