



15 September 2025

Committee Chair: Councillor R Kinnear

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – L Boyle, T Campbell and M Magill

Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, B Mallon, R Foster and AM Logue

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 15 September 2025 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc
Chief Executive, Antrim & 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 – 15 SEPTEMBER 2025

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore, the decisions of the Planning Committee in relation to this part of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in this part of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

PART ONE - Decisions on Planning Applications

3.1 Planning Application No: **LA03/2025/0443/F**

Proposed well pad to support temporary drilling and testing of exploratory boreholes to investigate sub-surface geothermal energy potential including compound areas and associated infrastructure, site access, parking, ancillary development, general site works and site restoration on Lands 550m east of St Judes Church, Oldstone Road and 330m SSW of 10b Seven Mile Straight, Antrim on lands to the rear of Abbey Farm, Greenmount Campus, Antrim, BT41 4PS.

3.2 Planning Application No: **LA03/2025/0342/F**

Retention of extension and alterations to dwelling at 9 Glenkeen Avenue, Newtownabbey, BT37 0PH.

3.3 Planning Application No: **LA03/2025/0001/F**

Conversion and extension of existing mill to residential dwelling at 50m NW of No. 35 Antrim Road, Aldergrove, Crumlin

3.4 Planning Application No: **LA03/2025/0040/LBC**

Proposed Demolition of former church building at Sacred Heart RC Church, 212 Staffordstown Road, Toome, Antrim, BT41 3QT

3.5 Planning Application No: **LA03/2024/0415/F**

Proposed Extension to Existing Warehouse at 17 Carnanee Road, Templepatrick, BT39 0BZ

3.6 Planning Application No: **LA03/2024/0899/F**

3 no. detached 2 storey dwellings with associated parking and landscaping on lands to north east of Ballycorr Road, approx 200m North east of Ballycorr Heights, Ballyclare

3.7 Planning Application No: **LA03/2025/0127/F**

Retrospective change of use from Class A1 shop to sui generis hot food takeaway at 19b Fountain Street, Antrim, BT41 4BB

3.8 Planning Application No: **LA03/2025/0162/F**

Erection of boundary fence and relocation of access and driveway at 12 Glenavon Park, Jordanstown, Newtownabbey, BT37 0QP

3.9 Planning Application No: **LA03/2023/0147/F**

Retention of extension to agricultural sheds with a slurry tank underneath and retention of dry storage shed with removal of slurry tank beneath at 25 Ballylurgan Road, Randalstown

3.10 Planning Application No: **LA03/2025/0191/F**

Change of use and alterations to form 2no dwellings at 309 - 311 Carnmoney Road, Newtownabbey, BT36 6JT

3.11 Planning Application No: **LA03/2025/0346/O**

Dwelling and garage on a farm at 145m North of 17 Belfast Road, Ballynure

PART TWO – Other Planning Matters

3.12 Budget Report – Period 4 April 2025 to July 2025

3.13 Delegated Planning Decisions July 2025

3.14 Delegated Planning Decisions and Appeals August 2025

3.15 Proposal of Application Notice for Major Development July 2025

3.16 RTPI NI Planning Law Update Event

3.17 Update on the Review of Development Management Regulations

3.18 Planning Application Validation Checklists

3.19 Consideration of Changes to the Council's Scheme of Delegation of Planning Powers

3.20 Committee Report LA03/2025/0273/F Non Determination Appeal

3.21 Any Other Relevant Business

PART TWO – Other Planning Matters - In Confidence

3.22 Planning Appeals July 2025

3.23 Listed Building Ballyclare Bleachworks (Aka Kirkpatrick Bros. Mill) 51 Green Road, Ballyclare, Co. Antrim BT39 9PH – alleged unauthorised works, listed building enforcement notice

3.24 Update on the Local Development Plan to include: (1) draft timetable (2) launch of the Draft Local Policies Plan, (3) Members Local Development Plan workshops, (4) Retail consultant to assist in retail evidence gathering

PART ONE - Decisions on Enforcement Cases - In Confidence

3.25 Enforcement Case LA03/2024/0218/CA – In Confidence

3.26 Enforcement Case - LA03/2024/0213/CA – In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 15 SEPTEMBER 2025**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2025/0443/F
DEA	ANTRIM
COMMITTEE INTEREST	MAJOR APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed well pad to support temporary drilling and testing of exploratory boreholes to investigate sub-surface geothermal energy potential including compound areas and associated infrastructure, site access, parking, ancillary development, general site works and site restoration.
SITE/LOCATION	Lands 550m east of St Judes Church, Oldstone Road and 330m SSW of 10b Seven Mile Straight, Antrim on lands to the rear of Abbey Farm, Greenmount Campus, Antrim, BT41 4PS.
APPLICANT	Department for the Economy
AGENT	Gravis Planning
LAST SITE VISIT	24 th July 2025
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/700319</p>	
SITE DESCRIPTION	
<p>The application site is located in the countryside outside of the settlement limits of Antrim Town as defined in the Antrim Area Plan. The site is an irregular shape and measures approx. 11.45 hectares and comprises 3 no. existing agricultural fields associated with the Cafre Abbey Farm complex. The topography of the sites falls from south to north towards the Six Mile Water River which is hydrologically connected to Lough Neagh.</p> <p>The site utilises an existing track and access to the Abbey Farm complex. The access runs along the western boundary of the site and accesses onto the Oldstone Road (A26). Numerous trees line the vehicular access track and extend into the southwestern corner of the site. Additionally, several trees and hedgerows are also found to the northeastern boundary of the site.</p> <p>The local area surrounding the site comprises agricultural land, various facilities on the Abbey Farm complex which forms part of the Greenmount Campus, including the teaching college and ancillary buildings, scattered domestic dwellings and farmsteads. The nearest residential property is the 'Muckamore House', an apartment building located c.190m to the north of the site.</p>	
RELEVANT PLANNING HISTORY	
No relevant site 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.

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 (SPG 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 DM 10 Access and Parking
- Policy DM 11 Access to Protected Routes
- Policy DM 13 Belfast International Airport – Operations
- Policy DM 14 Public Utilities and Infrastructure

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 27 Rural Design and Character
- 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 relevant operational policy:

- Policy DM 30 Archaeology

- Policy DM 32 Listed Buildings

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 DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development.

Strategic Policy 9 – Natural Resources (SP 9): sets out that the Council will seek to ensure the sustainable use of our natural resources. SP 9 is supported by relevant operational policy:

- Policy DM 45 Renewable Energy 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 Flood Plains
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems
- Policy DM 49 Artificial Modification of Watercourses
- Policy DM 50 Pollution
- Policy DM 52 Contaminated Land

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

CONSULTATION

Council Environmental Health Section – No objections subject to conditions.

Northern Ireland Water – Refusal recommended.

Health and Safety Executive – No comment.

Department for Infrastructure Roads- No objection subject to condition.

Department for Communities - Historic Buildings – No objection subject to condition.

Department for Communities Historic Monuments - No objection subject to conditions.

Department for Infrastructure Rivers – No objection.

DAERA Water Management Unit – No objection, subject to condition.

DAERA Regulation Unit Land & Groundwater – No objection.

DAERA Natural Environment Division – No objection.

Shared Environmental Services – No objection, subject to condition.

Belfast International Airport – No objections subject to conditions.

REPRESENTATION

Twenty-one (21) neighbouring properties were notified, and no letters of representation were received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Framework
- Plan, Policy and Principle of Development
- Proposed Operations
- Landscape and Visual Assessment
- Neighbour Amenity
- Natural Heritage
- Air Quality
- Access, Movement and Parking
- Flooding, Groundwater and Drainage
- Archaeology and Built Heritage
- Other Matters

Legislative Framework

Pre-Application Notice

The application falls within the Major category as prescribed in the Development Management Regulations. Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult with the community in advance of submitting an application. Section 27 also requires that a prospective applicant, prior to submitting a Major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted.

A Proposal of Application Notice application (Ref: LA03/2024/0776/PAN) was submitted to the Council and was deemed to be acceptable on 14th November 2024. The Pre-Application Community Consultation Report (PACC) (Document 02) submitted has demonstrated that the applicant has carried out the consultation requirements set out in Section 27 of the Planning Act (NI) 2011.

Environmental Impact Assessment

The proposed development falls within Category 2(d) of Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, namely, 'Deep drillings, in particular geothermal drilling where the area of the site exceeds one hectare. The applicant submitted an EIA screening determination (Ref: LA03/2024/0778/DETEIA) to ascertain whether the application needed to be accompanied by an Environmental Statement. An EIA Screening Determination was carried out and it was determined that on the basis of the information available, that there were potential significant environmental effects and that the planning application needed to be accompanied by an Environmental Statement.

The application was accompanied by an Environmental Statement (ES). The Council in consideration of the application is obliged under Regulation 24 (1) of the Planning (Environment Impact Assessment) Regulations (NI) 2017 to examine the environmental information, reach a reasoned conclusion on the significant effects of

the proposed development on the environment and integrate that reasoned conclusion into the decision.

The effects of the proposal on the environment are considered within the body of this report and it is considered that the potential environmental impacts of this development are sufficiently well understood and provided that recommended mitigation measures are followed, then the development is not likely to have significant environmental effects.

Habitats Regulation Assessment

Regulation 23 (1) of the Planning (Environment Impact Assessment) Regulations (NI) 2017 requires in relation to EIA development there is also a requirement to carry out a Habitats Regulation Assessment (HRA). A shadow HRA (Appendix 6.2 of the ES) was submitted by the applicant. In addition, 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 19th August 2025. This found that the project would not have any adverse effect on the integrity of any European site.

Plan, Policy 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 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 the Plans must be resolved in favour of the ANPS. The application site is located within the countryside as defined within the AAP.

Strategic and Regional Policy Context

The Regional Development Strategy (RDS) 2035 sets out strategic guidelines for development in Northern Ireland. One of its overarching aims is the need for action to reduce NI's carbon footprint and facilitate adaptation to climate change. Fundamental to this aim is the requirement to deliver a secure and sustainable energy supply. Policy RG 5 of the RDS 2035 identifies that Northern Ireland needs a robust and sustainable energy infrastructure which should deliver reliable and secure sources of energy to communities and businesses across the Region.

The RDS goes on to indicate that new generation or distribution infrastructure must be carefully planned and assessed to avoid adverse environmental effects, particularly on or near protected sites. It is highlighted that decision makers will have to balance the impacts against the benefits from a secure renewable energy stream, and the potential for cleaner air and energy for industry and transportation. Two of the priorities of Policy RG5 are to increase the contribution that renewable energy can make to the overall energy mix, with an acceptance that there will need to be a significant increase in all types of renewable electricity installations and renewable heat installations. The other priority relates to the need to strengthen the grid to accommodate the increasing number of renewable electricity installations as well as increasing numbers of renewable heat installations. RG5 goes on to state that it will be necessary to integrate heat and electricity infrastructure (e.g. district heating networks and new electricity grid) alongside new road infrastructure development at the planning stage. In addition, Policy RG9 of the RDS requires the need to reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality. In order to achieve this, it is indicated that it will be necessary to utilise local production of heat and/or electricity from low or zero carbon energy sources.

The SPPS recognises the support of wider Government Policy as identified above in the RDS and also highlights that the commitment of the RDS is affirmed by the then Department of Enterprise, Trade and Investment's strategic aim for a more secure and sustainable energy system. More recently the Department for the Economy has published the Energy Strategy for Northern Ireland 'The Path to Net Zero Energy' which aims to ensure an affordable, secure and clean energy system for current and future generations.

The SPPS highlights that renewable energy technologies support the wider NI economy and also offers new opportunities and recognises that the main sources of renewable energy are wind, sun, moving water, heat extracted from the air, ground and water (including geothermal energy) and biomass. The SPPS goes on to indicate that the aim in relation to renewable energy is to facilitate the siting of generating facilities in appropriate locations in order to achieve NI's targets and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance.

ANPS Policy Context

As indicated above the application site is located within the countryside as defined within the AAP. Policy SP1.11 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. The Council, working with its statutory partners, will seek to ensure the sustainable use of our natural resources. Development will be supported where it is demonstrated that the proposal will not have an unacceptable adverse impact on the environment, amenity or public safety and otherwise accords with the requirements of Policy SP 9 and other relevant policies and provisions of the LDP.

Policy DM 45 of the ANPS specifically addresses renewable energy. Geothermal is energy stored as heat within the earth and is a sustainable and continuous source of

low carbon, renewable heat that is available 24 hours per day, 365 days per year, whatever the weather. With increasing depth, the rocks in the Earth's crust become warmer, this increase in temperature with depth is called a 'geothermal gradient'. Effectively, this means that the deeper the borehole, the hotter the ground water should be, however, the correct geology is required in order to be able to extract hot water. One of the most attractive aquifers for geothermal energy is the Sherwood Sandstone and based on gravity modelling and seismic surveys it is estimated that the Sherwood Sandstone Group is greater than 2000m deep in the Lough Neagh Basin. At depths of up to 2km as proposed in the current scheme the temperatures should range from between 70 to 80 degrees Celsius.

