11 November 2026

Committee Chair:	Alderman L Boyle
Committee Vice-Chair:	Councillor S Flanagan
Committee Members:	Aldermen T Campbell and M Magill
	Councillors – J Archibald-Brown, S Cosgrove, R Foster, R Kinnear, AM Logue, R Lynch, B Mallon and T McGrann

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 16 November 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely



Richard Baker, GM, MSc
Chief Executive, Antrim and Newtownabbey Borough Council

PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café

For any queries please contact Member Services:
Tel: 028 9448 1301/ 028 9034 0107
memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – 16 NOVEMBER 2026

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**: LA03/2026/0641/S54**

Proposed factory, ancillary office area, storage, parking and other ancillary works (Variation of Conditions 2, 5 and 9 from approval LA03/2022/0874/F regarding noise impact) Lands 40m south of 6 Caulside Drive, New Park Industrial Estate, Antrim, BT41 2DU

3.2 Planning Application: **LA03/2026/0292/F**

Retention of replacement dwelling and garage (retrospective change of house type from that previously approved under planning application Ref: LA03/2024/0256/F), 753 Shore Road, Newtownabbey, BT37 0PZ

3.3 Planning Application: **LA03/2026/0331/F**

Proposed 2no. light industrial (Class B2) units, roof mounted solar panels, parking, landscaping, access onto Kilbegs Road and ancillary works, Lands 25m North of 8 Kilbegs Road, Antrim, BT41 4NN

3.4 Planning Application: **LA03/2026/0166/F**

Proposed 22.5m Telecommunications Mast c/w 6no. antennas, 15no. Remote Radio Units (RRUs), 2no. dishes, 1no. Global Positioning System (GPS), 2no. Cabinets and ancillary development thereto (Replacement Mast), Approximately 12m south of 10-12 Glenwell Road, Newtownabbey, BT36 7RF

3.5 Planning Application: **LA03/2026/0366/F Addendum**

Proposed erection of two agricultural sheds with proposed new access lane, 20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ

3.6 Planning Application: **LA03/2026/0605/F**

Dwelling (Change of house type to PAC approval 2025/A0036 (LA03/2025/0294/F)), Approx 70m northeast of 21 Glebe Road, Newtownabbey, BT36 6UW

3.7 Planning Application: **LA03/2026/0636/F**

Dwelling and garage and relocation of 2no. sheds approved under planning approval Ref: LA03/2025/0799/F, Lands adjacent and approximately 62m south of No. 223 Seven Mile Straight, Crumlin, BT29 4YS.

3.8 Planning Application: **LA03/2026/0604/O**

Proposed site for dwelling and garage, Approx. 70.5m SE of 5 Dunadry Manor, Dunadry, Antrim, BT41 2RY and accessed from Belfast Road

3.9 Planning Application: **LA03/2026/0703/O**

Site for Dwelling and Domestic Garage, 40m NE of 25 Oldwood Road, Randalstown, Antrim, BT41 2NB

3.10 Planning Application: **LA03/2026/0597/O**

Site for dwelling including all ancillary works, Lands approximately 38m southwest of No. 52 Rathmore Road, Dunadry, Antrim, BT41 2HG (with access off Loughanmore Road)

3.11 Planning Application: **LA03/2026/0530/F**

Retention of existing front and side boundary wall/fence and driveway a access gate and proposed part rendering of existing property, 49 Manse Road, Newtownabbey, BT36 6RW

3.12 Planning Application: **LA03/2026/0376/F**

Proposed flood lighting, fencing and flag poles and associated site works, Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG

3.13 Planning Application: **LA03/2026/0396/A**

Proposed flag advertisements, Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG

3.14 Planning Application: **LA03/2026/0525/F**

Proposed installation of telephone kiosk on public footpath, Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU

3.15 Planning Application: **LA03/2026/0526/A**

1 Digital Advertisement Unit, Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU

PART TWO – Other Planning Matters

3.16 Delegated Planning Decisions and Appeals October 2026

3.17 Proposal of Application Notices for Major Development October 2026

3.18 Update on the Local Development Plan

3.19 NISRA Planning Statistics First Quarter 2026/2027 Statistical Bulletin for the Period April to June 2026

3.20 Consideration of Development Proposals Near Belfast International Airport, at Seacash Road.

3.21 Consultation on Review of Permitted Development Rights for Mobile Telecommunications -Department for Infrastructure Consultation

3.22 Any Other Relevant Business

PART ONE - Decisions on Enforcement Cases – In Confidence

3.23 Enforcement Case – Templepatrick – In Confidence

3.24 Enforcement Case – Newtownabbey -In Confidence

3.25 Enforcement Case – Newtownabbey – In Confidence

3.26 Enforcement Case – Newtownabbey – In Confidence

REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE PLANNING COMMITTEE ON MONDAY 16 NOVEMBER 2026

PART ONE
DECISIONS ON PLANNING APPLICATIONS

COMMITTEE ITEM	**3.1**
APPLICATION NO	**LA03/2026/0641/S54**
DEA	**ANTRIM**
COMMITTEE INTEREST	**MAJOR APPLICATION**
RECOMMENDATION	**GRANT SECTION 54 APPLICATION**
PROPOSAL	Proposed factory, ancillary office area, storage, parking and other ancillary works (Variation of Conditions 2, 5 and 9 from approval LA03/2022/0874/F regarding noise impact)
SITE/LOCATION	Lands 40m south of 6 Caulside Drive, New Park Industrial Estate, Antrim, BT41 2DU
APPLICANT	Jans Composites LTD
AGENT	Bell Rolston
LAST SITE VISIT	02/10/2026
CASE OFFICER	Barry Diamond Tel: 028 90340407 Email: Barry.Diamond@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/699528

SITE DESCRIPTION

The application site is located at lands 40m south of 6 Caulside Drive, New Park Industrial Estate which is within the development limits of Antrim as defined in the Antrim Area Plan 1984-2001 (AAP)

The application site is predominantly industrial in character and extends to approximately 4.4 hectares comprising of the existing Jans Composites factory building within the northern portion of the site and a large vacant warehouse building within the southern portion. Extensive areas of hardstanding are located throughout the site, comprising internal access routes, servicing areas and car parking, with a substantial area of hardstanding separating the two buildings.

The vacant factory which is the subject of this application is located to the south of the site and has an approximate footprint of 11,000sqm. The building is typical of industrial construction, comprising a steel-framed structure with external walls finished predominantly in profiled metal cladding and a shallow-pitched roof.

The existing site boundaries are predominantly palisade fencing approximately 2 metres in height. The topography of the application site is relatively flat, but falls away to the south, with a noticeable drop of approximately 2 metres. Access to the site from the public road is located at the end (south) of Caulside Drive, which terminates at this point.

The surrounding area comprises a variety of land uses, with lands to the north, west and east predominantly characterised by industrial, warehouse and office development, whilst lands to the south are predominantly residential in nature, comprising mainly two-storey dwellings. It is noted that an area of open space approximately 50m in width separates the southern boundary of the application site from the adjacent residential properties at Caulside Park.

RELEVANT PLANNING HISTORY

Those Planning permissions considered most relevant to this planning application are listed below:

Planning Reference: LA03/2022/0874/F
Location: Lands 40m south of 6 Caulside Drive New Park Industrial Estate Antrim BT41 2DU
Proposal: Proposed factory, ancillary office area, storage, parking and other ancillary works.
Decision: Permission Granted (30/01/2023)

Planning Reference: LA03/2023/0698/DC
Location: Lands 40m south of 6 Caulside Drive New Park Industrial Estate Antrim BT41 2DU
Proposal: Proposed factory, ancillary office area, storage, parking and other ancillary works. (Discharge of Condition 10 from planning approval LA03/2022/0874/F regarding the submission of a Landscaping Scheme and Landscaping Management Plan)
Decision: Condition Partially Discharged (09/10/2023)

Planning Reference: LA03/2023/0717/DC
Location: Jans Holdings Ltd, 6 Caulside Drive, Antrim, BT41 2DU
Proposal: Proposed factory, ancillary office area, parking and other ancillary works (Discharge of Condition 14 from approval LA03/2022/0874/F regarding waste water treatment works)
Decision: Condition Discharged (23/10/2023)

Planning Reference: T/2006/0262/F
Location: Lands adjacent to 6 Caulside Drive, Antrim, BT41 2DU
Proposal: Erection of single storey Class B3 general Industrial Unit (with support offices), together with associated car parking/service yard provision and landscaping.
Decision: PAN Acceptable

Planning Reference: T/2006/0262/F
Location: 6 Newpark Industrial Estate, Greystone Road, Caulside Drive, Antrim
Proposal: Proposed new factory and extension to existing factory with associated car parking and site works.
Decision: Permission Granted (30/04/2007)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will

also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: (AAP) The Plan identifies the application site as being within the development limits of Antrim and on lands zoned for industry. There are no site-specific policies within the plan relevant to the application site. Paragraph 6.1 states that the main centre for employment and industry in the AAP will be Antrim Town. This is reflected in the number of existing industries and the amount of land zoned for industrial purposes. Large-scale industry will be encouraged to locate in sites designated within the urban area. The planning indicates that there is an adequate supply of land for such purposes. Para 16.5 of the AAP states that it is essential that potential development is not constrained by the lack of zoned land. To this end 37 ha of land are zoned for industrial use at Rathenraw and Newpark.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2- Employment: seeks to encourage the growth of indigenous business, promote innovation and proactively attract investment into our Borough. SP2 is supported by Policies:

- Policy DM 1 – Economic Development

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by relevant operational policies:

- Policy DM 28 Amenity Impact

CONSULTATION

Environmental Health – No objection subject to conditions

REPRESENTATION

Sixteen (16) neighbouring properties were notified, and no letters of objections have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Requirements
- Policy Context and Principle of Development
- Conditions to be Varied
- Other Material Considerations

Legislative Requirements

Environmental Impact Assessment

The development falls within Category 2, 10 (A) (The carrying out of development to provide for industrial estate development projects) and (B) (The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks) of the Environmental Impact Assessment Regulations (Northern Ireland) 2017. The Council is therefore obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Policy Context and Principle of Development

Section 54 of the 2011 Act applies to applications for planning permission for the development of 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 granted previously. 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 current application.

The principle of development has been established on the site under planning application Ref: LA03/2022/0874/F which was approved on 30th January 2023. As the current application seeks a variation of Conditions 2, 5 and 9 attached to this permission, the principle of development cannot be revisited. Consideration will be given to the proposed variation of the conditions imposed on the previous approval and whether the variation of the conditions is considered acceptable.

Conditions to be Varied

The purpose of this application is to vary Conditions 2, 5 and 9 of planning approval Ref: LA03/2022/0874/F. The proposed variation seeks to amend the permitted noise limits and update references to the relevant noise mitigation measures and Noise Management Plan to reflect the as-built development and the findings of the updated Noise Impact Assessment (Document 01 date stamped 4th September 2026).

Condition 2 of planning approval LA03/2022/0874/F states:

The cumulative noise levels of all noise generating sources associated with the development shall not exceed the noise levels outlined within the Table below:

Location	***Floor***	***dB $L_{Aeq,1hr}$(07:00hrs to 23:00hrs)*** ***dB $L_{Aeq\ 15min}$(23:00hrs to 07:00hrs)***	***dB $L_{Amax,f}$ (23:00hrs-07:00hrs)***

69 New Lodge Road (amenity)	*Ground*	*35.7*	*39.4*
100 Caulside Drive (front façade)	*Ground*	*38.7*	*55.7*
100 Caulside Drive (front façade)	*First*	*40.2*	*56.7*
100 Caulside Drive (amenity)	*Ground*	*30.6*	*44.1*
97 Caulside Drive (front façade)	*Ground*	*38.6*	*54.8*
97 Caulside Drive (front façade)	*First*	*40.1*	*55.7*
97 Caulside Drive (amenity)	*Ground*	*29.6*	*40.1*
94 Caulside Drive (front façade)	*Ground*	*38.5*	*54*
94 Caulside Drive (front façade)	*First*	*39.9*	*54.8*
94 Caulside Drive (amenity)	*Ground*	*33.3*	*45*
90 Caulside Drive (front façade)	*Ground*	*38.5*	*54*
90 Caulside Drive (front façade)	*First*	*39.7*	*54.7*
90 Caulside Drive (amenity)	*Ground*	*36.9*	*52.4*
89 Caulside Drive (front façade)	*Ground*	*38.8*	*53.9*
89 Caulside Drive (front façade)	*First*	*39.9*	*54.6*
89 Caulside Drive (amenity)	*Ground*	*32.6*	*48.1*
79 Caulside Drive (front façade)	*Ground*	*38.1*	*51.7*
79 Caulside Drive (front façade)	*First*	*39.1*	*52.2*
79 Caulside Drive (amenity)	*Ground*	*30.1*	*43.8*

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

Condition 5 of planning approval LA03/2022/0874/F states:

No part of the development shall become operational until a 2m high and 2.5m high acoustic barrier is installed along the southern boundary as outlined within Appendix B, of Document No. 13 and date stamped 31st October 2022. The barrier shall have a surface weight density of not less than 15kg/m2, be of solid construction, (i.e. no holes or gaps present for sound to pass through) and so if it is a fence it shall be of the ship-lapped design.

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

Condition 9 of planning approval LA03/2022/0874/F states:

The noise management plan outlined within Document No. 14 shall be implemented prior to the development becoming operational and shall be maintained throughout the lifetime of the development.

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

It is stated by the agent that through the construction process, a cladding for the walls was selected that had slightly reduced noise attenuation properties when compared to the assumptions incorporated into the Noise Impact Assessment which was prepared as part of the supporting documentation for the previous grant of planning permission. The applicant engaged further with their noise consultants during the construction process and it was assessed that the cladding used would still enable the noise levels at the nearest noise sensitive receptors to comply with the prevailing British Standards and other guidance.

Conditions 2, 5 and 9 of planning approval Ref: LA03/2022/0874/F were originally imposed to ensure that the amenity of nearby residential properties was protected. The key consideration is therefore whether the proposed variation of the noise related conditions would result in an unacceptable impact upon residential amenity of nearby properties.

The applicant seeks to amend condition 2 of planning approval Ref: LA03/2022/0874/F to reflect tables 4 & 5 within the updated Noise Impact Assessment (Document 01 date stamped 4th September 2026).

Amended Condition 2 is proposed to read:

The cumulative noise levels of all noise generating sources associated with the development shall not exceed the noise levels outlined within the Table below:

Location	***Floor***	***dB $L_{Aeq,1hr}$(07:00hrs to 23:00hrs)*** ***dB $L_{Aeq\ 15min}$(23:00hrs to 07:00hrs)***	***dB $L_{Amax,f}$ (23:00hrs-07:00hrs)***
69 New Lodge Road (amenity)	*Ground*	*29.8*	*44.6*
100 Caulside Drive (front façade)	*Ground*	*36.9*	*56.3*
100 Caulside Drive (front façade)	*First*	*37.9*	*57.4*
100 Caulside Drive (amenity)	*Ground*	*27.9*	*49.2*
97 Caulside Drive (front façade)	*Ground*	*37.5*	*55.1*

97 Caulside Drive (front façade)	*First*	*38.4*	*55.9*
97 Caulside Drive (amenity)	*Ground*	*27.1*	*41.1*
94 Caulside Drive (front façade)	*Ground*	*37.2*	*54.2*
94 Caulside Drive (front façade)	*First*	*38.2*	*55.1*
94 Caulside Drive (amenity)	*Ground*	*30.2*	*47.8*
90 Caulside Drive (front façade)	*Ground*	*36.9*	*54.1*
90 Caulside Drive (front façade)	*First*	*37.9*	*55.2*
90 Caulside Drive (amenity)	*Ground*	*36.2*	*53.6*
89 Caulside Drive (front façade)	*Ground*	*37.2*	*54.1*
89 Caulside Drive (front façade)	*First*	*38.2*	*55.1*
89 Caulside Drive (amenity)	*Ground*	*30.9*	*50.4*
79 Caulside Drive (front façade)	*Ground*	*36.3*	*51.3*
79 Caulside Drive (front façade)	*First*	*37.1*	*52.4*
79 Caulside Drive (amenity)	*Ground*	*26.9*	*43.6*

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

Additionally, the applicant seeks to vary the wording of conditions 5 and 9 of planning approval Ref: LA03/2022/0874/F as follows;

Amended Condition 5 is proposed to read:
No part of the development shall become operational until a 2m high and 2.5m high acoustic barrier is installed along the southern boundary as outlined within Appendix E, of the Noise Impact Assessment (Document Number 01, date-stamped 04/09/2026). The barrier shall have a surface weight density of not less than 15kg/m2, be of solid construction, (i.e. no holes or gaps present for sound to pass through) and so if it is a fence it shall be of the ship-lapped design.

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

Amended Condition 9 is proposed to read:
The noise management plan outlined within Section 6 of the Noise Impact Assessment (Document Number 01, date-stamped 04/09/2026) shall be implemented

prior to the development becoming operational and shall be maintained throughout the lifetime of the development.

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

The Councils Environmental Health Section were consulted and, having reviewed the submitted Noise Impact Assessment, they are satisfied that Conditions 2, 5 and 9 of planning approval Ref: LA03/2022/0874/F can be varied. Having regard to the findings of the submitted Noise Impact Assessment and the consultation response from EHS it is considered that the proposed variation of conditions would not result in an unacceptable noise impact upon nearby residential properties, subject to recommended conditions as amended.

A number of other conditions have been deleted from the previous grant of planning permission as they are no longer relevant given the commencement of development, are time expired, or have been discharged.

CONCLUSION

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

- The principle of the development has previously been established; and
- The proposed variation would not adversely impact the amenity of nearby residential properties by way of noise or disturbance.

RECOMMENDATION	**GRANT SECTION 54 APPLICATION**

PROPOSED CONDITIONS

1. The cumulative noise levels of all noise generating sources associated with the development shall not exceed the noise levels outlined within the Table below:

Location	***Floor***	***dB $L_{Aeq,1hr}$(07:00hrs to 23:00hrs)*** ***dB $L_{Aeq\ 15min}$(23:00hrs to 07:00hrs)***	***dB $L_{Amax,f}$ (23:00hrs-07:00hrs)***
69 New Lodge Road (amenity)	*Ground*	*29.8*	*44.6*
100 Caulside Drive (front façade)	*Ground*	*36.9*	*56.3*
100 Caulside Drive (front façade)	*First*	*37.9*	*57.4*
100 Caulside Drive (amenity)	*Ground*	*27.9*	*49.2*
97 Caulside Drive (front façade)	*Ground*	*37.5*	*55.1*
97 Caulside Drive (front façade)	*First*	*38.4*	*55.9*
97 Caulside Drive (amenity)	*Ground*	*27.1*	*41.1*

94 Caulside Drive (front façade)	*Ground*	*37.2*	*54.2*
94 Caulside Drive (front façade)	*First*	*38.2*	*55.1*
94 Caulside Drive (amenity)	*Ground*	*30.2*	*47.8*
90 Caulside Drive (front façade)	*Ground*	*36.9*	*54.1*
90 Caulside Drive (front façade)	*First*	*37.9*	*55.2*
90 Caulside Drive (amenity)	*Ground*	*36.2*	*53.6*
89 Caulside Drive (front façade)	*Ground*	*37.2*	*54.1*
89 Caulside Drive (front façade)	*First*	*38.2*	*55.1*
89 Caulside Drive (amenity)	*Ground*	*30.9*	*50.4*
79 Caulside Drive (front façade)	*Ground*	*36.3*	*51.3*
79 Caulside Drive (front façade)	*First*	*37.1*	*52.4*
79 Caulside Drive (amenity)	*Ground*	*26.9*	*43.6*

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

2. Within three months of the development becoming operational (and at any other time requested by the Council a noise survey shall be undertaken and submitted to the Council. This survey shall measure and report the cumulative noise level of all noise generating sources associated with the permitted development at nearby noise sensitive dwellings.

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

3. If, as a result of the findings of the noise impact assessment required by condition 2 there is a requirement to provide noise mitigation measures to achieve the target noise levels required by condition 1, these measures shall be submitted to and agreed in writing with the Council. Any noise mitigation measures as required shall be put in place within six months of the development becoming operational and shall be maintained for the lifetime of the development. Within one month of the completion of mitigation measures, a noise survey shall be completed as per condition 2.

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

4. No part of the development shall become operational until a 2m high and 2.5m high acoustic barrier is installed along the southern boundary as outlined within Appendix E, of the Noise Impact Assessment (Document Number 01, date stamped 04/09/2026). The barrier shall have a surface weight density of not less

than 15kg/m2, be of solid construction, (i.e. no holes or gaps present for sound to pass through) and so if it is a fence it shall be of the ship-lapped design.

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

5. Plant servicing the development shall be located within the plant area as outlined within Drawing No. 04/1 and date stamped 15th November 2022.

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

6. All fork-lift trucks operating within the site of the development shall be fitted with broadband reversing beepers.

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

7. All roller shutter doors and pedestrian access doors to the development shall remain closed at all times apart from access and egress.

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

8. The Noise Management Plan outlined within Section 6 of the Noise Impact Assessment (Document No. 01, date stamped 04/09/2026) shall be implemented prior to the development becoming operational and shall be maintained throughout the lifetime of the development.

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

9. The Noise Management Plan outlined within Section 6 of the Noise Impact Assessment (Document No. 01, date stamped 04/09/2026) shall be implemented prior to the development becoming operational and shall be maintained throughout the lifetime of the development."

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

10. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available 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: Protection of environmental receptors to ensure the site is suitable for use and to control any risk to human health arising from land contamination.

11. After completing any remediation works required and prior to operation 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 Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

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

12. The building hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 04 bearing date stamp 04/10/2022 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.

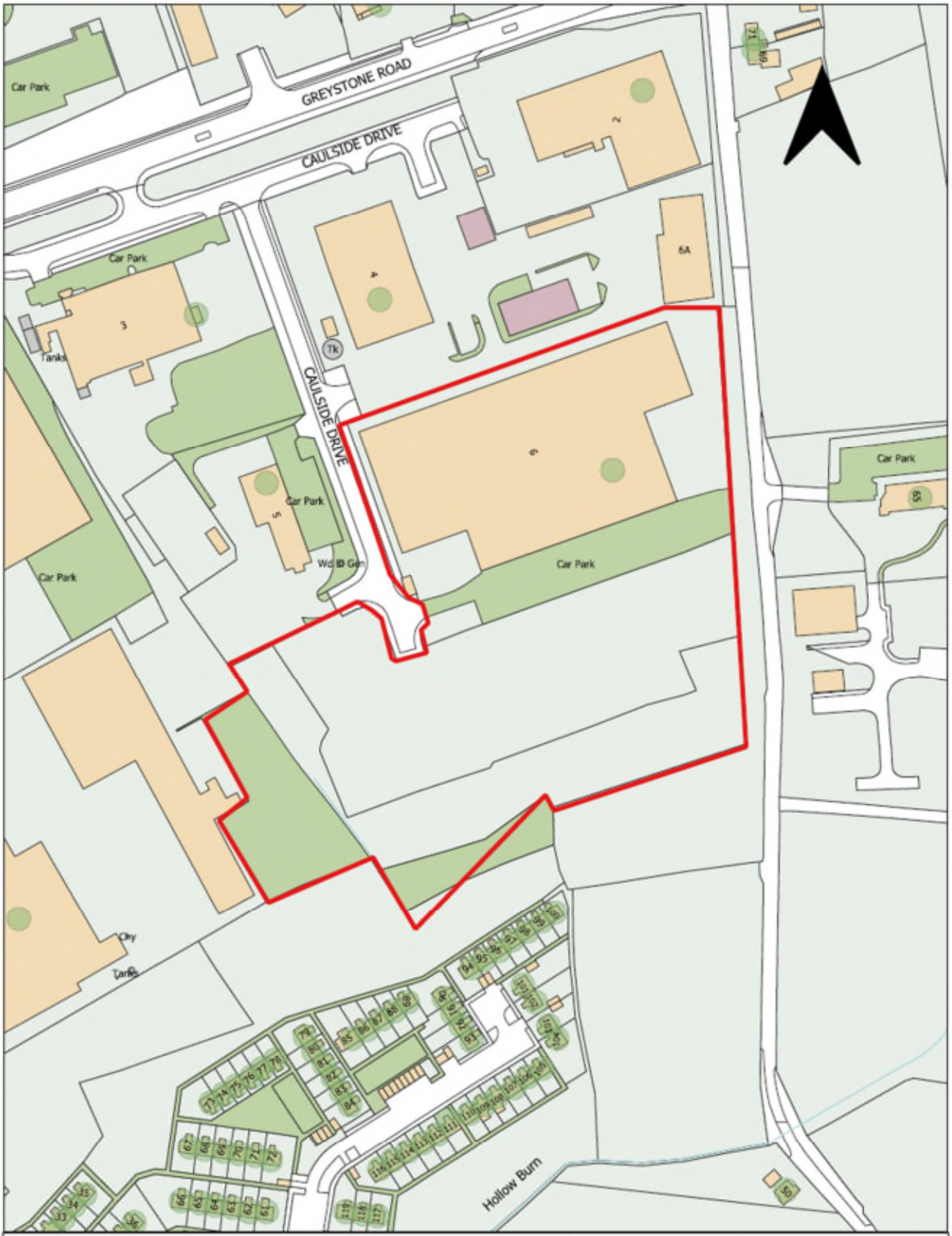
    Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

13. A suitable buffer of at least 10m must be maintained between the location any refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. and the watercourse on the South West boundary of the proposal site or surface drains present onsite or adjacent to the site.

    Reason: To protect Lough Neagh and Lough Beg SPA, Ramsar site features from potential polluting discharges.

14. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) on any time prior to 23:00hrs and 2 Ev (lux) post on anytime post 23:00hrs.

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


GREYSTONE ROAD
CAULSIDE DRIVE
CAULSIDE DRIVE
Car Park
Car Park
Car Park
Car Park
Car Park
Car Park
Tanks
Tanks
Hollow Burn
2
3
4
5
6
6A
64
LA03/2026/0641/S54
Site Boundary
Antrim and Newtownabbey BOROUGH COUNCIL
1:2,230

COMMITTEE ITEM	**3.2**
APPLICATION NO	**LA03/2026/0292/F**
DEA	**THREE MILE WATER**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Retention of replacement dwelling and garage (retrospective change of house type from that previously approved under planning application Ref: LA03/2024/0256/F)
SITE/LOCATION	753 Shore Road, Newtownabbey, BT37 0PZ
APPLICANT	William Martin
AGENT	Quinn Design Associates
LAST SITE VISIT	1st June 2026
CASE OFFICER	Eleanor McCann Tel: 028 9034 40422 Email: Eleanor.mccann@antraimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/709379

SITE DESCRIPTION

The application site is located at No. 753 Shore Road, Jordanstown, which is within the development limit of Metropolitan Newtownabbey as designated in the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP) and is within the development limit as defined in the Belfast Urban Area Plan.

The application site contains a substantially constructed dwelling and attached garage. Private amenity space is provided to the rear (southeast) of the dwelling with parking provision located to the front (northwest). The northeastern boundary is defined by mature trees and hedging approximately 6m in height and a close boarded timber fencing approximately 1.8m in height. The southeastern boundary is undefined, the southwestern boundary is defined by close boarded timber fencing approximately 1.8m in height and the northwestern boundary is defined by a stone wall approximately 1.5m in height. The topography of the application site is relatively flat.

The immediate surrounding area is predominantly residential, comprising of dwellings of varying types, designs and heights. The application site abuts Nos. 2, 6, 8 and 10 Waterside View to the southwest and Nos. 757 and 755a Shore Road to the northeast. The application site is at the same land level as these neighbouring properties.

PLANNING HISTORY

Planning Ref: LA03/2024/0256/F
Location: 753 Shore Road, Jordanstown, Newtownabbey, BT37 0PZ
Proposal: Replacement dwelling and garage
Decision: Permission Granted (25/10/2024)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the development limit of metropolitan Newtownabbey as defined by the Plan. The Plan offers no specific guidance on this proposal

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the development limit of metropolitan Newtownabbey as defined by the Plan. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan published 2004 (dBMAP): The application site is located within the development limit of metropolitan Newtownabbey as defined by the Plan. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

***Strategic Policy 1 – Sustainable Development (SP 1)*:** sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policies:

- Policy DM 17 Homes in settlements.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design.
- Policy DM 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

<u>Creating Places- Achieving Quality in Residential Environments</u>
Sets out how to achieve high quality and greater sustainability in the design of all new residential developments.

CONSULTATION

DfI Roads: No objection

DfI Rivers: No objection

Shared Environmental Service: No objection

NIEA: No objection

NI Water: No objection

Environmental Health: No objection

REPRESENTATION

Seven (7) neighbouring properties were notified, and fourteen (14) letters of objection from five (5) neighbour notified properties and one petition with four signatures has been received.

The full representation made regarding the development are available to view online using the following link:
https://planningregister.planningsystemni.gov.uk/application/709379

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

- The dwelling as constructed does not comply with previously approved plans and bears little resemblance to the earlier 2024 approval;
- Concerns with the HRA as completed by SES;
- The subject dwelling is considered to be overdevelopment of the site;
- Procedural concerns with the submission of the application and the limited time to submit objections following receipt of new drawings and inaccessibility of the planning portal and drawings on the planning portal;
- The scale and massing of the building is excessive and the siting of the dwelling is different to the 2024 approval;
- The dwelling has the appearance of a commercial building;
- Car parking provision is extensive;
- The exterior finish is not in keeping with neighbouring dwellings at Waterside View;
- The previously approved garage was meant to be single storey which they considered to be considerably different and less oppressive that what is built;
- There are significant impacts upon residential amenity by way of outlook, overlooking, dominance, noise and air pollution;
- Concern that the constructed garage encroaches across an objector's property;
- Issues with drainage;
- There is a loss of trees and environmental quality;
- The submitted drawings do not include measurements which is a barrier to understanding the scale of the development;
- There are issues with the assessment of the previously approved planning permission on the application site;
- The assessment of the application should be undertaken by comparing the building as constructed against the drawings that formed the basis of the original planning permission (Ref: LA03/2024/0256/F) and not against the amended retrospective drawings;
- Construction of the dwelling continued during the processing of the current application.
- There is no 'Residential Amenity Assessment' making it difficult for neighbours to understand how residential amenity has been assessed and evaluated;
- The application is being 'rushed' to a Committee vote while files have been compromised represents severe maladministration.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development

- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

Preliminary Matters

Habitats Regulation Assessment

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. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 18th September 2026. This found that the project would not have any adverse effect on the integrity of any European site.

EIA

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, although the site is located close to a designated site it is not located within it, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Correspondence with the Agent

On 27th May 2026, the agent was requested to submit a Flood Risk Assessment along with the following plans: a Landscape Plan notating the proposed and retained planting, an Elevation Plan indicating details of the proposed stone faced wall, and an amended Site Layout Plan notating the location of the septic tank and soakaways.

An amended Site Layout Plan (Drawing No. 02/1), a Boundary Wall Elevation Plan (Drawing No. 04) and a Flood Risk Assessment (Document No. 01) all date stamped 27th May 2026 were received. A Proposed Landscaping Plan (Drawing No. 05) was submitted on 8th June 2026.

On 21st July 2026, following a site visit, further amendments to the elevations and floor plans were sought and consequently an amended Floor Plans/Elevations Plan (Drawing No. 03/1) was submitted by the agent on the 3rd August 2026.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan

Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the development limit of Metropolitan Newtownabbey as set out in dBMAP, BUAP and dNAP. In line with the transitional arrangements set out in the SPPS, the dBMAP, BUAP and dNAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP1.10 of the ANPS indicates that development proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location. SP4 .1 of the ANPS states that the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of SP 4 of the ANPS and other relevant policies and provisions of the LDP.

Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met. In addition, SP 6.4 of the ANPS places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high-quality development.

