Antrim and Newtownabbey BOROUGH COUNCIL

Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 19 October 2026
Schedule of Applications expected to be considered

PLANNING APPLICATION NO: LA03/2026/0564/S54

PROPOSAL:	Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands (Variation of Condition 12 from approval LA03/2017/0234/O regarding operation hours of food and beverage units)
SITE/LOCATION:	Junction One Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL
RECOMMENDATION:	**GRANT SECTION 54 APPLICATION**

PLANNING APPLICATION NO: LA03/2026/0287/F

PROPOSAL:	Proposed roof terrace to existing two storey building
SITE/LOCATION:	The Grange Bar, 22-26 The Square, Ballyclare, BT39 9BB
RECOMMENDATION:	**REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:	1. The proposal is contrary to Paragraph 4.26 and 4.27 of the Strategic Planning Policy Statement, Edition 2 (SPPS), and Policies SP 6 and DM 25 of the Antrim and Newtownabbey Plan Strategy, in that, by reason of its scale, massing, and design, the proposal would result in a visually dominant and incongruous form of development that would significantly detract from the existing building, would be unsympathetic to the established built form and character of the area and would fail to respect or make a positive contribution to the character and appearance of the surrounding area. 2. The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement, Criteria (c) of Policy DM 25, Policy DM 28 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy, as it has not been demonstrated that the development would avoid harm to the amenity of existing and future neighbouring properties through noise nuisance.

PLANNING APPLICATION NO: LA03/2025/0715/F

PROPOSAL:	5 No. 2 bedroom apartments and proposed car park
SITE/LOCATION:	Lands 10 metres northeast of No. 7 Main Street, Ballyclare, BT39 9AB
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2023/0147/F

PROPOSAL: Retention of extension to agricultural sheds with a slurry tank underneath and retention of dry storage shed with removal of slurry tank beneath

SITE/LOCATION: 25 Ballylurgan Road, Randalstown

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0366/F

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

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 DM 4.1 of the Antrim and Newtownabbey Plan Strategy in that the proposed development does not comply with criterion (a) of DM 4.1 as it has not been demonstrated that the buildings are necessary for the efficient operation of the farm holding, and criterion (b) of DM 4.1 as it has not been demonstrated that there are no other buildings available on the holding that can be used to meet the operational need, and criterion (c) of DM 4.1 in that the proposal is not sited beside existing farm 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 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.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.77 and fails to meet the provisions of Policies SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal would prejudice the safety and convenience of road users in that the access point is substandard and it has not been demonstrated that the applicant controls all lands necessary to provide the required visibility splays.

PLANNING APPLICATION NO: LA03/2026/0245/F

PROPOSAL: Erection of 5no. detached dwellings with solar panels and garden rooms at plots 2 and 3 (Change of house type to planning permission, Ref: V/2014/0155/RM)

SITE/LOCATION: Lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way; and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0228/A

PROPOSAL: 3 no. illuminated signs (1 no. facia, 2 no. totems)
SITE/LOCATION: Site of former PSNI police station located at junction of Antrim/ Glenwell Road in Glengormley
RECOMMENDATION: **GRANT ADVERTISEMENT CONSENT**

PLANNING APPLICATION NO: LA03/2025/0895/RM

PROPOSAL: Proposed petrol filling station and retail unit with parking, lighting and associated development including solar panels and package treatment plant, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement
SITE/LOCATION: 11 Ballycraigy Road, Antrim, BT41 2BD
RECOMMENDATION: **APPROVE RESERVED MATTERS**

PLANNING APPLICATION NO: LA03/2026/0494/A

PROPOSAL: 1 Digital Advertisement Unit
SITE/LOCATION: Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**
PROPOSED REASONS FOR REFUSAL:

1. The proposed advertisement 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 Abbey Presbyterian Church.

2. The proposal is considered contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and DM 29.1 of the Antrim and Newtownabbey Plan Strategy, in that the advertisement would have a detrimental visual impact on the existing Abbey Presbyterian Church and would contribute to street clutter.

PLANNING APPLICATION NO: LA03/2026/0493/F

PROPOSAL: Proposed installation of telephone kiosk on public footpath
SITE/LOCATION: Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of Policies SP 1.1 and DM 6 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not improve environmental conditions in the area and is not compatible with the adjacent land uses at Abbey Presbyterian Church.

2. The proposal is contrary to the provisions of Policies DM 16 and DM 25 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not make a positive contribution to the surrounding urban area and would have a detrimental visual impact on the existing Abbey Presbyterian Church.