The current proposal is a demonstrator project which is being undertaken by the Department for the Economy (DfE) along with a similar shallow geo-thermal project which has already been undertaken in the grounds of the Stormont Estate. The project requires the drilling of two boreholes to a depth of 2km in order to establish that a deep geothermal system can provide efficient and affordable, heating, cooling and thermal storage which ultimately will help decarbonise and reduce the cost of heating buildings. It is not proposed under this application to extract the water for use in any nearby facility or for use in producing electricity. DfE's Energy Strategy 'The Path to Net Zero Energy' Action Plan Report 2022 states that; 'It is expected that the projects will encourage private sector investment in geothermal technologies to establish them as part of a wider roll out of heat networks.'

While there is no specific policy which deals with geothermal energy, DM 45.1 states that the Council will support proposals that generate energy from a renewable resource where they are, either individually or cumulatively, compatible with policies to safeguard and enhance our natural heritage and historic environment and avoid or address any other unacceptable adverse impacts. Policy DM 45 is supportive of renewable energy projects provided that they do not have any adverse impacts on the natural and built environment or on the amenity of nearby sensitive receptors which needs to be assessed on a case-by-case basis. While the proposal does not propose to produce renewable energy as it is a demonstrator project, it would be expected that the project will encourage private sector investment in geothermal technologies to establish them as part of a wider roll out of heat networks. Policy DM 45 is therefore considered to be applicable to the assessment of the application even though it will not produce renewable energy, it is inextricably linked to it and would be the applicable policy for a geothermal energy production proposal which would include deep geothermal drilling. Taking these matters into account, the proposal is considered to be acceptable in principle under the above policies subject to an assessment of the potential impacts of the development on the surrounding environment.

Proposed Operations

As highlighted above the proposal seeks permission for a well pad to support temporary drilling and testing of exploratory boreholes in order to investigate sub-surface geothermal energy potential to include compound areas and associated infrastructure, site access, parking, ancillary development, general site works and site restoration.

The initial phase of the scheme will include site enabling works, including the levelling of the site compound area (5160sqm) that involves an element of cut and fill of the existing landform to create a level surface with an impermeable liner and crushed

stone surfacing (Drawing No. 06). The site compound comprised of, welfare facilities, parking area, storage containers, a 2-metre perimeter fence and floodlighting, all of which is temporary in nature. A small concrete well pad of approximately 11 metres by 4.8 metres will be constructed to stabilise the drilling platform.

Initial drilling will be undertaken by a small drilling rig. A larger drilling rig will then be brought onto the site which will have a maximum of 40 metres in height to drill two boreholes up to 2km deep. The two boreholes will form a geothermal 'doublet system', which involves abstracting water from an aquifer through one borehole and re-injecting it back into the same aquifer through the second borehole. Both boreholes will be drilled from the well pad and will deviate from vertical, a technique known as directional drilling. This approach aims to achieve more than 500m of horizontal separation at the top of the target reservoir/aquifer.

Once the drilling operations commence, it is expected to take up to 4 months to complete with drilling operations being ongoing on 24 hours a day, 7 days a week basis. Following the completion of the drilling, the drilling rig will be decommissioned and 'Extended Well Testing' will be undertaken which will provide information on the reservoir/aquifer characteristics (e.g. permeability, porosity, etc), viability and performance of the well for geothermal purposes. This process will mainly comprise pumping of water (brine) from one of the boreholes and reinjection of pumped water back into the other borehole. Once the testing is completed (estimated 2 months), the site will then be decommissioned with all other plant and machinery being removed from the site, the land restored to agricultural use with the only visible signs being the well pad and the two well heads which will remain in-situ.

The below table provides an indicative timeline of the phasing of the proposed construction, operational and decommissioning phases of the development.

Phases	Works	Est Duration
Construction	Phase 1 – Site Enabling Works	2 months
	Phase 2 – Drill Rig Mobilisation	2 weeks
	Phase 3 - Drilling and DST Testing	3-4 months
Operational	Extended Well Testing	2 months
	Drill compound reduction/restoration	1 month
	Further Testing	4 months
Decommissioning	Phase 4 - Demobilisation	2 weeks

Landscape and Visual Assessment.

Policy DM 42 indicates that the development must not have an adverse impact on the landscape character or visual amenity of the area which includes the extent of

any cumulative detrimental impact arising from two or more renewable energy developments and the potential for mitigation.

The proposal includes the erection of security fencing around the drilling pad site and a perimeter earth bund, the creation of concrete drill rig pads, the installation of a number of containers for welfare facilities/office building/workshop. The proposal also includes the drilling rig which is likely to be 30-40 metres in height and floodlighting, however, no floodlighting elevations have been submitted and therefore this element will require to form part of a further application.

A Landscape Character Assessment (LCA) identifies and describes the distinct features of a landscape by explaining the unique combination of elements that gives an area its individual character. The Department of Agriculture, Environment and Rural Affairs (DAERA) has produced several relevant documents, including the Northern Ireland Regional Landscape Character Assessment (NIRLCA), which divides the region into 26 regional landscape areas. Chapter 8 of the ES provides a Landscape Visual Impact Assessment (LVIA) which identifies that the site is located on the northeastern edge of NIRLCA 14 'Lough Neagh Basin' which is characterised mainly by a flat landscape. In addition, the site lies close to NIRLCA 19 'South Antrim Hills and Six Mile Water' which is relevant as a number of the critical views are from this area and is characterised mostly by enclosed elevated farmland, with a rural character influenced by settlement and transport links with more elevated hills to the east towards Belfast. The Northern Ireland Landscape Character Assessment 2000 (NILCA) divides the landscape further into 130 individual character areas. The application site is stated to fall within LCA 114 'Three and Six Mile Water Valleys' which is characterised by gently rolling ridges within the broad lowland valleys of the Three Mile Water and Six Mile Water, followed by large open pastures divided by hedgerows with numerous hedgerow trees.

Policy DM45 requires that any renewable energy projects do not have an adverse impact on the landscape character or visual amenity of the area and is a broader assessment than the more localised tests for integration and rural character. The LVIA in the ES is supported by a number of appendices (Appendix 8.1 LVIA Methodology; Appendix 8.2 LVIA Planning Policy and Appendix 8.3 Figures) identify eight critical views of the proposed development which were agreed with Officers as the most relevant and critical viewpoints. These include views from the Oldstone Road, Belfast Road, Seven Mile Straight, Abbey Road and one from the M2 Motorway.

It is evident that belts of woodland trees in the area, especially the belt of trees running from St Jude's Church to Abbey Road and tree belts along Abbey Road and Oldstone Road aid in the visual impact of the proposed drilling rig (circa 40 metres) when viewed from the south and west. The greatest visual impact when viewed from the north of the site is along the Belfast Road, the Seven Mile Straight and Oldstone Road. From these vantage points the drilling rig will be a prominent and alien feature in the landscape and will have a significant localised visual impact extending to distance of up to 1km in a medium densely populated area.

The drilling rig, site compound, ancillary containers and site fencing are temporary in nature and will be removed from the landscape within fourteen months with the land being restored to agricultural use. Given that the proposal is temporary in nature and offers a potential significant renewable energy opportunity to Antrim Town, the proposal is considered acceptable for these reasons.

Neighbour Amenity

The SPSS 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 highlights 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. Whilst Policy DM 50 of the ANPS indicates that the Council will support development proposals with the potential to cause significant pollution including noise pollution where an assessment report has been provided and concluded that the proposal will not have an unacceptable adverse impact on local amenity and how any proposal will be appropriately mitigated.

Noise

Chapter Seven of the ES addresses Noise and Vibration effects on noise sensitive and ecological receptors and includes a Noise Impact Assessment (NIA). Noise monitoring was undertaken to establish the baseline ambient noise levels currently experienced on the application site as well as establishing the relative local background and traffic noise levels. Noise monitoring was undertaken at two locations on the application site, over a period of at least 1 week. Additionally shorter-term monitoring was carried out at three nearby sensitive receptor locations during different times (daytime 7am to 7pm; evening time 7pm to 11pm; and night-time 11pm to 7am). The dominant noise sources found in the area include road traffic noise from the A26 Oldstone Road, B39 Seven Mile Straight and Abbey Road. It is indicated that other contributions to the ambient noise environment consist of birdsong and trees rustling in the wind.

The Council's Environmental Health Section (EHS) were consulted on the survey data contained within the NIA and stated that highest predicted construction noise impact is 44dB at 23 Seven Mile Straight. The impact predicted is less than the thresholds for the 'Lowest Observable Adverse Effect Level' which is the noise level above which adverse effects on health and quality of life can be detected. These thresholds are not exceeded for any of the time periods (daytime 07:00 to 21:00 weekdays and 07:00 to 12:00 Saturdays; night-time 23:00 to 07:00; and evening 19:00 to 23:00 & weekend periods).

Table 7.14 is labelled Construction and Operational Noise Assessment Table and gives the predicted construction noise LAeq dBA for Phase 1, Phase 2 and Phase 3 of the development. EHS advise that Grainger's Gate is a sensitive receptor, although it was not included in the sensitive receptor locations at Table 7.7 of the ES. However, EHS accept that the potential impact would be similar to that at 10B Seven Mile Straight or 23 Seven Mile Straight. In all cases the predicted noise impacts do not exceed the existing ambient noise levels and therefore the development would have a neutral impact on the noise levels when assessed against any of the nearby noise sensitive receptors. EHS have proposed a number of noise monitoring conditions should the impacts of noise exceed those predicted within the ES. These conditions would require the development to cease operations should the drilling noise exceed the predicted levels. It is considered that the proposal would not have any detrimental impact on the amenity of nearby residential properties as a result of noise nuisance.

Vibration

Chapter Seven of the ES also addresses vibration impacts and identifies that the main sources of vibration will be from the drilling phase of the operation which will last for a period of 4 months. Actual vibration levels from works are dependent on a number of factors including ground conditions, plant or vehicle size, the nature of the works (in particular piling methods), the speed of HGV movements and the quality of surface of haul or other temporary roads.

British Standards (BS 5228-2) indicates that impact or vibratory piling activities generally only generate vibration impacts when they are located less than 20 metres from sensitive locations. Chapter Seven of the ES includes Table 7.4 which notes that the lowest observed adverse effect level (LOAEL), which is the vibration level above which adverse effects on health and quality of life can be detected is 0.3 mm/s PPV, while the significant observed adverse effect level (SOAEL) is 1.0 mm/s PPV as per the Design Manual for Roads and Bridges. The report states that vibration from construction works experienced at any of the nearby sensitive receptors will be below the LOAEL and therefore limited to very low adverse magnitude impacts and should not be perceptible at any of the properties.

This is a predicted impact and it is considered that a condition should be attached to the grant of planning permission to control the level of vibration experienced otherwise the development should cease until appropriate mitigation is developed to reduce the level of vibration to the conditioned vibration level.

Some low level seismic activity can occur in some deep geothermal operations, however, this is usually Engineered Geothermal Systems (EGS), which may involve artificially enhancing the permeability of the rock at the heat source using a technique known as hydraulic stimulation. This is achieved by injecting water into the natural fractures in the rock to slightly increase their aperture. Injections of this sort can induce very low energy seismic events, some of which may be noticeable as ground vibrations at the surface, close to the site. This proposal does not involve water injecting rather water will be pumped from the reservoir from one borehole and returned through the other without any pressure injection. In addition, this proposal is a demonstrator project and will be used for testing only. Some seismic activity can occur during the drilling process, however, this can be addressed through monitoring with work having to cease if vibration levels are exceeded. (Conditions 6 & 7)

Artificial Light

Chapter 12 of the ES addresses the impacts of artificial lights associated with the development. It is indicatively proposed to erect 12 No. lighting columns along the perimeter of the site compound and 7 No. lighting columns within the compound itself, all of which will be 10 metres in height. In addition, the drilling column itself will also contain lighting. The lights will be operational during low light conditions and the drilling operation will continue through the night with the site being floodlit during the hours of darkness. The Institute of Lighting Professionals (ILP) 'Guidance Note for the Reduction of Obtrusive Light' GN01-2021 was used to aid the understanding and assessment of obtrusive light at local planning level. The document explains the various forms of obtrusive light, including light spill, light trespass, sky glow and glare. The ES has defined that the site as would be classified as E2 –Rural, given its low district brightness and would be typical of sparsely inhabited rural areas, villages or

relatively dark outer suburban locations. It is accepted that the appropriate classification of the site was used for assessing the impacts of obtrusive lighting. There are a number of individual dwellings on the Oldstone Road, apartments at Manor House, and residential estates including Greenmill, Abbeyview, Raceview and Graingers Mill with the residential properties being in excess of 300 metres from any of the proposed floodlighting. The modelling and assessment of the lighting impacts has been undertaken based on assumptions in terms of locations and specifications of luminaires to provide an indicative worst-case scenario. The assessment indicated that the increase in lux levels associated with any nearby residential property would be less than 0.1lx with the majority of the properties being 0.01lx.

EHS were consulted on the proposal and have indicated that based on the separation distances to nearby sensitive receptors, that the proposed development can operate without adverse impact on residential amenity.

The ES provided only indicative details of the lighting proposals, with no elevations or details of flood lighting columns. Full details of the proposed lighting and any amended lighting assessment will need to be submitted under a separate planning application prior to the development commencing on the site.