This application seeks retrospective permission for the retention of the dwelling and garage as constructed on-site. Full planning permission was previously granted on 24 October 2024 for a dwelling under reference LA03/2024/0256/F, which remains extant until 25 October 2029. Given this active permission, alongside the historical presence of a residential property on the land, the principle of development for a dwelling at this location is established. The proposal must, however, be assessed against all other relevant policies within the ANPS and any further material planning considerations.

Design, Layout, Density and Appearance
Policy SP 6 of the ANPS states the Council will operate a presumption in favour of well-designed proposals that meet the requirements of SP 6 of the ANPS and all other relevant policies and provisions of the LDP. Additionally, DM 17.6 of the ANPS states that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where:
(a) The density proposed is not significantly higher than that found in the established residential area; and
(b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

Policy DM 25 'Urban Design' of the ANPS requires the development to deliver high-quality design in its layout and appearance and comply with a number of criteria, including that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance, and use of materials of the surrounding area and be sympathetic to the built form.

This application seeks to retain a two-storey detached dwelling with an attached garage as constructed. The footprint of the dwelling is slightly reduced to that which was previously approved under planning application Ref: LA03/2024/0256/F, however, the ridge height of the dwelling has increased by approximately 0.7m, resulting in the dwelling having a maximum ridge height of 10.3m, that said, it remains a two storey dwelling. The ridge height of the garage has also slightly increased by approximately 0.4m, resulting in the garage having an overall ridge height of approximately 8.0m, but remaining as one and a half storey. Additionally, a two-storey bay window at the northeastern gable elevation of the dwelling has been removed, reducing the width of the dwelling to approximately 17.4m. The length of the dwelling has not been altered and measures approximately 27.7m. The siting of the dwelling has not been altered as a result of this application.

The finishes of the dwelling include interlocking concrete roof tiles, black uPVC rainwater goods, pale grey clay facing brick walls, dark grey siding panels and dark grey powder coated aluminium windows, which reflect the finishes of the previously approved dwelling. An objector raised concern that the exterior finish of the dwelling is not in keeping with the smooth finish of the dwellings in Waterside View, it is noted that various finishes exist along the Shore Road and the finishes of the dwelling to be retained are not considered to detract from the surrounding area.

It is noted that the proposed dwelling is of a substantial size, however, it is not considered to be significantly larger than the dwelling approved under planning application Ref: LA03/2024/0256/F, or the existing dwellings within the Established Residential Area (ERA), which includes Waterside View and Nos. 757, 755b and 755a Shore Road, which are of varying sizes, types and designs. Additionally, as detailed in the Proposed Boundary Wall Elevations (Drawing No. 04, date stamped 27th May 2026 the height of the dwelling at No. 08 Waterside View measures approximately 8.9m in height and the dwelling at No.10 Waterside View measures approximately 9.5m in height. As such, it is considered that the subject dwelling is not substantially higher than the neighbouring dwellings and is therefore acceptable in the context of the surrounding area.

The objectors raised several concerns with regards to the; location, design, the perceived excessive scale and massing of the dwelling and garage and that it appears as a commercial building. The objectors also stated that the development constitutes overdevelopment and is not in keeping with the established character of the area.

Objectors raised further concerns in regard to the garage building stating that the garage differs from what they understood from the previously approved plans in that they believed the garage would be single storey and less oppressive. Objectors stated that the garage constructed is considerably different and is encroaching further forward. Objectors also stated that the plans now appear to show a raised ridge height which creates the appearance of a three storey garage which materially alters the appearance, scale and massing of the proposal and changes the overall form of the development.

The garage as constructed has a raised ridge height of approximately 0.4m. It is not considered that the increased height of the garage is excessive in its scale nor

would it lead to an adverse impact from massing or dominance on the neighbouring properties.

Short views of the dwelling to be retained will be achievable when travelling along the Shore Road, however, these views have not changed since the consideration of the dwelling approved under planning application Ref: LA03/2024/0256/F and as such are considered acceptable.

DM 17.9 of the ANPS indicates that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places-Achieving Quality in Residential Developments. It indicates that development of this nature requires an average of 70sqm private amenity space. The Proposed Site Layout Plan (Drawing No. 02/1, date stamped 27th May 2026) indicates an area of private amenity substantially greater than 70sqm and as such the proposal is considered acceptable in this regard.

Objectors also raised concerns that the submitted drawings bear little resemblance to the proposal approved in 2024. The current drawings submitted depict the retrospective changes to the dwelling as constructed. As discussed above the changes include the raising of the ridge height of both the dwelling and garage and the removal of the bay window to the northeastern gable elevation. It is considered that the drawings accurately show the retrospective changes to the previously approved drawings and reflect what is currently constructed.

In summary, it is acknowledged that the design of the dwelling and garage to be retained is higher than that which was previously approved, however, the remainder of the design does not significantly differ to that which was previously approved under planning application Ref: LA03/2024/0256/F and does not detract from the character or appearance of the surrounding area.

Neighbour Amenity
Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Objectors state that the development causes significant overshadowing, is overbearing and oppressive due to the increased height and massing, causes a loss of privacy especially from elevated windows not shown on the original plans and causes a loss of sunlight in the winter months. Objectors also stated that the development results in wind tunnelling and visual intrusion, as the dwelling dominates the outlook of their property, and results in a loss of visual amenity. Objectors also raised concern that the garage and carparking area introduces severe noise and exhaust fume pollution.

The nearest neighbouring dwelling is situated at No. 10 Waterside View which is located to approximately 4.2m southwest of the development. There are three windows and a door on the ground floor southwestern elevation of the development serving a kitchen, a utility room and a WC. These are not considered

to cause a significant detrimental impact of overlooking to the neighbouring dwelling at No. 10 Waterside View due to the proposed stone faced wall of approximately 2.1m in height which is to be erected along the common boundary between the development and No. 10 Waterside View. The wall shall be conditioned to be erected prior to the occupation of the dwelling to ensure the protection of neighbouring amenity.

There are three windows on the first floor southwestern elevation of the subject dwelling serving an ensuite bathroom, a bathroom and a landing. These windows are not considered to cause a significant detrimental impact of overlooking to the neighbouring dwelling at No. 10 Waterside View as the window serving the ensuite bathroom and the bathroom shall have obscured glazing and only oblique views are achievable from the window serving the landing which is a low occupancy space.

The development is not considered to have a significant, detrimental impact by way of loss of light, overshadowing or dominance to No.10 Waterside View due to the siting of the subject dwelling to the northeast, the separation distance of approximately 4.1m and the gable to rear relationship which exists.

No. 8 Waterside View is situated approximately 10.6m southwest of the development and No. 6 Waterside View is situated approximately 14.3m southwest of the development. A window serving the garage exists to the ground floor front elevation of the garage. It is not considered to have a significant detrimental impact of overlooking to the neighbouring dwellings at Nos. 6 and 8 Waterside View due to the existing boundary treatments providing a high degree of screening.
It is noted that planting is proposed to the southwestern common boundary between the development and Nos. 6 and 8 Waterside View, this shall be conditioned to be undertaken within 3 months of the date of any forthcoming planning permission or during the first planting season, whichever is the earliest.
There is an existing window on the first floor front elevation of the subject garage provides only oblique views towards Nos. 6 and 8 Waterside View and would not have a significant detrimental impact of overlooking to the neighbouring dwellings.

The development is not considered to have a significant detrimental impact through loss of light, overshadowing or dominance to the neighbouring dwellings at Nos. 8 and 6 Waterside View due to the siting and relationship between the development and Nos. 8 and 6 Waterside View. Given the subject dwellings siting to the east of the northeast of Nos. 6 ,8 and 10 Waterside View any overshadowing impacts would be limited to early morning.

No. 755a Shore Road is situated approximately 6.5m southeast of the development. A window serving a bathroom exists to the ground floor southeastern elevation of the subject development, however, it is not considered to have any detrimental impact of overlooking to the neighbouring dwelling at No. 755a Shore Road due to the existing boundary treatments providing a high degree of screening. Additionally, the window serving the bathroom on the subject dwelling shall have obscured glazing.
A window serving a dressing room exists on the first floor southeastern elevation. This is not considered to have a significant detrimental impact by way of overlooking to No. 755a Shore Road due to the dressing room being a low habitable room. It is

noted that there is a large vertical window on the southeastern elevation of the development which serves a staircase and landing which is a change from the angled bay window opening which was approved under planning approval Ref: LA03/2024/0256/F. This window shall be conditioned to be fitted with obscure glazing to ensure the protection of the amenity of No. 755a Shore Road. The development is not considered to have a significant detrimental impact of the neighbouring dwelling at No. 755a Shore Road due to the pathway of sunlight from east to west.

The increased ridge height of the dwelling by approximately 0.7m and the garage by approximately 0.4m is not considered to have significantly increased detrimental impact of loss of light, dominance or overshadowing to neighbouring properties than the previously approved dwelling (Ref: LA03/2024/0256/F) due to the siting of the subject dwelling and the pathway of sun light. Additionally, the potential impact of a proposed development on private views is not considered to be a material planning consideration. Private individuals do not have a right to a view and even if a new development changes a view from a private property, this is not normally sufficient grounds to withhold planning permission. The Council's Environmental Health Section was consulted and responded stating that it has no objections.

In summary, the proposal IS not considered to have a detrimental impact on the residential amenity of neighbouring properties and as such is considered to meet the policy requirements of Policy DM 28 of the ANPS.

Landscaping
Within Policy DM 25 of the ANPS is a section referring to Landscape and Biodiversity. Under DM 25.1, criterion (l) sets out that development proposals should incorporate an appropriate hard and soft landscaping scheme, which includes proposals for the treatment and retention of existing trees and other landscape features. Additionally, Policy DM 42 supports development that retains existing trees and introduces a net gain for trees lost.

The Proposed Landscaping Plan (Drawing No. 05, date stamped 8th June 2026), indicates the retention of existing hedging and trees along the northeastern boundary of the application site. It is noted that the vegetation along a portion of the southwestern boundary, which was previously conditioned to be retained, was removed during the construction process, a point also raised by objectors. However, additional planting is proposed along this boundary as indicated on the Proposed Landscape Plan (Drawing No. 05 date stamped 8th June 2026) and a condition will be imposed to ensure compensation for the loss of the landscaping. In addition, planning conditions will be attached to planning approval to ensure the retention of the existing boundary treatments and to ensure the proposed planting shall be undertaken within 3 months of the date of planning permission or during the first planting season, whatever is the earliest.

In summary, the proposal is considered to comply with Policy DM 42 and DM 27.5 of the ANPS.

Access and Parking
SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the

free flow of traffic and that sufficient car and cycle parking is provided. Additionally, criterion (d) of DM 18.7 of the ANPS states that access to the public road should not prejudice road safety or significantly inconvenience the flow of traffic.

Access to the application site is to be gained from an existing access onto the Shore Road. DfI Roads has no objections to the application.
Several objectors raised concerns regarding the carparking provisions within the curtilage of the dwelling. The objectors state that the provision of five (5) car parking spaces is over-intensification, will cause noise disturbance and loss of amenity, a visual intrusion a loss of privacy and drainage concerns. The objectors also stated that it is unclear whether the five car parking spaces was ever part of the previously approved scheme and that the application site already contains a double garage. The car parking provision has not increased from that previously approved for the dwelling under planning application Ref: LA03/2024/0256/F, and as such is not determining in the assessment of this proposal.

In summary, the proposal is considered to meet the policy requirements of SP 3.10 and criterion(d) of DM 18.7 of the ANPS.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

It is noted that the application site abuts Belfast Lough which has a number of environmental designations. DAERA Natural Environment Division (NED) were consulted and have referred the applicant to the NED Single Dwelling Standing Advice, in particular Section 5.1, which refers to the submission of supporting information. NED state that where supporting information identifies a potential significant effect to a designated site, the Planning Authority must consult with Shared Environmental Services (SES) and conduct a Habitats Regulation Assessment (HRA).

DAERA, Water Catchment Unit, Sea Fisheries and Aquaculture Section, Marine Conservation Section of the Marine and Fisheries Division, and the Marine Conservation Section, all acknowledged the application site's proximity to Belfast Lough SPA, Belfast Lough Open Water SPA, Outer Belfast Lough ASSI and Belfast Lough Ramsar site, and the potential for environmental impacts and provided advice and indicated that the application should be reminded of relevant regulations such as Section 47 of the Fisheries Act (NI) 1966.

It is noted that the proposal does not increase the hardstanding or the footprint of the dwelling from the extant approval (Ref: LA03/2024/0256/F); as such, the development is not considered to have any increased detrimental impact on designated sites, priority habitats, protected species of other features of biodiversity interest. The appropriate conditions and informatives recommended by DAERA, Water Catchment Unit, Sea Fisheries and Aquaculture Section, Marine Conservation

Section of the Marine and Fisheries Division, and the Marine Conservation Section will be provided as informatives on the decision notice, should planning permission be forthcoming.

SES was consulted and responded stating that having considered the nature, scale, timing, duration and location of the proposal, it is concluded that it is eliminated from further assessment because the proposed development could not have any conceivable effect on Belfast Lough. Additionally, SES stated that there is no viable environmental pathway for conceivable effects to any designated sites from the retention of the dwelling.

Objectors state that the HRA confirms that the application site lies seaward of the dwelling that was replaced, is within the 1 in 200 year coastal floodplain and close to Belfast Lough, and this sensitive site context increases the importance of verifying if the development as completed exceeds the approved footprint, height and coastal position. These concerns have been addressed earlier within the body of this report.

Objectors also state that the HRA conclusion is limited and does not resolve planning issues. The objectors raised concerns that as the HRA concludes that there is no viable environmental pathway to European Sites, the HRA does not confirm that the retrospective plans accurately represent the building as constructed, or determine acceptability in terms of height, massing, visual impact, residential amenity, parking, drainage, flood risk or compliance with the 2024 approval, under planning approval Ref: LA03/2026/0256/F.

The HRA as completed by SES is a formal evaluation process which determines if a proposal could significantly harm designated sites. A HRA does not take account of issues such as height, massing, visual impact, residential amenity and parking. These issues have been addressed within the body of this report, the HRA only comprises part of the full assessment which has been undertaken.

Flood Risk
SP 10.2 of the ANPS states the Council will work in partnership with DfI Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The Plan aims to achieve this by applying a strong presumption against development proposals within flood plains.

Objectors raise concerns that the HRA has a reliance on soakaways within the flood plain, and that given the scale of the development, careful consideration should be given to any implications for drainage, surface water management, flood risk and the potential effects on neighbouring properties, both now and in the future.

DfI Rivers was consulted and responded stating that the Flood Maps (NI) indicate that the site lies within the 1 in 200 year coastal flood plain and therefore it considers the proposal contrary to Policy DM 46 of the ANPS. DfI Rivers went on to state that development will not be permitted within the flood plain unless the Council deem the application an exception. However, the proposed change of house type does not increase the area of hardstanding from that previously approved under planning application Ref: LA03/2024/0256/F, for which a Flood Risk Assessment was submitted and considered by DfI Rivers. As such, the proposal is not considered to

increase flood risk and the proposal is considered acceptable in this instance. It is considered appropriate to attach the informatives recommended by DfI Rivers should planning approval be granted.

The surface water drainage for the site is not via soakaways as stated by the objectors rather the site plan indicates that surface water will discharge to Belfast Lough via an existing surface water drainage channel. The drainage proposal are considered to be satisfactory and the applicant must ensure that they have all other suitable consents in place, such as a Discharge Consent into Belfast Lough which is addressed under separate non-planning legislation.

Other Matters
NI Water was consulted and raised no objection to the proposal subject to conditions.

An objector advised that they experienced difficulties when trying to access the current application and its related plans and information on the NI Planning Portal, and that a similar issue arose when trying to view the previous application (Ref: LA03/2024/0256/F). As a result, they were unable to view documents or amended plans as they were submitted, which in turn made it difficult to track changes to the application and they missed viewing amended drawings. During a telephone conversation with the objector, it came to light that they made an error when using the search function of the Planning Portal for accessing drawings and amendments. Consequently, information was provided to the objector on how to access the drawings uploaded on the portal on 10th June 2026. As evidenced by the objection letters received, access to the relevant drawings and information relating to the current application it is considered that no one has been prejudiced in this instance and sufficient opportunity has been provided during the application to access the information and provide comment.

An objector also raises issues that drawings from May 2024 are unavailable and have been removed from the Planning Portal. The objector went on to state that without the May drawings, neither residents nor Councillors can understand the evolution of the scheme. No drawings were submitted in May 2024, drawings were submitted with the 2024 application in March and August, and neighbours were consulted on the submission of both drawings. All drawings are available to view on the Planning Portal.

Objectors raise concerns with the timing of the submission of amended drawings in that they were submitted during holiday periods with short response times, which made it difficult for objectors to participate meaningfully. It is stated that from the time of receipt, one of the neighbour notification letters only allowed five days to respond and despite repeated attempts they were unable to view the plans submitted on 10th June 2026. 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. In this case the notified neighbour was advised that they should make comment within 14 days from the date on which the notice is sent, which is compliant with the legislation. The Council will of course accept comments made at any anytime while the application remains under consideration and the 14 day consultation period is largely an undertaking that the Council will not determine the application within

that period. Several months have elapsed since the neighbour notification was carried out and objector's comments have been received and considered in full in respect of the issues raised.

The objectors also stated that the drawings submitted do not include measurements making it impossible to verify the intended ridge, eaves and overall building height or to compare the current proposal to that which was previously approved. However, it is considered that sufficient information, including scaled drawings, have been provided and the Planning Section is able to make a full and reasoned assessment of the development which is the subject of the application.

An objector also stated that a member of the public is entitled to rely upon the accuracy of the plans and where a building is constructed substantially differently it is essential that the Planning Section bases its decision upon the approved plans rather than upon drawings prepared after construction. Objectors further stated that it is procedurally inappropriate to determine this application as it seeks to remedy issues raised and that the application would undermine the integrity of the planning process, reward unauthorised development and set a concerning precedent for future cases. Objectors also raised concern that the current application appears to be processed separately from the previously approved permission (Ref: LA03/2024/0256/F).

It is evident that the applicant has not constructed the previously approved dwelling in accordance with the previous grant of planning permission and the current proposal now seeks the retention of the dwelling as constructed. While retrospective planning applications are not the preferred means to assess development, the legislation nevertheless allows for this approach. Every application is assessed under its own merits, and it is considered that all the necessary information and plans were submitted with the application in order to make a full assessment of the proposal.

Objectors raised concerns about the assessment of the previously approved permission (Ref: LA03/2024/0256/F) and stated that the Case Officer did not fully assess the application. Objectors went on to state within a further objection letters that there was no evidence of a full assessment of residential amenity being undertaken which makes it difficult for the occupants of neighbouring dwellings to understand how the development impacts, outlook, privacy, dominance, daylight sunlight and other matters of residential amenity have been assessed and evaluated.

It is not the purpose of this application to reassess the previous grant of planning permission. It is considered that planning application Ref: LA03/2024/0256/F was appropriately and fully assessed against the relevant policies, with the necessary consultee bodies appropriately consulted. In addition to this, it is considered that the impacts of the development on neighbouring amenity were assessed within the main body of this report.

Concerns were also raised by third parties that the construction of the previously approved dwelling continued before the determination of this current application. Any works that were undertaken, which did not have the benefit of planning permission were done at the applicant's own risk. The application is assessed on its

merits and the fact that it is nearing completion does not have any material bearing on its acceptability or otherwise.

Objectors stated that the application being 'rushed' to a Committee vote whilst the application is compromised and, in their view, represents severe maladministration. The application was submitted on the 30th April 2026 well outside the 15 week target for processing a local planning application. As required by the Councils Scheme of Delegation, the application must be presented to the Planning Committee due to the level of objection from four (4) neighbour notified properties. It is considered that sufficient time has been provided to third parties to make representations, all statutory consultees have responded and there is sufficient information to assess the scheme under consideration.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal are considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring properties;
- The proposal will not have a detrimental impact on trees or the environmental quality of the area;
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes;
- Parking provision levels are considered acceptable;
- The development is not considered to have detrimental impact on flooding on the application site or surrounding the application site; and
- Other matters raised have been addressed.

RECOMMENDATION | **GRANT PLANNING PERMISSION**

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

   Reason: This is a retrospective application.

2. Prior to the occupation of the dwelling hereby permitted the windows coloured purple on the gable elevations marked north and south on Drawing No. 03/1 date stamped 3rd August 2026 shall be finished in obscured glazing and shall thereafter be permanently retained.

   Reason: In the interests of residential amenity.

3. The existing natural screenings of this site as shown on approved Drawing No. 02/1 date stamped received 27th May 2026 shall be retained for the lifetime of the development unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be given to the Council in writing prior to their removal. Existing hedging shall be retained at a minimum height of 2 metres and existing trees as shown retained at a minimum height of 6 metres.

If any retained tree or vegetation is removed, uprooted or destroyed; or dies it shall be replaced within the next planting season by another tree, trees or vegetation in the same location of a species and size as specified by the Council.

Reason: To ensure the maintenance of screening to the site and to ensure that the proposed development does not prejudice the appearance of the locality.

4. Within 3 months of the date of this permission or during the first planting season, whichever is the earliest, the proposed landscaping works as indicated on Drawing No. 02/1 date stamped 27th May 2026 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice prior to the occupation of the dwelling.

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

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

5. Occupation of the development hereby approved shall not 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 a practical solution to sewage disposal is possible at this site.

6. The building shall be provided with such sanitary pipework, foul drainage and rainwater drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rainwater drainage system once the building is occupied.

   Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.



LA03/2026/0292/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.3**
APPLICATION NO	**LA03/2026/0331/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed 2no. light industrial (Class B2) units, roof mounted solar panels, parking, landscaping, access onto Kilbegs Road and ancillary works.
SITE/LOCATION	Lands 25m North of 8 Kilbegs Road, Antrim, BT41 4NN
APPLICANT	John Hancock
AGENT	bell | rolston
LAST SITE VISIT	04 June 2026
CASE OFFICER	Sairead McCarthy Tel: 028 90340406 Email: Sairead.mccarthy@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/709656

SITE DESCRIPTION

The application site is located on unzoned lands, 25 metres north of No. 8 Kilbegs Business Park, Antrim, which is within the development limit of Antrim, as designated in the Antrim Area Plan 1984 – 2001.

The northern site boundary abuts the Kilbegs Road and is defined by a hedgerow set behind a grass verge. Part of the eastern boundary is defined by a wooden fence, with the remaining section undefined and open to the road while a watercourse runs along the western and southern boundaries of the application site. The topography of the site is relatively flat, however, there is a notable drop in the site level at the western and southern boundaries, where the topography falls towards the watercourse.

The land uses surrounding the application site include Kilbegs Business Park to the southwest, Tesco Distribution Centre to the east and southeast and the Carnbeg residential development is located to the north. The lands to the south of the application site are vacant.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2020/0348/O
Location: 25m north of 8 Kilbegs Business Park, Kilbegs Road, Antrim
Proposal: Proposed site for the erection of two (2) Class B2 light industrial units and associated parking
Decision: Permission Refused
Decision Date: 29 July 2022

Appeal Ref: 2022/A0096
Appeal decision: Appeal dismissed
Decision date: 28 November 2023

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 03 July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 - 2001: The site is located within the settlement limit for Antrim and there are no designations or zonings applicable to the site.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2*): sets out that the Council will encourage the growth of indigenous business, promote innovation and proactively attract investment into the borough to support enterprise and increase employment for the benefit of all residents. SP 3 is supported by policies:

- Policy DM 1: Economic Development – Zoned Sites and Settlements; and
- Policy DM 3 Economic Development – Incompatible Uses

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM 10: Access and Parking.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25: Urban Design; and
- Policy DM 28: Amenity Impact

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 37 Designated Sites of Nature Conservation Importance.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP10 is supported by Policies:

- Policy DM 46 The Control of Development in Flood Plains;
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;
- Policy DM 48 Reservoir Flood Risk; and
- Policy DM 50 Pollution

CONSULTATION

Environmental Health – No objection

DfI Roads – No objection

DfI Rivers – No objection

NI Water – No objection

NIEA: Natural Environment Division (NED) – No objection

Shared Environmental Services – No objection

REPRESENTATION

Nine (9) neighbouring properties were notified of the application, and nine (9) letters of objection have been received from five (5) addresses. The full representations made regarding this proposal are available to view online at the Planning Portal:
(https://planningregister.planningsystemni.gov.uk/application/709656)

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

- Impact on residential amenity by way of overlooking and loss of privacy, dominance, overshadowing, noise, vibration and other forms of disturbance;
- Impact on physical health from construction related activities which would affect air pollution and air quality;
- The reliability of the Noise Impact Assessment methodology and conclusions;
- Visual impact of the proposal development marring the distinction between industrial lands and countryside;
- Existing vegetation at Carnbeg is seasonal and will allow views of the proposed development in the winter months;
- Potential for surface run off to enter Lough Neagh;

- The shown visibility splays are not sufficient;
- Lack of parking for the proposed development;
- Increase in traffic from the development, the impact on road safety and the condition of the Kilbegs Road; and
- End user has not been specified.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Principle of Development and Policy Context
- Design, Layout and Appearance
- Amenity Space
- Residential Amenity
- Access, Movement and Parking
- Other Matters

Preliminary Matters

HRA

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. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 06 October 2026. This found that the project would not have any adverse effect on the integrity of any European site.

EIA

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. In line with the transitional arrangements set out in the SPPS, the Antrim Area Plan (AAP) and the ANPS must be read together. Any conflict between the policies in the ANPS and those in the Area Plans must be resolved in favour of the ANPS.

The site is located on unzoned lands within the development limit of Antrim, as designated in the Antrim Area Plan (AAP) 1984 – 2001, and Policy DM 1 of the ANPS sets out the policy context for Economic Development on Zoned Sites and in Settlements. DM 1.1 and DM 1.2 of the ANPS deal with Strategic Employment Locations (SEL). Table 3 within the ANPS identifies Kilbegs Road as an existing strategically located industrial / employment site (SEL), however, the exact boundaries for this SEL have not yet been identified and will only be identified through the Local Policies Plan (LPP).

At this stage, it is unclear if the application site will lie within this designation, and so the most relevant policy under which this application falls to be assessed is DM 1.6 of the ANPS 'Proposals for business and employment-related development in other locations within settlements'. This policy states that such development proposals will be acceptable where these are in accessible locations and of a scale and nature appropriate to the location and accord with other relevant policies of the LDP.

The application is seeking permission for the erection of 2no. light industrial (Class B2) units, roof mounted solar panels, parking, landscaping, access onto Kilbegs Road and ancillary works. Whilst the end user of the units has not been specified, the applicant is seeking permission for a Class B2 use which covers any industrial process which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, as specified by Use Class B2 of The Planning (Use Classes) Order (Northern Ireland) 2015. This detail is sufficient to allow an assessment of the proposed development.

The application site is located within the settlement limit of Antrim, to the north of Kilbegs Business Park, and northwest of a Tesco Distribution Centre and The Junction. Lands to the south of the application site are predominately non-residential, characterised by storage and distribution, light industrial, and retail land uses. Lands to the north of the application site are characteristically residential, with the Carnbeg residential development located on the opposite side of the Kilbegs Road to the northwest of the application site.

The application site has a direct access onto the Kilbegs Road, and from here, it can easily access the M22 motorway which links to the M2 and the A6. In this regard, the site is considered to be in an accessible location as required by DM 1.6 of the ANPS.

The 2no. proposed units are single storey, with a ridge height of 7 metres to finished floor level, and a footprint of approximately 133sqm each. The units are positioned towards the rear boundary of the application site and either side of the new access. Given the size and scale of neighbouring units, it is considered that the scale of the proposed development is appropriate to the location.
As noted above, a Tesco Distribution Centre is located to the southwest of the application site. Other units in the surrounding area fall within use Class B2 for example, a coffee roaster, machine maintenance service and manufacturers of compressed air products. Given the context of the surrounding area, the nature of the proposed development is also considered appropriate to the location.

Policy DM 3 'Economic Development – Incompatible Uses' of the ANPS seeks to prevent new development from jeopardising the operation of, and employment

associated with, an existing or approved enterprise that contributes to the local economy. DM 3.2 of the ANPS states that in the assessment of such proposals the Council will continue to apply the Supplementary Planning Guidance (SPG) on Policy PED 8 of Planning Policy Statement 4 (2012). This SPG note provides clarification in regard to the circumstances referred to in the policy where certain types of economic development use would be incompatible with existing or approved industrial undertakings requiring a contaminant free environment, referred to as 'sensitive industrial enterprises'.

Economic development activities that by their nature emit dust, odour, or other contaminants may have the potential to impact upon 'sensitive industrial enterprises'. Such activities and uses would fall within Use Class B3: General Industrial of The Planning (Use Classes) Order (Northern Ireland) 2015. This proposed development, however, is limited to Use Class B2 and it is considered that the nature of the development falling within this use class will not emit dust, odour, or other contaminants, and in this regard, it would be considered an economic development activity that is compatible with existing economic development uses surrounding the site.

The principle of development is considered therefore acceptable under DM 1.6 and Policy DM 3 of the ANPS, subject to the development being in accordance with other relevant policies of the ANPS.

Design, Layout and Appearance and Impact on Character of the Area
Policy DM 25 of the ANPS deals with Urban Design and requires development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. All development will be expected to deliver high quality design in its layout and appearance and demonstrate that it has considered a number of criteria relevant to the proposal.

As noted above, the proposal is for the erection of 2no. light industrial (Class B2) units, roof mounted solar panels, parking, landscaping, access onto Kilbegs Road and ancillary works. The 2no. proposed units are single storey, with a ridge height of 7 metres to finished floor level, and a footprint of approximately 133sqm. External materials are shown on Drawing Number 04, date stamped received 14 May 2026, as grey rendered blockwork plinth with trapezoidal cladding, a roof covering of grey trapezoidal cladding, grey Upvc/Aluminium windows, black PPC roller doors with grey aluminium highline gutters. The development also includes solar roof panels, thereby integrating sustainable energy measures. It is considered that the design of the units is typically industrial and is reflective of similar units located in Kilbegs Business Park to the south of the application site. In this regard, the design is considered acceptable, and the proposal addresses environmental resilience with the addition of sustainable energy measures.
The units are positioned towards the rear boundary of the application site and either side of the new access, with parking shown along the northern boundary. All four boundaries of the site will be defined by a new dark green, 2.4-metre-high mesh panel fence. The Proposed Site Layout Drawing (Drawing Number 03B, date stamped received 23 July 2026) shows the retention of existing hedging along the northern boundary; this is positioned in front of the new fence, which will contribute to its integration and lessen any visual impact of the proposed development. A new native hedge will be planted behind the boundary fence

along the eastern boundary, whilst all other existing vegetation and trees on the application site will be retained. The Proposed Site Layout Drawing (Drawing Number 03B) indicates two bat / bird boxes to be mounted on existing trees along the southern boundary of the site, with the aim of promoting biodiversity as required by criterion (m) of Policy DM 27 of the ANPS.

The design and layout of the development is considered to relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area. The proposed development also provides service ducting to accommodate and enable future connection to digital services, and this is shown on the Proposed Site Layout Drawing (Drawing Number 03B).

To conclude, it is considered that the proposed development has had regard to the principles of placemaking, the development is of a high-quality design which is responsive to the local character of the surrounding urban area, it promotes connectivity and includes appropriate landscaping. The development is found to be in compliance with Policy DM 25 of the ANPS.

Amenity Impact
The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. Policy DM 28 of the ANPS sets out that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. DM 28.2 refers to a number of issues which may result from development including overlooking and / or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

The nearest noise sensitive receptors are located in the Carnbeg development, Nos. 34 – 37 (inclusive). These properties are located approximately 34 metres from the northern boundary of the application site, and around 55 metres from the centre of the application site. The Noise Impact Assessment, (Document Number 01, date stamped received 14 April 2026) uses the latter separation distance, as this is where the noise from the development would be the greatest.

