

COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2026/0232/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Two Storey Dwelling
SITE/LOCATION	Lands adjacent to and approx.. 4m east of 26 Annaghmore Road, Antrim, BT41 3NP
APPLICANT	Aidan Johnston
AGENT	Mark Todd Architects
LAST SITE VISIT	12th May 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	
Following the publication of the Planning Committee Report, the agent submitted an updated planning application form on 19th June 2026, which provided a completed Certificate C which states that notice has been served on properties at Nos. 22 and 24 Annaghmore Road, on 19th June 2026, relating to third party lands which would be required to achieve the requested visibility splays. Owing to the principle of development not being established, DfI Roads was not reconsulted as this submitted information does not change the recommendation to refuse outline planning permission. However, in light of the submission which addresses DfI Roads concerns, Refusal Reason No. 4 has been removed. While the submission addresses one of the reasons for refusal, Officers concerns in relation to the principle of development at this location remain. In conclusion, it is considered the proposal remains contrary to the policy provisions of the SPPS, and criteria (b) and (e) of Policy DM 18C and Policy DM 28.1 of the ANPS.	
CONCLUSION	
The following is a summary of the main reasons for the recommendation: • The principle of a dwelling in a small gap site is not acceptable; • The proposed dwelling would not respect the character of the surrounding area; • It is considered that the proposed dwelling would compromise the amenity of neighbouring occupiers; and • It is considered that the proposed dwelling would compromise the amenity of future occupiers.	
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 (b) as the proposed dwelling is not located within a frontage that appears as a visual entity in the landscape.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.70 and 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (e) as the proposal does not respect the existing pattern of development in the surrounding area.
3. The proposal is contrary to the Strategic Planning Policy Statement paragraph 4.27 and fails to meet the provisions of Policy DM 28.1 of the Antrim and Newtownabbey Plan Strategy in that the proposal would compromise the amenity of neighbouring properties and future occupiers of the proposed dwelling.

Reviewed by Senior Planning Officer – Johanne McKendry and Date 19/06/2026

Reviewed by Head of Planning – Barry Diamond and 19TH June 2026

Reviewed by Deputy Director of Planning – Sharon Mossman and Date

Reviewed By Director of Planning and Economic Development – Majella McAlister and Date

In reviewing this report, the officers above have confirmed that they have no perceived or confirmed conflict of interest.

COMMITTEE ITEM	3.7 ADDENDUM
APPLICATION NO	LA03/2026/0055/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Installation of rooftop solar panel array
SITE/LOCATION	Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Antrim and Newtownabbey Borough Council
LAST SITE VISIT	17 th April 2026
CASE OFFICER	Dan Savage Tel: 028 90340438 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 Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/708638	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
Members following the publication of the Committee Report further discussions have been held with Belfast International Airport (BIA) in relation to the use of cranes for the installation of the proposed solar panels. Due to the location of the application site, a further assessment may need to be carried out to ascertain if the crane might affect any of Belfast International Airports Instrument Flight Procedures & Associated Surfaces. This work can only be carried out by an approved Instrument Flight Procedure Designer and for Belfast International Airport that is NATS. Whether or not this needs to be carried out will depend on the specific location and height of the crane and this information is unknown until the crane operator has been appointed. The matter was covered in the Committee Report and it was concluded that an informative would be used to inform the developer of the potential requirement. Whilst this matter would generally be covered by the use of an informative, due to the costs and potential delays associated with any required assessment, BIA has requested that this matter should be covered by condition rather than an informative. The conditions below have therefore been updated to add a condition in relation to the use of cranes at the site (Condition 4).	
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. In the event that the equipment hereby approved is no longer used for renewable energy purposes, it shall be removed and the site restored to its former condition within 6 months of the date of cessation.