Air Quality

Chapter Thirteen of the ES addresses 'Air Quality' and is supported by Appendix 13.1 'Air Quality Assessment' (AQA) and Appendix 13.2 'Air Quality Dust Management Plan'. The AQA considers the impact on sensitive receptors, which mainly includes residential properties near the site and along the traffic route which may experience some change in impact.

The main emissions during construction are noted as likely to be dust and particulate matter generated during earth moving (particularly during dry months) or from construction materials which have the potential to suspend dust, which could result in annoyance of residents surrounding the site.

The drilling process can create dust as a drilling mud is used for cooling of the drill bit, in addition, dust can also be generated by bringing rock cuttings back to the surface. The drilling mud is comprised of water with standard industry, environmentally benign, drilling additives. The drilling mud system comprises a sealed lagoon and cuttings pit that captures drill arisings and allows flush water to be recirculated during drilling. Drilling fluid is pumped down the drill string and returns to the surface up the annulus of the well. From the well, the fluid flows over the separation screens on the rig mud tanks and the arisings fall into the cuttings pit, where they will remain prior to removal offsite. Surplus fluid from the cuttings decants into the mud lagoon from which it is recirculated. The drilling process is therefore a wet process with the main effects of dust from being dried out mud. The applicant proposes a series of dust mitigation measures included in Appendix 13.2 of the ES.

During the operational phase, likely impacts from dust and nitrogen dioxide are anticipated to be negligible and the temporary effects are likely to be negligible. The report concludes that it is not expected that there will be significant impacts on air quality as a result of the proposed development.

EHS were consulted and indicated that they had no objections subject to a condition that the Air Quality Dust Management Plan is implemented during all phases of the development.

Natural Heritage

Policy SP 8 of the ANPS indicates that the Council will work in partnership with DAERA, environmental organisations and developers to protect, conserve and promote the enhancement and restoration of the diversity of the Boroughs natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8.3 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.

Designated Sites

The application site is not situated within any nationally or internationally designated sites, however, the site does have some possibility of hydrological link to Lough Neagh & Lough Beg Ramsar, which is designated under the Convention on Wetlands of International Importance, Lough Neagh & Lough Beg Ramsar; Lough Neagh & Lough Beg SPA and Rea's Wood & Farr's Bay SAC, which are designated under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended); Lough Neagh ASSI, which is declared under the Environment Order (Northern Ireland) 2002. The applicant has carried out a draft Habitats Regulation Assessment (Appendix 6.2) and Shared Environmental Services (SES) has been consulted with regard to the impact on Designated Sites and has considered the impacts of the proposal and are content that there will be no likely significant impact on any designated site subject to conditions. As indicated above the Council has accepted and adopted the Habitats Regulation Assessment as carried out by SES.

Priority Habitats & Protected Species

Chapter 6 of the Environmental Statement identifies that much of the site is made up of arable fields, improved grassland and bare ground which has negligible biodiversity value, however, the site does include trees and hedgerows which has the potential to support protected and notable species and have a moderate suitability to support foraging and commuting bats. It is noted that there are no proposals to remove any trees or hedgerows as part of the development and therefore minimal impact is likely. The proposed development does include lighting around the compound and on the drilling rig which has the potential to disturb bats foraging and commuting. DAERA – NED were consulted and indicated that they were satisfied with the proposal provided that any lighting to be mounted around the perimeter of the site is directed inwards to avoid direct light being projected outside of the compound. Full details of the lighting columns have not been provided and will need to be the subject of a future planning application.

Given that the operational component of the site is located on improved grassland and given the absence of watercourses in proximity to the site compound no concerns were raised regarding badger, otter, newt or wild bird. The impact of the development on flora and fauna is therefore considered negligible.

Water Contamination

Policy DM 50 of the ANPS indicates that the Council will only support development proposals with the potential to cause significant pollution including water pollution where an assessment report has been provided and concluded that the proposal will not have an unacceptable adverse impact on the environment and how any proposal will be appropriately mitigated. Chapter 10 of the ES addresses Water Resources and Flood Risk while Chapter 5 refers to Soils and Geology.

The GSNI GeolIndex map viewer indicates that where the site (northern part) and surrounding areas are mapped as being underlain by glaciofluvial ice contact and alluvium deposits, a high vulnerability class is assigned, reflecting the potential superficial aquifer classification of this strata. For the majority of the development site and other surrounding areas mapped as being underlain mainly by glacial till (diamicton) and lacustrine clay (inland) a vulnerability class of 2 has been assigned. This is indicative of a low level of vulnerability to underlying aquifers from surface pollutants. At the site, the vulnerability rating relates to groundwater in the underlying basalt aquifer other than where glaciofluvial ice contact are mapped in the northern part, where the vulnerability relates to shallower groundwater in these deposits. Based upon the site-specific data obtained from the ground investigation (Appendix 5.1) depth to bedrock in the southern part of the site, where the drilling compound is to be sited, is less than 3 metres. Based on this limited thickness of overlying glacial till and given that earthworks will be undertaken to create a level compound base, a site-specific high vulnerability class is considered appropriate, with respect to risk to groundwater in the underlying basalt aquifer.

The drill pad design includes an impermeable membrane and perimeter drainage with associated controls for off-site discharge of incident rainfall only. The design will allow management of any spills or pollution incidents in the drill compound area and prevent vertical migration of any contaminants to underlying groundwater. The borehole has been designed to incorporate three separate steel casings, to be cement grouted in place as drilling progresses, to prevent hydraulic connection between the deeper saline groundwater being targeted for geothermal energy assessment and shallower fresh groundwater within the upper bedrock sequence.

There is no proposal to extract any significant amounts of saline groundwater ('brine') from the deeper geothermal reservoir. Where the brine is abstracted, it will either be re-injected into the same or other deep borehole on-site or will be tankered away by a licenced waste carrier to a licenced waste facility for subsequent treatment and disposal.

A drill mud closed recirculation system will be used during the drilling phases to keep the drill head cool. The drill mud will consist of water and mud with chemical additives which will be readily bio-degradable, with use of specific additives identified by the appointed drilling contractor to be notified and agreed for use with DAERA prior to use.

A final Construction Environmental Management Plan is to be submitted once the contractor has been appointed which will include details of the construction methods and drill muds to be used. DAERA – Water Management Unit, DAERA Drinking Water Inspectorate, DAERA – Regulation Unit were all consulted and have indicated that they have no objections subject to a condition requiring the final Construction Environment Management Plan to be submitted at least eight weeks prior to development commencing. It is considered that this will be a substantial document and a period of 12 weeks would be required to allow processing through the Council and the relevant consultees.

Land Contamination

Policy DM 52 of the ANPS requires consideration to be given to the potential of any proposal to cause land pollution or contamination. Chapter 5 of the ES addresses 'Soils and Geology' and is supported by Appendix 5.3 which includes a Preliminary

Risk Assessment (PRA) and Generic Quantitative Risk Assessment (GQRA). The PRA concluded that no significant potential pollutant linkages exist at the site and the overall level of risk considering a worst-case scenario, was considered to be low with respect to risk to human health and environmental receptors.

An intrusive site investigation was completed for environmental and geotechnical purposes. 3no. selected soil samples were analysed with no evidence of anthropogenic contamination found. The GQRA concluded that the reported contaminant concentrations detected within the soils and ground water were not considered to pose a risk to human health. Consultation was carried out with both the Councils EHS and DAERA Regulation Unit (LGWRU) who have raised no issues in this regard.

Access, Movement and Parking

Policies SP 3.10 and DM 10 states that access arrangements must not prejudice road safety or significantly inconvenience the flow of traffic and that the development proposal will provide adequate parking provision. In addition, Policy DM 11 addresses accesses onto protected routes, including the intensification of existing accesses.

Traffic issues are not directly considered to be an environmental impact although they can have indirect effects in terms of noise or air quality. As a consequence, the application is supported by a Transport Assessment (Document 03) which does not form part of the Environmental Statement. The Transport Assessment outlines that a mixture of HGVs, vans and cars will access the site on a daily basis during the various phases of the development with the site enabling works and decommissioning phases seeing some of the heaviest flows of traffic with up to 30HGVs per day and 15 cars. In addition, a sweep path analysis of the access was undertaken to demonstrate that it is suitable for HGV movements. Overall, the flows of traffic are not considered to be significant to cause any significant traffic impacts onto the Oldstone Road which currently has 11,419 vehicle movements per day. All parking is to be contained within the site compound area and while there are no details of the number of vehicles that will be required to be on site at any time there are sufficient areas of hardstanding in the compound area and the wider site that would accommodate stationary vehicles for a short period if any overspill would occur.

It is accepted that the specialised drill rig equipment will be a wide load and will require some traffic management issues for delivery purposes which may require some liaison with DfI Roads and possibly the PSNI. The traffic route for this equipment is not known yet, however, it is likely that the equipment will be sourced in either the UK or Europe with delivery being through the Port of Larne or Belfast. The Oldstone Road is well connected to the surrounding trunk road network (A26, A57 & A6) and any traffic issues would only be felt on the commissioning and decommissioning phases for part of a single day while the equipment is being brought to the site. These effects are not considered to be significant.

DfI Roads was consulted on the application and requested that the sightlines for the access be extended to 2.4m x 120m given the speed of the traffic on the Oldstone Road which was complied with by the applicant. DfI Roads did raise a concern that the existing access should be widened for the first 15 metres from the public road boundary to allow for the largest vehicles attracted to the site (HGVs) to pass each other entering/ exiting the site to avoid queuing on the Oldstone Road. The existing access laneway is a single carriageway and could not accommodate two-way traffic without upgrading. It is a secondary access to the existing Abbey Farm

complex with the primary access being located 165 metres to the north which also accesses onto the Oldstone Road. It is considered that the alternative to widening the access would be through the use of a travel plan and travel co-ordinator for the site which would control the traffic movements using the laneway to ensure that traffic-in and traffic-out do not result in conflicting movements. The development of a travel plan and the appointment of a travel co-ordinator for the development of the site would be an acceptable alternative given the temporary nature of the works and could be conditioned should planning permission be forthcoming.

As indicated the proposed means of access is to utilise an existing access which currently serves part of the Abbey Farm complex. The existing access is onto the Oldstone Road (A26) which is a protected route. DM 11.3 states that the intensification of existing accesses onto protected routes will not be supported unless there is no other means of access onto an adjacent minor road. The nearest minor road (Abbey Road) is 437 metres away and while there is an existing agricultural track connecting the site to Abbey Road, it would not be considered reasonable or practical for large drilling equipment to be using Abbey Road as a means of access due to the damage likely to be caused to the road and the trees along the roadside. In addition, significant work would have to be undertaken to upgrade the existing agricultural track. As the proposal involves the delivery of large plant machinery, with the works being temporary in nature it is considered that the existing access onto Oldstone Road is acceptable as a means of access for the site.

Flooding and Drainage

Policy SP 10 recognises the need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the natural and built environment while SP 10.2 states that there will be a strong presumption against development proposals in floodplains. SP 10.3 requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems (SUDS) which is supported by Policy DM 47.

Although the site is quite extensive (11.6ha) the area of the site which is to be seen above ground operation development (site compound area) is limited to an area of 5160sqm. There are no designated or undesignated watercourses traversing the area of the compound with the nearest watercourse being an undesignated stream to the west of the site where it runs past the proposed site entrance. At this point the watercourse is culverted under the Oldstone Road and at site entrance and also under the track leading to St Jude's Church. This watercourse drains towards the Six Mile Water River. Another unnamed small watercourse is mapped to the northwest of the site and just west of the residential apartments at Muckamore House. This drains west to the Six Mile Water.

DfI flooding maps indicates that the site is not affected by any fluvial flooding, although the site is partially affected by some pluvial (surface water) flooding at the entrance to the site and in the northern area of the wider site (not including the compound). The site does not affect any existing flood defences, does not propose any culverting of watercourses nor is it located within an area which is at risk from reservoir inundation.

Chapter Ten of the ES addresses 'Water Resources and Flood Risk' which is supported by Appendix 10.1 entitled 'Soils, Geology, Hydrology, and Hydrogeology Baseline Report' and Appendix 10.2 entitled 'Flood Risk and Drainage Report'. The area of the site compound extends to 0.52 hectares and is to be constructed with an

impermeable surface layer which means that the applicant has had to provide a Drainage Assessment (DA) in order to comply with Policy DM 47. The DA (Appendix 10.2) indicates that the proposal will have a formal stormwater drainage network which will capture surface water runoff in a trench along the boundary of the drill pad. Surface runoff will be directed through an interceptor before discharging into a settlement pond and infiltration basin located c.110m north of the site. The infiltration basin has been designed to accommodate up to 203/m³ of surface water and has been sized to attenuate up to and including the 1% AEP + Climate Change (cc) storm.

DfI Rivers have been consulted on the application and have indicated that the proposed SUDS scheme is outside their area of knowledge and expertise. Consequently, they cannot advise on the potential flood risk to the development or the risk of flooding elsewhere.

The introduction of SUDs is supported by Policy DM 47 which states that SUDs will be the preferred means of treating surface water and managing flow rates for development proposals in locations where this is a feasible solution. While DfI Rivers have indicated that this issue is outside their area of knowledge and expertise, it is acknowledged that the applicant has also applied for a Schedule 6 agreement which would allow a discharge to the Six Mile Water River at a rate of 5.2 l/s which would be the greenfield runoff rate for the proposed site compound.