The Council's Environmental Health Section (EHS) has assessed both the Noise Impact Assessment and the additional information provided in Document 07 (date stamped received 26 June 2026). EHS has also taken into consideration the points raised in a number of objection letters in relation to the impact of noise generated by the proposed development on neighbouring amenity. EHS is satisfied that the amenity at nearby sensitive receptors can be protected subject to the attachment of suitably worded conditions including a restriction on operating hours, delivery hours and the submission of a Noise Management Plan.

A number of objectors also raised concern with the proposed development impacting on their amenity by way of overlooking, loss of privacy, dominance and overshadowing. The residential properties are located to the north of the application site and given the movement of the sun, from east to west, there is the potential for overshadowing in the late afternoon / evening. However, there is a

separation distance of around 55 metres from the side elevation of the proposed units to the existing dwellings in Carnbeg, and it is considered that over this distance, the potential for overshadowing is greatly reduced.

Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. The separation distance between the proposed units and the dwellings in Carnbeg is considered sufficient to ensure that the residents do not feel 'hemmed in' by the units; and with this separation distance of approximately 55 metres, the proposal will not dominate outward views from the residential properties. Furthermore, the Kilbegs Road runs parallel to the northern boundary of the application site and the southern boundary of the Carnbeg development, with this latter boundary defined by a wide roadside grass verge, and a row of mature trees. It is considered that this intervening vegetation and the public road further offset any potential for dominance.

It is also considered that due to the separation distance, existing residents will not be significantly impacted by way of overlooking or loss of privacy. Furthermore, the units are positioned on the site with the side elevation to the northern boundary and the Carnbeg residential development. This elevation contains only a ground floor window and door. The northern boundary of the site is currently defined by a row of hedging, which is to be retained, whilst along the outer boundary of the Carnbeg development is a row of mature trees. It is considered that this existing vegetation will further restrict any views into residential properties.

Objectors have stated that this row of trees along the outer boundary of the Carnbeg development are seasonal, and during the winter months, views of the proposed development would be possible. It is acknowledged that there may be some intermittent views of the new development from the nearest residential properties, however, the planning system operates in the wider public interest and not for the protection of private views.

There have also been concerns raised regarding the impact on the physical health of nearby residents from construction related activities which would affect air pollution and air quality. Whilst it is acknowledged that construction works can give rise to temporary effects such as dust, emissions from plant and machinery, and increased vehicle movements, these impacts are generally short-term in nature. Section 7 of the outline Construction Environmental Management Plan (Document 02, date stamped received 14 May 2026) sets out the control measures to deal with noise and vibration, dust and emissions, and these are considered sufficient to ensure there is no detrimental impact on neighbour amenity from construction related activities which would have the potential to affect air pollution and air quality.

Given that any construction-related effects would be temporary, localised to the application site, and subject to mitigation and regulatory controls, it is considered unlikely that the proposed development would result in any significant adverse impacts on air quality or the physical health of nearby residents. Furthermore, there is no evidence to indicate that the scale of the proposed development would give rise to any unacceptable air quality effects that would warrant refusal of planning permission.

The proposed development is sufficiently separated from residential dwellings and will not give rise to issues of loss of privacy, dominance or overshadowing, and it is considered that the proposed development will not have any significant impact upon residential amenity and is compliant with Policy DM 28 of the ANPS.

Access and Parking

Strategic Policy 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10 Access and Parking and Policy DM 11 Access to Protected Routes.

Policy DM 10 gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated; where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and adequate provision is made for car and cycle parking and any necessary servicing arrangements.

Objectors have stated that the visibility splays shown on the submitted drawings are not sufficient for the development proposed, however, DfI Roads was consulted with the application and are content with the access arrangements.

The applicant has submitted auto track drawings to show how refuse vehicles and a fire engine could access the site (Drawing Numbers 06 and 07, both date stamped received 26 June 2026) although it has not been demonstrated how HGV deliveries could be accommodated within the site and DfI Roads has advised that the Planning Section should consider a condition for no articulated HGV deliveries to the site as it has not been demonstrated by the applicant as achievable. A condition has been recommended at the end of this report in relation to HGV vehicles.

Objectors have raised concerns with the number of parking spaces being provided, stating that this number is not adequate to serve the proposed development. In assessing parking arrangements, the Council will continue to take account of the supplementary guidance set out in the Parking Standards document (DoE, 2005). This document sets out the required parking for proposals which fall within Use Class B2 and B3 of The Planning (Use Classes) Order (Northern Ireland) 2015. For developments with a Gross Floor Area (GFA) of greater than 250sqm, 1no. non-commercial parking space per 25 sqm of GFA is required in addition to 1no. non-commercial parking space per 25 sqm over 250sqm GFA. The 2no. proposed units have a total floorspace of approximately 268sqm, and in accordance with parking standards, a total of 11no. non-commercial parking spaces are required, as well as a minimum of 1no. commercial parking space. The Proposed Site Layout (Drawing Number 03B) shows 13no. parking spaces, of which 2no. are van spaces located at each proposed unit and is considered sufficient.

An objector considers that parking for the proposed units should be assessed on an individual basis, and that a floorspace of 134sqm for each unit equates to 5.36no. parking spaces, which when rounded up and added together, would give a total requirement of 12no. non-commercial and 2no. commercial parking spaces. Calculating the parking requirement on this basis results in one extra

space above what the applicant is currently proposing. The application site is located within the development limits of Antrim and can be accessed via alternative means aside from a private car. However, whilst the calculation indicates that one additional parking space would be required compared to that proposed by the applicant, this shortfall is not considered sufficient, in itself, to warrant refusal of the application.

To conclude, it is considered that the development is found to be compliant with Policy DM 10 of the ANPS, in that the access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods and sufficient car parking spaces have been provided.

Flood Risk
Strategic Policy 10: 'Environmental Resilience and Protection' of the ANPS seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the built and natural environment. Policy SP 10 of the ANPS is supported Policy DM 46 The Control of Development in Flood Plains.

Consultation on the application was carried out with DfI Rivers. As initially submitted, the Proposed Site Layout Plan (Drawing Number 03) demonstrated that part of the proposed site boundary fencing would be within the 1 in 100 year fluvial and 1 in 100 year fluvial (Climate Change) floodplains of Holywell Burn, however, the applicant has since amended this part of the proposed development so that it now lies outside the extents of the floodplains. DfI Rivers has reviewed the amended Site Layout Plan (Drawing Number 03B) and is content with the development. The proposal is therefore compliant with Policy DM 46 of the ANPS.

Policy SP 10.3 of the ANPS requires the submission of a proportionate Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems which is supported by Policy DM 47. The main aim of Policy DM 47 of the ANPS is to reduce flood risk for new developments from surface water (pluvial) sources. New development proposals can often exacerbate the problems of pluvial flooding, by accelerating and increasing surface water run-off. The Council recognises the potential harmful impacts of surface water flooding and through the ANPS, it will seek to promote a more sustainable approach to drainage and flood risk management.

DM 47.2 of the ANPS requires the submission of a Drainage Assessment, proportionate to the development proposed, in a number of circumstances. Given the size and type of development proposed, a Drainage Assessment would not be required in this case, however, one has been submitted with the application (Document 03, date stamped received 14 May 2026).
DfI Rivers has assessed the Drainage Assessment, concluding that the applicant has provided a sufficient drainage design supported by adequate calculations, maintenance plan and storm water discharge approval from Rivers Directorates local area office. Therefore, while not being responsible for these proposals and associated information, DfI Rivers indicates that they agree with the applicant's logic and have no reason to disagree with their conclusions. The proposed development is therefore in compliance with Policy DM 47 of the ANPS by providing adequate measures to mitigate the flood risk from the development to elsewhere.

DfI Rivers reservoir inundation maps indicate that the application site is in a potential area of inundation emanating from the Lower Potterswalls Reservoir, and that it has not been demonstrated to DfI Rivers that the condition, management and maintenance regime of Lower Potterswalls Reservoir is appropriate to provide sufficient assurance regarding reservoir safety. However, in relation to this site, DfI Rivers has carried out an assessment of flood risk to people (based on the Defra / Environment Agency's "Hazard to People Classification using Hazard Rating") for an uncontrolled release of water emanating from Lower Potterswalls Reservoir. The overall hazard rating at this site is considered as low / moderate, and in the event of an uncontrolled release of water there will be risk to some including children, the elderly and infirm; as these groups can be more vulnerable to risks associated with flood water. It is noted that the proposed development is for light industrial units and does not involve any of the more vulnerable groups listed above. In this regard, and as the overall risk at this site is low / moderate, DfI Rivers considers it to be acceptable. The proposal is considered to be in accordance with criterion (c) of DM 48.2 of the ANPS.

Natural Heritage
Policy SP 8: Natural Heritage (SPG8) seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8.3 of the ANPS requires appropriate weight to be afforded to the protection of designated sites, protected species and priority habitats and species together with other features of biodiversity and geological interest within the wider environment. Policy SP 8 is supported by Policies DM 37 – DM 39 and DM 42 of the ANPS.

The application site is hydrologically linked to Lough Neagh and Lough Beg Ramsar, approx. 1.6km downstream, Lough Neagh and Lough Beg SPA and Lough Neagh ASSI, approx. 2.4km downstream.

Potential impacts of the proposed development arise from the possible degradation of adjacent aquatic environment from contaminated runoff resulting during construction and operational works and from degradation of the aquatic environment as a result of in river works e.g. discharge headwall installation for surface water drainage infrastructure.

From the Outline Construction EMP (Outline Construction Environment Management Plan) (Document 02)) Natural Environment Division (NED) are satisfied with the mitigation measures proposed to prevent pollution pathways to the adjacent watercourses, including 10m buffer, silt fences, storage locations etc, and methods of headwall installation in/or near a watercourse. NED are content that any potentially significant impacts on the designated sites will be avoided if the methods and mitigation measures provided in the oCEMP are adhered to, unless there are any significant changes.

Shared Environmental Services (SES) in its consultation response dated 06 October 2026, confirmed it carried out an assessment of the development proposal on behalf of the Council with respect to the requirements of Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended). SES indicated in its consultation response that 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. This conclusion is subject to the implementation, and adherence to, the mitigation measures set out in Chapters 5 & 6 and Appendix B of the Outline Construction Environmental Management Plan (Document 02) to effectively prevent the egress of contaminated water from the construction site. This mitigation measure can be dealt with through the use of an appropriately worded condition on any forthcoming decision notice.

From orthophotography and the submitted Preliminary Ecological Assessment (PEA) (Document 05, date stamped received date 14 May 2026), NED noted that the site consists mainly of an area of semi-improved grassland with rows of semi-mature trees to the north and south. NED indicated that they are satisfied that all trees within the site area were assessed as possessing 'negligible' Bat Roost Potential (BRP). NED also noted that the PEA indicated that there was no evidence of other Priority / Protected species, such as otter or badgers, although a mammal path was recorded in southeast of the site, travelling from the grassland habitat into the scrub. NED welcome section 9.3 of the oCEMP that recommends mitigation measures, such as soil ramps, to prevent injury or entrapment of foraging mammals within excavations required for the proposal.

Finally, NED highlighted that no details of proposed external lighting for the proposal have been included within the submitted information. Excessive artificial light spill can have a detrimental impact on various Priority/Protected species, e.g. bats, badgers, otters etc., that may utilise the site and NI Priority Habitats within the site. As a result, watercourses to the south and west, along with retained treeline vegetation to the north and south of the site, should not be impacted by artificial light spill from the development of above 1 lux.

Given the scale of the proposal, NED are satisfied that impacts from lighting to Priority Habitats within the site area are not likely, provided that lighting is restricted to security lighting at the front entrances of both structures and directed towards the centre of the site which can be controlled by condition. Therefore, it is considered the proposal is acceptable in relation to Natural Heritage.

Other Matters
NI Water was consulted with the proposed development and has raised no objection, however, has advised that a 600mm trunk combined sewer traverses the site and stated that the associated wayleave is not identified on the submitted drawings.
Whilst the Proposed Site Layout Plan (Drawing Number 03B) does not indicate the combined sewer which traverses the site, there is a Proposed Drainage Layout General Arrangement drawing within the Drainage Assessment (Document 03) that does show the combined sewer and the proposed relocation of it.

The realignment of this sewer may be required under Article 247 of the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended by the Water and Sewerage Services Act (Northern Ireland) 2016), and an application should be made to NI Water to carry out such works. NI Water can make an assessment of whether the realignment of the sewer is acceptable and then decide to grant or refuse consent to divert the sewer. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie

outside the control of planning should not form part of the decision-making process, unless it is demonstrated that the development would result in adverse impacts on the environment. In this case, the adverse impacts that could arise from the development include the potential to adversely affect wastewater infrastructure, resulting in pollution, increased flood risk and impacts on water quality, and restricted access for inspection, maintenance and repair. Provided that no development could commence until such times as the necessary Article 247 agreement was obtained, then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

CONCLUSION

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

- The principle of the development is considered to be acceptable.
- The design and appearance of the proposed development is acceptable;
- The proposed development will not have an unacceptable impact on the visual appearance of the area;
- The proposal will not result in an unacceptable impact on neighbour amenity;
- There are no concerns relating to access, parking and road safety matters;
- The proposed development will not lead to an increase in flood risk; and
- There will be no detrimental impact on designated sites, protected species, or priority habitats and species.

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 articulated Heavy Goods Vehicles (HGVs) shall enter, leave, load, unload, manoeuvre within, or make deliveries to the site at any time.

   Reason: To safeguard road safety and the free flow of traffic on the surrounding road network.

3. No part of the development hereby permitted shall operate at anytime between 23:00 and 07:00 hours.

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

4. There shall be no deliveries to any part of the development hereby permitted between 23:00 and 07:00 hours.

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

5. All forklift trucks and mobile plant shall be fitted with broadband reversing alarms.

   Reason: In order to preserve amenity at near-by residential dwellings.

6. The pedestrian access doors on the northern façade of each unit hereby approved shall be kept in the closed position except for the purposes of ingress and egress.

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

7. Prior to occupation of each unit hereby approved, the occupier of the unit shall submit for agreement a Noise Management Plan (NMP) to the Council. The approved NMP shall thereafter be implemented and maintained in perpetuity. The NMP shall contain information to include but not limited to:
   - Staff training and awareness (on aspects of quiet deliveries and considerate operational practices)
   - Signage
   - How the operator will appropriately record, respond and investigate complaints from neighbouring receptor
   - Procedures to review and improve noise management on site.

   Reason: In order to protect amenity at near-by residential dwellings.

8. No development shall commence until it has been demonstrated to the satisfaction of the Council that the combined sewer, which traverses the site, can be diverted in agreement with NI Water under Article 247.

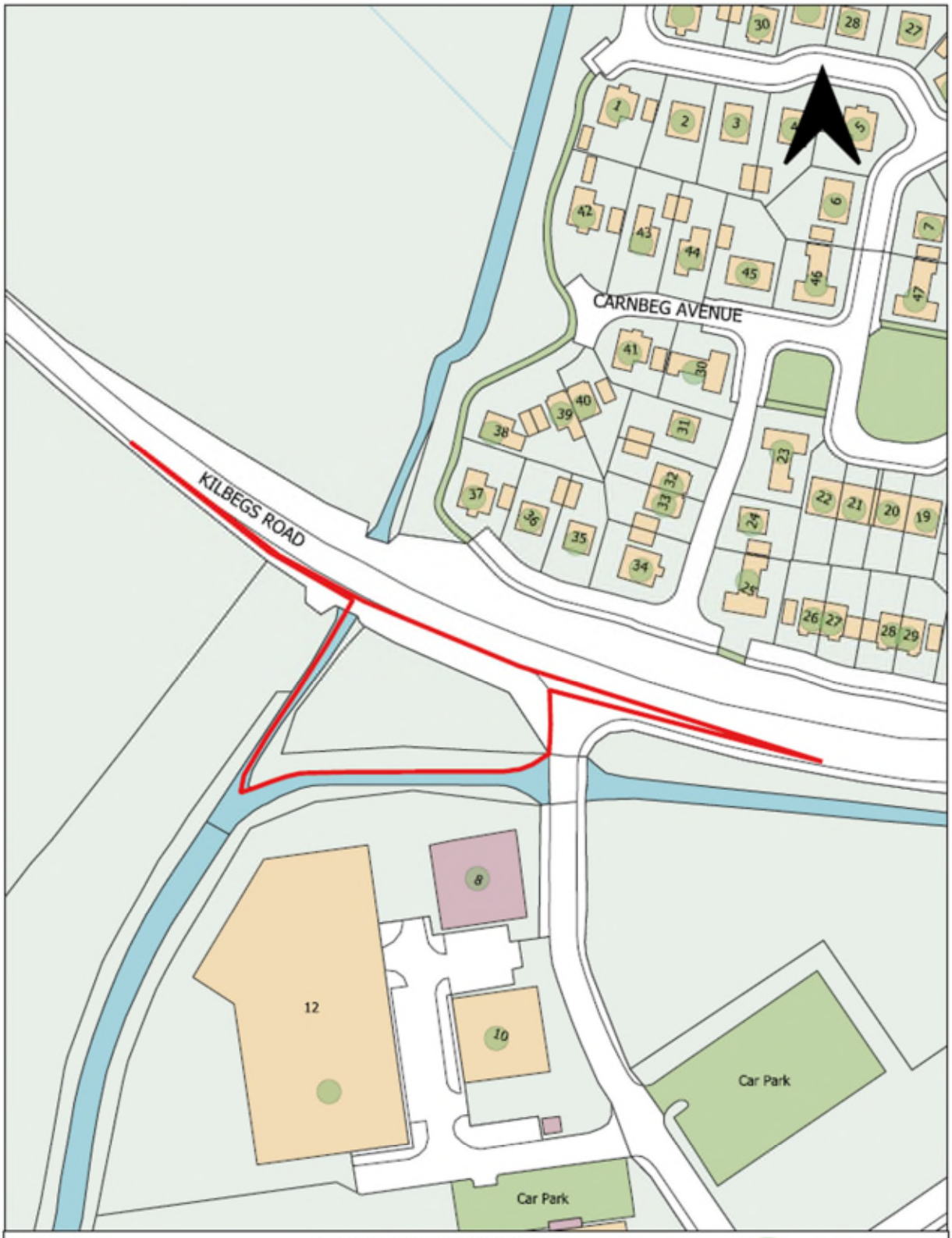
   Reason: To protect existing public sewerage infrastructure and minimise the risk of flooding, pollution and harm to the environment.

9. Prior to the commencement of the development hereby permitted, and during the construction phase, the mitigation measures as set out in Chapter 5, Chapter 6 and Appendix B of the Outline Construction Environmental Management Plan (Document 02) shall be implemented and adhered to, to effectively prevent the egress of contaminated water from the construction site. All works must conform with the proposed measures in the Outline CEMP, unless otherwise agreed in writing by the Council.

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

10. External lighting on the units hereby permitted shall be restricted to security lighting fitted with movement sensors at the front entrances of the buildings only.

    Reason: To minimise the impact of the proposal on NI Priority Habitats and Priority/Protected Species.



LA03/2026/0331/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.4**
APPLICATION NO	**LA03/2026/0166/F**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**REFERRED FROM AUGUST COMMITTEE**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed 22.5m Telecommunications Mast c/w 6no. antennas, 15no. Remote Radio Units (RRUs), 2no. dishes, 1no. Global Positioning System (GPS), 2no. Cabinets and ancillary development thereto (Replacement Mast).
SITE/LOCATION	Approximately 12m south of 10-12 Glenwell Road, Newtownabbey, BT36 7RF
APPLICANT	Cornerstone Telecommunications
AGENT	WHP Telecoms Ltd
LAST SITE VISIT	9th October 2026
CASE OFFICER	Harry Russell Tel: 028 90340408 Email: harry.russell@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 Register:
https://planningregister.planningsystemni.gov.uk/application/707899

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the outcome of the August Committee, two (2) further representations were received. The first objector highlighted concerns regarding ownership issues which were not before the previous Committee. The objector raised that the advice given to Members was that, notwithstanding the granting of planning permission, the applicant would require the objector's permission as landowner to enter the site and construct the development, and that otherwise entry onto the land would amount to trespass. However, the objector highlighted that this did not take account of the potential ability of a telecommunications operator to seek rights over land under the Electronic Communications Code.

Following this, a second representation provided more detail and included a transport report prepared by Atkins Realis.
A summary of the key points of objection is outlined below:

- Planning Committee was previously misled with regard to ownership;
- The proposal threatens the operation of Vogue/Gerrard Fashions;
- Loss of parking and servicing space;
- Impact of HGV access/movements;
- Conflict with previous planning permission;
- Disruption during construction;
- Contrary to Policies SP 2, DM 3, and DM 14 of the ANPS; and
- The description is misleading.

A supporting Letter was also received from the agent (Document 10, date stamped 28th August 2026) which sets out that matters of land ownership, rights of access, and statutory code powers, are strictly not material planning matters. The letter sets out that as the above matters raised were non-material, the application should be issued and not brought back to Planning Committee. It is contended that Officers

did not mislead the Committee as the information in relation to the Electronic Communications Code was only raised after the Committee meeting, it was a matter which was not before the Committee at the time of the previous Planning Committee, and notwithstanding this, further information with respect to parking and manoeuvring has since been received from the objector.

Ownership Issues
The applicant is a Code Operator under the Electronic Communications Code which under Schedule 3A to the Communications Act 2003, indicates that the applicant has statutory rights to deploy and maintain infrastructure. Whilst the Code does not automatically confer ownership of the land, it provides a statutory mechanism through which a Code Operator may, in certain circumstances, obtain rights to access, install and maintain electronic communications apparatus on land where agreement with the landowner cannot be reached. Nonetheless, whilst this information was not before the Planning Committee previously, landownership matters and rights of access are separate from the planning merits of the proposal. Furthermore, the applicant has indicated that they have served the owner of the land within the appropriate notification within the application form.

Operational Issues Associated with the Existing Business
The objection letters indicate the proposal would threaten the existing operation of Vogue/Gerrard Fashions as the mast is within the existing operational and parking area of the business. Policy DM 3 of the ANPS indicates that the Council will operate a presumption against development near an existing or approved economic development use that would be incompatible with that use or would prejudice its future operation. In respect of this policy, the proposed use of the development site for a mast is not considered to be an incompatible use with the wider warehouse use of the site. However, there remains potential for the proposal to impact upon parking provision and manoeuvrability. DM 10 of the ANPS indicates that access arrangements for development proposals should not prejudice road safety or significantly inconvenience the flow of people or goods, and that adequate parking provision should be provided.

The Transport Assessment (TA) prepared by Atkins Realis, received 6th October 2026, identifies that the development would result in the permanent loss of 4 no. parking spaces and would also constrain vehicle circulation within the service yard. The TA also indicates that the site provides parking for 30 cars in addition to 7no. commercial vehicles which park at the site including 1no. 9.7m long HGV, 1no. 11.5m long HGV, and 5no. vans. A swept path analysis was provided within the TA, which indicates that when manoeuvring a standard 16.5m articulated HGV, a further 6no. spaces would require active management. This equates to one third of the site's parking provision and it is indicated that this would provide very limited flexibility for staff and visitor parking, commercial vehicles and day-to-day servicing activities.

The TA overall considers that the loss of parking and manoeuvring space would adversely affect the established operation of the warehouse and distribution centre, leading to insufficient flexibility to accommodate HGVs, delivery vans, staff parking and visitor parking simultaneously, thereby materially disrupting the functioning of the business. The objector and the TA also raised a condition on the previous planning permission on the site (Ref: U/2002/0336/F) which was for the extension and alteration to a distribution depot. Condition 2 of this approval states:

"The use of the development hereby permitted shall not come into effect until provision has been made and permanently retained within the curtilage of the site, in accordance with the approved drawings, for the parking and turning of 30 cars.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users."

It is noted that this condition was imposed upon the site when the development was put forward by Laser Electrical Ltd, rather than the current operator, Vogue/Gerrard Fashions. It is also noted that under 'Parking Standards (2005') the site's use for distribution would only require the site to have approximately 13no. spaces, rather than the 30 required by condition 2 of Planning Ref: U/2002/0336/F. Notwithstanding the condition, the TA provided by the objector indicates that the proposal would adversely impact upon the parking provision and the manoeuvring space within the curtilage of the existing business and the Council does not have any evidence to refute these claims within the TA.

It is noted that DfI Roads was consulted on the proposal and raised no objection to the proposal. However, the objector has demonstrated that the proposal would impact upon parking provision and manoeuvrability within the site. It is considered that a significant reduction in on-site parking provision and restriction of vehicle manoeuvrability within the site would likely result in overspill parking onto Glenwell Road. Such a scenario would increase the likelihood of vehicles being parked along the public road, potentially obstructing visibility splays and restricting the free flow of traffic. The likely increase in on-street parking would be detrimental to road safety and as such, the proposal would be considered contrary to Policy DM10 of the ANPS.

A point of objection also raised concerns with respect to disruption during the construction period of the development, and how during this period, parking provision would be reduced further, and manoeuvrability would be significantly impacted. A Construction Method Statement (CMS) has not been provided by the applicant which would demonstrate how the development would address these matters during the construction period. As such, in addition to the operational period of the development, road safety concerns with respect to overspill parking onto Glenwell Road also extend to the construction phase of the development.

The objection also raised that the proposal is contrary to Policy DM 14 of the ANPS, which relates to public utilities and infrastructure. However, Paragraph 6.32 of the ANPS indicates Policy DM 14 of the ANPS relates to public utilities such as electricity, gas, water, sewerage and transportation. Proposals for telecommunications facilities are assessed under DM 16 of the ANPS which provides a more specific policy for this type of utility. The August Committee Report indicates the proposed development meets the policy requirements of Policy DM 16 of the ANPS for telecommunications development.

Description Issues
Concerns were also raised through the objection letter with respect to the description and address of the development. Officers have updated the address and description to more accurately reflect the development and have since re-neighbour notified and re-advertised the application for which the statutory timeframes have now elapsed.

The objection letter specifically raises the issue that the description refers to the development as a "replacement mast" and that this is misleading. The Council considers this description is appropriate as the proposed mast is to replace an existing mast located within Glengormley, approximately 180m northeast from the application site. The location of the existing mast with respect to the proposed mast is clearly identified on the Site Location Plan (Drawing 06, date stamped 17th July 2026).

Summary
Based upon the information provided by the objector, it is considered that the proposal would detrimentally impact upon parking provision and manoeuvrability within the curtilage of the existing business. The likely parking overspill onto the Glenwell Road is considered to adversely impact upon road safety. Accordingly, the recommendation has been changed to refuse planning permission.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The size, scale, and visual impact of the development are considered acceptable;
- There will be no significant impact upon neighbour amenity resulting from the proposal; and
- The proposal is considered to have a significant impact upon the existing parking provision and manoeuvrability within the wider site, which would adversely impact upon road safety through the likely increase in overspill parking.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to Paragraph 6.304 of the Strategic Planning Policy Statement and Policy DM 10 of the ANPS in that the proposal would prejudice road safety through increasing overspill parking on the Glenwell Road.



LA03/2026/0166/F

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:1,250

COMMITTEE ITEM	**3.5**
APPLICATION NO	**LA03/2026/0366/F**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**ADDENDUM TO COMMITTEE REPORT**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed erection of two agricultural sheds with proposed new access lane
SITE/LOCATION	20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ
APPLICANT	Donna Hodge
AGENT	Slemish Design Studio Architects
LAST SITE VISIT	22nd July 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk

The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/703470

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

This planning application was deferred at the October Planning Committee meeting, to allow the applicant an opportunity to discuss alternative siting options for the proposal and provide verifiable evidence which justifies the need for two (2) sheds.

Since the October Planning Committee Meeting, the applicant has submitted a number of additional documents which include the following:

A Planning Deferral Statement (Document 03 date stamped 20th October 2026) which outlines the applicants justification for two (2) sheds, stating that they serve distinct agricultural functions, which include the following:

- Animal welfare (providing shelter and accommodation);
- Farm health and safety improvements;
- Fire risk reduction;
- Animal housing contamination prevention;
- Maintenance of biosecurity standards;
- Secure storage of agricultural assets; and
- Farm operation efficiency.

Whilst these reasons are recognised, no evidence has been provided as to why it would not be possible for these requirements to be met through the subdivision of one (1) shed.

The submitted Planning Deferral Statement (Document 03 date stamped 20th October 2026) also set out that the applicant hoped to engage with the Planning Section to discuss alternative siting options. Regardless of this, it is the view of Officers that any shed on the application site would be unacceptable, and any alternative siting outside the application site would require a new planning application.
As part of the Statement, the applicant advised that significant personal investment has been made in the management of the holding. This matter is not disputed,

however, it does not negate Officers' concerns in relation to the proposal on the application site resulting in urban sprawl. It is suggested in the Statement that the absence of appropriate sheds makes the farm increasingly impractical and financially unsustainable to operate. Whilst concerns relating to financial viability are recognised, these are not determining in the need for two (2) agricultural sheds, and do not negate the concerns with the proposed siting of the sheds which would result in urban sprawl.

The applicant has also contended there will be limited traffic generated as part of the proposal, which is not disputed and does not pose a reason for refusal on this application. The comment on the agricultural nature of the proposed sheds, in that they are directly related to the active farming of the land is not disputed, however Officers are of the view that insufficient information has been provided to demonstrate why two (2) separate sheds are required.

In relation to urban sprawl and urban character, the applicant states that the site is immediately adjacent to an existing housing development, and so the urban-rural interface has therefore already been established at this location. However, the housing development at Cranfield Lane is situated within the development limit of Creggan-Cranfield, whilst the application site is located within the countryside and would therefore give rise to concerns relating to urban sprawl, which will be discussed in more detail below. The applicant has also made reference to a previous planning approval Ref: LA03/2016/0437/F for an engineering workshop adjacent to the development limit of Creggan-Cranfield, however, this application was assessed under a different policy context prior to the adoption of the Antrim and Newtownabbey Plan Strategy (ANPS). In relation to the lack of alternative locations, the applicant advises in the Statement that there are no existing agricultural buildings within the holding. Further evidence has been submitted in this regard and is discussed below.

A further DAERA Farm Map (Document 04 date stamped 21st October 2026) was submitted following the October Planning Committee Meeting, which demonstrates that single farm payments have been claimed for the application site, and this matter is not disputed by Officers.

A further Supporting Statement (Document 05 date stamped 27th October 2026) was submitted in support of the application. In summary, this Statement advises the following:

- No other land is available to the farm business other than fields outlined in yellow on Figure 1 of the Supporting Statement (Document 05 date stamped 27th October 2026);
- No. 158 Staffordstown Road is not in the applicant's ownership or control;
- No. 156a Staffordstown Road is not owned or controlled by the applicant. Some farm related correspondence has been sent to this address as the applicant has sometimes used the address for delivery of larger items, with the owner's permission;
- No. 156 Staffordstown Road is not owned, controlled or available to the farm business; and
- The Commercial business (with no address provided) is controlled by a separate limited company.

Upon consideration of the above information, Refusal Reason No. 1 has been removed, as it is now accepted that there are no existing farm buildings on the farm holding.

The Supporting Statement (Document 05 date stamped 27th October 2026) also provides additional photos of the application site and the immediate surrounding area, and states that the applicant is willing to accept a condition relating to the planting of additional trees. It is considered that additional tree planting on the application site will not mitigate against the concerns relating to urban sprawl.

Paragraph 6.71 of the SPPS states that development in the countryside must not mar the distinction between a settlement and the surrounding countryside or result in urban sprawl. In addition, SP 1.13 of the ANPS states the Council will operate a presumption against development that mars the distinction between a settlement and the surrounding countryside or that would result in ribbon development or urban sprawl.