PLANNING APPLICATION NO: LA03/2025/0240/F

PROPOSAL: Proposed new access to serve future development lands at and surrounding Boulderstone House, 912 Antrim Road, Templepatrick.

SITE/LOCATION: Lands located between 51 and 53 Broadacres and 30m west 912 Antrim Road, Templepatrick, BT39 0AY

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0900/F

PROPOSAL: Retrospective application for external landscaping that includes a raised patio to the front of the dwelling, a gabion retaining structure and a replacement 2m high stained, timber, vertical palisade fence.

SITE/LOCATION: 2 Fernlea Lane, Newtownabbey, BT36 6UY

RECOMMENDATION: **GRANT RETROSPECTIVE PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0474/F

PROPOSAL: Retention of deck area

SITE/LOCATION: 23 Kirkdale, Newtownabbey, BT36 5BX

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to paragraph 4.12 of the SPPS, Policy DM 22 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy, in that the proposal will result in a detrimental impact on the privacy and amenity of the neighbouring residents at Nos. 21 and 25 Kirkdale by way of overlooking and loss of privacy.

PLANNING APPLICATION NO: LA03/2026/0368/F

PROPOSAL: Alteration to dwelling

SITE/LOCATION: 880 Antrim Road, Templepatrick, BT39 0AH

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0906/F

PROPOSAL: 2no. proposed free range broiler houses, for up to 39.8k free range broilers, together with ancillary building, swale, meal bins, new concrete apron, new access onto Burnside Road and landscaping.

SITE/LOCATION: Approx. 319m southeast of 35 Burnside Road, Dunadry

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the paragraph 6.73 of the Strategic Planning Policy Statement, and criterion (c) of DM 4.1, and DM 4.3 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated why the development has not been sited beside the existing farm buildings nor has it been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.

PLANNING APPLICATION NO: LA03/2026/0517/F

PROPOSAL: Retention of boundary fence

SITE/LOCATION: 4 Highgrove Avenue, Ballyclare, BT39 9XL

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

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.

PLANNING APPLICATION NO: LA03/2026/0328/A

PROPOSAL: 1 No. Hoarding

SITE/LOCATION: Lands 253 metres southwest of No. 1 Ballymartin Road, Templepatrick, Ballyclare, BT39 0BW

RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASONS FOR REFUSAL:

1. The proposed advertisement hoarding, by reason of its scale, siting and prominent location within the open countryside, would be an intrusive feature that would detract from the visual amenity and rural character of the area and create unnecessary visual clutter. The proposal is therefore contrary to criteria (a), (b) and (d) of DM 29.1 of the ANPS and DM 29.3 of the ANPS in that the proposal fails to comply with the guidance contained within Annex A of PPS 17: Control of Outdoor Advertisements.

PLANNING APPLICATION NO: LA03/2026/0341/F

PROPOSAL: Proposed erection of an organic free range poultry shed with 2no. feed bins, manure storage shed, underground effluent tank, PV panels, associated site works including yard areas, drainage, swale, and lane and proposed new entrance to serve new poultry unit. Shed to contain 9,000 free range laying hens.

SITE/LOCATION: Lands 270m North West of 15 Sawmill Road, Ballyclare, BT39 9JP

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and criterion (c) of DM 4.1 of the Antrim and Newtownabbey Plan Strategy in that the development is not sited beside existing farm buildings and there is no overriding reason for the siting away from the existing buildings.

2. The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and DM 4.3 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.

3. The proposal is contrary to the provisions of paragraph 6.192 of the Strategic Planning Policy Statement and Policy DM 37 of the ANPS in that it has not been demonstrated that the proposal will not have a detrimental impact on designated sites in England/Wales, as no information has been provided with regards to the specific end location and use of the poultry litter.

PLANNING APPLICATION NO: LA03/2025/0928/F

PROPOSAL:	Proposed extension to existing commercial yard/depot including HGV parking, material storage bays, site access, landscaping and associated ancillary works.
SITE/LOCATION:	Lands 85m North of 386a Ballyclare Road, Newtownabbey, BT36 4TQ
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0381/F

PROPOSAL:	Proposed retail unit with associated landscaping, car parking, access and site works.
SITE/LOCATION:	Lands at former Townparks Car Showroom, approx. 10m SE of Springfarm Roundabout, Ballymena Road, and approx. 25m west of Nos. 8-24 Springfarm Road, Antrim.
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 14 October 2026.**

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 16 October 2026**.

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

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

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