It is considered that the proposed SUDs system has been accompanied by micro drainage calculations that indicate the capacity of the infiltration basin to accommodate the possible surface water flows. The basin is supported by attenuation in the proposed pipe network and has the additional benefit of being able to have an overflow to the Six Mile Water River at a rate of 5.2 l/s if the Schedule 6 is granted and there does not appear to be indication that it would not be acceptable. It is therefore considered that the surface water discharge has been adequately considered by the applicant and the proposed SUDs scheme will mitigate the risk of flooding elsewhere.

DM 47.6 indicates that all SuDS schemes will need to be accompanied by an appropriate management plan (including arrangements for long-term maintenance). However, this site will be decommissioned after a period of 14 months with all infrastructure, apart from the well pad being removed from the site, therefore there are no long-term management requirements and no long-term consequences of the proposal on surface water risk to other properties in the area.

Archaeology and Built Heritage

The SPPS and Policy SP 7 of the ANPS requires that all proposals protect, conserve and promote the enhancement of the historic environment. Policy DM 32 seeks the protection, conservation, enhancement and appropriate active use of listed buildings.

The application site does not contain any listed buildings, however, Chapter 9 of the ES identifies that there are eleven historic buildings within the 500 metres of the site which includes: a Scheduled Zone: Mound (Motte) and Ice House located 497 metres to the north of the site; The Old Rectory a Grade B1 historic building located 442 metres to the west; Glenhurst a Grade B1 historic building situated approximately 401m to the northwest; 60 Abbeyview a Grade B1 historic building situated

approximately 333m north; St Jude's Church (C Of I) a Grade B2 historic building which is situated approximately 313m southwest of the site; entrance and wall of graveyard a Grade B2 historic building situated approximately 380m northwest of the site.

In addition, there are a number of other buildings which are held as 'record only' (not listed) in the vicinity which includes: An Ice House which is situated approximately 474m to the north; Muckamore House which is situated approximately 352m to the northwest; a vault at Muckamore House which is situated approximately 394m to the northwest; Walled Garden which is situated approximately 386m to the north and 47 Oldstone Road which is situated approximately 419m southwest of the site.

The primary effects upon these historic buildings and features are mainly the visual impact from the proposed drilling rig which would affect their setting and some disturbance caused by vibration, dust and noise from the drilling operations. The impacts on the listed buildings are mitigated by the distance from the application site, the intervening topography, hedgerows and trees and by the temporary nature of the drilling operations with all equipment and structures being removed from the site after a period of 14 months. HED Historic Buildings were consulted and indicated that they were satisfied with the proposals, however, they did express some concern with the potential impact on St. Jude's Church and requested a condition that any damage to the Church would be repaired within 2 months of it occurring. Listed buildings are protected under Section 80 of the Planning Act (NI) 2011 and any damage caused by any party is enforced under Section 85 of the Act. It is considered that the condition is not necessary as any damage can be enforced under legislation rather than the planning application.

Policy DM 30 deals with archaeology and the Antrim Town area is known to contain a wealth of historic records. The application site itself is known to contain only one locally important monument, an enclosure (ANT050:073) which is thought to be approximately 30/40m in diameter, and there is a possibility that finds and features associated with this survive in-situ close to the enclosure. The applicant has proposed a 50m buffer zone around the monument to avoid any ground-breaking works taking place in the area. Consultation was carried out with HED Historic Monuments who raised no objections to the development subject to condition. It is therefore considered that there are no objections to the proposal in relation to archaeological or listed buildings impact.

Other Matters

Climate Change

The RDS, SPPS and ANPS collectively require that development proposals take into consideration the effects of climate change. Although the current proposal does not propose to produce renewable energy as it is a demonstrator project, it would be expected that the project will encourage private sector investment in geothermal technologies to establish them as part of a wider roll out of heat networks. Deep geothermal energy is one solution for helping to combat climate change due to its ability to provide a reliable, sustainable, and low-carbon source of power and heat. Unlike fossil fuels, deep geothermal systems harness the earth's natural heat without emitting greenhouse gases, significantly reducing carbon footprints. This clean energy source operates continuously, unlike intermittent renewables such as solar

and wind, ensuring stable energy supply and grid stability. Furthermore, deep geothermal development contributes to energy diversification, enhances energy security, and supports the transition to a net-zero economy by lowering dependence on carbon-intensive fuels. As such the proposal is considered to be one option that would help to mitigate climate change.

Aviation Safety

SP 3.15 and DM 13.3 aim to restrict development within the identified BIA Public Safety Zones in accordance with the policy set out in 'Control of Development in Airport Public Safety Zones' (DoE, 2007) in the interests of public safety. The site lies within an airport safety zone where the height of any building or equipment could create a hazard to aviation traffic even if it is temporary in nature. The proposed drilling rig has a potential maximum height of 40 metres which is to be erected at a base level of 95 metres AOD. BIA Safeguarding were consulted on the proposal and raised no objections to the proposal subject to a condition that a 'Crane/Tall Equipment Permit' will need to be issued and a red steady light erected at its highest point which will need to be continually lit 24/7 while the drill equipment is in-situ.

NI Water Infrastructure

NI Water has indicated a refusal of the application due to the development potentially giving rise to water supply network capacity issues. The issue of a water connection is a matter controlled by separate legislation, namely, Articles 79 to 82 (inclusive) and Article 85 Water and Sewerage Services (Northern Ireland) Order 2006. 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 would arise from the development causing water pressure issues in the system.

NI Water can make an assessment of whether the water supply infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the water main. Provided that no development can commence until such times as the necessary consent has been 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.

Health and Safety

The Health and Safety Executive were consulted to understand if there were any concerns to public safety from the proposed drilling operations, while not providing any detailed comment they did indicate that they would monitor the development and operation of the site under the relevant health and safety regulations.

CONCLUSION

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

- The principle of the development is acceptable;
- The visual impact on character and appearance of the area is considered acceptable;
- The impact on neighbour amenity is considered not to be so significant as to warrant refusal of the application;
- There are no natural heritage concerns with regard to the proposal;

- The means of access, movement and parking are acceptable;
- There are no flood risk or drainage concerns associated with this development;
- There are no significant concerns in relation to archaeology or built heritage.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

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

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

2. No development shall commence until a water connection has been agreed with NI Water under Articles 79 to 82 (inclusive) and Article 85 Water and Sewerage Services (Northern Ireland) Order 2006.

Reason: To ensure that the proposed development does not give rise to adverse impacts on water supply infrastructure.

3. The settlement pond and infiltration basin as indicated on Drawing No. 10 date stamped 3rd June 2025 and as detailed within Appendix 10.2 entitled 'Flood Risk and Drainage Report' of the Environmental Statement shall be constructed in full prior to the construction of the impermeable layer on the site compound area.

Reason: To ensure that an adequate means of drainage to the site is in place.

4. Once the development commences the operator shall implement the dust mitigation measures outlined within Section 5.0 of the Air Quality Dust Management Plan, within Environmental Statement Vol 2, Appendix 13.2.

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

5. The noise level as a result of the development proposed, at nearby sensitive receptors shall not exceed the predicted noise level (dB L_{Aeq, 1hr}) detailed in Table 7.14 below, as detailed within Environmental Statement: Volume 1, Chapter 7: Noise and Vibration. Noise limits for any dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in the tables shall be represented by the physically closest location listed in the tables unless otherwise agreed by the Council.

Table 7.14: Construction and Operational Noise Assessment Table

Receptor Ref	Ambient Noise Level, dBA	BS5228 Threshold Level, dBA	Predicted Construction Noise $L_{Aeq,3}$ dBA			Magnitude of Impact
			Phase 1 Site Preparation	Phase 2 Drilling Rigs Mobilisation / Phase 4 Demobilisation	Phase 3 Drilling and DST Testing	
R1	47.2	65.0	34.0	33.8	21.7	Neutral
R2	47.2	65.0	34.2	34.2	23.1	Neutral
R3	47.2	65.0	41.3	41.7	17.4	Neutral
R4	47.2	65.0	36.1	35.8	22.9	Neutral
R5	47.2	65.0	42.6	40.5	31.7	Neutral
R6	47.2	65.0	39.4	37.2	28.6	Neutral
R7	50.6	65.0	38.5	36.3	25.9	Neutral
R8	50.6	65.0	44.0	41.2	31.2	Neutral
R9	50.6	65.0	35.6	34.3	25.2	Neutral
R10	50.6	65.0	43.0	40.9	32.3	Neutral
R11	50.6	65.0	39.0	37.8	26.1	Neutral
R12	50.6	65.0	40.8	36.8	27.5	Neutral
R13	47.2	65.0	38.8	36.7	28.1	Neutral

Existing Sensitive Receptor	TM75 / Irish Grid		
	X	Y	
R1	2 Tirgracy Road	316369	385037
R2	33 Oldstone Road	316455	385027
R3	43 Oldstone Road	316486	384780
R4	47 Oldstone Road	316405	384703
R5	22 Abbey Road	316929	384534
R6	31 Abbey Road	317173	384502
R7	26 Seven Mile Straight	317586	384805
R8	23 Seven Mile Straight	317330	384973
R9	19 Alexandra Park	317469	385278
R10	10B Seven Mile Straight	317114	385159
R11	49 Abbeyview, Seven Mile Straight	316944	385344
R12	Muckamore House, Oldstone Road	316778	385233
R13	Muckamore Abbey Hospital	316996	384348

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

- Vibration levels at any nearby sensitive receptors as a result of the development hereby permitted, shall not exceed 0.3 mm/s peak particle velocity (PPV).

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

- Within 4 weeks of a written request by the Council, following a justified complaint from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the site operator shall, at his/her expense employ a

suitably qualified and competent person, to assess the level of vibration arising from the approved development, at the complainant's property. Details of the monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than 1 week in advance of the date of commencement of any monitoring.

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

8. The site operator shall provide to the Council the results, assessment and conclusions regarding the vibration monitoring required by Condition 7, including all calculations, and the raw data upon which that assessment and conclusions are based. Such information shall be provided within 2 weeks of the date of completion of monitoring, unless otherwise extended in writing by the Council.

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

9. Should the vibration level arising from the approved development exceed the level stated within Condition 6, then mitigation measures to reduce vibration levels shall be agreed in writing and carried out within a time frame specified by the Council. Within 2 weeks of the completion of further works, a further vibration survey shall be completed and submitted to the Council to demonstrate the vibration levels stated within condition 2 are not exceeded.

10. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

11. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 10.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

12. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition L15a. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

13. Prior to the development becoming operational details of a wheel washing facility and its operation on the site will be agreed in writing with the Council and thereafter they will be installed and operated in accordance with the agreed procedures.

Reason: To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience.

14. Prior to the development commencing, details of a travel plan and traffic management co-ordinator will be submitted to and agreed in writing with the Council and thereafter the traffic for the site shall be managed in accordance with the agreed plan/procedures.

Reason: To prevent the queuing of traffic on the Oldstone Road.

15. A medium intensity, omni-directional, night vision compatible, steady red obstacle light shall be installed at the highest point of the drilling rig and shall be lit 24 hours a day, seven days a week while the drilling rig is in-situ.

Reason: To warn low flying aircraft that there is an obstacle at this location.

16. A final site-specific Construction Environmental Management Plan (CEMP) must be submitted by the appointed contractor to the Council for its approval at least 12 weeks prior to work commencing. This shall reflect all the mitigation and avoidance measures detailed in the oCEMP (Tetra Tech, March 2025). The approved CEMP shall be adhered to and implemented throughout the construction, operation and decommissioning period in accordance with the approved details, unless otherwise agreed in writing by the Council.

Reason: To ensure that the proposal does not have any adverse impacts on the groundwater or designated sites.

17. Once a contractor has been appointed, an Emergency Response Plan (EMP) should be submitted to the Council, at least 8 weeks prior to the commencement of construction.

Reason: To ensure that the proposal does not have any adverse impacts on the groundwater or designated sites.

18. On completion of the project, all geotechnical boreholes must be fully decommissioned and in line with SEPA guidance document Good practice for decommissioning redundant boreholes and wells (UK Groundwater Forum) available at: <https://www.sepa.org.uk/media/34618/decommissioning-redundant-boreholes-andwells.pdf> Evidence of the decommissioning shall be provided in a verification report which shall be submitted to and agreed in writing by the Council within two months of the date of decommissioning.

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

19. The construction and operational phases shall be fully completed within two years from the date of commencement of development. Following the works all associated site compounds shall be removed and ground finishes shall be returned to their original material and state on completion of the works.