As noted in the Planning Officer's report presented at October's Planning Committee meeting, the application site is located immediately outside the development limit of Creggan-Cranfield, and as a result, any building on the application site would be located in the countryside and would result in urban sprawl that would mar the distinction between the settlement and surrounding countryside. As such, Officers remain of the view that Refusal Reason No. 2 remains.

Following informal discussions with the applicant, they have agreed that they would be willing to reduce the scheme to one (1) agricultural shed, albeit no further plans were submitted to show only one (1) shed. Whilst a reduction in the proposed scheme to a single agricultural shed is welcomed, it does not address the concerns in relation to urban sprawl, and therefore revised plans were not formally requested.

Further informal discussions with the applicant have identified another location, (outwith the current application site) which may be a suitable for the siting of one (1) agricultural shed. This alternative siting would require the submission of a new planning application.

In conclusion, the refusal reason in relation to the principle of development has been removed, as the applicant has indicated there are no existing farm buildings on the farm holding, however, it is considered that the proposal remains contrary to the policy provisions of the SPPS, and SP 1.11 and SP 1.13 of the ANPS.

CONCLUSION

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

- The principle of development has been established as it has been demonstrated that there are no existing buildings available on the farm holding;
- The proposed sheds could not integrate into the surrounding area as they would contribute to urban sprawl and are not agricultural in nature;
- It is considered that mitigation measures could be put in place so as not to compromise the amenity of neighbouring residents;
- It is considered that mitigation measures could be put in place so as not to compromise natural heritage;
- There are no road safety concerns; and
- There is no flood risk associated with the proposed development.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policies SP1.11 and SP 1.13 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in urban sprawl and erode the character of the countryside.	



LA03/2026/0366/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

COMMITTEE ITEM	**3.6**
APPLICATION NO	**LA03/2026/0605/F**
DEA	**MACEDON**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Dwelling (Change of house type to PAC approval 2025/A0036 (LA03/2025/0294/F))
SITE/LOCATION	Approx 70m northeast of 21 Glebe Road, Newtownabbey, BT36 6UW
APPLICANT	Stephen Flynn
AGENT	Applicant is agent
LAST SITE VISIT	21st September 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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: https://planningregister.planningsystemni.gov.uk/application/700410

SITE DESCRIPTION

The application site is located approximately 65m northwest of No. 21 Glebe Road, Newtownabbey, which is within the development limits of Metropolitan Newtownabbey and within an Area of High Scenic Value (COU 5/03), Local Landscape Area (MNY 36) and a Community Greenway (MNY 48/03) as defined within the Draft Belfast Metropolitan Area Plan (published 2004) (dBMAP).

The application site itself contains a partially constructed dwelling and is set within a wider site approved for four dwellings, west of Glebe Road. The southern and eastern site boundaries are currently undefined, the western (roadside) and northwestern boundaries are defined by an earth bund with a mature laurel hedgerow reaching approximately 3m in height. The northern boundary is defined by a post and wire fence approximately 1.5m in height. The topography of the site is above road level and is situated significantly above a previously approved dwelling which is yet to be constructed.

The surrounding area is characterised by open countryside and Carnmoney Hill to the east, and residential development to the north, west and south.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0317/DC
Location: 27 Glebe Road, Newtownabbey, BT36 6UW
Proposal: Retention of a substantially completed dwelling (Discharge of condition 1 of the planning appeal 2025/A0036 for planning application LA03/2025/0294/F regarding the submission of full details of the mass concrete bench foundation system along the southern gable of the dwelling, including all associated temporary works, together with the final proposals for retention of the southern slope)
Decision: Under Consideration

Planning Reference: LA03/2025/0294/F
Location: Approx. 65m north of 21 Glebe Road, Newtownabbey
Proposal: Retention of a substantially completed dwelling

Decision: Non-Determination Appeal Submitted
Appeal Decision: (Planning Appeal Ref: 2025/A0036) Appeal Allowed (2nd February 2026)

Planning Reference: LA03/2025/0275/RM
Location: Lands 70m north of 7 Ballycraigy Road, Newtownabbey
Proposal: Amendment to previously approved house type, retention of dwelling as constructed with alterations to design (removal of porch), levels, boundary treatments, and associated landscaping.
Decision: Application Invalid (25th April 2025)

Planning Reference: LA03/2023/0200/CLOPUD
Location: 27 Glebe Road, Newtownabbey, BT36 6WY
Proposal: Erection of a proposed 1.8m timber palisade fence
Decision: Planning Application Required (19th June 2023)
Appeal Decision: (Planning Appeal Ref: 2023/L0011) Appeal Allowed (27th March 2025)

Planning Reference: LA03/2023/0140/CLOPUD
Location: 27 Glebe Road Newtownabbey BT36 6WY
Proposal: Proposed 1.8m timber palisade fence
Decision: Planning Application Required)10th March 2023)

Planning Reference: LA03/2022/0662/F
Location: 27 Glebe Road (site 4 – 70m north of 7 Glebe Rad Newtownabbey)
Proposal: Retention of dwelling and garage (amended siting and access to dwelling and garage approved under LA03/2020/0123/F) and design changes to garage
Decision: Permission Refused (10th March 2023)
Appeal Decision: (Planning Appeal Ref: 2023/A0026) Appeal Dismissed (27th March 2025)

Planning Reference: LA03/2022/0521/F
Location: Site 3 at 60m north of 7 Glebe Road Newtownabbey
Proposal: Proposed dwelling and garage with an associated garden room (Change of house type from approval LA03/2020/0123/F)
Decision: Permission Granted (7th September 2022)

Planning Reference: LA03/2021/1075/NMC
Location: 60m North of 7 Glebe Road Newtownabbey
Proposal: Non-material change to single dwelling (House Type B – site 4) previously approved under planning permission LA03/2020/0123/F
Decision: Non-Material Change Granted (10th September 2021)

Planning Reference: LA03/2021/0623/NMC
Location: 60m north of 7 Glebe Road Newtownabbey BT36 6UW
Proposal: Non-Material Change to Planning Approval LA03/2020/0123/F (Four proposed dwelling houses (in substitution of permission LA03/2019/0543/O), landscaping/earth bund, access (off Glebe Road) and ancillary site works). To introduce porthole gable window in lieu of Juliet balcony; and new rear balcony (east facing aspect) and glass balustrade
Decision: Non-Material Change Granted (27th August 2021)
Planning Reference: LA03/2020/0123/F

Location: Lands 60m North of No. 7 Glebe Road Carnmoney Newtownabbey Co. Antrim
Proposal: Four proposed dwelling houses (in substitution of permission LA03/2019/0543/O), landscaping/earth bund, access (off Glebe Road) and ancillary works
Decision: Permission Granted (1st April 2020)

Planning Reference: LA03/2019/0543/O
Location: Land 60m North of no 7 Glebe Road Carnmoney Newtownabbey
Proposal: Four proposed dwelling houses (part in substitution of permission LA03/2018/0954/O), landscaping, access (off Rockview Lane) and ancillary works
Decision: Permission Granted (5th September 2019)

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.

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan (dBMAP) (published 2004): The application site is designed within the development limit of Metropolitan Newtownabbey and within an Area of High Scenic Value (COU 5/03) and a Local Landscape Policy Area (MNY 36) and a Community Greenway (MNY 48/03).

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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable

development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policy:

- Policy DM 10 – Access and Parking.

Strategic Policy 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 – Homes in Settlements.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 – Historic Environment (SP7): indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 30 Archaeology.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems.

CONSULTATION

Council Environmental Health Section – No objection
Department for Infrastructure Roads – Objection
DfC Historic Environment Division – No objection

REPRESENTATION

No neighbouring properties were notified of the application and one (1no.) letter of objection has been received. A summary of the concerns raised are as follows:

- Perceived bulk of the proposed roof;
- Relevant previous PAC findings;
- Dominance;
- Privacy;
- Relationship between Sites 2, 3 and 4;
- Condition 7 of previous approval: and
- Lack of evidence to support revised foundation solution.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Urban Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Surface Water Drainage
- Other Matters

Preliminary Matters

Appropriate Assessment

The subject site is located at lands approximately 70m northeast of 21 Glebe Road, Newtownabbey, and there are no relevant designated sites close by. The proposed dwelling comprises a dwelling (Change of house type to PAC approval 2025/A0036 (LA03/2025/0294/F)). Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development; and
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017), nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the development limit of Metropolitan Newtownabbey as defined by the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004). In line with the transitional arrangements set out in the SPPS, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP 1.11 of the ANPS indicates that development proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location. SP 4.1 of the ANPS states that the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of Policy SP 4 of the ANPS and other relevant policies and provisions of the LDP.

Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met. In addition, SP 6.4 of the ANPS places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high quality development.

In this instance, the application seeks permission for a dwelling which is a change of house type for the dwelling which was previously approved under planning appeal Ref: 2025/A0036 (planning application Ref: LA03/2025/0294/F). The dwelling has commenced on the site and is substantially complete. The principle of a dwelling on the application site has been established by the extant planning permission associated with the site.

Urban Design and Character
Policy SP 6 of the ANPS states the Council will operate a presumption in favour of well-designed proposals that meet with the requirements of Policy SP 6 and all other relevant policies and provisions of the LDP. Additionally, DM 17.6 of the ANPS states that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where:

(a) The density proposed is not significantly higher than that found in the established residential area; and
(b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

Policy DM 25 'Urban Design' of the ANPS requires the development to deliver high quality design in its layout and appearance and comply with a number of criteria, including that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance, and use of materials of the surrounding area and be sympathetic to the built form.

The application is for one (1) detached dwelling (change of house type to Planning Appeals Commission (PAC) approval Ref: 2025/A0036 (LA03/2025/0294/F). As such, there is no change to unit numbers on the site.

The subject dwelling has a maximum ridge height of 6.5m, a frontage width of 19.4m and a depth of 11.3m. The proposed maximum ridge height and depth are similar to that of the approved dwelling under PAC approval Ref: 2025/A0036, however, the proposed frontage width is approximately 2.1m greater than the approved dwelling, to account for a single storey kitchen outshot on the southern elevation.

The main bulk of the dwelling is to be finished in light neutral smooth render, concrete roof tiles and black uPVC rainwater goods. These finishes are broadly consistent with the approved dwelling. It is noted on the Front Elevation Plan (Drawing No. 04 date stamped 20th August 2026) that the right corner (southern side) of the proposed roof is pitched, which differs from the previously approved hipped roof design. The objector raised concerns in relation to the height, bulk and perceived massing of the proposed roof. In this instance, the design of the proposed roof is considered acceptable in relation to urban design, however, concerns in relation to dominance as a result of the pitched roof are discussed below. Additionally, the southern side elevation (shown on Drawing No. 04 date stamped 20th August 2026) differs from the previously approved blank elevation, to include 2no. windows, and 1no. set of patio doors. On the southern elevation (gable wall) the side annex includes a 'living wall', which takes the form of climbing plants which are trained on stainless steel support wires fixed to the cladding. It is noted that louvre screening is proposed on the ground floor window of the southern elevation. The purposes of this screening is discussed in greater detail below, however, such screening is not typical of a residential property and does not match other windows on the dwelling. Should the approved dwelling at the adjacent Site 3 not be built for another few years, this feature would be highly visible from the shared laneway. As previously contended by the Commissioner for planning appeal Ref: 2024/A0134, the louvre screening does not enhance the architectural quality of the building, and would not make a positive contribution to the surrounding area.

The proposal is largely screened from public viewpoints owing to the landscaped bank between the dwelling and the Glebe Road. Notably, this southern bank which includes mature, dense laurel hedging means that the southern outshot is not visible from the north or immediately west of the application site, and is only noticeable at the access point noted on the Site Location Plan (Drawing No. 01 date stamped 22nd August 2026). Whilst the proposed living wall is not a traditional design feature, such a feature, in most householder development circumstances, could be added to a dwelling without planning permission.

DM 17.9 of the ANPS indicates that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Development. It indicates that development of this nature requires an average of 70sqm private amenity space. The Proposed Landscaping Plan (Drawing No. 05 date stamped 20th August 2026) indicates approximately 807.4sqm of private amenity space for the dwelling, and therefore it is considered to comply with this policy requirement.
Given the aforementioned points, it is considered that the proposal does not comply with DM 17.6 and Policy DM 25 of the ANPS as the proposed louvre screening is not

typical of a residential dwelling and does not make a positive contribution to the dwelling or surrounding area.

Neighbour Amenity
Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

The closest residential property to the proposed dwelling would be the proposed dwelling at the adjacent Site 3, immediately south of the application site, which was approved under planning application Ref: LA03/2020/0123/F and the subsequent change of house type approval Ref: LA03/2022/0251/F. The owners of Site 3 have objected to the application. It is noted that the previous approval for four dwellings (to include the current application site) has been commenced (Ref: LA03/2020/0123/F) and the standalone approval relating to Site 3 alone (Ref: LA03/2022/0521/F) remains extant, and as such, either house design could be constructed on Site 3. The objector considered that Planning Officers should assess the current proposal against the approved dwelling for Site 3 under planning approval Ref: LA03/2020/0123/F. For completeness, both planning approvals (Refs: LA03/2020/0123/F and LA03/2022/0521/F) form part of this assessment.

It is noted that the proposed dwelling sits at a higher site level than Site 3. There are currently two (2) possible house design options to be constructed at Site 3, both of which have a first-floor level of 131.5m AOD. The original dwelling approved under the host permission (planning approval Ref: LA03/2020/0123/F) would have two ground floor windows in its northern gable, which faces the application site. Two bedrooms at the northern end of the first floor would have roof light windows. The second planning approval Ref: LA03/2022/0521/F is for an L-shaped dwelling, on which the northern elevation would be 23m long, with openings to include a kitchen door and two ground floor windows to a utility room and ensuite, plus a number of rooflights which will be discussed in detail below. The proposed southern outshot of the current application would retain the gable wall approximately 3.5m closer to the shared boundary between the two dwellings than what has been approved under planning appeal Ref: 2025/A0036.

During appeal Ref: 2025/A0036, the Commissioner noted that the removal of all south facing windows on the current application site would significantly reduce the impact of overlooking onto Site 3. Additionally, the Commissioner advised that the removal of the kitchen outshot would allow for the erection of a privacy fence along the top of the intervening slope. The objector raised concerns in relation to overlooking on Site 3, and that the current proposal seeks to reverse mitigation measures approved by the PAC in relation to overlooking.

It is noted in the current application that two (2) windows (one of which is on the first floor) and one (1) set of patio doors are located on the southern elevation, alongside

the southern kitchen outshot. In order to prevent unacceptable levels of overlooking on Site 3, the applicant proposes a 'living wall' on the gable wall of the southern outshot, alongside permanent obscure glazing on the first-floor window and fitted angle louvre screening on the ground floor window. A fence is proposed along the top of the intervening slope between Sites 3 and 4. The objector contended that these proposed measures may be relevant to overlooking. Whilst the proposed 'living wall' would take some time to establish and would not prevent overlooking. Whilst the proposed fence and obscure glazing are generally considered effective and suitable measures to prevent overlooking, as discussed above, the proposed angled louvre screening is not considered to be an appropriate design feature for this dwelling. It is considered that the proposed louvre screening is a result of the proposed retention of a window previously deemed to be unacceptable by the PAC owing to the significant probability of overlooking, rather than a measure that would suitably mitigate against potential overlooking. As per the view of the Commissioner for planning appeal Ref: 2025/A0134, the proposed angled louvre screening resembles security bars intended to prevent intrusion, rather than a discrete intervention to mitigate overlooking, and would not make a positive contribution to the building or the overall character of the local area.

In relation to the impact of dominance on Site 3, it is noted that the Commissioner in appeal Ref: 2025/A0036 considered that one of the most effective ways to reduce dominance is to increase the separation distance between properties, and this could be achieved by the removal of the southern outshot and introduction of a half-hipped roof (reducing the perceived bulk of the dwelling from Site 3). The objector raised concerns in relation to dominance on Site 3, and contended that the relevant PAC findings within the decision for planning appeal Ref: 2025/A0036 considered the proposal for previous planning appeal Ref: 2023/E0024 (similar to the proposal which the current application is for) would be dominant and overbearing from the smaller dwelling approved for Site 3. The Commissioner described the scheme approved under appeal Ref: 2025/A0036 as a new and different proposal to the previous scheme dismissed under the 2023 appeal.

As part of the current application, a southern outshot and a fully pitched roof is proposed to be retained. By including the kitchen outshot, it results in a separation distance of approximately 5.2m between the subject dwelling and of the proposed dwelling(s) approved on Site 3. This reduced separation distance, coupled with the proposed pitched roof and existing site level differences results in a towering effect over Site 3. The proposed living wall along the gable wall of the southern outshot does not provide any improvements to this impact.

It is noted that the L-shaped dwelling approved under planning application Ref: LA03/2022/0521/F for Site 3 proposed ten (10) skylights and ground floor windows along the northern elevation, which serve two (2) bedrooms and ensuites, and a kitchen / dining and lounge area, all of which would be affected by the proposed dwelling and will be negatively impacted as a result of dominance and loss of light. Alternatively, the smaller approved dwelling under the host application Ref: LA03/2020/0123/F includes two (2) skylights and two (2) windows along the northern elevation serving three (3) bedrooms and one (1) lounge, which would also be severely impacted as a result of dominance and loss of light. In addition to the southern outshot and pitched roof which is proposed for retention, a 1.8m high fence is proposed along the top of the slope (between Sites 3 and 4). It is noted that this fence was approved under PAC Ref: 2025/A0036, in conjunction with the removal of

the southern outshot, as a means of mitigation against overlooking onto Site 3. Whilst it is accepted that this would be effective in reducing any perceived impact of overlooking on Site 3, its position along the top of the slope, coupled with the southern outshot, will add to dominance on Site 3.

The objector queries whether any matters relating to the site and the proposal have materially changed since the PAC approval Ref: 2025/A0036 to make the proposal acceptable in terms of dominance and overbearance. The above assessment has set out Officers' considerations in relation to dominance and overbearance on Site 3, which has concluded the proposed retention of the southern gable and pitched roof, coupled with the proposed fence, would have an adverse impact on Site 3.

Should either design be constructed on Site 3, it is considered that both would be severely negatively impact as a result of dominance and loss of light.

The objector also raised concerns relating to the relationship between Sites 2, 3 and 4, indicating that the applicant relies on planning application Ref: LA03/2025/0736/F as a consistency point. It is considered that amended house types have been accepted on the wider residential site previously approved under planning application Ref: LA03/2020/0123/F. Whilst the applicant states in their Planning Statement (Document No. 01 date stamped 20th August 2026) that the current Site 4 proposal provides a stronger privacy package than the Site 2 comparison, Officers consider that despite the mitigation measures provided, concerns remain relating to dominance have not been satisfactorily addressed. The Council's Environmental Health Section was consulted, and responded with no objection.

Overall, it is considered that the proposed development would result in a detrimental impact on the amenity of future occupiers of Site 3 as a result of dominance. The proposal is therefore not considered to comply with Policy DM 28 of the ANPS.

Access and Parking
Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Policy SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads was consulted, and advised the 2.4m x 60m visibility splay to the north (critical side) is not in place and the access is not constructed as previously approved under planning approval Ref: LA03/2020/0123/F. DfI Roads advised it required the application form to be amended to indicate 'alteration of an existing access to a public road', the red line on the location plan to include the required and previously approved visibility splays of 2.4m x 60m to the north (critical side) and 2.4m x 45m to the south (non-critical side). In addition, these splays should be provided in fully triangulated 1:500 scale block plan as per planning approval Ref: LA03/2020/0123/F with all works required for the visibility splays to be detailed on the plan.

Owing to concerns relating to the design and residential amenity, further information in this regard was not requested. However, it is considered that further details regarding the access could be submitted to demonstrate that the proposal is considered to be capable of providing adequate parking and safe access, and a refusal reason in relation to access would not be reasonable.

Historic Environment
Policy DM 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 30 Archaeology of the ANPS, which indicates that the Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings.

The application site is in close proximity to two Sites and Monuments Records (NISMR Ref: ANT057:030 and NISMR Ref: ANT057:017). DfC Historic Environment (HED) was consulted and had no objection to the proposal.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies within the ANPS for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

The application site is not situated within any nationally or internationally designated sites. The proposal seeks planning permission for one dwelling on a site previously approved for the construction of a dwelling. The proposal will not result in any additional tree removal to that approved under appeal Ref: 2025/A0036. Additionally, the Proposed Landscaping Plan (Drawing No. 05 date stamped 20th August 2026) indicates the retention of mature planting along the western and northern boundaries and proposed native woodland species planting along the southern boundary to ensure a net gain in biodiversity on the site.

Notwithstanding the concerns relating to residential amenity, it is considered that the proposal would not have any detrimental impact upon natural heritage features to include protected sites, protected species, habitats or trees.

Surface Water Drainage
Policy DM 47 of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop,

The application site is not located on lands affected by surface water flooding, as indicated by DfI Flood Maps. Owing to the nature of the application, namely a change of house design from that which was previously approved, it is considered that there will be no significant increase to the building footprint or hardstanding and it is not anticipated that there will be any significant impact on surface water as a result of the proposal.

Other Matters

Northern Ireland Water (NIW) was not consulted on this application for a change of house type as there is no increase in unit numbers proposed by this application for a change of house type. It is noted that foul sewage is to be dealt with via package treatment plant (shown on the submitted Landscaping Plan (Drawing No. 05 date stamped 20th August 2026). However, should planning permission be granted, it is considered appropriate to apply a negative planning condition to any forthcoming approval advising that no further development is to commence on the application site until the method of sewage disposal has been agreed in writing with NIW or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. This is to ensure protection of the aquatic environment and to ensure that a suitable method of sewage disposal is available.

The applicant sates in their Planning Statement (Document No. 01 date stamped 20th August 2026) that Condition No. 7 imposed on the PAC's approval (Ref: 2025/A0036) does not require the permanent absence of a porch within 10m of the application site's southern boundary. Whilst the objector agreed with this comment, they raised concerns that development in this sensitive area of the site should receive express planning assessment. It is considered that Condition No. 7 does not prohibit the possibility of planning approval for development in the southern section of the site, subject to a proposal's compliance with relevant planning policy. The current planning application has been assessed under the relevant planning policies of the SPPS and ANPS.

The objector also raised concerns in relation to the lack of competent, site-specific evidence in support of the proposed amended foundation scheme. Owing to the concerns relating to residential amenity, further details were not requested in this regard. Such details fall outside material consideration of this planning assessment. If planning permission were to be granted, the completion of the dwelling and any engineered foundation scheme would be subject to relevant assessment by the Council's Building Control Section.

CONCLUSION

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

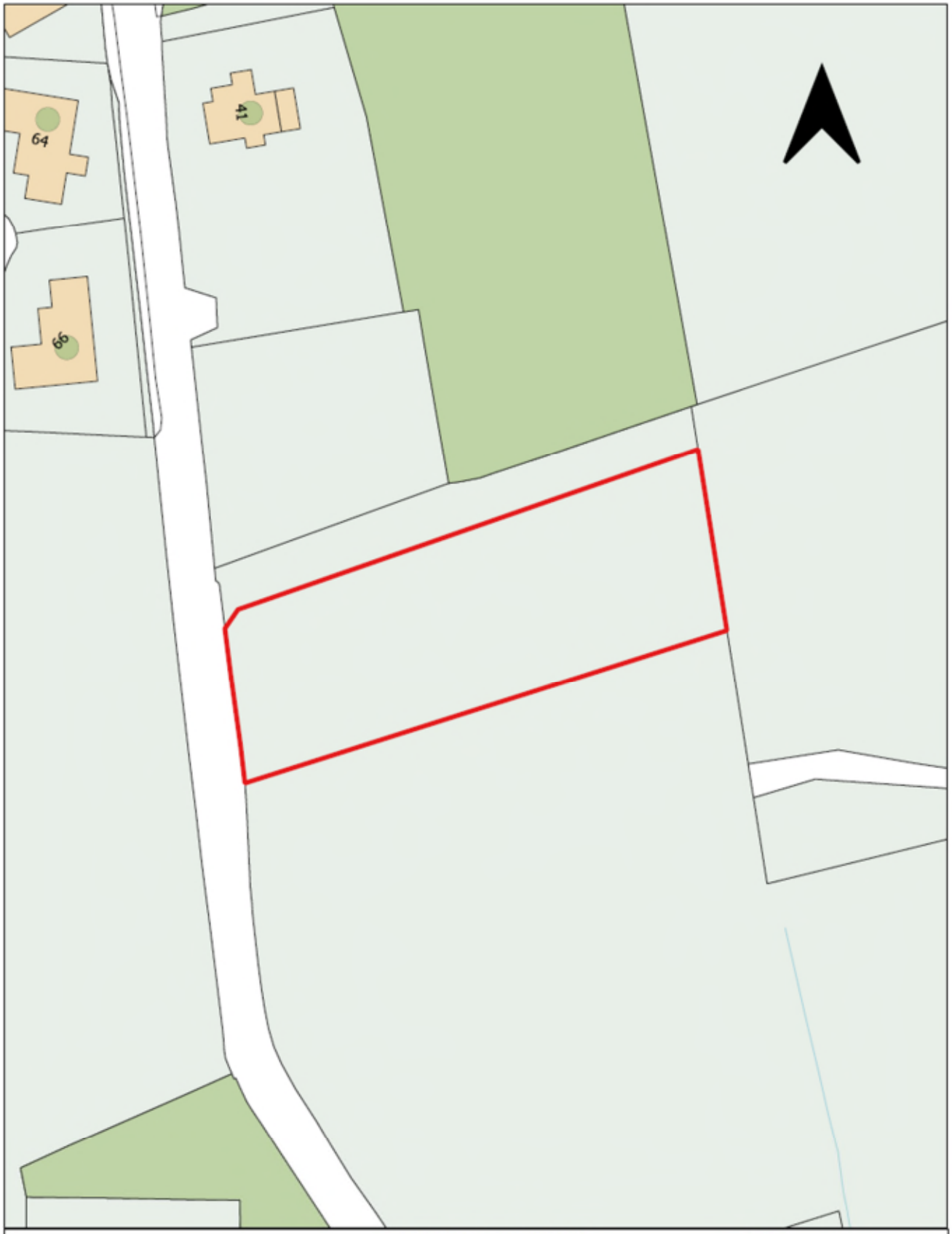
- The principle of development is acceptable;
- It is considered that the design of the proposal does not contribute positively to the surrounding area;
- It is considered that the subject dwelling would compromise the amenity of future neighbouring occupiers;
- It is considered that the road safety concerns could be addressed;
- It is considered that the subject dwelling would not result in natural heritage concerns; and
- It is considered that the subject dwelling would not result in any unacceptable surface water flooding.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of Paragraph 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that it would result in a detrimental impact on the amenity of future occupiers neighbouring properties due to dominance.

2. The proposal is contrary to the provisions of Policies SP 6 and DM 25 of the Antrim and Newtownabbey Plan Strategy as the proposed louvre screening is not typical of residential dwellings in the area and does not make a positive contribution to the architectural design of the dwelling or the surrounding area.



LA03/2026/0605/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

COMMITTEE ITEM	**3.7**
APPLICATION NO	**LA03/2026/0636/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Dwelling and garage and relocation of 2no. sheds approved under planning approval Ref: LA03/2025/0799/F.
SITE/LOCATION	Lands adjacent and approximately 62m south of No. 223 Seven Mile Straight, Crumlin, BT29 4YS.
APPLICANT	Gary Anderson
AGENT	William Wallace
LAST SITE VISIT	5th October 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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: https://planningregister.planningsystemni.gov.uk/application/701696

SITE DESCRIPTION

The application site is located adjacent to and approximately 62m south of No. 223 Seven Mile Straight, Crumlin. The site is located within the countryside and outside any development limits as defined by the Antrim Area Plan 1984 – 2001 (AAP).

The application site contains an area of hardstanding adjacent to and south of the rear garden of No. 223 Seven Mile Straight, one (1) farm building used to house horses, and two (2) earth mounds approximately 3m in height at the western, southern and northern aspects. The northern (roadside), western and southern boundaries are defined by a mature treeline, approximately 6 metres to 8 metres in height, and hedgerow approximately 2 metres in height. The eastern boundary is immediately adjacent to a horse track and is defined by ranch style fencing approximately 1.5 metres in height. The application site is largely finished in hardcore.

The surrounding area is predominantly rural in character with dwellings and outbuildings spread throughout intermittently.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2021/0844/LDE
Location: 80m SSW of No. 223 Seven Mile Straight, Crumlin, BT29 4YS
Proposal: Stables and yard, erected in December 2015
Decision: Permission Granted (11th January 2022)

Planning Ref: LA03/2022/0377/F
Location: 80m SSW of No. 223 Seven Mile Straight, Crumlin
Proposal: Retention of farm building and farmyard
Decision: Permission Refused (24th March 2023)

Planning Ref: LA03/2024/0041/F

Location: Lands approx. 80m SSW of No. 223 Seven Mile Straight, Nutts Corner, Crumlin, BT29 4YS
Proposal: Retention of two agricultural buildings and proposed new access
Decision: Application Withdrawn (19th July 2024)

Planning Ref: LA03/2024/0694/F
Location: Lands approx. 80m SSW of no. 223 Seven Mile Straight, Nutts Corner, Crumlin, BT29 4YS
Proposal: A shed and extension to existing shed
Decision: Application Withdrawn (23rd January 2025)

Planning Ref: LA03/2025/0481/CLEUD
Location: 80m SSW of No. 223 Seven Mile Straight, Crumlin BT29 4YS
Proposal: Horse Track
Decision: Certificate of Lawfulness Granted (11th September 2025)

Planning Ref: LA03/2025/0799/F
Location: Lands adjacent to and approximately 62m south of No. 223 Seven Mile Straight, Crumlin, BT29 4YS
Proposal: Alternative access and retention of extension to shed [1] and erection of shed [2]
Decision: Permission Granted (10th February 2026)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located outside any settlement limit and lies in the countryside as designated by the Plan.

SPPS – Strategic Planning Policy Statement Edition 2: 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM10 Access and Parking; and
- Policy DM 15 Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 Homes in the Countryside; and
- Policy DM 18A Farm Dwellings.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 8 – Natural Heritage (SP 8)*:* seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

CONSULTATION

Department for Agriculture, Environment and Rural Affairs- The Farm Business ID was allocated in September 2013. The business has not claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The proposed site is not located on land for which payments are currently being claimed by the farm business.

Environmental Health – No objection

Department for Infrastructure Roads – Further information required

Belfast International Airport – No objection

REPRESENTATION

Three (3) 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:

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

Preliminary Matters

Engagement with the Agent

- An email was sent to the agent on 5th October 2026 requesting justification for the proposal in accordance with Policy DM 18A of the ANPS, and further information in relation to the two (2) sheds shown on the submitted application drawings. This information was required to be submitted prior to Monday 12th October 2026.
- A telephone call with the agent on 5th October 2026 confirmed that the applicant wishes to relocate the position of the previously approved sheds (under planning approval Ref: LA03/2025/0799/F) to the rear of the site. The agent was advised to submit an amended drawing to indicate this and that elevation drawings of the sheds should also be submitted.
- In response to an email from the agent providing further information for DfI Roads, the Planning Officer advised on 27th October 2026 that concerns relating to the principle of development remained.
- No further information to support the application has been submitted.