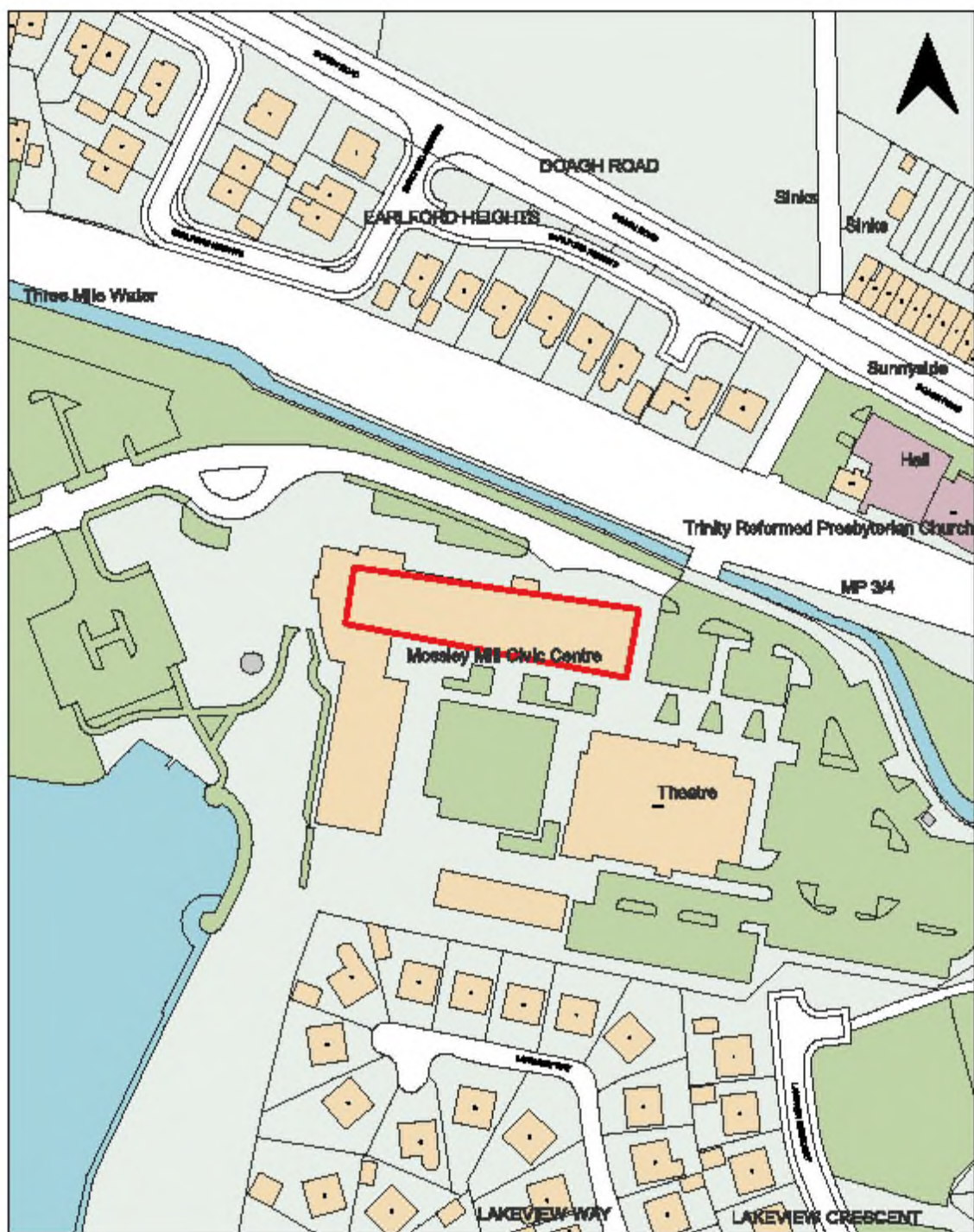
Reason: In the interest of visual amenity.

3. The solar panels hereby approved shall be finished in low-reflectivity glass.

Reason: In the interest of aviation safety.

4. At least 7 days prior to the erection of any crane for the installation of the solar panels hereby approved, the exact location and height of the crane shall be provided to the Council in consultation with Belfast International Airport in order to assess if the crane might affect any of Belfast International Airports Instrument Flight Procedures & Associated Surfaces. Should it be determined that further assessment is required this will be carried out at the cost of the applicant prior to the erection of any crane.

Reason: In the interest of aviation safety.



LA03/2026/0055/F



 Site Boundary

1:1,250