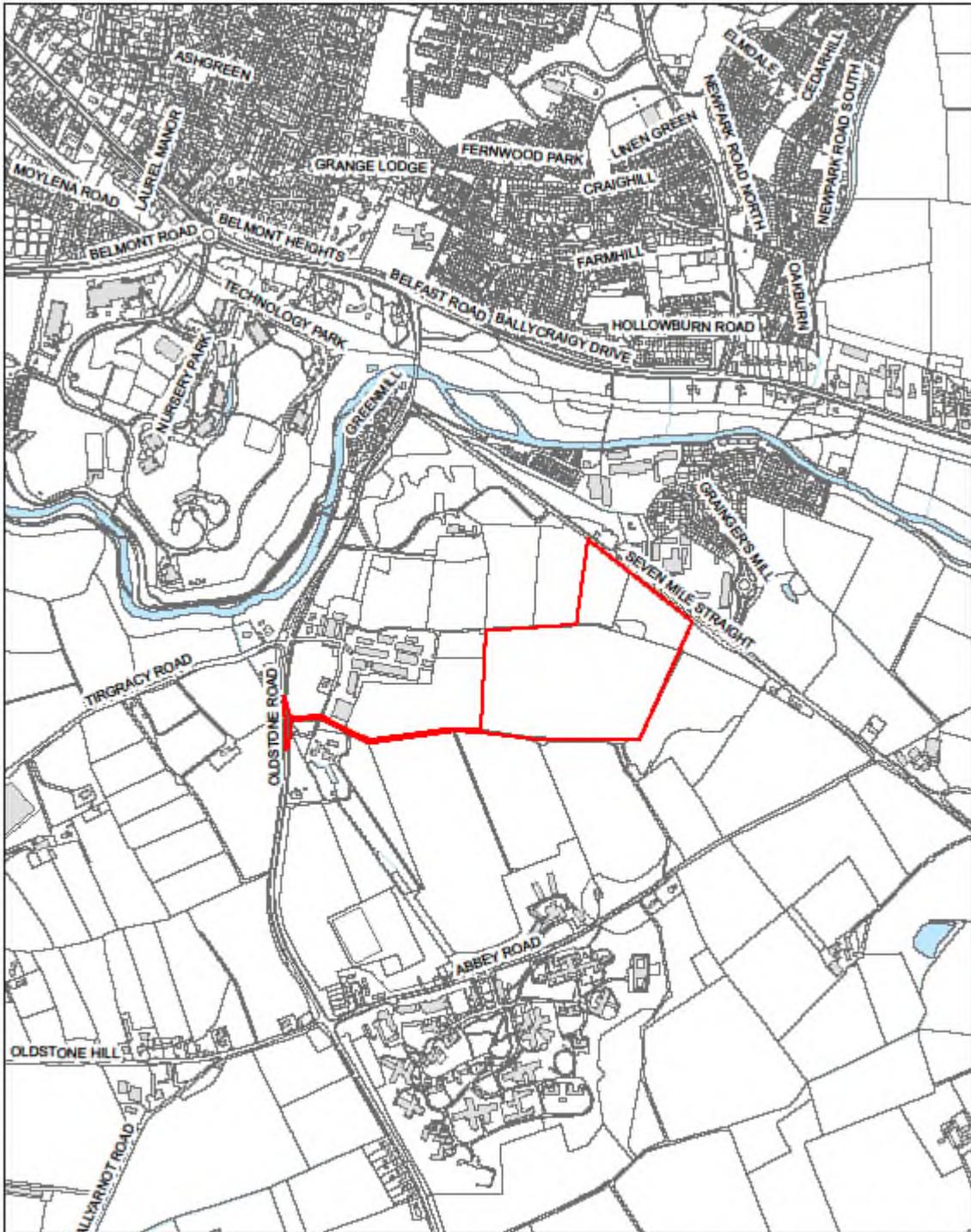
Reason: In the interests of visual amenity.

20. On completion of the works bore holes shall be finished with manholes instead of any fencing compounds.

Reason: In the interests of visual amenity.

21. The existing vegetation on the southern boundary shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of preserving existing trees adjoining the site.



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Site Location Plan

1:10,000 

Reference: LA03/2025/0443/F

 Site Location



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2025/0342/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Retention of extension and alteration to dwelling
SITE/LOCATION	9 Glenkeen Avenue, Newtownabbey, BT37 0PH
APPLICANT	Kathrine Wallace
AGENT	JWA Design
LAST SITE VISIT	05/06/25
CASE OFFICER	Eleanor McCann Tel: 02890340422 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/699320>

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

This application was initially presented at the August Planning Committee meeting with the recommendation to grant planning permission. Members agreed that the application should be deferred for one month to allow Members to undertake a site visit, and for clarification to be provided in relation to the removal of Condition 3 and an explanation to be provided regarding proposed Conditions 2 and 4.

Additionally, since the last Planning Committee meeting, a letter of representation was received in respect of the proposed development. The matters raised, which will also be addressed below, include:

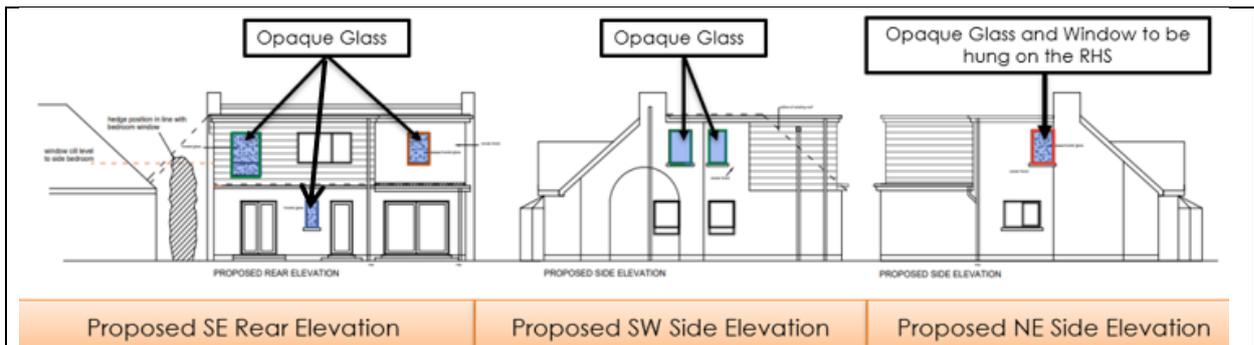
- All the windows overlooking No. 7 Glenkeen Avenue should have opaque glass and be rehung;
- The window overlooking No. 11 Glenkeen Avenue should be blocked and the gable wall reinstated; and
- A light dome should be fitted in the bathroom at No. 7 Glenkeen Avenue.

The proposed Condition 2, refers to the windows which must be finished in opaque glass, and reads:

'Within 8 weeks of the date of this decision, the windows coloured blue on Drawing No. 04/1 date stamped 21st July 2025, must be finished in opaque glass and shall thereafter be permanently retained.

Reason: To protect the amenity of nearby residential properties.'

The diagram below indicates the windows, coloured blue, to be finished in opaque glass:



The windows proposed to be finished in opaque glass on the first floor southeastern (SE) rear elevation serve an en suite bathroom and a bathroom, and on the ground floor SE (rear) elevation, the window to be finished in opaque glass serves a WC. The windows on the proposed first floor southwestern (SW) side elevation serve a bedroom and a dressing room, and the window on the proposed northeastern (NE) side elevation serves a bedroom.

With respect to the comment from the objector that all the windows overlooking No. 7 Glenkeen Avenue should have opaque glass and be rehung, the windows that have the potential to overlook No. 7 Glenkeen Avenue are on the first floor SE rear elevation and the first floor SW side elevation.

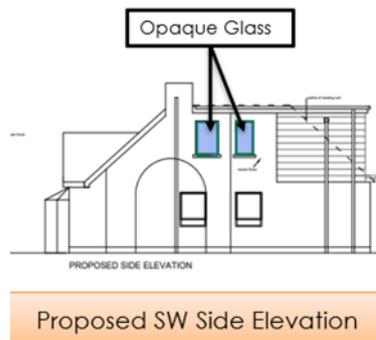
Paragraph B30 of Annex B (Guidance for Residential Extensions and Alterations) of the Antrim and Newtownabbey Plan Strategy, which refers to privacy indicates that overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property of a neighbours' house, and it continues that as a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

The window on the SE rear elevation that is proposed to be fitted with clear glass, serves a low habitable bedroom, which affords oblique views only to the most rear section of the neighbouring properties, including No. 7 Glenkeen Avenue. The window which is proposed to be fitted with clear glass cannot achieve views of the first 3-4m of the neighbouring properties' rear gardens. As such the window is not considered to have a significant detrimental impact of overlooking to the rear private amenity space, of any neighbouring property, including No. 7 Glenkeen Avenue, which is indicated by the photograph taken from the subject bedroom window below.



As previously stated, the other two windows on the first floor SE rear elevation are proposed to be finished in opaque glass, and as such are not considered to have a detrimental impact on residential amenity.

With regards to the above comment made by the objector, the windows on the first floor SW side elevation also have the potential to overlook No. 7 Glenkeen Avenue.



The two (2) first floor windows on the SW side elevation are proposed to be finished in opaque glass and furthermore, Condition 2 states that within 8 weeks of the date of any forthcoming planning approval, these windows must be finished in opaque glass and shall thereafter be permanently retained, in order to protect the amenity of nearby residential properties, which includes No. 7 Glenkeen Avenue.

Additionally, as stated at the August Planning Committee meeting, Condition 3 (as set out in the original Case Officer Report), which indicated that the windows on the SW side elevation must be fitted with a permanently fixed restrictor catch to restrict the external opening of the windows to less than 45 degrees and must thereafter be permanently retained for the lifetime of the development, was not deemed necessary because the view from the two windows on the first floor SW side elevation look onto the roof of No. 7 Glenkeen Avenue. The following photo illustrates this.



As the two windows are not considered to have any detrimental impact upon neighbouring amenity, it is proposed to remove this condition.

In conclusion, the proposal to include a condition that the windows indicated in blue being finished in opaque glass is considered sufficient to mitigate any concerns of loss of privacy by way of overlooking to No. 7 Glenkeen Avenue and it is not considered necessary to impose a condition requiring any of the windows on either the first floor NE rear or the first floor SW side elevation to be rehung.

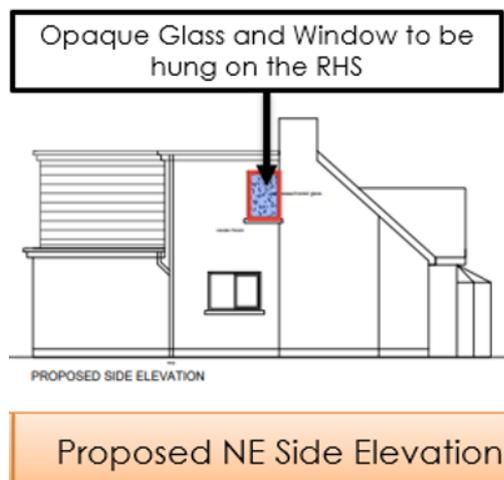
The first-floor window on the northeastern (NE) side elevation serves a bedroom and has the potential to overlook No. 11 Glenkeen Avenue. The window is proposed to be finished in opaque glass.

Condition 4, as stated within the initial Planning Committee Meeting, read:

'Within 8 weeks of the date of this decision the first-floor window on the eastern gable elevation, as outlined in red on Drawing No. 04/1 date stamped 21st July 2025, must be hung on the left-hand side of the frame when viewed from within the bedroom.'

Reason: To protect the amenity of nearby residential properties.'

Condition 4 refers to the window, which is coloured blue in the diagram below.



It was acknowledged at the August Planning Committee meeting that there was an error in Condition 4 and in order to appropriately mitigate any impact of overlooking achieved from the window to the neighbouring property at No. 11 Glenkeen Avenue, the condition (now Condition 3) has been amended to read:

'Within 8 weeks of the date of this decision the first-floor window on the northeastern gable elevation, as outlined in red on Drawing No. 04/1 date stamped 21st July 2025, must be hung on the right-hand side of the frame when viewed from within the bedroom.'

Reason: To protect the amenity of nearby residential properties.'

With regard to the objector's comment that the window overlooking No. 11 Glenkeen Avenue should be blocked and the gable wall reinstated, it is considered that following the revision to the condition for the window to be hung on the right-hand side of the frame when viewed from within the bedroom, when open, will restrict views from the bedroom window to the driveway of No. 9 Glenkeen Avenue and the internal road network at Glenkeen Avenue. As such the proposed condition will adequately mitigate any overlooking of or loss of privacy to the residential property at No. 11 Glenkeen Avenue.

Regarding the objector's comment that a light dome should be fitted in the bathroom at No. 7 Glenkeen Avenue, as stated in the Neighbour Amenity section of

the initial Case Officer Report, the objector at No. 7 Glenkeen Avenue raised concerns that the size and scale of the development and the replacement of the sloping roof with a two-storey flat roof extension, resulted in a loss of light to the bathroom of the property. However, as previously stated in the original Case Officer Report, the subject development is not considered to result in a loss of light to the property as the existing 3m high mature hedgerow along the common boundary, which is situated approximately 0.8m from the bathroom window at No. 7 Glenkeen Avenue, currently contributes to the loss of light to the bathroom window of the property. As such, the existing extension is not considered to exacerbate this matter nor have a significant detrimental impact on this property's amenity by way of loss of light.

In addition to the issues raised above, Committee Members shall be afforded the opportunity to attend a site visit in relation to the development proposal prior to the Planning Committee meeting on 15th September 2025.