Appropriate Assessment

The subject site is located at lands adjacent to and approximately 62m south of No. 223 Seven Mile Straight, Crumlin, and there are no relevant sites close by. The proposed development comprises a dwelling, garage and the relocation of the

previously approved sheds. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.
The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside as per the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with a range of development types permitted by policy. One such development type is for a farm dwelling as provided for by Policy DM 18A of the ANPS which sets

criteria for the assessment of farm dwellings. As per the description of development, the proposal seeks permission for a dwelling on a farm.
DM 18.3 of the ANPS states the Council will support an application for a dwelling on a farm, where the applicant is actively engaged in farming and where the three listed criteria can be met:

Criterion (a) requires that the farm business has been established and active for a continuous period of 6 years and that it has not been artificially divided solely to obtain planning permission. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the farm business ID was allocated in September 2013, and is a Category 3 business. This category relates typically to hobby farmers and therefore confirms that the business is not an active farm business for commercial purposes and does not claim any single farm payments. As shown in the above-referenced planning history (planning application Refs: LA03/2021/0844/LDE, LA03/2025/0481/CLEUD and LA03/2025/0799/F) indicates that the use of the site for equestrian purposes is lawful, and the use of the wider site for the recreational keeping of horses is lawful. No information has been provided by the applicant/agent to demonstrate that the applicant is actively engaged in an established farming activity. As such, the farm business is not an active commercial business and Criterion (a) of DM 18.3 of the ANPS is not satisfied.

Criterion (b) requires that no dwellings or residential development opportunities have been sold off or transferred from the farm holding within a period of 10 years from the date of the application and no previous permissions have been granted for a farm dwelling during the same period. A history search of the applicant's farms maps and a search of the farm Business ID as well as the applicant's name have found no evidence of any development opportunities having been sold off from the farm holding within the last 10 years. Criterion (b) of DM 18.3 of the ANPS is therefore satisfied.

The third criterion (c) requires the proposed dwelling to be positioned to sensitively cluster with an established group of buildings on the farm holding and that practicable access to the dwelling should be obtained from an existing lane. The proposed dwelling is to be located within the same site which has previous approvals for the extension of a shed and the erection of a second shed under planning application Ref: LA03/2025/0799/F. However, it is noted on the submitted Site Layout Plan (Drawing No. 01 date stamped 4th September 2026) that these sheds are to be relocated as part of the proposed development. Irrespective of these details, it is noted that the use of these buildings is restricted to the housing of horses and dry storage for purposes ancillary to the keeping of domestic horses (secured via Conditions 2 and 3 of planning approval Ref: LA03/2025/0799/F).

Given the aforementioned points, the proposal is not considered to comply with Criteria (a) of DM 18.3 of the ANPS and the principle of development is not established.

Design, Integration and Rural Character

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

The proposed dwelling is to be set back approximately 110.4m from the Seven Mile Straight, approximately 76.8m to the rear (southwest) of No. 223 Seven Mile Straight. In terms of design, the proposed dwelling is single storey, measuring approximately 5m in height, with a frontage length of 11.2m and a gable depth of 6.9m. The proposed finishes of the dwelling include render walls, a timber cladded panel to the front of the dwelling, PVC windows, doors and rainwater goods, and a pitched roof. Whilst timber cladding is not a typical design feature within the countryside, given the proposed dwelling will not be visible from the public road owing to its set back position and modest scale, it is considered acceptable in this instance.

The proposed garage measures approximately 4.6m in height, with a frontage length of 5.2m and a gable depth of 8.5m and is proposed to be finished in render to match the proposed dwelling. The proposed design of the garage is considered acceptable.

The proposed Site Layout Plan (Drawing No. 01/1 date stamped 23rd October 2026) shows that the site benefits from significant screening owing to the existing vegetation along the northeastern roadside boundary and western boundaries, which could be secured via condition if planning permission were forthcoming. The adjoining lands indicated to be under the ownership of the applicant benefit from mature vegetation along the eastern boundary which also aids integration of the proposal. It is noted that some roadside hedgerow removal will be required to provide the required visibility splays, however, owing to the proposed buildings being located to the rear of No. 223 Seven Mile Straight, public views of the proposed dwelling would be minimal.

It is noted that the submitted Site Layout Plan (Drawing No. 01/1 date stamped 23rd October 2026) shows two (2) buildings, approved under planning application Ref: LA03/2025/0799/F, relocated from the approved position to a location further south on the application site. These buildings were previously approved and not considered to detract from the surrounding area given they could not be seen from public viewpoints. Further plans have not been submitted as part of the current application to demonstrate if there are any changes to the scale or design of these buildings.

Notwithstanding that the principle of development is not established, it is considered that the proposed dwelling will satisfactorily integrate with its surroundings whilst also

respecting the rural character of the area. The proposal therefore meets the criteria of DM 18.2 and Policy DM 27 of the ANPS.

Neighbour Amenity
DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of the proposals on amenity will be considered in assessing their acceptability.

No. 223 Seven Mile Straight abuts the application site and is located approximately 75.8m southwest of the existing dwelling. The northern elevation of the proposed dwelling is blank and therefore no overlooking is anticipated. In relation to dominance and loss of light, no anticipated negative impacts are anticipated on No. 223 owing to the limited ridge height of the dwelling and the significant separation distance. As the garage and relocated sheds are located to the rear of the proposed dwelling, they are not considered to contribute to any negative impact on the amenity of No. 223. It is noted that no objection has been received from this property. The Council's Environmental Health Section was consulted and had no objection subject to an informative relating to nuisances from farms.

In summary it is considered that the proposal will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties.

Access and Parking
SP 3.10 and DM 3.10 of the ANPS indicate that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. Objectors raised concerns in relation to road safety, emergency access provision and increased traffic resulting from the site.

DfI Roads was consulted on the application and responded that the previously approved 2.4m x 160m visibility splays (under planning application Ref: LA03/2025/0799/F) are not in place at this location, and further amendments are required including amending the application form to describe the proposal as the alteration of an existing access onto a public road, Certificate C of the application form to be completed and notice to be served on No. 223 Seven Mile and the owner of the adjacent field to the right hand side when exiting the site and visibility splays of 2.4m x 160m. In response, the agent submitted an amended application form to show 'alteration of an existing access to a public road', as well as an amended Site Plan (Drawing No. 01/1 date stamped 23rd October 2026) showing hedgerow at No. 223 Seven Mile Straight to be cut back. DfI Roads was reconsulted on this information, and no response has been received.

The Proposed Site Plan (Drawing No. 01/1 date stamped 23rd October 2026) demonstrates that ample space can be provided within the curtilage of the proposed dwelling for parking a minimum of two cars. Notwithstanding that the

principle of development is not established, it is considered measures can be put in place to ensure road safety.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies are provided within the ANPS for designated sites in Policy DM 37, protected species in Policy DM 38 and policies for other habitats, species and features of natural heritage Importance are found in Policy DM 39 of the ANPS.

The application site is not located on any designated site or priority habitat, nor are there any protected species or other features of biodiversity interest present on site. In relation to the proposal to relocate the previously approved buildings on the site, it would be appropriate to attach a condition, should planning permission be forthcoming, to control the use of the buildings to the keeping of horses and storage in relation to horses as per the previous conditions attached to planning approval Ref: LA03/2025/0799/F.

The Proposed Site Plan (Drawing No. 01 date stamped 4th September 2026) indicates one (1) tree and approximately 66.3m of hedgerow to be faced back or to be removed in order to facilitate the required visibility splays. Such removal would normally require the submission of a Biodiversity Checklist, however, owing to the principle of development not being established, further information in this regard was not requested. Moreover, it is noted that under planning approval Ref: LA03/2025/0799/F the same amount of hedgerow was to be removed or faced back, with compensatory planting to be implemented. Should planning permission be granted, in order to ensure a net gain of biodiversity on the site, a condition should be attached which would require the planting of hedgerow along the northeastern roadside boundary of the application site. Moreover, a condition can be attached should planning permission be granted, to ensure that if any tree, shrub or hedge along the southern and western site boundaries is removed, uprooted, destroyed, dies or becomes seriously damaged, that planting of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape in the countryside.

The proposal is therefore considered to be capable of ensuring no significant adverse impact on natural heritage.

Sewerage and Drainage
Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The site is not known to be located in an area known to be at risk from pollution risk. As per the application form submitted with the proposal, foul sewage from the proposed dwelling is to be disposed of via a septic tank. The proposed dwelling is not to be located in an area where there is evidence of a history of surface water flooding, and given the nature of the proposal, it is not expected to involve buildings and/or hard surfacing of 1,000sqm or greater in area. As such, a Drainage Assessment was not required.

NI Water was not consulted in relation to this application for a single dwelling. An informative can be attached should planning permission be granted which advises that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

Other Matters
Owing to the site's location within the consultation zone for Belfast International Airport (BIA), consultation was carried out with BIA which indicated that they had no safeguarding objection to the proposal.

CONCLUSION

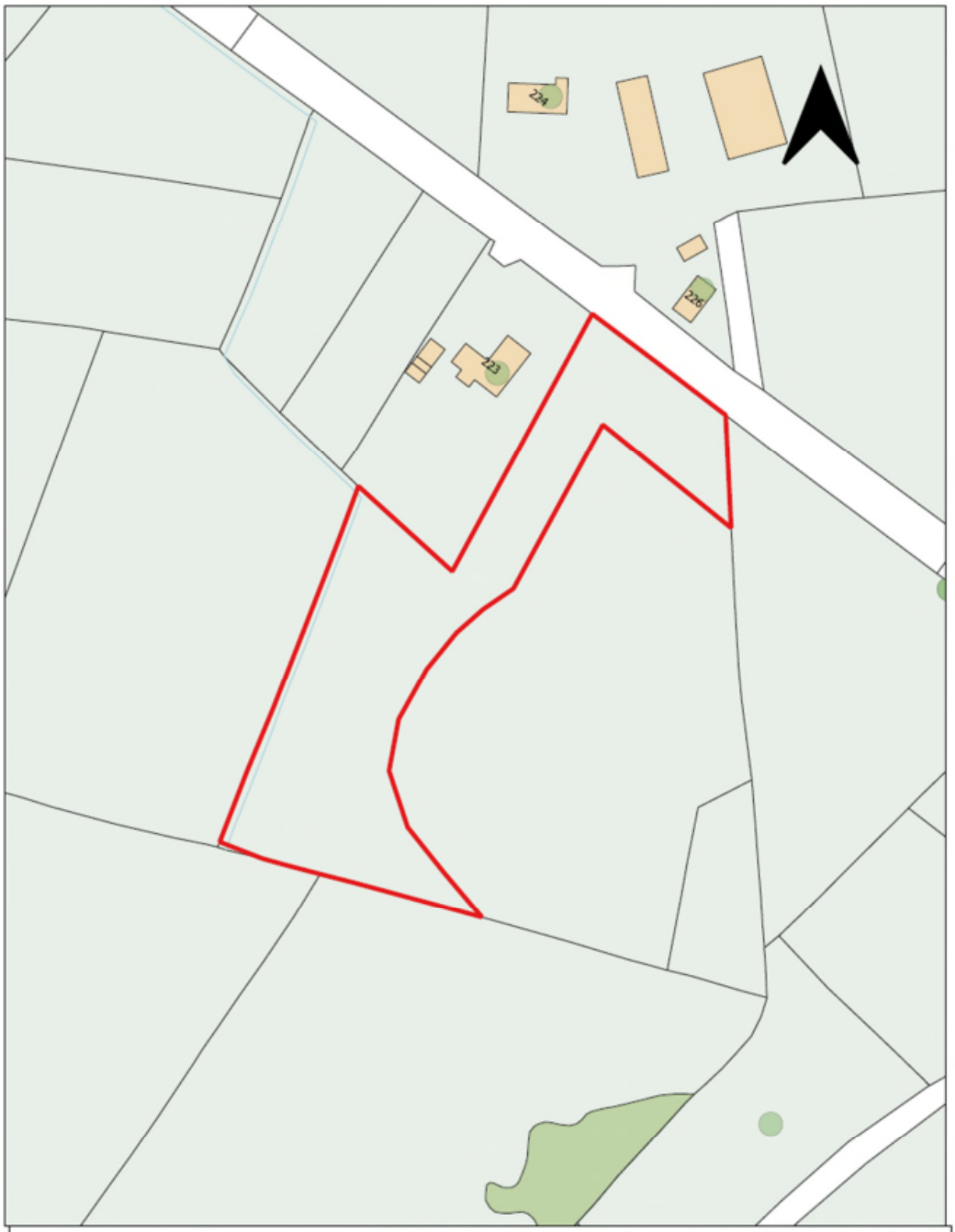
The following is a summary of the main reasons for the recommendation:

- The principle of development has not been established as the proposal is not associated with an active commercial farm business and does not cluster with an existing group of established farm buildings and is contrary to Policy DM 18A of the ANPS;
- It is considered a dwelling and garage could be accommodated within the site and integrate appropriately within the landscape, while respecting the rural character of the area;
- The proposal will not unduly affect the privacy or amenity of neighbouring; residents;
- Mitigation measures can be put in place to ensure road safety;
- There is no flood risk associated with the proposal; and
- There are no perceived significant ecological impacts.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement Edition 2 and SP 4.6 and criterion (a) of Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposed dwelling is not associated with an active and established farm business.



LA03/2026/0636/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.8**
APPLICATION NO	**LA03/2026/0604/O**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**
PROPOSAL	Proposed site for dwelling and garage
SITE/LOCATION	Approx. 70.5m SE of 5 Dunadry Manor, Dunadry, Antrim, BT41 2RY and accessed from Belfast Road
APPLICANT	Robert McWilliams
AGENT	CMI Planners
LAST SITE VISIT	8th September 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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: https://planningregister.planningsystemni.gov.uk/application/700410

SITE DESCRIPTION

The application site is located approximately 70.5m southeast of No. 5 Dunadry Manor, Dunadry, which is within the countryside and outside the development limit of any settlement as designated in the Antrim Area Plan 1984-2001 (AAP).

The application site is an area of cleared land located between two (2) recently constructed dwellings within a small residential development, named Dunadry Lane. The northern site boundary is undefined, and all remaining boundaries are defined by post and wire fencing approximately 1.5m in height.

The application site is located in the open countryside, however it is positioned within close proximity to the settlement of Dunadry.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2025/0664/NMC
Location: Approx. 129 metres southeast of No. 5 Dunadry Manor, Dunadry, BT41 2RY
Proposal: Non-material change to planning approval LA03/2022/0114/F (Proposed 2 no replacement dwellings, garages and associated site works). Site plan to show position of garages not shown on approved site plan 03/3
Decision: Non-material change granted (2nd March 2026)

Planning Reference: LA03/2025/0654/S54
Location: Approx. 160 metres east of no. 5 Dunadry Manor, Dunary, BT41 2RY
Proposal: Replacement Dwelling (variation of Condition 4 from planning approval LA03/2024/0626/F regarding existing natural screening)
Decision: Permission Granted (9th December 2025)

Planning Reference: LA03/2025/0653/S54
Location: Approx. 75 metres southeast of No. 5 Dunadry Manor, Dunadry, BT41 2RY
Proposal: Proposed replacement dwelling, and all associated site works. (Varitiaon of Condition 3 & 5 from Planning Approval LA03/2023/0227/F regarding Landscaping Scheme)

Decision: Permission Granted (9th December 2025)

Planning Reference: LA03/2025/0651/S54
Location: Approx. 103 metres southeast of No. 5 Dunadry Manor, Dunadry, BT41 2RY
Proposal: Replacement dwelling (Variation of Condition 3 from planning approval LA03/2023/0226/F regarding landscaping scheme and Condition 5 regarding existing natural screenings)
Decision: Permission Granted (9th December 2025)

Planning Reference: LA03/2025/0607/S54
Location: Approx. 129 metres southeast of No. 5 Dunadry Manor, Dunadry, BT41 2RY
Proposal: Proposed 2 no. replacement dwellings, garages and all associated site works (Variation of Condition 3 from planning approval LA03/2022/0114/F regarding existing trees and hedgerows on site and Variaiton of Condition 5 of LA03/2022/0114/F regarding proposed planting)
Decision: Permission Granted (29th January 2026)

Planning Reference: LA03/2025/0058/NMC
Location: 50m East of No. 266 Belfast Road, Dunadry, BT41 2RY
Proposal: Non Material Change to LA03/2022/0114/F (proposed 2 no. replacement dwellings, garages and all associated site works). Propsoed move of 1 no. dwelling 2m east and 3.5m north.
Decision: Non Material Change Granted (19th March 2025)

Planning Reference: LA03/2024/0626/F
Location: 266 Belfast Rad, Dunadry, BT41 2RY
Proposal: Replacement dwelling
Decision: Permission Granted (3rd December 2024)

Planning Reference: LA03/2023/0226/F
Location: 60m SW of Nos. 266 Belfast Road, Dunadry, BT41 2RY
Proposal: Proposed replacement dwelling, and all associated site works
Decision: Permission Granted (27th March 2024)

Planning Reference: LA03/2023/0227/F
Location: 100m south west of 266 Belfast Road, Dunadry, BT41 2RY
Proposal: Proposed replacement dwelling, and all associated site works
Decision: Permission Granted (26th April 2024)

Planning Reference: LA03/2022/0114/F
Location: 50m East of No. 266 Belfast Rad, Dunadry, BT41 2RY
Proposal: Proposd 2 no. replacement dwellings, garages and all associated site works
Decision: Permission Granted (17th October 2022)

Planning Reference: LA03/2018/0756/F
Location: 50m East of 266 Belfast Road Dunadry BT41 2RY
Proposal: Proposed replacement single storey dwelling with attached garage to replace two existing dwellings
Decision: Permission Granted (15th November 2018)
Planning Reference: LA03/2017/0648/F
Location: 50m East of 266 Belfast Road, Dunadry, Co. Antrim BT41 2RY
Proposal: 2 no. replacement dwellings and garages

Decision: Permission Granted (25th October 2017)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the open countryside outside the development limit of any settlement limit as identified within Antrim Area Plan. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM10 – Access and Parking;
- Policy DM11 – Access to Protected Routes; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18C – Dwellings within a Built Up Frontage.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policies:

- Policy DM 46 The Control of Development in Floodplains; and
- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – No objection subject to condition

Belfast International Airport – No objection

DfI Rivers – Objection

Shared Environmental Services – No response

REPRESENTATION

Seven (7) neighbouring properties were notified of the application and one (1) letter of objection has been received.

The full representation made regarding this proposal is available for Members to view online at:
https://planningregister.planningsystemni.gov.uk/application/712466

A summary of the key points of objection is summarised below:

- The proposal's lack of compliance with Planning Policy DM 18C of the ANPS.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage
- Other Matters

Preliminary Matters

Correspondence with Agent

- On 21st October 2026, concerns relating to the principle of development were raised with the agent via email. The agent was afforded the opportunity to withdraw the planning application.
- The agent confirmed via email on 21st October 2026 that they did not wish to withdraw the application.

Habitats Regulation Assessment

This planning application was considered in light of the assessment requirements of Regulations 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, formally consulted Shared Environmental Services (SES) following informal advice from SES that an HRA was required due to the site's proximity to Six-Mile Water and connection to Lough Neagh and Lough Beg SPA/ Ramsar Site. SES has not yet returned its formal response to include the HRA report and therefore no conclusion has been made with regards to the impact of the proposed development on designated sites and habitats.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, it is not located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The ANPS sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement

limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a dwelling within a built-up frontage under Policy DM 18C of the ANPS.

A Supporting Statement (Document 01 date stamped 20th August 2026) was submitted, which sets out that the agent considers the proposal should be assessed against Policy DM 18C of the ANPS. The statement suggests that the proposal seeks to utilise an existing gap within an established residential layout. Morevoer, the statement suggests that the proposal would represent the 'logical completion of an already established residential layout'. It should be noted that the five (5) dwellings located close to the application site, referred to by the agent, at the existing Dunadry Lane development were approved under four (4) separate planning approvals (Refs: LA03/2022/0114/F, LA03/2023/0226/F, LA03/2023/0227/F and LA03/2024/0626/F) for replacement dwellings, and therefore the current layout of the small residential development reflects the historic layout of the area, and no dwellings have been historically located specifically on the application site. It is noted that the one (1) objector, with an address at No. 5 Dunadry Manor, raised concerns that the proposed development does not comply with Policy DM 18C of the ANPS as the frontage in which the proposed dwelling would be located only contains three dwellings at present.

DM 18.16 of the ANPS states that the Council will support an application for the development of a small gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage where all of the criteria are met.

Criterion (a) of DM 18.16 of the ANPS requires that the frontage comprises five or more substantial buildings consisting of at least three dwellings but excluding ancillary buildings such as garages, small outbuildings and open sided structures. The Supporting Statement (Document 01 date stamped 20th August 2026) indicates the established residential grouping contains five recently constructed dwellings. However, the Site Location Plan (Drawing No. 01 date stamped 20th August 226) outlines these are not in a continuous line on the shared laneway, with three (3) dwellings being positioned along the left-hand side (west and north) of the shared laneway, and two (2) dwellings being positioned on the right-hand side (east and south) of the shared laneway. It is also noted that these dwellings have been designed in such a way that only two (2) front directly onto the shared laneway, which are labelled Nos. 4 and 5 on the Site Location Plan (Drawing No. 01 date stamped 20th August 2026). As such, there are only 3no. substantial buildings along the frontage in which the application site is located and the proposal is not considered to meet criterion (a) of Policy DM 18C.

Criterion (b) of DM 18.16 of the ANPS requires that the frontage appears as a visual entity in the landscape and all the existing buildings front directly onto a public road or private shared laneway. Although the existing 5no. dwellings appear as a visual entity in the landscape as noted above only three of the buildings have a common frontage with the application site.

Criterion (c) requires that as a general rule, the gap site for up to two dwellings is no greater than 60m between the existing buildings. The gap between the two (2) dwellings, abutting the site to the southwest and east, is approximately 49.4m and therefore criterion (c) is satisfied.

Criterion (d) of DM 18.16 of the ANPS requires that the proposed site provides a suitable degree of enclosure to allow the proposed development to integrate into the countryside. It is considered the site is capable of providing a suitable degree of enclosure due to being bounded to the southwest, south and east by other dwellings. Moreover, the Six Mile Water River is approximately 33m northwest of the application site. The proposal is therefore considered to satisfy criterion (d) of Policy DM 18C.

Criterion (e) of DM 18.16 of the ANPS requires that the proposed development respects the existing development pattern and will not significantly alter its existing character or visually intrude into the open countryside. Considering the application site's location, within a small residential development known as Dunadry Lane and its plot size of approximately 178.2sqm, it is not considered to significantly alter the existing character of the area or visually intrude into the open countryside. The proposal is therefore considered to comply with criterion (e) of Policy DM 18C.

In summary, the proposal fails to comply with criterion (a) and (b) of Policy DM 18C of the ANPS and the principle of development is therefore not acceptable in this regard. Moreover, Policy DM 46 of the ANPS aims to minimise flood risk. DfI Rivers was consulted and advised that an area along the northwest of the site lies within the 1 in 100 year fluvial floodplain. DM 46.1 of the ANPS states that the Council will not permit development within the floodplains of rivers or the sea unless one of the noted following exceptions apply.

In order to establish that a dwelling and garage would not result in any significant advese impact of flooding, a Flood Risk Assessment would be required to be submitted by the agent and consulted upon with DfI Rivers. Owing to the principle of development for a dwelling within a built up frontage not being established, further information in this regard was not required. In the absence of a Flood Risk Assessment, the proposal cannot be deemed as an exception under DM 46.1 of the ANPS.

Upon consideration of the above, the principle of development cannot be established as the proposal fails to meet the exceptions set out under DM 46.1 of the ANPS.

Design, Integration and Rural Character
Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. The ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS indicates the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

DM 27.3 of the ANPS states that development will be acceptable where it respects the traditional pattern of development in the area and will not cause a detrimental change to, or further erode, the rural character of the area.

As this is a planning application which seeks outline permission, no details regarding the design of the proposed dwelling and garage have been submitted. However, it is noted that the application site is located within an existing cul-de-sac of five (5) dwellings within Dunadry Lane. The existing dwellings are all two-storey detached dwellings, with a ridge height of approximately 7m, and are all visible from public viewpoints when travelling along the Belfast Road. It is considered that these existing dwellings would provide some screening of the proposal, however, any new dwelling on the application site would still be visible intermittently when travelling along Belfast Road in either direction. Nonetheess, a new dwelling would not significantly alter the character of the surrounding rural area at this site. Notwithstanding that the principle of development has not been established, it is considered that a dwelling within the application site could be designed to integrate sympathetically with its surroundings, subject to a condition being attached to any forthcoming planning approval which limits the ridge height to 7 metres. This would ensure the proposed dwelling does not breach the height of the existing dwellings in the Dunadry Lane development.

In summary, whilst it is considered that the principle of development is not acceptable, it is considered that a proposed dwelling could integrate into the surrounding landscape if a condition which restricted the ridge height to 7 metres was imposed.

Neighbour Amenity
Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability. The application site is located between 2no. properties, labelled as Plot Nos. 1 and 4 on the Site Location Plan (Drawing No. 01 date stamped 20th August 2026).

Plot No. 1 abuts the application site to the southwest and Plot No. 4 abuts the application site to the east. It is considered that should planning permission be forthcoming, a condition which requires the proposed dwelling to face in a southern direction would help to ensure that there is no significant adverse impact on either

dwelling as a result of overlooking from the proposal. In relation to dominance and loss of light, should planning permission be forthcoming, it would be appropriate to attach a condition which restricts the ridge height to 7 metres to ensure that there is no negative impact on either existing dwelling.

The dwelling within Plot No. 2 as indicated on the Site Location Plan (Drawing No. 01 date stamped 20th August 2026) is approximately 8.3m south of the application site. Whilst it is noted above that the proposed dwelling should be designed to face a southern orientation in order to secure the private amenity of Plot Nos. 1 and 4, the proposed dwelling with this orientation would have a detrimental impact of overlooking on Plot No. 2, obtaining direct views of its rear amenity space and rear windows. It is noted that a post and wire fence with a hedgerow has been planted to the rear of Plot No.2, however, there is no means of securing the growth or height of this hedge to protect against overlooking.

In relation to dominance and loss of light, should planning permission be forthcoming, it would be appropriate to attach a condition which restricts the ridge height to 7 metres to ensure no negative impact on Plot No. 2. It is therefore considered not possible for a dwelling to be developed on the application site without having an adverse impact on neighbouring amenity.

It is noted that the occupiers of No. 5 Dunadry Manor objected to the application in relation to policy compliance, but did not raise any concerns in relation to residential amenity. No. 5 Dunadry Manor is approximately 70.5m northwest of the application site, on the opposite side of the Six Mile Water River. Given the significant separation distance and the intervening vegetation, it is considered that there will be no significant adverse amenity impact on No. 5 Dunadry Manor by way of overlooking, dominance and loss of light.

The Council's Environmental Health Secton was consulted and responded with no objection. In summary, it is considered that the proposal would result in an unacceptable adverse impact on the amenity of neighbouring properties and the proposal is contrary to Paragraph 4.27 of the SPPS and DM 28.1 of the ANPS.

Access and Parking
Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

More over, DM 11.3 of the ANPS states that the Council will restrict access onto other proteted routes in the countryside and will only support proposals in the following circumstances:

(a) The intensification of use of an existing access where access cannot be reasonably obtained from an adjacent minor road;
(b) A new access to serve an economic development proposal of regional importance or a necessary infrastructure facility where access cannot reasonably be taken from an existing access or an adjacent minor road; or

(c) The provision of roadside services facilities where there are no existing or approved services within 12 miles of the site.

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. DfI Roads were consulted, and advised that if Officers are satisfied that the proposal meets the criteria set out under Policy DM 11 of the ANPS, that it has no objection to the proposal subject to conditions. Owing to the location of the proposal, which is not adjacent or close to any minor road, it is considered that the proposal is acceptable.

In summary, it is considered that the proposal will not result in road safety concerns.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37 of the ANPS, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

Shared Environmental Services (SES) was consulted owing to Six Mile Water River being located approxaimtely 39.2m northwest of the application site and the potential link to European sites and Ramsar sites approximately 6.1km downstream at Lough Neagh. SES has not yet provided a consultation response, however, given that the principle of development has not been established, it is not considered necessary to await the response of SES prior to making a decision on the proposal. In the absence of the compleed HRA from SES, a conclusion cannot be made on the impact of the proposal on designated sites.

There is no significant vegetation removal proposed as part of the development. However, a condition could be attached if planning permission were to be forthcoming to ensure that if any tree, shrub or hedge is removed, uprooted, destroyed, dies or becomes seriously damaged, that trees and shrubs of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape.

Sewerage & Drainage
Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The application site is partially located within a present day river floodplain. DfI Rivers was consulted and as noted above, advised that the northwestern portion of the application site is located within the 1 in 100 year floodplain and unless deemed as an exception as defined by Poliy DM 46 of the ANPS by Council, the proposal would be contrary to policy. As stated above, the proposal has not been deemed as an exception to Policy DM 46 of the ANPS and as such the proposal would not only be at risk of flooding itself but will add to the risk of flooding elsewhere.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. As indicated on the planning application form, foul sewage is to be disposed of via a package treatment plant. An informative could be attached should planning permission forthcoming advising that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

Other Matters
Owing to the site location within the consultation zone for Belfast International Airport (BIA), consultation was carried out with BIA which advised that a building up to a maximum height of 20m can be constructed on this area (on the assumption that the ground level is 42.5m above ordnance datum) without infringing on the protected surface.

CONCLUSION

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

- The principle of development has not been established as the application site is not located within a small gap site that forms a continuous built up frontage of five or more substantial buildings that front onto the same public road or shared laneway;
- The proposed dwelling could integrate into the surrounding area;
- It is considered that the proposed dwelling would compromise the amenity of neighbouring occupiers;
- It is considered that the proposal would result in flood risk and drainage concerns;
- The natural heritage impacts of the proposal have not been demonstrated; and
- It is considered that the proposal would not result in any road safety concerns.

RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (a) of DM 18.16 as the proposal is not considered to form part of a substantial and continuously built-up frontage of five substantial buildings.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.16 as the proposed dwelling is not located within a frontage where all dwellings front onto the public road or private shared laneway.

3. The proposal is contrary to the provisions of Paragraph 4.17 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy as it would result in an unacceptable adverse impact on the amenity of neighbouring properties.

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraphs 6.106 – 6.107 and is contrary to the provisions of

Policy DM 46 of the Antrim and Newtownabbey Plan Strategy in that the site lies within the 1 in 100 year floodplain and it has not been demonstrated that the proposal could be considered an exception to the policy and it has not been demonstrated that the proposal would not be at risk of flooding or would not add to the risk of flooding elsewhere.



LA03/2026/0604/O

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:2,000

COMMITTEE ITEM	**3.9**
APPLICATION NO	**LA03/2026/0703/O**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**
PROPOSAL	Site for Dwelling & Domestic Garage
SITE/LOCATION	40m NE of 25 Oldwood Road, Randalstown, Antrim, BT41 2NB
APPLICANT	Seamus Heffron
AGENT	CMI Planners
LAST SITE VISIT	5th October 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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: https://planningregister.planningsystemni.gov.uk/application/700410

SITE DESCRIPTION

The application site is located 40m northeast of No. 25 Oldwood Road, Randalstown, which is within the countryside and outside the development limit of any settlement as designated in the Antrim Area Plan 1984-2001 (AAP).

The application site is a roadside agricultural field. The northeastern, northern and northwestern boundaries are defined by ranch fencing approximately 1.5m in height. The southwestern and eastern boundaries are defined by mature hedgerow and trees, ranging from 2m to 10m in height. The southern (roadside) boundary is undefined. The topography of the site is relatively flat.

The character of the surrounding area is generally rural, with detached dwellings and small farm holdings interspersed throughout.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2022/0960/O
Location: Approx. 20m SE of 25 Oldwood Road, Randalstown, BT41 2NB
Proposal: Proposed site for infill dwelling and domestic garage
Decision: Application Withdrawn (23rd January 2023)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will

also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the open countryside outside the development limit of any settlement limit as identified within the Antrim Area Plan. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18D – Dwellings within an Existing Cluster.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;

- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP10 is supported by Policy:

- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – Objection

Belfast International Airport – No objection

REPRESENTATION

Six (6) neighbouring properties were notified of the application and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage
- Other Matters

Preliminary Matters

Correspondence with the Agent

- Concerns relating to the principle of development were raised with the agent via email on 21st October 2026. At this stage, the agent was afforded the opportunity to withdraw the application, and was advised that alternatively, the application would be presented before the Council's Planning Committee.
- The agent confirmed via email on 21st October 2026 that they did not wish to withdraw the planning application.

Appropriate Assessment

The subject site is located at lands 40m NE of 25 Oldwood Road, Randalstown, and there are no relevant sites close by. The proposed development comprises a dwelling and detached garage. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The ANPS sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a dwelling within an existing cluster under Policy DM 18D of the ANPS.

A Supporting Statement (Document 01 date stamped 30th September 2026) was submitted, which sets out that the agent considers the proposal should be assessed against Policy DM 18D of the ANPS.

Policy DM 18D of the ANPS refers to dwellings within an existing cluster and DM 18.17 of the ANPS states the Council will permit a new dwelling within an existing cluster of development subject to a number of criteria being met. Criteria (a) of DM 18.17 of the ANPS requires that the cluster lies outside a farm holding and comprises five or more substantial buildings incorporating at least three dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures. The

submitted Supporting Statement (Document 01 date stamped 30th September 2026) suggests that the area surrounding the application site contains a number of established dwellings and other substantial buildings associated with Oldtown Road and Craigstown Road. On the submitted Site Location Plan (Drawing No. 01 date stamped 30th September 2026) there are six (6) dwellings identified within the cluster (No. 25, 25a and 27a Oldwood Road, and Nos. 91, 93 and 93a Craigstown Road). As such, the proposal is considered to comply with criterion (a) of Policy DM 18D of the ANPS.

Criterion (b) of DM 18.17 of the ANPS requires that the cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point, such as a community building or facility, or a crossroads. The Supporting Statement (Document 01 date stamped 13th October 2026) contends that the cluster appears as a visual entity in the landscape, and that there is a clear relationship between these properties along Oldtown Road and the Craigstown Road. It is accepted that the crossroads between Oldwood Road and Craigstown Road could be considered a local focal point for the purposes of this policy, however, whilst on aerial imagery of the dwellings at Nos. 25, 25a, 27a Oldwood Road and Nos. 91, 93 and 93a Craigstown Road appear as a coherent visual entity, these buildings are not closely associated with the crossroads (No. 27a Oldwood Road is approximately 79m southeast of the crossroads and No. 91 Craigstown Road is approximately 100m northeast of the crossroads). Moreover, these buildings do not appear as a visual entity in the landscape when viewed from public vantage points.

When travelling northwest along Oldwood Road, there are views of the roofs of Nos. 25 and 25a Oldwood Road. Due to the significant rear boundary vegetation, there are no longstanding views of No. 27a Oldwood Road until immediately adjacent to its roadside access point. There are no views of the dwellings located along the Craigstown Road, other than views from the access point to the application site, which affords views of No. 93a Craigstown Road, when travelling in either direction along Oldwood Road. From the crossroads between the Oldwood Road and Craigstown Road, only the dwelling at No. 27a Oldwood Road is visible. When travelling in either direction along Craigstown Road, Nos. 25 and 25a Oldwood Road are not visible. It is therefore considered that the cluster does not appear as a visual entity in the landscape and therefore the proposal does not comply with Criterion (b) of Policy DM 18D of the ANPS.

Criterion (c) of DM 18.17 of the ANPS requires that the proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster. The application site benefits from mature vegetation along the eastern and southwestern boundaries. The application site is also bounded to the southwest by No. 25 Oldwood Road and north by No. 93a Craigstown Road. The proposal therefore complies with criterion (c) of Policy DM 18D of the ANPS.

Criterion (d) of DM 18.17 of the ANPS requires that the new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude into the landscape. It is considered that long views of the proposed dwelling will not be achievable owing to the mature boundary vegetation. It is considered that the proposed dwelling will not visually intrude in the landscape. The proposal therefore complies with criterion (d) of Policy DM 18D of the ANPS.

In summary, the proposal fails to comply with criteria (b) Policy DM 18D of the ANPS as the buildings are not associated with a local focal point and do not appear as a visual entity in the landscape when viewed from public vantage points.

Design, Integration and Rural Character
Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. The ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS indicates the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

DM 27.3 of the ANPS states that development will be acceptable where it respects the traditional pattern of development in the area and will not cause a detrimental change to, or further erode, the rural character of the area. Although a dwelling could read as ribbon development if positioned close to the roadside, it is considered that given the depth of the site that a dwelling could be positioned to the rear of the site and the curtilage restricted so that a ribboning would not occur in this instance. Subject to the siting to the rear of the site, it is not considered that the proposal would result in ribboning or an adverse impact on rural character.

As this is a planning application which seeks outline permission, no details regarding the design of the proposed dwelling and garage have been submitted. However, notwithstanding that the principle of development has not been established, it is considered that a condition could be imposed should planning permission be forthcoming, which restricts the height of the proposed dwelling to 6m, which would restrict long range views of the proposal when travelling in either direction along Oldwood Road, due to the mature vegetation along the southwestern and eastern boundaries. Overall, it is considered that a dwelling within the application site could be designed to integrate sympathetically with its surroundings.

In summary, whilst it is considered that the principle of development is not acceptable, it is considered that the proposed dwelling could integrate into the surrounding landscape.

Neighbour Amenity
Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and

cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this is an application for outline planning approval there are no details of the layout and design of the proposed dwelling. No. 25 Oldwood Road abuts the application site to the southwest. In relation to overlooking, it is considered that if planning permission were to be granted, a condition could be attached which restricts the height of the proposed dwelling to 6m, which would limit any effects of overlooking on this dwelling. Moreover, it is noted that along the shared boundary between the application site and No. 25, there is mature hedgerow approximately 2m in height, which restricts views into the private amenity space of No. 25. In relation to dominance, a condition which restricts the height of the proposed dwelling to 6m could ensure no significant impact of dominance on No. 25.

No. 93a Craigstown Road abuts the application site to the north. In relation to overlooking, it is considered that there is potential for a significant impact on No. 93a owing to the lack of established vegetation along the shared boundary. It is noted that the intervening boundary would require significant boundary treatment to secure the private amenity afforded to No. 93a, and in the absence of such boundary treatment, there is likely to be adverse impacts from overlooking. In relation to dominance, a condition which restricts the height of the proposed dwelling to 6m could ensure no significant impact of dominance on No. 93a. Moreover, the Council's Environmental Health Section was consulted and had no objection.

In summary, and notwithstanding that the principle of development is not established, it is considered the proposal could result in significant impacts of overlooking on No. 93a Craigstown Road and is therefore unacceptable.

Access and Parking
Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads was consulted and advised that visibility splays of 2.4m x 80m in both directions are required for the proposed access, but that the applicant has not indicated control of the land to the southeast of the proposed access (non-critical side) to achieve the required non-critical splay. DfI Roads requested that the red line boundary be amended to include the required visibility splays in both directions, that Certificate C of the application form should be completed and notice served on the owner of the adjacent field to the southeast of the proposed access for the land required to provide the required 2.4m x 80m non-critical visibility splay.

Owing to the principle of development not being established, further information was not requested in this regard. Nonetheless, it is considered that the required access

would be capable of being achieved and a refusal reason on this basis would not be necessary.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37 of the ANPS, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

The application site is not located on any designated site or priority habitat, nor are there any protected species or other features of biodiversity interest present on the site. However, a condition could be attached if planning permission were to be forthcoming to ensure that if any tree, shrub or hedge is removed, uprooted, destroyed, dies or becomes seriously damaged, that trees and shrubs of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape. Moreover, in order to ensure a net gain in biodiversity on the application site, a condition could be attached if planning permission were to be forthcoming, which requires a landscaping scheme to be submitted as part of a Reserved Matters application which shows the location, species and size of new trees and shrubs to be planted on the site. Also, given the existing roadside verge it is not anticipated that more than 30m of native hedge removal will be required for the provision of visibility splays.

In summary, it is not considered to have any significant negative impact on the natural environment.

Sewerage & Drainage
Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The proposed development is not located on an area of 'present day surface water' or 'climate change surface water' as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. As indicated on the planning application form, foul sewage is to be disposed of via a package treatment plant. An informative could be attached should planning permission be forthcoming advising that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

Other Matters
Owing to the application site's location within the consultation zone for Belfast International Airport (BIA), consultation was carried out with BIA and advised that a building of up 20 metres could be erected on the application site without infringing

on the protected area (based on the assumption that ground level is 60 metres AOD). As this is an outline planning application, further design details have not been provided and BIA are unable to comment on whether the proposal would have any other impact on other aspects of aerodrome safety.

CONCLUSION

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

- The proposal does not meet the policy requirements for a dwelling within a cluster as the cluster is not associated with a focal point and does not appear as a visual entity in the landscape;
- The proposed dwelling could integrate into the surrounding area;
- It is considered that the proposal would result in significant impacts of overlooking on a neighbouring property;
- It is considered possible to mitigate any flood risk at the application site;
- The proposal is not considered to have any significant detrimental impact on natural heritage features; and
- It is considered that the proposal would be capable of facilitating safe and efficient, access, movement and parking.

RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposal is not located within a cluster which appears as a visual entity in the landscape and the cluster is not associated with a focal point.

2. The proposal is contrary to the provisions of Paragraph 4.17 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy as it would result in an unacceptable adverse impact on the amenity of neighbouring properties.



LA03/2026/0703/O

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.10**
APPLICATION NO	**LA03/2026/0597/O**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**
PROPOSAL	Site for dwelling including all ancillary works
SITE/LOCATION	Lands approximately 38m southwest of No. 52 Rathmore Road, Dunadry, Antrim, BT41 2HG (with access off Loughanmore Road)
APPLICANT	Vaughan Homes
AGENT	APD Architects
LAST SITE VISIT	11th September 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@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: https://planningregister.planningsystemni.gov.uk/application/700410

SITE DESCRIPTION

The application site is located approximately 38m southwest of No. 52 Rathmore Road, Dunadry, which is within the countryside and outside the development limit of any settlement as designated in the Antrim Area Plan (AAP) (1984-2001).

The application site comprises the entire curtilage of the dwelling at No. 52 Rathmore Road, which equates to a site area of 1.12ha. All the site boundaries are defined by mature hedgerow and trees, ranging from 2m to 12m in height and there is a mature hedgerow approximately 3m in height which subdivides the site. The topography of the site is relatively flat.

The surrounding area is typically rural in character, mostly defined by detached dwellings and small farm holdings. Rathmore Education Centre is located approximately 49.3m northeast of the application site, on the opposite side of the Loughanmore Road.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will

also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the open countryside outside the development limit of any settlement limit as identified within Antrim Area Plan. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

Strategic Policy 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18D – Dwellings within an Existing Cluster.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 – Historic Environment (SP 7): indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policies:

- Policy DM 46 The Control of Development in Floodplains; and
- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads – No objection subject to conditions

Belfast International Airport – Advice

DfC Historic Environment Division – No objection

REPRESENTATION

Two (2) neighbouring properties were notified of the application and no representations have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Rural Design and Character
- Neighbour Amenity
- Access and Parking
- Historic Environment
- Natural Heritage
- Flood Risk
- Sewerage and Drainage
- Other Matters

Preliminary Matters

Appropriate Assessment

The subject site is located at lands approximately 38m southwest of No. 52 Rathmore Road, Dunadry, and there are no relevant sites close by. The proposed development

comprises a dwelling and associated works. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Correspondence with Agent

- An email was sent to the agent on 23rd September 2026 requesting clarification on the discrepancies between the red line boundary of the application site and the submitted Site Plan (Drawing No. 03 date stamped 18th August 2026), noting the DfI Roads response. Further information in relation to these discrepancies and the proposed access was requested to be submitted prior to Friday 25th September 2026.
- The agent responded via email on 24th September 2026 stating that the applicant wishes to request an extension of time until the 25th November 2026 to consider the details. Such an extension of time (two months) was deemed to be excessive by Officers for matters related to the red line of the proposal and the proposed access point, especially in the context of the concerns with the principle of development.
- An email was sent to the agent on 25th September 2026 to advise that the Site Block Plan (Drawing No. 03 date stamped 18th August 2026) appears to show proposed access from the Loughanmore Road, and therefore Council will amend the site address to include access from Loughanmore Road and readvertise the application. In this email, it was also advised that the Planning Section has concerns with regards to the principle of development as the proposal does not appear to meet the policy tests for a dwelling in a cluster under Policy DM 18D of the ANPS, and would be moved forward with a recommendation to refuse planning permission.
- The agent submitted an amended Site Location Plan (Drawing No. 01/1 date stamped 28th September 2026), Google Site Location Plan (Drawing No. 02/1 date stamped 28th September 2026), Site Plan (Drawing No. 03/1 date stamped 28th September 2026), Supporting Statement (Document No. 01/1 date stamped 29th September 2026) and Drawing Document (Document No. 03 date stamped 28th September 2026) on 28th September 2026.
- Following an email from the agent on 21st October 2026 in relation to information for DfI Roads, the agent was advised again via email that Officers' concerns relating to the principle of development remained.

- On 3rd November 2026, the agent submitted a further Rebuttal Statement (Document 04 date stamped 3rd November 2026) which outlined the agent's view that the principle of development was acceptable.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The ANPS sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a dwelling within an existing cluster under Policy DM 18D of the ANPS.

A Supporting Statement (Document 01 date stamped 18th August 2026) was submitted which sets out that the agent considers the proposal should be assessed against Policy DM 18D of the ANPS.

Policy DM 18D of the ANPS refers to dwellings within an existing cluster and DM 18.17 of the ANPS states the Council will permit a new dwelling within an existing cluster of development where all of the following criteria are met:

Criteria (a) of DM 18.17 of the ANPS requires that the cluster lies outside a farm holding and comprises five or more substantial buildings incorporating at least three dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures. The submitted Supporting Statement (Document 01/1 date stamped 28th September 2026) and Rebuttal Statement (Document 04 date stamped 3rd November 2026) suggest that the cluster lies outside a farm holding and comprises a group of five buildings, three of which are dwellings. The submitted Site Context Plan (Drawing No. 05 date stamped 18th August 2026) (referred to as Figure 4 in the Supporting Statement) highlights five buildings, i.e., 'built development'. However, one of these referenced buildings (the southernmost building) appears to be an agricultural shed, and the two northernmost buildings are community buildings. As such, the cluster does not comprise of five substantial buildings and three of the

buildings are not dwellings. Moreover, the identified agricultural shed is discounted because it lies within a farm holding, as excluded by criterion (a). It is therefore considered that, out of the five buildings referred to by the agent, only three buildings would meet the policy tests for forming a cluster as per criterion (a) of Policy DM 18D of the ANPS.

Criterion (b) of DM 18.17 of the ANPS requires that the cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point, such as a community building or facility, or a crossroads. The Supporting Statement (Document 01/1 date stamped 28th September 2026) and Rebuttal Statement (Document 04 date stamped 3rd November 2026) advise that the cluster appears as a visual entity and incorporates a local focal point. It is not disputed that the crossroads between Rathmore Road and Loughanmore Road is closely associated with the application site, however, the cluster does not appear as a visual entity in the landscape, with separation distances of approximately 79.6m between No. 52 Rathmore Road and the Rathmore Education Centre, and 105.6m between No. 52 Rathmore Road and the outbuildings belonging to No. 51 Rathmore. Moreover, when travelling in either direction along Rathmore Road, the mature roadside hedgerow along the application site boundary removes any potential visual linkage between the dwelling at No. 52 and nearby buildings identified by the agent. When travelling east along Loughanmore Road, only the Rathmore Education Centre and the Rathmore Young Farmers buildings are visible. When travelling west along Loughanmore Road, only Rathmore Education Centre is visible. The proposal is therefore not considered to comply with criterion (b) of Policy DM 18D of the ANPS.

Criterion (c) of DM 18.17 of the ANPS requires that the proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster. In their Rebuttal Statement (Document 04 date stamped 3rd November 2026), the agent contends that the application site has substantial enclosure to all sides which would qualify as providing a 'suitable degree of enclosure'. It is recognised that the application site benefits from mature boundary vegetation, however, the application site is not bounded by any development in the cluster. The proposal therefore does not comply with criterion (c) of Policy DM 18D of the ANPS.

Criterion (d) of DM 18.17 of the ANPS requires that the new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude in the landscape. It is considered that the proposed dwelling will not be visible from public viewpoints due to the surrounding dwellings and mature boundary vegetation. The location of the application site, situated within the existing mature defined garden at No. 52 Rathmore Road, means it will not visually intrude into the landscape. The proposal therefore complies with criterion (d) of Policy DM 18D of the ANPS.

In summary, the proposal fails to comply with criteria (a), (b) and (c) Policy DM 18D of the ANPS and the principle of development is therefore not acceptable in this regard.

Design, Integration and Rural Character
Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. The

ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 of the ANPS indicates the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

DM 27.3 of the ANPS states that development will be acceptable where it respects the traditional pattern of development in the area and will not cause a detrimental change to, or further erode, the rural character of the area.

As this is a planning application which seeks outline permission, no details regarding the design of the proposed dwelling have been submitted. However, the Proposed Site Plan (Drawing No. 03 date stamped 18th August 2026) indicates that the proposed dwelling is to be sited in the southwestern portion of the site, approximately 39.3m southwest of the dwelling at No. 52 Rathmore Road.

Notwithstanding that the principle of development is not established, it is considered that the proposed dwelling would not be visible when travelling in either direction along the Loughanmore Road, nor the Rathmore Road, owing to the mature vegetation along all site boundaries. Moreover, it is considered that a dwelling within the application site could be designed to integrate sympathetically with its surroundings.

In summary, whilst it is considered that the principle of development is not acceptable, it is considered that a proposed dwelling could integrate into the surrounding landscape.

Neighbour Amenity
Paragraph 4.27 of the SPPS states that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

DM 28.1 of the ANPS states the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this is an application for outline planning approval there are no details of the layout and design of the proposed dwelling, however, the submitted Proposed Site Plan (Drawing No. 03 date stamped 18th August 2026) has been submitted which illustrates the proposed siting of the dwelling with the proposed access being taken off the Loughanmore Road.

No. 52 Rathmore Road is the closest residential property to the proposed dwelling and is located approximately 39.3m northeast of the application site. It is considered that in order to secure the amenity of the occupiers of No. 52, a condition could be attached to any decision notice which requires the retention of the mature hedgerow which separates the proposed dwelling and No. 52 Rathmore Road, which would sufficiently block any views of the rear amenity area of No. 52. In relation to dominance and loss of light, it is considered that the separation distance of approximately 39.3m is sufficient to ensure that there is no significant adverse impact on the occupiers of No. 52.

There are no other dwellings which abut the application site and no objections have been received. Moreover, the Council's Environmental Health Section was consulted and advised it had no objection to the proposal.

Access and Parking
Paragraph 6.296 of the SPPS indicates that the aim of the SPPS with regard to transportation is to secure improved integration with land-use planning, and to facilitate safe and efficient access, movement and parking. Additionally, criterion (g) within paragraph 6.297 of the SPPS states that the regional strategic objectives for transportation and land-use planning are to promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

Additional access is proposed to the application site from Loughanmore Road, with the existing access on Rathmore Road retained. DfI Roads was consulted on the application, and had no objection subject to conditions.

Historic Environment
Policy DM 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 30 Archaeology which indicates that the Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings.

The application site is located in close proximity to a Battle site (NISMR Ref: ANT050:184). DfC Historic Environment Division (HED) was consulted and advised it had no objection to the proposed development.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37 of the ANPS, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other habitats, species and features of natural heritage importance.

The application site is not located on any designated site or priority habitat, nor are there any protected species or other features of biodiversity interest present on the

site. A condition could be attached if planning permission were to be forthcoming to ensure that if any tree, shrub or hedge is removed, uprooted, destroyed, dies or becomes seriously damaged, that trees and shrubs of the same species and size shall be planted at the same place to ensure the provision, establishment and maintenance of a high standard of landscape. Moreover, in order to ensure a net gain in biodiversity on the application site, a condition could be attached if planning permission were to be forthcoming, which requires a landscaping scheme to be submitted as part of a Reserved Matters application which shows the location, species and size of new trees and shrubs to be planted on the site.

Sewerage & Drainage
Policy DM 15 of the ANPS states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals.

The proposed development is not located on an area of 'present day surface water' or 'climate change surface water' as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

NI Water was not consulted in relation to this application for a single dwelling in the countryside. As indicated on the planning application form, foul sewage is to be disposed of via a septic tank. An informative could be attached should planning permission be forthcoming advising that the applicant's attention is drawn to NI Water's Standing Advice in relation to single domestic properties in the rural area seeking connection to watermains.

Other Matters
Owing to the application site's proximity to Belfast International Airport's (BIA) aerodrome, BIA was consulted who advised that a building up to a maximum height of 20m can be built in this area without infringing on the protected surface (based on the assumption that the ground level is 80m above ordnance datum).

CONCLUSION

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

- The proposal does not meet the policy requirements for a dwelling within a cluster;
- The proposed dwelling could integrate into the surrounding area;
- It is considered that mitigation measures could be put in place so as not to compromise the amenity of the proposed dwelling or neighbouring occupiers;
- It is considered possible to mitigate any flood risk at the application site;
- The proposal is not considered to have any significant detrimental impact on the historic environment;
- The proposal is not considered to have any significant detrimental impact on natural heritage features; and
- There are no road safety concerns.

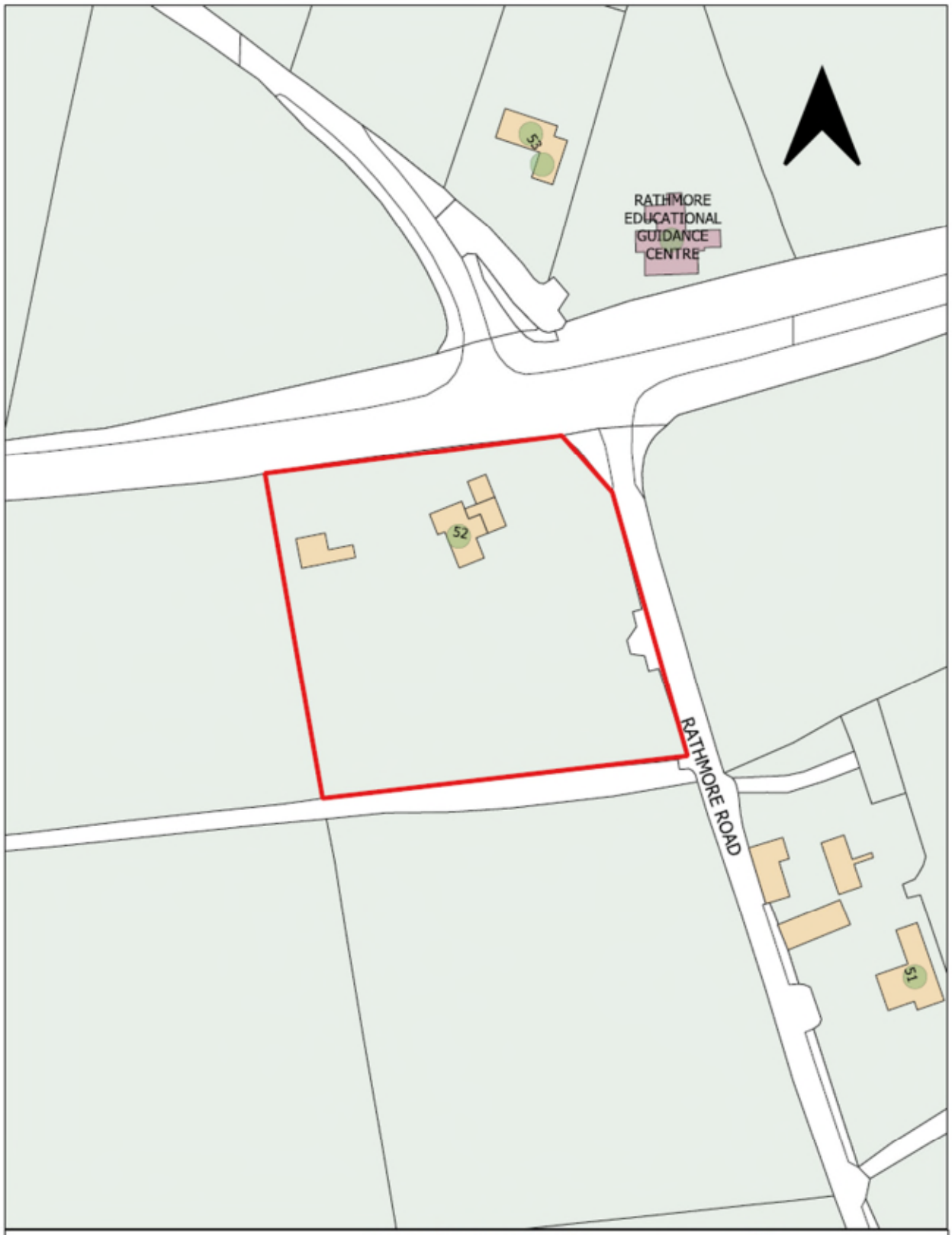
RECOMMENDATION	**REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (a) of DM 18.17 as the proposal is not located within a cluster which comprises five substantial buildings incorporating three dwellings.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposal is not located within a cluster which appears as a visual entity in the landscape.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (c) of DM 18.17 as the application site is not bounded on at least two sides by other development within the cluster.



LA03/2026/0597/O

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.11**
APPLICATION NO	**LA03/2026/0530/F**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of existing front and side boundary wall/fence and driveway access gate and proposed part rendering of existing property
SITE/LOCATION	49 Manse Road, Newtownabbey, BT36 6RW
APPLICANT	Rhonda Quinn
AGENT	NI Planning Permission
LAST SITE VISIT	11/09/26
CASE OFFICER	Eleanor McCann Tel: 028 9034 40422 Email: Eleanor.mccann@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/711580

SITE DESCRIPTION

The application site is located at No. 49 Manse Road, Newtownabbey which is situated within the development limits of Metropolitan Newtownabbey as defined within the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).

The application site contains a single storey detached dwelling and garage which is finished in facing brick, stone cladding, uPVC windows and doors and interlocking concrete roof tiles. Amenity space is provided to the southeast (rear) and parking provision is located to the northwest (front) of the dwelling.

The topography of the application site has a gentle gradient of approximately 0.9m from the Manse Road to the dwelling then flattens out. The site abuts No. 51 Manse Road to the east, by No. 47 Manse Road to the west and the Ferguson Centre business park to the southeast. The application site sits approximately 0.5m above No. 51 Manse Road and approximately 0.5m below No. 47 Manse Road.

The northwestern boundary is defined by a brick wall with close boarded fencing atop measuring approximately 1.8m in height. The northeastern boundary is defined by a close boarded timber fence with a maximum height of approximately 1.8m. The southeastern and southwestern site boundaries are partially defined by close boarded timber fencing approximately 1.8m in height. The surrounding area is predominantly residential, comprising of houses of similar types and design.

PLANNING HISTORY

Planning Ref: LA03/2026/0001/F
Location: 49 Manse Road, Newtownabbey
Proposal: Demolition of existing single storey garage and construction of proposed single storey bedroom extension.

Decision: Permission Granted (30/03/26)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan Published 2004 (dBMAP): The application site is located within the settlement limit of Ballyclare. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 4 - *Homes (SP 4):* sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 22 – Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policy:

- Policy DM 28 - Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage

comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

- Appendix B 23 Walls and Fences

CONSULTATION

DfI Roads; No objection subject to conditions.

REPRESENTATION

Fifteen (15) neighbouring properties were notified, and no letters of objection were received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

Preliminary Matters

Appropriate Assessment

The subject site is located at No. 49 Manse Road, Newtownabbey, and there are no relevant designated sites close by. The proposed development comprises a boundary fence. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

EIA
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being situated within the development limits of Metropolitan Newtownabbey as defined within the Draft Belfast Metropolitan Area Plan (dBMAP). In line with the transitional arrangements set out in the SPPS, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 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 to the existing property and do not detract from the appearance or character of the surrounding area;
b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a fence is acceptable subject to the listed criteria being met. In addition, Policy DM 22 of the ANPS also advises that the

guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance
Paragraph 4.27 of the SPPS indicates that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance. Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

Further guidance is provided in Annex B23 of the ANPS, which states that walls and fences, particularly in front gardens, can have a significant impact on the appearance of a property and the surrounding streetscape. It advises that materials should complement the character of the property and neighbourhood. Expanses of close-board fencing bordering public areas are visually unacceptable.

The application seeks full planning permission for the retention of existing front and side boundary wall/fence and driveway access gate and proposed part rendering of the existing dwelling. The proposed rendering to the front and side elevation of the dwelling is not considered to detract from the character or appearance of the host dwelling or the surrounding area and is considered acceptable.

The fencing to be retained to the front elevation of the host dwelling measures approximately 1.65m in height, the fencing to the front elevation is atop a wall, with a total height of approximately 1.8m measures and extends for approximately 13.3m. The fencing to the side elevation measures approximately 1.65m in height and extends for approximately 13.7m.

The development is visible when travelling in both directions along the Manse Road. The scale, height and appearance of the fencing to be retained is not considered sympathetic to the host dwelling. The materials and design are not compatible with character of the property, nor do they reflect the urban context of the surrounding area. Instead, the 1.65m high fence and wall appear visually intrusive and inappropriate when read together with the surrounding area.

Concerns were raised with the applicant that the height of the fencing was not in keeping with the surrounding character of the area. Within the Supporting Statement (Document 01, date stamped 1st October 2026), the agent states that the phrase 'character of the surrounding area' is unsubstantiated and that a site visit to the area would demonstrate that similar fences are in the area. The agent also states that fencing in the vicinity is comparable to neighbouring boundary treatments and boundary treatment heights.

Whilst it is acknowledged that similar boundary treatments of low lying walls with fencing atop exist in the surrounding area, however, the subject fencing appears out of keeping with the urban context due to its height, expanse and materials. The subject fence presents as an obtrusive and visually intrusive feature along the roadside.

Accordingly, the subject development is considered contrary to Policy DM 22 of the ANPS and associated guidance, and it is not acceptable in terms of scale, massing or design.

Neighbour Amenity
Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The subject development is not considered to have any detrimental impact on neighbouring properties by way of overlooking, loss of light overshadowing or dominance due the nature of the proposal. As such the proposal is considered to meet the policy requirements of Policy DM 22 and Policy DM 28 of the ANPS.

Impact on Trees and Environmental Quality of this Area
Criteria (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

It is considered that the subject development does not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the proposal is located. The proposal is considered to meet the policy requirements of criteria (c) of Policy DM22 and Policy DM 42 of the ANPS.

Amenity Space, Parking and Manoeuvring
Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

DfI Roads was consulted in regard to the proposal and responded stating no objection to the proposal subject to conditions. The application is considered to meet criteria (d) of Policy DM 22 and Criteria (c) of DM 10.1 of the ANPS.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

With regards to the proposed development, the application site is not located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and as such a Drainage Assessment is not required. The proposal is considered to meet the policy requirements of Policy DM 47.

Other Matters

Within the Supporting Statement (Document 01, date stamped 1st October 2026) it is stated that there are dogs on the property and that this is a material consideration to take into account in the assessment of the application. The Supporting Statement outlined that a 1.2m high fence is insufficient to safely contain most domestic dog breeds and that a fence of 1.2m creates a risk of animals escaping which raises animal welfare concerns, public safety concerns and liability issues for the application.

The liability of the applicant for securing their animals is considered a civil matter and not within the remit of the Planning Section.

Within the Supporting Statement (Document 01, date stamped 1st October 2026) the agent also stated that this is a retrospective application and the fence at a height of 1.65m already exists on the site and the planning sections concerns should have been raised before the application incurred expenditure, and that the nature of the proposal means that the scheme was implemented based on reasonable assumptions about acceptable boundary treatment height.