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; and
- Parking provision levels are considered acceptable.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

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

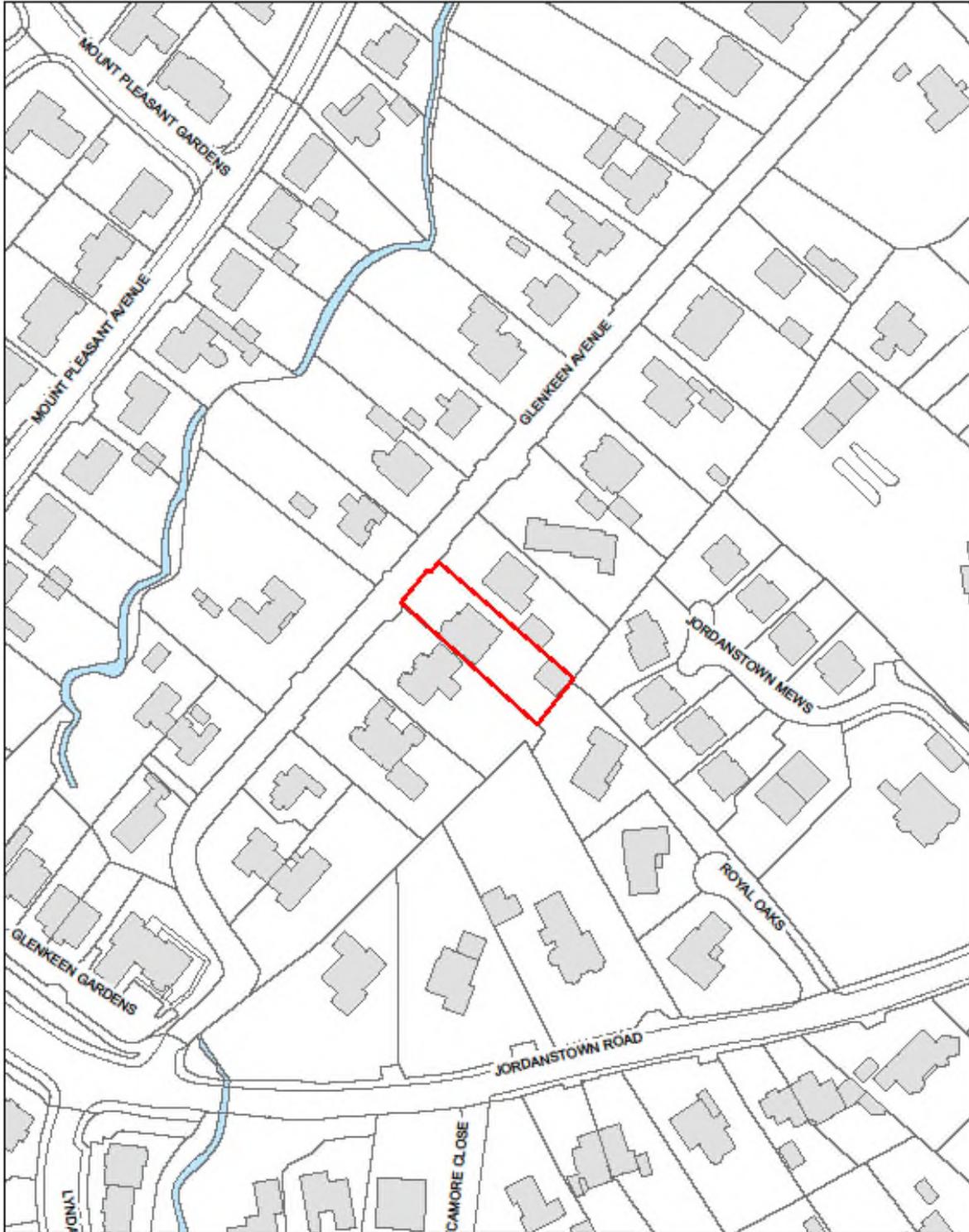
Reason: This is a retrospective application.

2. Within 8 weeks of the date of this decision, the windows coloured blue on Drawing No. 04/1 date stamped 21st July 2025, must be finished in opaque glass and shall thereafter be permanently retained.

Reason: To protect the amenity of nearby residential properties.

3. Within 8 weeks of the date of this decision the first-floor window on the northeastern gable elevation, as outlined in red on Drawing No. 04/1 date stamped 21st July 2025, must be hung on the right-hand side of the frame when viewed from within the bedroom.

Reason: To protect the amenity of nearby residential properties.



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Site Location Plan

1:1,250 

Reference: LA03/2025/0342/F

 Site Location



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2025/0001/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL PREVIOUSLY RECOMMENDED
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Conversion and extension of existing mill to residential dwelling
SITE/LOCATION	50m NW of No. 35 Antrim Road, Aldergrove, Crumlin
APPLICANT	Jason Piper
AGENT	Ronan McKee
LAST SITE VISIT	16th January 2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/695342</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 40m northwest of No. 35 Antrim Road, Aldergrove Crumlin. The site is within the countryside and outside the development limits of any settlement as identified within the Antrim Area Plan 1984-2001.</p> <p>The application site contains a two-storey roadside building which was previously used as a mill. The building has no roof, however, all the external walls are intact and it is finished in natural stone with elements of red brick detailing. The plot abuts the Ballyarnot Road to the north and the Antrim Road to the west. The western and southern boundaries are substantially defined by mature trees ranging between 5m to 10m in height. The northern boundary with the Ballyarnot Road is undefined and the eastern boundary is defined by the wall of the mill building and some mature trees. The topography of the site is generally flat.</p> <p>The surrounding character is rural countryside, with dwellings and agricultural outbuildings spread throughout intermittently.</p>	
RELEVANT PLANNING HISTORY	
There is no relevant planning history.	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>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</p>	

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 outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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 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

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

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

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 Policies:

- Policy DM 36 Vernacular and Locally Important Buildings

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.

- 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 (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 Policies:

- Policy DM 52 Contaminated Land

CONSULTATION

Council Environmental Health Section – No objection, subject to conditions

Northern Ireland Water – Refuse - Subject to the applicant engaging with NIW as outlined, NIW may reconsider its recommendation

Belfast International Airport- No objection, subject to conditions

DAERA Natural Environment Division – No objection, subject to conditions

DAERA Water Management Unit – Standing Advice

DAERA Regulation Unit – no objection subject to conditions

DfI Roads – No objection, subject to conditions

Shared Environmental Services - The proposal is not likely to have a significant effect on any European site, subject to conditions

REPRESENTATION

Two (2) 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
- Impact Upon Existing Building
- Integration, Design and Rural Character
- Neighbour Amenity
- Contaminated Land
- Access and Parking
- Natural Heritage
- Aerodrome Safety
- Sewerage
- Drainage

Preliminary Matters

The application was previously recommended for refusal and was listed on the anticipated schedule for the May 2025 Planning Committee meeting, however the agent submitted an amended Proposed Elevation and Floor Plans, Drawing No. 03/4 date stamped 22nd May 2025, and the revised design addressed the earlier concerns.

Additionally, the agent submitted a Preliminary Risk Assessment, (Document 04, date stamped 23rd May 2025), a Generic Quantitative Risk Assessment (GQRA), (Document 05 date stamped 19th June 2025), and a Structural Report, (Document 06, date stamped 21st July 2025), which addressed the outstanding environmental and amenity concerns.

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 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 SP1.11 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 conversion of a vernacular and locally important buildings to dwellings as provided for by Policy DM 18F. It states the Council will support a proposal for the sympathetic conversion, with adaptation, if necessary, of a vernacular and locally important building such as former school houses, churches and older traditional barns and outbuildings to provide a single dwelling in accordance with the policy provisions of Policy DM 36.

This proposal is for the conversion and extension of a former mill building to provide a residential dwelling. Historical maps dated 1829-1835 display the building and list it as 'Corn Mill'. Presently, the building consists of a two-storey roofless building finished in black basalt stone with brick detailing. The ANPS does not define 'locally important' but list examples such as former schoolhouses, churches and older traditional barns and outbuildings. Although not an exhaustive list, the examples cited in the ANPS typically relate to buildings that generally have some design, architectural, or historic merit. The maps and a site visit satisfactorily demonstrate that the site is a vernacular and locally important building. The building is considered to be a valid conversion opportunity and therefore the principle of development is established subject to the proposal meeting Policy DM 36 and other relevant policy and environmental requirements.

Impact Upon Existing Building

Policy DM 36 supports proposals for the sympathetic renovation or conversion of vernacular and other locally important buildings that will maintain these buildings in active use. Proposals will be expected to meet all the following criteria:

- (a) The building is structurally sound and capable of conversion;
- (b) The reuse or conversion maintains or enhances the form, character and architectural features, design and setting of the building and will contribute positively to the character and appearance of the locality; and
- (c) The conversion involves minimal intervention.

The subject building comprises a two-storey former mill building finished in black basalt stone with brick detailing. The building has no roof, but the four walls are intact and it has an eaves height of approximately 3.6m with a maximum height of 5.5m. Whilst the existing building has no roof, the walls are substantially intact. The agent submitted a structural assessment of the building within the submitted Structural Report, (Document 06, date stamped 21st July 2025), which concludes that the building is structurally sound and capable of conversion.

The proposal comprises two main elements; firstly, the refurbishment and extension of the mill building and secondly, a purpose-built extension to the rear of the mill with a link corridor attaching it to the mill. The purpose built extension is single storey and comprises a rectangular body set back from the mill building by approximately 4.8m at its nearest point and 8m at its furthest point. It measures 12.9m in length, 5.3m in

width and has a ridge height of approximately 5.5m. The extension is finished in timber cladding with a black burnt wood effect with dark grey metal finishes and zinc cladding to the roof. Whilst the timber finish differs from the mill building, it allows the extension to blend with the mature trees to the rear assisting it to integrate with its surroundings and reduce its visual impact adjacent to the mill. The reduction in height from what was initially proposed also allows the scale of this section of the proposed development to appear visually subordinate to the scale of the original mill. The proposed link section measures 5.8m in width and has a depth ranging between 5.4m and 6.8m. It has a flat roof with a height of 3m and is finished in render and zinc cladding roofing. This section is small with limited public views given its position to the rear of the mill. The overall extension element is subordinate to the existing mill building and its location to the rear of the building screens it from a number of viewpoints. As such, it is considered that this element of the proposal does not detract from the setting of the building.

The works to the existing mill building includes increasing the overall height of the building from approximately 5.5m to 6m. However, as previously indicated, the building does not have a roof and the proposed increase in height is minimal. The eaves height of the proposal is maintained at its current height of 3.6m. The footprint of the building largely remains the same and there is minimal demolition to facilitate the conversion. The notable interventions on the original building are the rebuilding of the partly depilated southern projection to provide a carport and the provision of dormers extending up from the wall plate. In both cases the interventions are finished in natural stone to match the existing building and are minimal in scale. The upper floor windows have an increase in height, however, red brick defines the top of the window to help maintain the character of the mill. The proposed roof of the mill building is to be finished in zinc cladding which is considered acceptable. Accordingly, the proposal is considered to comply with the criteria listed within Policy DM 36.

Integration, Design 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 indicates that 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.

Views of the site when travelling in a northern direction along the Antrim Road are substantially screened by the existing roadside trees. Similarly, views of the site when travelling in a southern direction along the Antrim Road are limited to a short opening. Views of the site become more apparent at the approach from the Antrim Road and Ballyarnot Road junction and when travelling along the Ballyarnot Road in the opposite direction. The site is afforded a backdrop of trees to the rear of the site which assist the dwelling to integrate at this location. The mature vegetation to the

southern and western boundaries also provides the site with a sense of enclosure. As discussed above, the design of the proposal is considered to maintain the character of the existing building and the conversion of the building is considered to contribute positively to the character and appearance of the locality. The existing mature trees on the site are to be maintained as part of the development proposal.

In summary, it is considered that the new development will satisfactorily integrate with its surroundings whilst respecting the rural character of the area. The proposal therefore meets the criteria of Policy DM 27 of the ANPS.

Neighbour Amenity

Policy DM 28 indicates 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. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

No. 39 Antrim Road is situated to the north of the application site on the opposite side of the Ballyarnot Road. The proposal contains windows on its northern elevation on both the ground and upper storeys. However, the proposal has a separation distance of approximately 27m from the side gable of this dwelling and views are partially screened by an intervening outbuilding. Overall, it is considered that any overlooking would not be at a level detrimental to the amenity of No. 39.

No. 35 Antrim Road abuts the application site to the south and is within the ownership of the applicant. Views from the upper and lower stories from windows on the southern elevation of the proposal towards the gable of the dwelling at No. 39 Antrim Road and its rear amenity space are at a separation distance of approximately 24m and substantially screened by existing mature trees. Any remaining views are towards the blank northern elevation of the detached garage at No. 39 Antrim Road.

Accordingly, it is considered the proposal would not significantly impact the amenity of any neighbouring properties.

Contaminated Land

Policy SP 10 indicates that public safety will be the overriding priority for the Council in assessing development on potentially contaminated land. Policy DM 52 indicates the Council will support development proposals on potentially contaminated land subject to site investigation/risk assessment and mitigation measures if necessary. The Council's Environmental Health Section (EHS) was consulted with regards to the development proposal and advised that there are potential risks of land contamination on the site given the building's historic use. EH recommended that a Preliminary Risk Assessment (PRA) be submitted, to identify potential land contamination issues for the application site. The agent submitted a PRA, (Document 04 date stamped 23rd May 2025) and subsequently a Generic Quantitative Risk Assessment (GQRA), (Document 05 date stamped 19th June 2025). EHS was re-consulted with respect to these documents and responded that it was content with

the proposal subject to conditions. DAERA Regulation Unit was also consulted and had no objection to the proposal subject to conditions being attached to any forthcoming planning approval.