Any works undertaken without the benefit of planning permission are carried out at the applicant's own risk.

CONCLUSION

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

- The principle of development is considered acceptable;
- The subject development is considered unacceptable in terms of scale, massing, design, materials and appearance;
- The subject development is considered acceptable in terms of neighbour amenity;
- The subject development is not considered to result in adverse impacts on trees and environmental quality of this area;
- The subject development is not considered to negatively impact amenity space, parking and manoeuvring.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.



LA03/2026/0530/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.12**
APPLICATION NO	**LA03/2026/0376/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed flood lighting, fencing and flag poles and associated site works
SITE/LOCATION	Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
APPLICANT	Desmond Dolan
AGENT	Damien Ferguson
LAST SITE VISIT	3rd July 2026
CASE OFFICER	Micheal Glynn Tel: 028 9034 0411 Email: michael.glynn@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal
https://planningregister.planningsystemni.gov.uk/application/710106

SITE DESCRIPTION

The application site is located at No. 23 Ballymena Road, Antrim, which is within the development limits of Antrim as defined by the Antrim Area Plan 1984-2001 (AAP).

The application site contains an existing car sales showroom, workshop and car servicing facility. Directly south of the site lies an existing petrol filling station and retail unit along with a car wash facility and car parking whilst playing fields associated with St. Comgall's Primary School are located to the east. The site is defined by steel fencing on all boundaries.

The immediate surrounding area is characterised by a mixture of commercial, educational and industrial uses, while the wider site is characterised by residential development on either side of the Ballymena Road.

PLANNING HISTORY

Planning Reference: LA03/2026/0396/A
Location: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Proposed flood lighting, fencing and flag poles and associated site works
Decision: Under Consideration

Planning Reference: LA03/2025/0916/F
Location: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Proposed alterations and new cladding to existing front elevation and addition of 2 No. workshop roller shutter door entrances and associated works
Decision: Permission Granted (20th April 2026)

Planning Reference: T/2006/0518/A
Location: 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Advertisement for vehicle sales/service repairs
Decision: Permission Granted (7th September 2006)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policies:

- Policy DM 1 Economic Development – Zoned Sites and Settlements; and
- Policy DM 7 Development Outside Centres.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 – Access and Parking; and

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 10 - Environmental Resilience and Protection (SP10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

CONSULTATION

DfI Roads – No objection

DfI Rivers – No objection

Environmental Health Section – No objection subject to a condition

REPRESENTATION

Twenty-five (25) neighbouring properties were notified and no letters of objection were received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters;
- Policy Context and Principle of Development;
- Scale, Massing, Design and Appearance;
- Neighbour Amenity;
- Access and Parking;
- Flood Risk and Drainage; and
- Other Matters

Preliminary Matters

Request for Further Information

An email was sent to the agent on 8th September 2026 outlining concerns with the height of the flag poles. Any amendments were requested to be submitted to the Council by 22nd September 2026. Amended Elevations (Drawing No. 03/1, date stamped 23rd September 2026) were submitted on the 23rd September 2026.

Appropriate Assessment

The subject site is located at No. 23 Ballymena Road, Antrim and there are no relevant designated sites close by. The proposed development comprises proposed flood lighting, fencing and flag poles and associated site works. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. 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 development limit of Antrim, and the AAP does not zone this land for any specific use. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP 1.1 of the ANPS indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development and that the Council will work with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in our Borough.

DM 1.6 of the ANPS indicates that proposals for business and employment-related development within settlements will be acceptable where these are in accessible locations and of a scale and nature appropriate to the location and accord with other relevant policies of the LDP. DM 1.7 of the ANPS indicates that proposals for the redevelopment of individual business premises that are not zoned for employment use will be assessed on their individual merits against other relevant policies of the LDP.

In this case, the proposal seeks permission for the erection of floodlighting, fencing, flag poles and associated site works within the curtilage of an existing car showroom and vehicle servicing facility. Whilst a car sales showroom falls within a sui generis use class, the established use of the site is employment-related in nature and has operated at the site from at least since 2008. Two Planning Statements (Documents

01 and 02, both date stamped 29 May 2026) have been submitted in support of the application, setting out the applicant's rationale for the proposed development.

The site has an extensive planning history with planning permission originally being granted for a car showroom in 1979, and the site has been subject to a number of subsequent approvals. More recent permissions include advertisement consent for vehicle sales and servicing operations under application Ref's: T/2006/0518/A and LA03/2025/0916/F for alterations and new cladding to the front elevation of the existing building, together with the addition of two workshop roller shutter door entrances and associated works. The current proposal is therefore associated with an established commercial premises operating within a long standing use.

In addition to the above, the proposal is within an accessible location and of a scale and nature appropriate to the area and therefore complies with Policy DM 1.6 of the ANPS in this regard. It is considered that the principle of economic development has previously been established on site and the proposal seeks permission for minor alterations which is considered to comply with SP 1.1 and DM 1.6 of the ANPS, subject to all other policy and environmental considerations being met.

Urban Design
Policy SP6 of the ANPS seeks to promote good placemaking, high quality design practices and the importance of the development responding positively to the local context, in this case the wider residential area. DM 25.1 of the ANPS provides the policy for urban design and requires proposals to make a positive contribution and relate well to the character, appearance and use of materials of the surrounding area.

The application seeks full planning permission for the erection of four flag poles, twelve floodlights, replacement and additional fencing, and associated site works at an existing car showroom and servicing facility located on the Ballymena Road, Antrim. The floodlights are proposed at an approximate height of 6m and are positioned intermittently around the site boundaries. The proposal also includes four flag poles, each approximately 6m in height, located prominently along the western frontage of the site adjacent to the Ballymena Road. The flag poles would display branded flags associated with the commercial operations of the site.

The application site occupies a prominent roadside position on one of the principal approaches into Antrim and is viewed within a mixed-use environment comprising commercial premises, residential properties, a petrol filling station and associated roadside development. Whilst commercial signage and branding are expected within such a location, the proposed flag poles, by reason of their number, height and prominent siting along the road frontage, would introduce visually dominant vertical features that would appear excessive in the context of the existing development and streetscape.

Following Officer's concerns regarding the height of the flag poles, amended elevations (Drawing No. 03/1, date stamped 23rd September 2026) were submitted, reducing the height of the flag poles to 6m, however, the flag poles remain visually intrusive features when viewed from the public realm. Due to their scale and elevated position above the existing building frontage and boundary treatments,

they would have an adverse visual impact and create a cluttered appearance along the Ballymena Road frontage.

In summary, it is considered that the proposed flag poles fail to respect the character and appearance of the surrounding area and would not integrate satisfactorily with the established streetscape. The development would therefore fail to make a positive contribution to local character and distinctiveness and would be contrary to the aims of Policy SP6 and DM 25.1 of the ANPS. The floodlighting and fencing elements of the proposal, in isolation, are considered acceptable in terms of design and appearance; however, the adverse urban design impacts arising from the flag poles are such that the proposal as a whole is unacceptable.

Neighbour Amenity
Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The application site comprises an existing car showroom and vehicle servicing facility located on Ballymena Road, Antrim. The proposal seeks the erection of four flag poles, twelve floodlights, replacement and additional fencing, and associated site works within the curtilage of the established commercial premises. Residential properties are situated to the west of the site on the opposite side of Ballymena Road, with additional dwellings located to the north beyond the site boundary. No. 33 Ballymena Road is located approximately 12.1m north of where the nearest flood light is proposed. No. 149 Parklands is located to the north of the application site and approximately 54m away from the closest proposed flood light. No. 150 Parklands is located to the north of the application site and approximately 24m away from the closest proposed flood light.

By virtue of the nature of the development, the proposal would not result in overlooking or loss of privacy. The proposed flag poles and floodlighting columns are slender structures with a limited physical footprint and, whilst visible from neighbouring properties, would not give rise to an unacceptable sense of enclosure, dominance or loss of light. The nearest residential properties are separated from the proposed development by Ballymena Road and existing boundary treatments, and substantial separation distances of at least 12m are maintained between the proposed structures and neighbouring dwellings. With regard to noise and disturbance, the proposal does not introduce any new commercial use and is ancillary to the existing lawful operation of the vehicle showroom and servicing business.

The floodlights are directed towards the operational areas of the site. Having regard to their positioning, the separation distances to neighbouring residential properties and the commercial character of the application site, it is not considered that the proposal would give rise to unacceptable levels of light spill or glare which would adversely affect the living conditions of nearby residents.

The Council's Environmental Health Section was consulted on the application and responded with no objection subject to the inclusion of a condition relating to protecting the amenity at neighbouring dwellings from artificial light intrusion.

Overall, it is considered that the proposal would not result in an unacceptable adverse impact on the residential amenity of neighbouring occupiers by reason of overlooking, loss of privacy, overshadowing, dominance, noise, light pollution or other forms of disturbance. The proposal therefore complies with Policies DM 22 and DM 28 of the ANPS.

Access and Parking
SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

DM 10.1 of the ANPS requires that development proposals have suitable access arrangements, do not prejudice road safety, and provide adequate parking and servicing arrangements. Paragraph 6.303 of the SPPS and Policy DM 10.2 of the ANPS also require consideration of the Parking Standards (DoE, 2005).

The proposal comprises the erection of four flag poles, twelve floodlights, replacement and additional fencing, and associated site works at an existing car showroom and servicing facility. No changes are proposed to the existing vehicular access arrangements or parking provision within the site. DfI Roads was consulted and did not identify any concerns regarding the impact of the proposal on the safety or free flow of traffic on the adjoining road network.

Given the nature of the proposal, it is not expected to generate additional traffic, parking demand, or servicing requirements. The existing access and parking arrangements are considered sufficient to accommodate the development and there are no road safety concerns arising from the proposal.

The proposal is therefore considered to comply with Policies DM 10 and DM 12 of the ANPS and Paragraph 6.303 of the SPPS.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

DfI Rivers was consulted and responded on 22nd July 2026. It advised that the site is not located within the 1 in 100-year fluvial flood plain or the 1 in 200-year coastal flood plain. DfI Rivers further advised that a Drainage Assessment is not required as the proposal does not exceed any of the thresholds set out under Policy DM 47. DfI Rivers raised no objection to the proposal.

It is therefore considered that the proposal complies with Policy DM 47 of the ANPS and would not result in an unacceptable flood risk or surface water drainage impact.

Other Matters

A Biodiversity Checklist was submitted in support of the application. The proposal does not involve the loss of habitat, impacts on watercourses, or works likely to affect protected species or designated sites. No biodiversity concerns have been identified and no further ecological assessment is required.

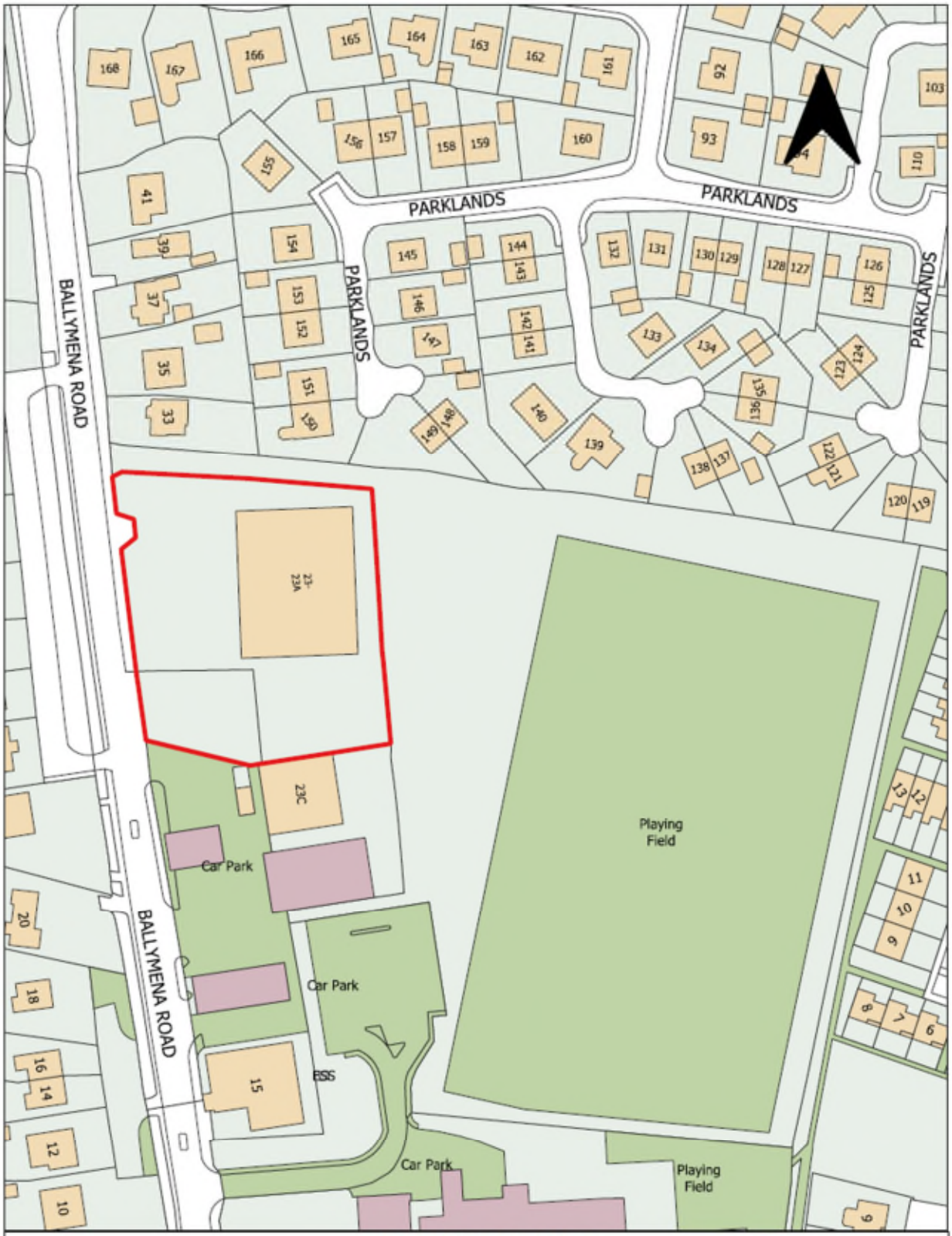
CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is considered unacceptable in terms of siting, scale, massing, design and appearance;
- The proposal is considered acceptable in terms of neighbour amenity;
- The proposal is not considered to result in adverse impacts on trees and the environmental quality of the area;
- The proposal is not considered to negatively impact amenity space, or parking and manoeuvring; and
- The proposal is not considered to have a significant adverse impact as a result of surface water flooding.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to Policy SP6 and Policy DM 25.1 of the Antrim and Newtownabbey Plan Strategy in that the proposed four flag poles, by reason of their number, height and prominent siting along the Ballymena Road frontage, would appear as visually dominant and intrusive features that fail to respect the character and appearance of the surrounding area. The development would result in visual clutter, fail to integrate satisfactorily with the established streetscape and would not make a positive contribution to local character and distinctiveness.



LA03/2026/0376/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.13**
APPLICATION NO	**LA03/2026/0396/A**
DEA	**ANTRIM**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**
PROPOSAL	Proposed flag advertisements
SITE/LOCATION	Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
APPLICANT	Desmond Dolan
AGENT	Inspire Architectural Design
LAST SITE VISIT	3rd July 2026
CASE OFFICER	Micheal Glynn Tel: 028 9034 0411 Email: michael.glynn@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: https://planningregister.planningsystemni.gov.uk/application/710109

SITE DESCRIPTION

The application site is located at No. 23 Ballymena Road, Antrim, which is within the development limits of Antrim as defined by the Antrim Area Plan 1984-2001 (AAP). The application site contains an existing car sales showroom, workshop and car servicing facility. Directly south of the site lies an existing petrol filling station and retail unit along with a car wash facility and car parking whilst playing fields associated with St Comgall's Primary School are located to the east. The site is defined by steel fencing on all boundaries.

The immediate surrounding area is characterised by a mixture of commercial, educational and industrial uses, while the wider site is characterised by residential development on either side of the Ballymena Road.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0376/F
Location: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Proposed flood lighting, fencing and flag poles and associated site works
Decision: Under Consideration

Planning Reference: LA03/2025/0916/F
Location: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Proposed alterations and new cladding to existing front elevation and addition of 2 No. workshop roller shutter door entrances and associated works
Decision: Permission Granted (20th April 2026)

Planning Reference: T/2006/0518/A
Location: 23 Ballymena Road, Antrim, BT41 4JG
Proposal: Advertisement for vehicle sales/service repairs
Decision: Permission Granted (7th September 2006)

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal

SPPS 2 – Strategic Planning Policy Statement Edition 2: 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 6 – Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 28 Amenity Impact
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

DfI Roads – No objection.

DfI Rivers – No objection.

Environmental Health Section – No objection subject to a condition.

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on Residential Amenity;
- Public Safety.

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 Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the development limits of Antrim as defined by the Antrim Area Plan 1984-2001 (AAP). Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

The application seeks advertisement consent for advertisements on four proposed flag poles which is the subject of a concurrent application (Ref: LA03/2026/0376/F) which includes flood lighting, fencing and associated site works. DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety.

The proposed advertisements are to be displayed on flag poles located within the application site and relate directly to the operations on the existing use of the land. Having regard to the location of the site within the development limits of Antrim and the nature of the proposal, there is no in-principle policy objection to the display of advertisements at this location. The acceptability of the proposal therefore depends on an assessment of its effects on visual amenity, the character and appearance of

the area, and public safety, having regard to the requirements of Policy DM 29 of the ANPS and the provisions of the Planning (Control of Advertisements) Regulations (Northern Ireland) 2015.

Accordingly, whilst the principle of displaying advertisements on the site is considered acceptable, the detailed assessment of the proposal against the relevant amenity and public safety considerations is set out below.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 of the ANPS requires that the advertisement proposal avoids visual clutter.

The proposal includes four flag poles, each approximately 6m in height, located prominently along the western frontage of the site adjacent to Ballymena Road. The flag poles would display branded flags associated with the commercial operation of the site. Given their height, number and prominent position along a main road frontage, the proposed advertisements would be highly visible within the public realm and would form a dominant feature when viewed from the Ballymena Road and the surrounding area. The cumulative effect of four branded flags displayed on freestanding flag poles would result in an overly prominent and visually intrusive form of advertising that would add unnecessary visual clutter to the site.

It is considered that the scale and prominence of the proposed advertisements would detract from the visual amenity of the area and fail to integrate satisfactorily with the character and appearance of the surrounding streetscape. The advertisements are therefore not considered to be sympathetic to their location and would be contrary to the requirements of DM 29.1 of the ANPS.

Impact on Residential Amenity
Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of disturbance.

The application site comprises an existing car sales showroom and vehicle servicing facility located on Ballymena Road, Antrim. Residential properties are situated to the west of the site on the opposite side of Ballymena Road, with additional dwellings located to the north beyond the site boundary. Having regard to the siting of the proposed flag poles, the separation distances to neighbouring dwellings and the established commercial character of the site, it is not considered that the display of the advertisements would result in an unacceptable adverse impact on the amenity of nearby residential occupiers. The proposal therefore complies with Policy DM 28 of the ANPS.

Public Safety
Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. Criterion (e) of DM 29.1 of the ANPS stipulates that a proposal for consent to display advertisement will be supported

where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise public and road safety.

In terms of the potential impact on public safety, the proposed advertisements comprise branded flags displayed on four freestanding flag poles positioned along the western frontage of the site adjacent to Ballymena Road. Whilst the advertisements are intended to be visible from the public realm, they are typical of those commonly associated with commercial premises and would not obstruct visibility splays, traffic signs or other road safety infrastructure. DfI Roads was consulted and offered no objection to the proposal. Having regard to their scale, design and positioning within the site, it is not considered that the advertisements would result in an unacceptable distraction to road users or otherwise prejudice public safety.

DfI Roads was consulted and responded with no objection and did not identify any concerns regarding the impact of the proposed advertisements on the safety or free flow of traffic on the adjoining road network.

Having regard to the size, nature and siting of the proposed advertisements, together with the absence of any objection from the relevant consultees, it is not considered that the display of the advertisements would prejudice public safety. The proposal therefore complies with Criterion (e) of Policy DM 29.1 of the ANPS in respect of public safety.

Other Matters
A Biodiversity Checklist was submitted in support of the application. The proposal does not involve the loss of habitat, impacts on watercourses, or works likely to affect protected species or designated sites. No biodiversity concerns have been identified and no further ecological assessment is required.

CONCLUSION

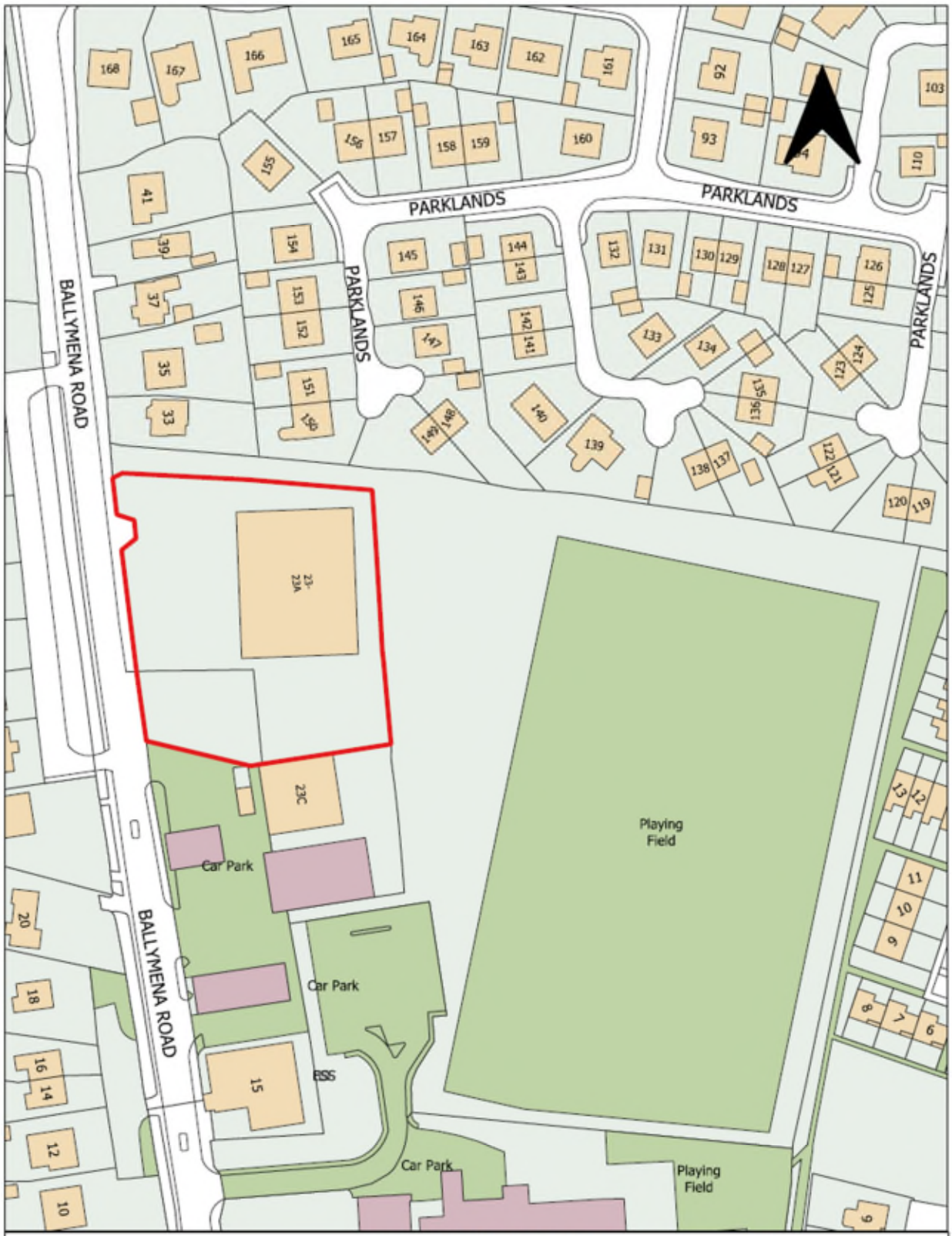
The following is a summary of the main reasons for the recommendation:

- The principle of development cannot be established;
- The amenity, design and appearance of the signage is acceptable; The proposal is considered to detract from the character or appearance of the area.
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety concerns.

RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASON FOR REFUSAL

1. The proposed advertisements, by reason of their number, height and prominent siting on four freestanding flag poles along the Ballymena Road frontage, would result in an unduly prominent and visually intrusive form of advertising. The cumulative impact of the advertisements would create visual clutter and detract from the visual amenity, character and appearance of the surrounding area. The proposal is therefore contrary to Policy DM 29.1 of the Antrim and Newtownabbey Plan Strategy.



LA03/2026/0396/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.14**
APPLICATION NO	**LA03/2026/0525/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION	Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU
APPLICANT	New World Payphones
AGENT	New World Payphones
LAST SITE VISIT	28th August 2026
CASE OFFICER	Dan Savage Tel: 028 903 40424 Email: daniel.savage@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: https://planningregister.planningsystemni.gov.uk/application/711627

SITE DESCRIPTION

The application site is located within the development limit and town centre boundary of Crumlin as designated within the Antrim Area Plan 1984-2001.

The application site comprises an area of public footpath, approximately 3m north of No. 90 Main Street, Crumlin. The application site is directly adjacent to a number of residential properties along Main Street and lies south of a number of business and service-based units on the opposite side of Main Street including a gym, dentist and further to the northeast is Crumlin Presbyterian Church, a Grade B1 listed building (HB Ref: HB20/15/001A).

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0526/A
Location: Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU
Proposal: 1 Digital Advertisement Unit
Decision: Current Application

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 — 2001: The application site is located within the development limit of Crumlin and within Crumlin Town Centre. The plan offers no specific guidance on this particular proposal.

SPPS 2– Strategic Planning Policy Statement for Northern Ireland Edition 2: 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policy:

- Policy DM 6 Development within Centres

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 16 Telecommunication Facilities and Digital Infrastructure.

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 32 Listed Buildings

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

Council's Environmental Health Section – No objection

DfI Roads- No objection subject to conditions

Historic Environment Division – No objection

REPRESENTATION

Twelve (12) neighbouring properties were notified of the application and seventeen (17) letters of representation have been received.

The full representations made regarding the proposal are available to view on the Planning Portal https://planningregister.planningsystemni.gov.uk/application/711627 The issues raised in the representation have been considered as part of the assessment of this application.

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

- Lack of need for the proposal;
- Impact on residential amenity given the sitting outside residential properties, including noise and light pollution;
- Increase in anti-social behavior as a result of the proposal;
- Unsuitable location of the proposal;
- Impact on property values;
- Privacy concerns;
- Impact on appearance and character of the area; and
- Obstruction of the footpath.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters;
- Policy Context and Principle of Development;
- Urban Design;
- Neighbour Amenity;
- Built Heritage;
- Access and Parking;
- Flood Risk and Drainage;
- Other Matters.

Preliminary Matters

Appropriate Assessment

The subject site is located approximately 3 metres north of 90 Main Street, Crumlin and there are no relevant designated sites close by. The proposed development comprises the installation of a telephone kiosk and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development; and
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the Town Centre of Crumlin as designated in the Antrim Area Plan (1984-2001) (AAP). Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

SP 1.1 of the ANPS indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development and that the Council will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

Policy DM 6 of the ANPS 'Development within Centres' details that the Council will support a range of retail and complementary town centre uses within centres. Furthermore, SP 3.16 and DM 16.1 of the ANPS indicates that the Council will work with its statutory partners and service providers to secure an enhanced range, quality and coverage of telecommunications and broadband services across the Borough that assist the local economy or support local communities.

In this case, the proposal seeks the installation of a telephone kiosk which is also fitted with one (1) digital display screen which is the subject of a concurrent application for advertisement consent (Ref: LA03/2026/0526/A).

Objections have been raised to the proposal in relation to the lack of need for the proposal. Supporting information has been submitted in the form of a Planning Statement (Document 01, date stamped 14th July 2026) which details that the application site is within a 2-minute walk (110m) of an existing, outdated, public telephone kiosk which is noted as not functioning properly, however, it is noted that the applicant does not propose to remove the existing kiosk and additionally there is no mechanism to require the applicant to do so. As such, the application site is not in close proximity to any existing kiosk scheduled for removal and the principle of a kiosk has not already been established on the site. The application site is located adjacent to existing residential properties along Main Street, being located approximately 3m north of the nearest residential property and 22 metres south of the Crumlin Presbyterian Church building.

Urban Design

Policies SP 6 and DM 25 of the ANPS promote good placemaking, high quality design practices and provide a number of criteria for a proposal to consider to provide a high-quality urban design. Policy DM 25 of the ANPS details that proposals should make a positive contribution and relate well in relation to scale, massing and design and should be compatible with adjacent land uses. DM 16.2 and DM 16.3 of the ANPS indicate telecommunications development will be supported where they do not result in unacceptable damage to visual amenity and should be sited and designed to minimise visual and environmental impact, having regard to technical and operational constraints.

The proposed development comprises the installation of a telephone kiosk along the public footpath on Main Street. The proposal measures approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m, comprising an 'L' shape footprint and is grey in colour. The proposal includes a digital display screen on one side of the proposed kiosk which is the subject of a concurrent application for advertisement consent (Ref: LA03/2026/0526/A). The overall design of the kiosk, notably the domed roof, information 'i' and 'telephone' signage on each side of the roof and side fenestration, clearly indicates the principal function of the kiosk.

Concerns have been raised by third party objectors regarding the visual impact that the proposal would have on the area. The immediate area on this side of Main Street is residential with the nearest residential property located approximately 3m south of the site along Main Street.

Although the proposal is relatively small in scale, it is considered that given the positioning of the kiosk on the public footpath directly outside residential properties, that the kiosk would not make a positive contribution to the area and would be a visual intrusion to the front of a number of residential dwellings. The proposal for a kiosk and associated digital screen (Ref: LA03/2026/0526/A) is not considered to be compatible or complementary to the residential uses in such close proximity and therefore would not improve environmental conditions in the Borough. Furthermore, the proposal involves the removal of an existing planter to facilitate the kiosk which would detract from, rather than enhance, the quality of the local environment and it is considered that the proposal has not been sited and designed to minimise visual and environmental impact.

Policy DM 25 of the ANPS requires that proposals incorporate an appropriate landscaping scheme, promote biodiversity and integrate sustainable energy

measures. In this case, the policy can be set aside due to the small scale nature of the proposal, that it is infrastructure which serves the community and it is located on the public footpath which does not offer the opportunity for additional planting, biodiversity benefits or energy measures.

It is considered that the proposal does not comply with Policies SP 6, DM 25 and DM 16 of the ANPS in that it is incompatible with existing residential uses along Main Street.

Neighbour Amenity
Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance. Criterion (c) of Policy DM 25 of the ANPS also requires that proposals do not have a detrimental effect on the amenity of adjoining properties.

DM 28.2 of the ANPS refers to a number of issues which may result from the development including overlooking and / or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

Concerns were raised through letters of objection in relation to the impact that the proposal would have on residential amenity as a result of the proposal including the impact from noise and light pollution. As noted above, the illuminated advertisement is to be sited just 3m from residential properties along Main Street. However, the Council's Environmental Health Section was consulted on the proposal and offered no objection to the proposal.

Whilst no concerns were raised from the Council's Environmental Health Section, as noted above, there are concerns with the impact that the proposal would have on the visual amenity and outlook of the occupiers of nearby residential properties, particularly Nos. 88 and 90 Main Street given the proposed siting of the kiosk, approximately 3m outside the main window to the front of these properties. Additionally, objectors also raised concerns regarding a loss of privacy. Although the windows of the residential properties abut the public footpath and there is some degree of privacy impact already at this location, it is considered that the telephone kiosk would encourage members of the public to stand directly outside the window of these residential properties for extended periods. As a result, the direct line of sight from the kiosk into the residential rooms, the proposal would have the potential to adversely impact upon the privacy of the nearby residential properties.

It is therefore considered that the proposal will have an unacceptable adverse impact on neighbour amenity and therefore fails to comply with Policy DM 25 and DM 28 of the ANPS.

Built Heritage
Policy DM 32 'Listed Buildings' of the ANPS seeks to protect, conserve and enhance active use of Listed Buildings. Whilst DM 32.2 of the ANPS seeks to protect the setting of listed buildings.

The application site is located approximately 30m south of Crumlin Presbyterian Church which is a Grade B2 Listed Building (HB Ref: HB20/15/001A). Historic Environment Division was consulted on the proposal and offered no objection. The proposal is not considered to impact upon the setting of the listed building and as such complies with Policy DM 32 of the ANPS in this regard.

Access and Parking
SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic. Policy SP 3 of the ANPS is supported by Policy DM 10 of the ANPS.

DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

Concerns were raised through letters of objection that the proposal would obstruct pedestrians on the public footpath. It is noted that the kiosk replaces an existing planter, however, it does not take up the entire width of the footpath and would not significantly obstruct movement.

The proposal does not impact upon existing parking or access arrangements along Main Street and DfI Roads were consulted on the proposal and offered no objection subject to conditions. As such, the proposal is not considered to prejudice road safety. The proposal is considered to comply with Policy DM 10 of the ANPS in this regard.

Flood Risk and Drainage
DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS sets out the threshold where a Drainage Assessment is required. The application site is not located within the 1 in 100-year fluvial or 1 in 100-year coastal floodplain. A Drainage Assessment will be required if the proposal involves a change of use involving new buildings and or new impermeable hard surfacing exceeding 1000 square metres, in line with DM 47.2 of the ANPS.

The proposal does not exceed the threshold set out within Paragraph 6.114 of the SPPS or DM 47.2 of the ANPS to require the submission of a Drainage Assessment and does not create any additional hardstanding. The proposal is not considered to increase the risk of flooding to the site or elsewhere and as such is compliant with DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS in this regard.

Other Matters
Objections
Concerns were raised through letters of objection that the proposal would result in anti-social behaviour within the area. No evidence has been submitted to determine that the proposed advertisement would result in any increase in anti-social behaviour or loitering and is not considered to be determining in this instance.

In addition, concerns were raised about a decrease in property values as a result of the proposal. 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.

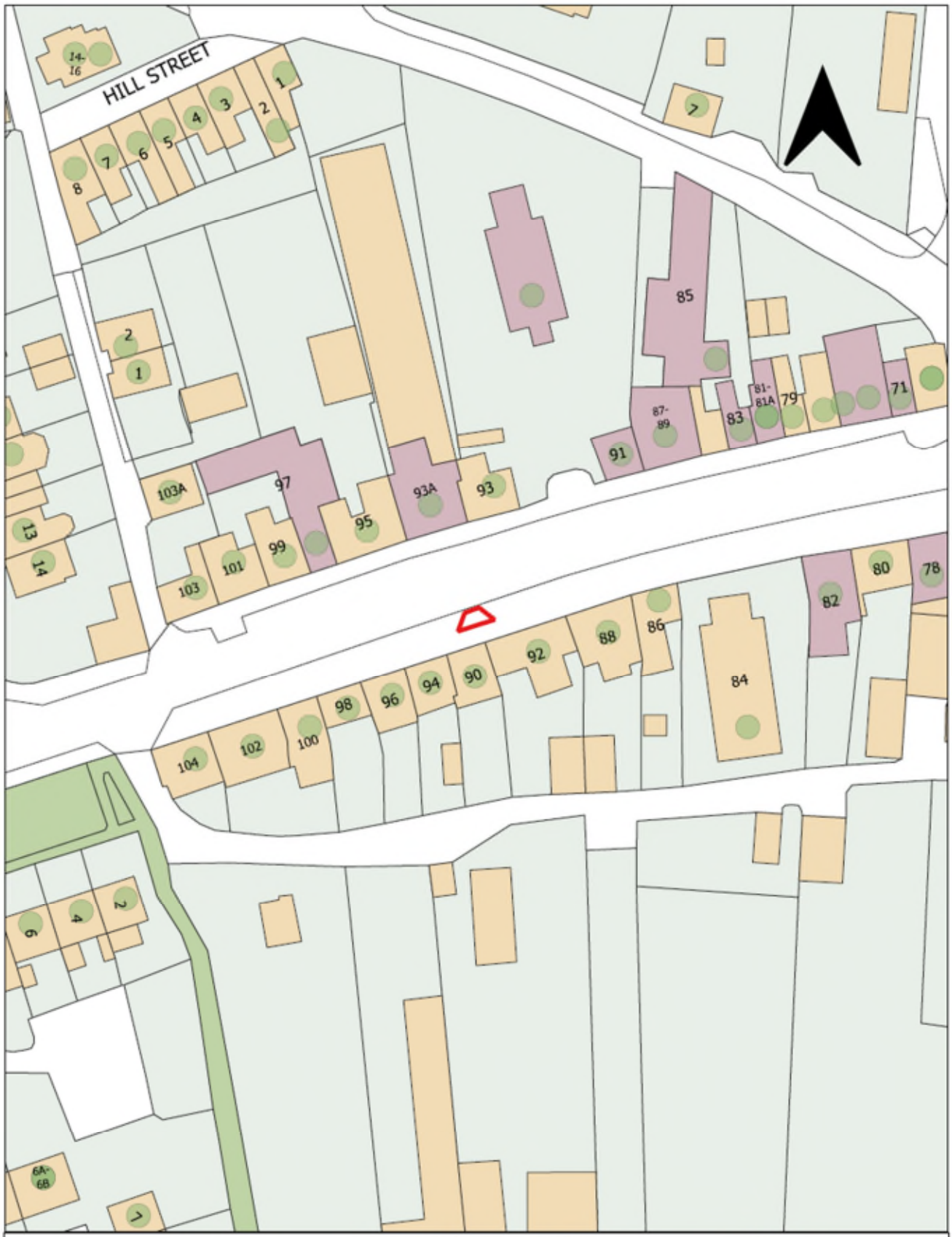
As a consequence, there is no certainty that this would occur as a direct consequence of the proposed development nor would there be any indication that such an effect in any case would be long lasting or disproportionate. Accordingly, it is considered that this issue should not be afforded determining weight in the determination of this application.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of Policies SP 1.1 and DM 6, DM 16 and DM 25 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not improve environmental conditions or make a positive contribution to the area and is not compatible with the adjacent residential land uses along Main Street, Crumlin.

2. The proposal is contrary to the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would have a detrimental impact on the visual amenity, privacy and outlook of the existing adjacent residential properties along Main Street, Crumlin.



LA03/2026/0525/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

COMMITTEE ITEM	**3.15**
APPLICATION NO	**LA03/2026/0526/A**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**
PROPOSAL	1 Digital Advertisement Unit
SITE/LOCATION	Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU
APPLICANT	New World Payphones
AGENT	New World Payphones
LAST SITE VISIT	28th August 2026
CASE OFFICER	Dan Savage Tel: 028 903 40424 Email: daniel.savage@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: https://planningregister.planningsystemni.gov.uk/application/711631

SITE DESCRIPTION

The application site is located within the development limit and town centre boundary of Crumlin as designated within the Antrim Area Plan 1984-2001.

The application site comprises an area of public footpath, approximately 3m north of No. 90 Main Street, Crumlin. The application site is directly adjacent to a number of residential properties along Main Street and lies south of a number of business and service-based units on the opposite side of Main Street including a gym, dentist and further to the northeast is Crumlin Presbyterian Church, a Grade B1 listed building (HB Ref: HB20/15/001A).

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0525/F
Location: Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU
Proposal: Proposed installation of telephone kiosk on public footpath
Decision: Current Application

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 — 2001: The application site is located within the development limit of Crumlin and within Crumlin Town Centre. The plan offers no specific guidance on this particular proposal.

SPPS 2 – Strategic Planning Policy Statement Edition 2: 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 6 – Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 28 Amenity Impact; and
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council's Environmental Health Section- No objection subject to condition.

DfI Roads- No objection subject to conditions.

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal, however, four (4) letters of representations have been received.

The full representations made regarding the proposal are available to view on the Planning Portal https://planningregister.planningsystemni.gov.uk/application/711631 The issues raised in the representation have been considered as part of the assessment of this application.

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

- Impact on residential amenity given the siting outside residential properties;
- Increase in anti-social behavior as a result of the proposal;
- Unsuitable location of the proposal;
- Impact on appearance and character of the area;
- Obstruction of footpath;
- Lack of need for the proposal; and

- Noise and light pollution concerns.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on Residential Amenity;
- Public Safety; and
- 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 Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is situated in the Town Centre of Crumlin as designated in the Antrim Area Plan (1984-2001) (AAP). Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

The application seeks advertisement consent for a digital display screen on the eastern elevation on a proposed telephone kiosk, which is the subject of a concurrent application (Ref: LA03/2026/0525/F). DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety.

Concerns have been raised through letters of objection regarding the lack of need for the proposal. In this case, it is noted that the kiosk has been recommended for refusal by Officers and as such, the principle of development for the proposed advertisement cannot be established without full planning permission being granted for the kiosk to which it relates. Moreover, the application site is located approximately 3m from No. 90 Main Street and other neighbouring residential

properties. It is considered that the proposed advertisement would negatively impact upon visual amenity of the residential area.

Accordingly, the proposed advertisement is not considered acceptable at this location, owing to the recommendation for refusal of the concurrent application to the kiosk to which the advertisement relates (Ref: LA03/2026/0525/F) and its position directly adjacent to residential properties.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 of the ANPS requires that the advertisement proposal avoids visual clutter.

Concerns were raised through letters of objection regarding the visual impact that the proposal would have. The proposed telephone kiosk takes an 'L' shape form, measuring approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m. The digital display unit is on the eastern elevation and measures approximately 1.6m in height and 0.9m in width. The advertisement would portray static advertising images in sequence, changing every 10 seconds.

The proposed advertisement is located 3m from No. 90 Main Street which consists of a residential bungalow, with other bungalows located to both the north and south of this property. It is considered that the LED illuminated signage when viewed in the context of the surrounding area would have a significant detrimental impact upon the visual amenity and character of the area given its position in close proximity to residential properties.

The proposed advertisement is not considered to be compatible with this area which is largely residential along this stretch of Main Street with the commercial and retailing uses associated with the Town Centre being located further to the north of Main Street. The proposal is therefore considered to detract from the visual amenity of the area and is considered contrary to Policy DM 29 of the ANPS.

Impact on Residential Amenity
Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of disturbance.

Concerns were raised through letters of objection in relation to noise and light pollution as a result of the proposal. As noted above, the advertisement lies just 3m from residential properties along Main Street and the signage is to be illuminated. The Council's Environmental Health Section was consulted on the proposal and offered no objection to the proposal, subject to a condition regarding luminance levels.

Whilst no concerns were raised from the Council's Environmental Health Section, as noted above, there are concerns with the impact the proposal would have visual amenity and outlook of the occupiers of nearby residential properties, particularly

No. 88 Main Street given the proposed siting of the advertisement on the southern elevation and approximately 3.5m from the window to the front of this property.

It is therefore considered that the proposal will have an unacceptable adverse impact on neighbour amenity and therefore fails to comply with Policy DM 28 of the ANPS.

Public Safety
Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. DM 29.1 of the ANPS stipulates that a proposal for consent to display an advertisement will be supported where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise public and road safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The applicants submitted a Planning Statement (Document 01 date stamped 14th July 2026), which indicates that only static images will be displayed with instantaneous transition between advertisements at an interval of no less than 10 seconds. It also notes that other safety measures such as turning the display off at midnight and an in-built sensor control system which reads ambient light levels will be implemented.

Concerns were raised through letters of objection that the proposal would obstruct pedestrians on the public footpath. It is noted that the kiosk replaces an existing planter, however, it does not take up the entire width of the footpath and would not significantly obstruct movement.

The proposal does not impact upon existing parking or access arrangements along Main Street and DfI Roads were consulted on the proposal and offered no objection subject to conditions. As such, the proposal is not considered to prejudice road safety.

It is considered that the proposal will not obstruct or pose any distraction to road users and overall will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

Other Matters
Concerns were raised through letters of objection that the proposal would result in anti-social behaviour within the area. No evidence has been submitted to determine that the proposed advertisement would result in any increase in anti-social behaviour or loitering.

RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASONS FOR REFUSAL

1. The proposed does not comply with the provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and Policy DM 29 of the Antrim and Newtownabbey Plan Strategy in that the principle of development cannot be established as the advertisement's associated structure does not benefit from planning approval and it is not considered compatible with the adjacent residential properties.

2. The proposal is contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and Policy DM 29 of the Antrim and Newtownabbey Plan Strategy in that the advertisement would have a detrimental visual impact on the existing residential area.

3. The proposal is contrary to the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would have a detrimental impact on the visual amenity and outlook of the existing adjacent residential property at No. 88 Main Street, Crumlin.



LA03/2026/0526/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

PART TWO

OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS OCTOBER 2026

1. Purpose

The purpose of this report is to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of October 2026.

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

One (1) appeals was allowed during October by the Planning Appeals Commission.

Planning application:	**LA03/2023/00062/CLEUD**
PAC reference:	2026/L0001
Appeal Against:	The refusal to certify a Certificate of Lawfulness of Existing Use or Development
Subject:	Garden room for homeworking (office and part-time hairdressing) and ancillary amenity use
Location:	41 Springhill Meadows, Ballyclare, BT39 9LD
Date of Appeal Submission:	17 April 2026
Date of Decision:	12 October 2026
Decision:	**Appeal Allowed – Council Decision Overturned**

4. Recommendation

It is recommended that the report be noted.

Prepared by: Kathryn Bradley, Planning & Economic Development Business Support Manager

Agreed by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.17

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

1. Purpose

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

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.
- Where, following the 12-week period set down in statute, an application 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.

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0716/PAN
Proposal:	Proposed Truck Maintenance and Storage Depot with Ancillary Truck Sales and Administration.
Location:	1 Sealstown Road, Mallusk, Newtownabbey, BT36 4QU
Applicant:	Diamond Trucks
Date Received:	05 October 2026
12 week expiry:	28 December 2026

PAN Reference:	LA03/2026/0736/PAN
Proposal:	Outline application for erection of residential development with associated access, infrastructure and landscaping.
Location:	Antrim Technology Park, Antrim, BT41 1QS
Applicant:	Portbannis Ltd
Date Received:	9 October 2026
12 week expiry:	31 December 2026

4. Recommendation

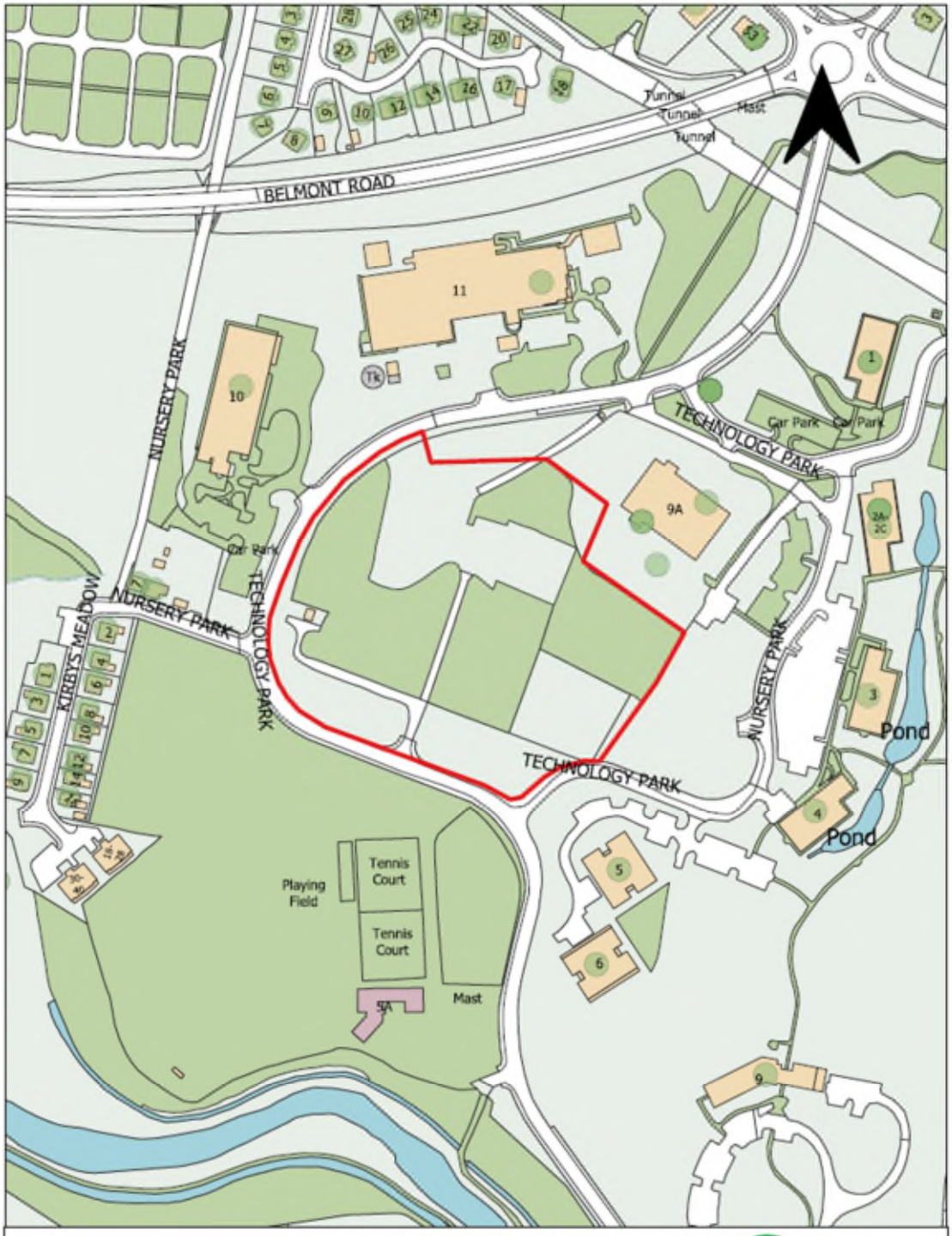
It is recommended that the report be noted.

Prepared by: Vicky Jordan, Planning, Building Control and Economic Development Business Support Supervisor

Agreed by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning


Pond
Playing Field
MAGOWAN PARK
COTTONMOUNT MANOR
COTTONMOUNT DRIVE
FRENCH LANE
HYDEPARK MEWS
GRANGE LANE
Ballymartin Water
Site Boundary
LA03/2026/0716/PAN
Antrim and Newtownabbey BOROUGH COUNCIL
1:2,500



LA03/2026/0736/PAN

Site Boundary

Antrim and Newtownabbey Borough Council

1:2,500

ITEM 3.18

P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan

2. Introduction/Background

Members' Engagement

Since October 2025, monthly Draft Local Policies Plan (DLPP) topic-based Members workshops have taken place to brief and engage Members on emerging studies.

Copies of all LDP Members' workshop presentations to date are available to view on Members' iPads, marked 'In Confidence'. Members are reminded of the confidential nature of the emerging DLPP, the Council's Code of Conduct and the responsibilities of both Officers and Members in this process.

A workshop took place on 19 October 2026, 4:00 pm to 5:00 pm (in person, and remote meeting) to provide Members with a recap of Natural Resources, Minerals and Renewable Energy Development. Members are advised that the next workshop will take place on:

14 December 2026, 4:00pm to 5:00 pm (update of emerging studies, Strategic Housing and Economic Development).

3. Recommendation

It is recommended that the report be noted.

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

Agreed by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development, Planning

ITEM 3.19

P/PLAN/1 NISRA PLANNING STATISTICS FIRST QUARTER 2026/2027 STATISTICAL BULLETIN FOR THE PERIOD APRIL TO JUNE 2026

1. Purpose

The purpose of this report is to update Members on the NISRA Planning Statistics 2026/2027 – First Quarter Statistical Bulletin for the period April to June 2026.

2. Key Issues

The third quarterly provisional planning statistics for 2026/27 produced by the Analysis, Statistics and Research Branch of Department for Infrastructure (DfI), a copy of which is enclosed, were released on 22nd October 2026.

The figures show that in Quarter 1 2026/2027 the total number of planning applications received in Northern Ireland was 2,390 which was a marginal decrease previous quarter (2419) and a minimal decrease on the same period a year earlier (2399). This comprised of 2,356 local, 33 major and one regionally significant planning applications.

In relation to performance against statutory targets, DfI figures show that the Council was within the 30-week target time in the first quarter of 2026/27 for Major planning applications, with an average processing time of 15.6 weeks. This performance ranks second amongst the 11 Councils and reflects well against the average processing time of 26.1 weeks across all Councils.

The number of local applications decided in the third quarter of 2026/27 was 2,250, which was marginally down over the last quarter (2,428) and down marginally when compared with the same period a year earlier (2,491). Three of the 11 Councils were within the 15-week target with Antrim and Newtownabbey (11.4 weeks) ranked third. This reflects well against the average processing time of 20 weeks across all Councils.

The number of enforcement cases opened in NI during the third quarter of 2026/27 was 971; down by 5.9% over the quarter (917) and up by 5.1% when compared to the same period a year earlier (924). The number of cases closed during Q1 2025/26 was 773; up by 14.3% from the previous quarter (676) and 24.9% from the same period a year earlier (619). Antrim and Newtownabbey recorded the highest percentage of cases processed within 39 weeks, with 100% processed within target during the first three months of 2026/27.

3. Recommendation

It is recommended that the report be noted.

Prepared by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.20

P/PLAN/1 CONSIDERATION OF DEVELOPMENT PROPOSALS NEAR BELFAST INTERNATIONAL AIRPORT, AT SEACASH ROAD.

1. Purpose

The purpose of this report is to recommend to Members' that a proposed solar farm at Belfast International Airport at Seacash Road, should be treated as an exception to the flooding policy contained in the Council's draft Plan Strategy which is recommended for adoption.

2. Key Issues

The Planning Section is considering a planning application for a 24MW solar farm near Belfast International Airport (Ref: LA03/2025/0310/F) which includes the siting of some solar arrays within the floodplain of the Black Burn River.

The applicant, SunMind, is a renewable energy company specialising in photovoltaic solar power plants. The proposal seeks planning permission for the installation and operation of a solar farm with a generating capacity of up to 24MW, comprising approximately 20 hectares (49.42 acres) of agricultural land located approximately 1.1km west of Belfast International Airport. The development includes solar photovoltaic panels, one primary substation, six transformer substations, 64 string inverters, associated access, landscaping and ancillary infrastructure.

Policy DM 46 of the ANPS, states that development will not be permitted within the floodplains of rivers or the sea unless it is confirmed by the Council that the proposed development meets the exceptions test, as set out under the policy. There are a limited number of exceptions to this policy, DM 46.1(c) and DM 46.1(d) of the ANPS are considered relevant to the proposed development.

Where justification is sought under DM 46.1(c), on the basis of overriding regional or sub-regional economic importance, the following criteria must be demonstrated:

- Demonstration of exceptional benefit to the regional or sub-regional economy;
- Demonstration that the proposal requires a location within the floodplain and justification of why possible alternative sites outside the floodplain are unsuitable.

Where justification is sought under Policy DM 46.1(d), consideration must be given to whether the proposed development meets the specific requirements of this exception, including:

- Whether the proposal continuities as minor development and is likely to have a negligible effect on flood risk.

Where the principle of development is established through meeting the above criteria, the applicant will be required to submit a Flood Risk Assessment (FRA) for all proposals. A FRA models the extent of the existing floodplain, it identifies suitable flood mitigation measures for the site which may include infilling of land and also includes compensatory flooding areas or flood alleviation measures. A FRA is assessed by DfI

Rivers and is only acceptable provided it addresses the issue of flooding on site and does not increase the risk of flooding elsewhere.

Two Flood Risk Exception Statements, one prepared by Tetra Tech Consulting Limited (Document 16, date stamped 21st September 2026) and the other was submitted by the applicant (Document 17 date stamped 3rd November 2026) which identifies approximately 7.31 hectares of the application site as falling within the modelled floodplain of the Black Burn River, which traverses the northern section of the site.

It is stated within the Flood Risk Exception Statements that the proposed solar farm, with a generating capacity of up to 24MW, has the potential to provide significant economic benefits at a sub-regional level. The applicant's Flood Risk Exception Statement (Document 16, date stamped 21st September 2026) indicates an investment of approximately £22 million within the Borough, supporting an estimated 25 construction jobs, with up to 50 people on site during peak construction periods. The applicant states that the development would also generate sufficient renewable electricity to power approximately 6,000 homes, contributing towards Northern Ireland's renewable energy targets of 80% of electricity consumption to come from renewable sources by 2030, however, Northern Ireland is currently only at 48%. In addition, the applicant has indicated that the proposed development would result in discounts in energy bills for nearby properties under the Department for the Economy Renewable Electricity Price Guarantee (REPG) scheme although, at the time of writing, the details of this scheme are yet to be finalised by the Depart for the Economy. The applicant also identified that a planning application (Ref: LA03/2025/0310F) for an industrial building on behalf of Brett Martin at Roughfort, was treated as an exception given the economic importance of the development to the Borough and the wider sub-regional economy. Having regard to the scale of investment, employment opportunities and renewable energy contribution, the proposal may satisfy the first criterion of Policy DM 46.1(c).

The second part of the criteria requires a demonstration as to why other sites outside the floodplain are unsuitable. The applicant advises that the site comprises underutilised airport-controlled land, where airport safeguarding restrictions and flood risk limit its suitability for other forms of development. The applicant further considers that locating the solar farm elsewhere could require the use of land better suited to greater development or agricultural value and advises that removing panels from the floodplain would reduce generation capacity by approximately 21%, rendering the proposal economically unviable. The applicant further indicates that there is no reasonable alternative to the proposal, which would result in protracted issues with land assembly and would be likely mean that the proposal would not contribute to Northern Irelands 2030 renewable energy target. In addition, the applicant referred to a proposal for a telecommunication mast in Toome, whereby the Committee deemed the mast an exception to the flooding policy given its limited footprint within the floodplain and the lack of alternative sites. It is considered that the proposal does not fully satisfy the second criterion of Policy DM 46.1(c), as insufficient justification has been provided regarding suitable alternative sites outside the floodplain.

In relation to Policy DM 46.1(d), the applicant acknowledges that 350 of the 1670 solar panels are located in the floodplain, however, as the solar panels are raised above the ground on mounted stanchions there is a limited physical footprint within the floodplain, only 7sqm and displacing 3.49m³ of floodplain storage. With the applicant

further adding that the solar panels would be elevated above predicted flood levels. In support of their position the applicant has highlighted that other solar farms were allowed in the floodplain at Castor Bay (Ref: LA08/2025/0042/F) and at Magheralin Solar Farm (Ref: LA08/2024/0259/F), whereby an exception was granted to the flooding policy given that only stanchions would be in the floodplain and no solar panels or other electrical housing. The latter two planning approvals referred to by the applicant relate to solar farms in another Council area (Armagh, Banbridge & Craigavon), however, the decision of another Planning Authority is not binding upon this Council although it is an indicator of how other Planning Authorities have considered similar issues.

Overall, the proposed development does not fully comply with the requirements of any of the exceptions listed, however, not all forms of development will fall neatly into specific policy criteria which deals generally with a variety of different forms of development. In this case, the proposed solar farm does substantially comply with a number of different exceptions and on the basis that the proposal would help achieve statutory renewable targets by 2030, and the lack of readily available alternative sites, and the minor impact of the development within the floodplain, it is considered that the proposed development should be treated as an exception to the policy and that DfI Rivers should be consulted with the Flood Risk Assessment.

3. Recommendation

It is recommended that the Committee agrees that the proposed solar farm should be treated as an exception to Policy DM 46 of the Council's Plan Strategy and that DfI Rivers are consulted with the Flood Risk Assessment.

Prepared by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.21

P/PLAN/063 CONSULTATION ON REVIEW OF PERMITTED DEVELOPMENT RIGHTS FOR MOBILE TELECOMMUNICATIONS -DEPARTMENT FOR INFRASTRUCTURE CONSULTATION

1. Purpose

The purpose of this report is to advise Members of a public consultation issued by the Department for Infrastructure (DfI) on proposed amendments to Permitted Development rights for mobile telecommunications infrastructure. A copy of the consultation letter is enclosed along with the consultation document.

The changes are intended to support faster 4G and 5G deployment, reduce regulatory burdens such as full planning applications and bring Northern Ireland closer to the approach elsewhere in the UK, while retaining planning oversight of siting, appearance and sensitive environments.

2. Background

The Planning (General Permitted Development) (Amendment) Order (Northern Ireland) 2020 sets out types of development that can be undertaken without requiring a planning application. These are referred to as Permitted Development rights (PD).

The consultation proposes: -
New ground-based masts through a prior approval process – this would introduce PD rights for new ground-based masts up to 30 metres high outside designated or sensitive areas through a prior approval process, enabling councils to assess siting and appearance within 56 days (or by an agreed extended date). Councils would have the right to grant or refuse prior approval.

The Department advises that a prior approval process would enable planning authorities to consider key siting and appearance matters, including visual impact and effects on local amenity, while avoiding the delays and administrative burden associated with a full planning application. If the proposals are adopted, an applicant for qualifying development would not be required to submit a full planning application but would instead seek the Council's prior approval.

Greater flexibility for existing masts – this would permit greater alterations to existing masts, including increased height and width, to support 5G deployment, infrastructure sharing and additional equipment. This would include permitted increases of up to 50% for masts of 30 metres or less; an increase to an overall height of up to 50 metres for masts between 30 and 50 metres; and an increase of up to 20% for masts already exceeding 50 metres. It is also proposed that replacement masts should be installed as close as reasonably practicable to their existing location.

More apparatus on buildings – the proposals would permit apparatus to be extended by up to 8 metres on buildings below 15 metres and up to 10 metres on taller buildings under PD rights.
Longer emergency deployment period – the proposals would extend the current 18-month period for temporary emergency apparatus to potentially 36 months.
Protections for sensitive locations – existing safeguards would broadly remain for conservation areas, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest, listed buildings, Sites of Archaeological Interest and World Heritage Sites.

The Department is also seeking views on whether a fee should be charged for prior approval applications but has not indicated the level of any such fee. Where PD rights do not apply to a mast, planning permission is currently required and the applicable fee is determined under the current Planning (Fees) Regulations. If a prior approval process for new ground-based masts were introduced, there could be a reduction in planning application fee income to the Council, depending on the level of any prior approval fee and the number of applications received. The Council would also incur an administrative cost in processing prior approval applications. Prior approval fees and procedures vary across other UK jurisdictions; any comparison should therefore be based on the current fee arrangements in each jurisdiction. The Department also amended their consultation document (enclosed) on the 12th October to include an additional question on whether neighbour notification should be a requirement for prior approval applications.

Officers recommend that Members respond on an individual or political party basis and that the Department be advised accordingly. Officers also recommend that the Council request that, if the proposed changes are introduced, the fee for prior approval applications be set at a level comparable to the current fees charged in other UK jurisdictions.

3. Recommendation

It is recommended that Members

a) respond on an individual or political party basis to the Department for Infrastructure's consultation on the Review of Permitted Development Rights for Mobile Telecommunications; and

b) agree that Officers advise the Department that, if the proposed changes are introduced, the fee for prior approval applications for masts should be set at a level comparable to those charged elsewhere in the UK.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.22

ANY OTHER RELEVANT BUSINESS

Any Other Relevant Business (AORB) may be taken at this point.