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 which supports 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. Access to the site is achieved by a new access onto the Ballyarnott Road. DfI Roads was consulted in relation to the proposal and responded with no objection, subject to conditions. Sufficient parking is provided within the curtilage of the site. As such, the proposal is considered to meet the requirements of Policy DM 10.

Natural Heritage

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst Policy SP 8.3 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 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.

The agent submitted a Biodiversity Checklist and Ecological Appraisal, (Document 01 date stamped 20th January 2025), and DAERA Natural Environment Division (NED) and Water Management Unit (WMU) were consulted with regard to the submitted information. Both NED and WMU responded stating they had no objection to the proposal subject to conditions relating to the submission of a CEMP and the protection of trees be attached to any forthcoming planning approval.

An undesignated watercourse abuts the application site and is hydrologically connected to Lough Neagh and Lough Beg Ramsar Site, Lough Neagh and Lough Beg SPA, and Lough Neagh ASSI. Shared Environmental Services (SES) was consulted with regards to the development proposal and found 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. This is subject to mitigation measures which would be imposed if planning permission was to be granted. Accordingly, 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 25/07/2025. This found that the project would not have an adverse effect on the integrity of any European site.

Aerodrome Safety

Belfast International Airport (BIA) was consulted on the development proposal given that the site falls within the aerodrome safety zone. BIA indicated that it had no objections subject to conditions relating to aerodrome safety being attached to any forthcoming planning approval. As such, the proposal is considered to comply with DM 13.5.

Sewerage

NI Water was consulted with regard to the development proposal and has responded recommending a refusal as the receiving foul sewer network in the area has reached capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999.

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 would arise from the development causing capacity issues to Waste Water Treatment Works resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 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.

Drainage

Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals. The proposal is not located in an area where there is evidence of a history of surface water flooding and does not involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

CONCLUSION

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

- The principle of development has been established in accordance with Policies DM 18F and DM 36;
- The proposal is of an appropriate design, and integrates into its surroundings and respects rural character;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents;
- The potential risks of land contamination have been appropriately assessed and mitigated;
- The proposal is not considered to prejudice road safety;
- Sewerage can be dealt with by way of negative condition; and

- Impacts upon protected sites and priority species/habitats can be adequately mitigated.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

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

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

2. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

3. The existing natural vegetation on the site as indicated on Drawing No. 01 date stamped 2nd January 2025, must be retained at a minimum height of 2 metres for hedgerow and 8m for trees and shall be allowed to grow on.

If any retained tree or hedgerow is removed, uprooted or destroyed or dies during the construction and upon completion of the development and for the lifetime of the development, it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the development integrates into the surrounding and to ensure the continuity of amenity afforded by existing trees and hedgerows.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 01 date stamped 2nd January 2025, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

5. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40)

minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

6. External lighting to be included in the development should be of flat glass, full cut off design with horizontal mountings so that there is no light spill above the horizontal.

Reason: This is to ensure that the lighting does not confuse or distract pilots in the vicinity of the aerodrome.

7. If, during the development works, a new source of contamination is discovered, which had not previously been identified, works shall cease and the Council shall be notified immediately. Any new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available online at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable. In the event of an unacceptable risk to human health being identified, a remediation strategy shall be submitted to and agreed with the Council before being implemented.

Reason: To control any potential risks to human health from any undiscovered land contamination.

8. After completing the remediation works under Condition 7; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. 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, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

9. A clearly defined buffer of at least 10 m must be maintained between the location of all areas used for refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and the watercourse bordering the eastern edge of the red line boundary.

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

10. A Construction Environmental Management Plan must be prepared for the project which must identify the perceived risks to the aquatic environment, potential pollution pathways and detail the mitigation measures which will be employed to negate the risk to the hydrologically linked aquatic environment.

Reason: To protect NI Priority Habitats within the site.



Site Location Plan

1:2,500 

Reference: LA03/2025/0001/F

 Site Location



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2025/0040/LBC
DEA	DUNSILLY
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	REFUSE LISTED BUILDING CONSENT
PROPOSAL	Proposed Demolition of former church building
SITE/LOCATION	Sacred Heart RC Church, 212 Staffordstown Road, Toome, Antrim, BT41 3QT
APPLICANT	Duneane Parish, Diocese of Down and Connor
AGENT	Inatlus Limited
LAST SITE VISIT	2 nd June 2025
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/696033</p>	
SITE DESCRIPTION	
<p>The application site is located within the countryside as defined by the Antrim Area Plan 1984-2001 (AAP).</p> <p>The application site is located within the grounds of the Old Sacred Heart Church, located at 212 Staffordstown Road, Toome. The application site encompasses only the Church building.</p> <p>The church building is identified as a Grade B1 listed building (Ref: HB20/01/013) (of architectural or historic interest). The listing extends to the old church building and its railings and is surrounded by the associated graveyard. The Church is a symmetrical early nineteenth century vernacular Roman Catholic Church with Gothic Revival detailing. The Church building is currently vacant and has been redundant since the late 1990's, following the construction of the new modern church located to the northwest of the site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2023/0054/LBC Location: Sacred Heart RC Church, 212 Staffordstown Road, Toome, BT41 3QT Proposal: Retrospective removal of roof slates Decision: Consent Refused 11/07/2023</p> <p>Planning Reference: T/1991/0240 Location: Sacred Heart Original Church, Staffordstown Road, Toome Proposal: Demolition of listed building Decision: Permission refused 20/11/1191</p> <p>Planning Reference: T/1989/0337 Location: 212 Staffordstown Road, Toome</p>	

Proposal: Replacement Church
Decision: Permission Granted

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 countryside and the Plan offers no specific policy or guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interest 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 ANPS identifies Antrim as a Major Hub Town and Large Town Centre. 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 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

CONSULTATION

- DfC Historic Environment Division (HED) – Objection

REPRESENTATION

It is not a requirement to neighbour notify on Listed Building Consent applications; however, ten (10) objections were received from members of the public.

The full representation made regarding the proposal is available to view on the Planning Portal (<https://planningregister.planningsystemni.gov.uk/simple-search>). 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 objections raised are provided below:

- Demolition is not justified and would set a precedent;
- Building should be restored and used by the community i.e. parish hall;
- Building has historical, cultural and spiritual importance and is a local asset;
- No evidence of anti-social behavior or vandalism to support demolition;
- Alternative options should be explored to preserve the building;
- Funding should be investigated to help with repair costs; and
- Protective covering for the roof should be reinstated to prevent further decay.

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

Preliminary Matters

A previous application, Ref: LA03/2023/0054/LBC was refused on 4th July 2023 for the retrospective removal of roof slates as the development was contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH 8 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that insufficient information had been provided in order to ensure that the proposal would not have an adverse impact on the essential character of the Grade B listed building. Historic Environment Division (HED) were consulted on the previous application and stated that no explanation was submitted as to why the wholesale removal of all the roof slates was undertaken. HED further stated that without temporary protection and an agreed programme of works to reinstate the slates within a reasonable timescale, the proposal would be considered contrary to criterion A of Policy BH 8 of PPS 6.

Engagement with Agent/Applicant

- On the 4th July 2025 the agent was given the opportunity to demonstrate how the proposal complies with the policies set out in the newly adopted Antrim and Newtownabbey Plan Strategy, with a submission deadline of 25 July 2025. No submission was made.
- A meeting was held on 9 July 2025, attended by the case officer, Mr Loughrey (agent), Mr Patterson (Estate Management for the Diocese), Mr Grieve (structural engineer), and HED representatives Ms Stokes and Mr Avent (HED's appointed engineer).

During the meeting, the agent was informed of the Council's adopted Plan Strategy and advised that the proposal did not comply with the relevant planning policies. Discussions also addressed the building's structural integrity, with consideration given to the installation of a temporary roof, as an alternative to demolition and to protect the Church from further decay.

The meeting concluded with the applicant and agent indicating an interest in exploring this option.

- On 14th July 2025, a follow-up email was issued to the agent requesting clarification on the applicant's intentions. The case officer provided guidance on the process for installing a temporary roof, advising that a new application would be required to set out the proposed methodology, as the current application and structural reports were focused on demolition.
- In correspondence dated 25 July 2025, the agent sought confirmation on whether the installation of a temporary roof would require Listed Building Consent, however, no detail was provided as to what exactly the works entailed. Following consultation with HED and senior management, the agent was advised via email on 7th August 2025 that such a proposal would require consideration by both the Council and HED. It was confirmed that submission of a new application would be the most appropriate course of action. A deadline of 14th August 2025 was set for the agent to confirm the applicant's position.
- No clarification was received by 14 August 2025. Accordingly, the application has been assessed based on the information currently available.

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 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.

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. There are no specific operational policies relevant to the determination of the application in the plan.

Under Section 80 (7) of the Planning Act (Northern Ireland) 2011 a listed building is defined as a building included in a list compiled under that section and also:

- a) Any object or structure within the curtilage of the building and fixed to the building; and
- b) Any object or structure within the curtilage of the building which, although not fixed to the building forms part of the land and has done so since before 1st October 1973.

In considering proposals that affect a listed building, Section 91 of the Planning Act (NI) 2011 requires that special attention must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications and listed building consents. The SPPS contains a subject policy relating to listed buildings, Para 6.15 states that *'proposals for the total demolition of a listed building or any significant part of it must not be permitted unless there are exceptional reasons why it cannot be retained in its original or reasonably modified form.'*

Policy DM 32 'Listed Buildings' of the ANPS, states that the Council will seek the protection, conservation, enhancement and appropriate active use of Listed Buildings. With regards to the proposal, DM 32.2 'Demolition or Partial Demolition' operates a presumption in favour of retaining Listed Buildings and aligns with the SPPS stating that demolition of such a building will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or reasonably modified form.

DM 32.4 requires the submission of a Statement of Significance demonstrating a full and proper understanding of the essential character and special architectural or historic interest of the building and its setting. In accordance with DM 32.4 no Statement of Significance has been submitted.

In support of this application the agent on behalf of the applicant has submitted a Design and Access Statement (DAS) (Document 05 date stamped 22nd January 2025). The consulting engineer to the applicant has also provided a series of reports which are listed respectively below;

- Document 01 - Structural Survey October 2023 (Macro Property Solutions Ltd);
- Document 02 - Structural Report December 2024 (Cavehill Associates Ltd.);
- Document 03 - Structural Report February 2024 (Cavehill Associates Ltd.); and
- Document 04 – Structural Report Parts 1 & 2 July 2024 (Cavehill Associates Ltd.).

It should be noted that the above structural reports were conducted and submitted as supportive evidence to address the ongoing enforcement case on the site and to address HEDs concerns as part of this investigation. These reports have now been submitted as evidence for determination in this application.

The DAS states that the landowner and applicant (Diocese of Down and Connor) have obligations for the safety of people that come onto their land whether lawfully or unlawfully and that their insurance requirements oblige them to protect

personnel from bodily injury and if not compliant could be held liable for any claims of compensation. The agent asserts that the building is vulnerable to anti-social activity and whilst security fencing has been erected around the building this is inadequate to deter personnel seeking access to the site. The agent concludes that the building no longer serves a purpose following the development of the new Church, that it has no alternative uses and that there is no proposal to reuse or redevelop the lands as its located within the confines of a graveyard.

Two separate companies have surveyed the building; Macro Property Solutions Ltd undertook two (2) visual inspections in September in 2023 and in its report, (Document 01) identified several issues and defects namely water damaged roof timbers; water damaged and suspected wet rot of existing timbers throughout; water damaged, rotten and decayed wall plates supporting the roof timbers to the perimeter of the property; collapsed internal purlin; missing and damaged coping stones above the windows and parapets; loose and nail fatigued slates on the lower roof section; cracking walls below wall plates; and damaged and missing cast iron water goods.

Cavehill Associates in their report dated February 2024 (Document 03) provided a detailed analysis of the structural integrity of the building. The report found some twenty (20) issues/defects with the building including that some walls were out of plumb to an unacceptable lean from a structural perspective. The report concluded that localised collapses had occurred in the building and that further, more major collapses is likely to occur, which presents a hazard leading to potential injuries/fatalities. Cavehill Associates concluded that the only viable option recommended is that the building be taken down.

Cavehill Associates provided further structural reports in July 2024 (Document 04 Part 1 and 2). Part 1 provides rebuttal comments made by Mann Williams consulting Civil and Structural Engineers dated 7th June 2024 prepared by Jon Avent as requested by HED. Within the report Cavehill Associates stress the structural integrity of the building and state that the only remedial option in their view is to take down some walls and rebuild them vertically, before replacing the roof and first floor gallery. Concluding the report, Cavehill Associates state that in doing such work, loss of original walls are likely and thus brings into question the viability of such a scheme, hence why demolition or part demolition should be considered. Appended to Parts 1 and 2 are structural calculations and drawings indicating the necessary replacement walls.

A third and final report was provided by Cavehill Associates dated December 2024 (Document 02). This report reiterates their conclusions previously set out in their July 2024 report (Document 04).

Historic Environment Division (Historic Buildings) was consulted on the proposal. In its response dated 10 March 2025, HED noted that the refusal of Listed Building Consent application Ref: LA03/2023/0054/LBC, relating to the retrospective removal of roof slates in 2023 did not result in either the repair of the roof or the installation of a temporary roof covering, despite being urged to do so. HED considers it likely that, as a consequence, the roof timbers have further deteriorated, causing additional damage to the building.

HED further advised that, having considered the Design and Access Statement (DAS), no evidence has been provided of any attempts to maintain the church building, nor any explanation as to why maintenance has not been possible. The DAS also fails to acknowledge the building's listed status or its significance. HED emphasises that an assertion of "no other possible use" does not constitute an acceptable justification for demolition and strongly encourages the exploration of alternative uses.

In relation to claims of anti-social behaviour and insurance obligations raised by the Diocese, HED maintains that securing the building through temporary measures would better support the retention of local identity and distinctiveness than pursuing demolition. HED states that moving the building to a secure condition would significantly reduce the likelihood of trespass, as well as mitigate the risks which contribute to increased insurance obligations. Accordingly, Historic Buildings does not consider the case for demolition set out in the DAS to be acceptable.

HED appended two reports prepared by a Conservation Accredited Engineer, commissioned to review and comment on the Cavehill Associates submissions (Documents 03 and 04):

- **Structural Review Report** dated 7 June 2024, prepared by Jon Avent on behalf of Mann Williams Consulting Civil and Structural Engineers; and
- **Response to Cavehill Associates Letter** dated 2 July 2024 (Document 04), prepared by Mann Williams Consulting Civil and Structural Engineers, dated March 2025.

The structural report provided by HED draws a different conclusion to that of the applicant's reports and has outlined two recommendations to arrest further deterioration in lieu of demolition:

1. Installation of a temporary roof covering; and
2. Provision of a temporary structure to provide restraint to the main roof and sacristy roof.

Given the difference of opinion set out in both structural reports, a meeting was held with the interested parties on 9th July 2025 to discuss the proposal and response provided by HED. At this meeting both HED and the case officer explained that policy provisions seek to protect, conserve and enhance listed buildings and that at present the proposal failed to comply with the SPPS and policy DM 32.2 of the ANPS in that it was considered no exceptional reasons had had been presented for the proposed demolition. Discussions were also had regarding the installation of a temporary roof cover; how this would be achieved and the steps required. The meeting concluded with the applicant and agent indicating an interest in exploring this option. As mentioned earlier in the report, no clarification was received by the agent in terms of exploring the options set out above by HED.

On the basis of the professional advice from HED and its accredited conservation engineer, it is concluded that it has not been satisfactorily demonstrated that the building is beyond repair. Accordingly, consent for demolition of the existing listed building is not justified and thus the principle of development is not acceptable.

Policy DM 32.3 also states that where consent to demolish is to be permitted this will be conditional on prior agreement for the redevelopment of the site, however, no proposals have been put forward to redevelop the site. Should permission be forthcoming, this matter could be covered by condition.

The proposal is considered contrary to paragraph 6.15 of the Strategic Planning Policy Statement, Strategic Policy 7 and Policy DM 32.2 of the ANPS as sufficient information has not been provided to demonstrate why the building cannot be retained in its original or reasonably modified form.

CONCLUSION

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

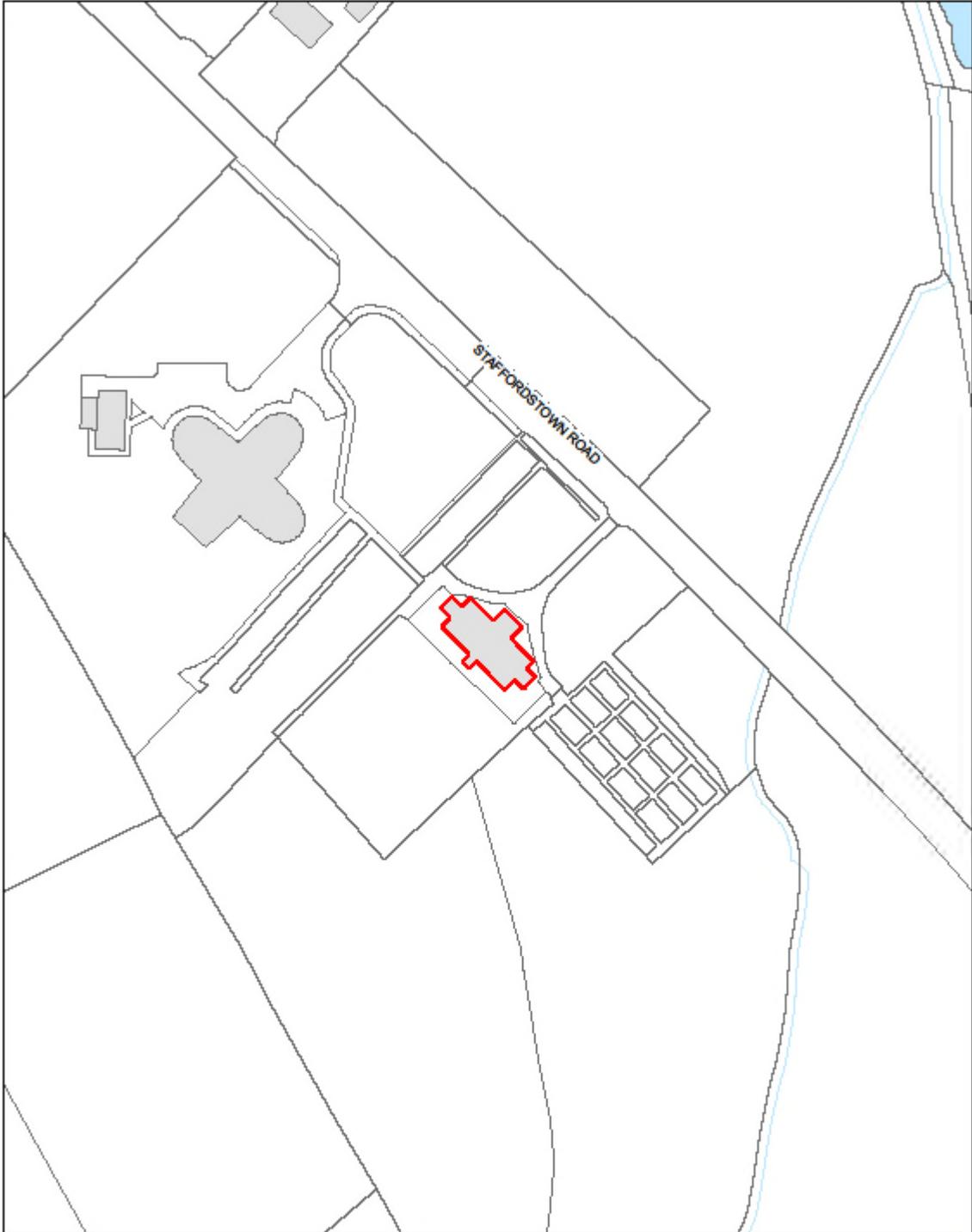
- The principle of development is unacceptable

RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Paragraph 6.15 of the Strategic Planning Policy Statement (SPPS), Strategic Policy 7 'Historic Environment' and Policy DM 32.3 'Demolition or Partial Demolition' of the ANPS in that insufficient information has been provided to demonstrate why the building cannot be retained in its original or reasonably modified form.
2. The proposal is contrary to Policy DM 32.4 in that a Statement of Significance has not been submitted demonstrating a full and proper understanding of the essential character and special architectural or historic interest of the building and its setting.



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Site Location Plan

1:1,250 

Reference: LA03/2025/0040/LBC

 Site Location



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2024/0415/F
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed Extension to Existing Warehouse
SITE/LOCATION	17 Carnanee Road, Templepatrick, BT39 0BZ
APPLICANT	Andrew Taylor
AGENT	Premier Building Design
LAST SITE VISIT	24 th July 2024
CASE OFFICER	Tierna Mc Veigh Tel: 028 90340401 Email: tierna.mcveigh@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/688372</p>	
SITE DESCRIPTION	
<p>The application site is located at 17 Carnanee Road, within the countryside outside of any development limit as defined by the Belfast Urban Area Plan (2001) and draft Metropolitan Area Plan (dBMAP). The site is located in an agricultural area, approximately 700 metres to the northwest of the small settlement of Millbank and approximately 2.5 kilometres east of Templepatrick village.</p> <p>The application site is a rectangular shape with an approximate area of 500sqm and is located immediately southeast of and adjacent to an existing building within the wider site outlined in blue and within the applicant's ownership. The application site includes the access for exiting the site approved by the PAC under Ref: 2013/A0163.</p> <p>The majority of the site comprises an area of hardstanding which is relatively flat and forms part of a wider yard. The southwestern corner of the site is made up of grassed mounds (approximately 3 metres high) sloping down to a small area of grass along the western boundary. The application site boundaries are undefined forming part of the existing yard area. Some external storage of mostly stacked timber pallets alongside cylinder containers, tyres and parts of machinery was observed on site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2025/0131/CLEUD Location: 17 Carnanee Road, Templepatrick, BT39 0BZ Proposal: Storage of existing logs to be dried and chopped for fire wood, storage of 1 tonne bags of dried wood for distribution Decision: Refusal of Certificate (07/05/2025)</p> <p>Planning Reference: 2022/A0125 Location: 17 Carnanee Road, Templepatrick, BT39 0BZ Proposal: Retention of storage building for transport and distribution business (Variation of Condition 2 from approval LA03/2016/0540/F) Decision: Appeal Upheld (20/12/23)</p> <p>Planning Reference: LA03/2022/0466/F</p>	

Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Retention of storage building for transport and distribution business (Variation of Condition 2 from approval LA03/2016/0540/F)
Decision: Permission Refused 30/09/2022

Planning Reference: LA03/2020/0778/F
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Extension to existing storage unit
Decision: Permission refused 24/06/2021

Planning Reference: LA03/2016/0540/F
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Retention of existing storage building for transport and distribution business
Decision: Permission granted 16/09/2022

Planning Reference: U/2014/0377/F
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Retrospective application for an agricultural shed (on farmland under the ownership of the applicant)
Decision: Permission granted 27/05/2015

Planning Reference: 2013/A0163 (U/2013/0139/F)
Location: Taylor Haulage Yard, 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Alterations and improvements to existing access to the public road, including a new exit
Decision: Permission granted 27/05/2015

Planning Reference: U/2012/0071/F
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Retrospective application for area of yard associated with existing transport business (to be used as articulated trailer park)
Decision: Permission granted 25/02/2013

Planning Reference: U/2001/0337/F
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Change of use of storage and vehicle garage to premises for grading peat moss and garden bark, including area for external storage.
Decision: Permission refused 07/03/2002

Planning Reference: U/1998/0268
Location: 17 Carnanee Road, Templepatrick, BT39 0BZ
Proposal: Change of use from storage and distribution depot to milling and refining of wood bark and peat for retailing purposes.
Decision: Application Withdrawn

Planning Reference: U/1992/0221/F
Location: 17 Carnanee Road, Templepatrick
Proposal: Erection of frontage wall
Decision: Permission granted 03/08/1992

Planning Reference: U/1984/0345/F
Location: 17 Carnanee Road, Templepatrick

Proposal: Erection of garage/store
Decision: Permission granted 12/11/1984

Planning Reference: U/1982/0149/F
Location: 17 Carnanee Road, Templepatrick
Proposal: Change of use from agricultural building to storage and vehicle garage
Decision: Permission granted 21/01/1983

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 countryside, outside any development limit as designated by the Plan which offers no specific policy or guidance on this proposal.

Draft Newtownabbey Area Plan (dNAP): The application site is located within the countryside, outside any development limit as designated by the Plan which offers no specific policy or guidance on this proposal.

Draft Metropolitan Area Plan (dBMAP): The application site is located within the countryside outside any development limit as designated by the Plan which offers no specific policy or guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

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 2: Economic Development – Countryside

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.

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 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 Policies:

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

CONSULTATION

Council's Environmental Health Section – No objection

Belfast International Airport - No objection

DfI Roads – No objection

REPRESENTATION

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

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design and Impact on Character and Appearance of Area
- Neighbour Amenity
- Access, Movement and Parking
-

Preliminary Matters – Engagement with Agent/Applicant

- Concerns regarding a drawing submitted by the applicant which extended the red line of the application site (Drawing Number 01/1, date stamped 7th August 2024) and the principle of the development were raised with the agent on 18th September 2024.
- In addressing the Council's concerns regarding the principle of development, the applicant's planning consultant sent an email dated 18th October 2024 (Document 02) disputing the Council's assessment and attached the PAC decision 2022/A0125 and a letter from the Council's Enforcement Section relating to application LA03/2022/0268/CA for consideration.

- Having considered Document 02 and the attachments, the Council's concerns remained in respect of the principle of development. An email was sent to the applicant on 22nd October 2024 advising that given the applicants reliance on an existing business which did not have the benefit of planning permission, a Certificate of Lawfulness (CLEUD) was the appropriate way to establish the lawfulness of an existing business.
- In response, the applicant's planning consultant submitted Document 03 on the 19th November 2024 disputing the request for a CLEUD application.
- On the 12th February 2025, a meeting was held with the applicant and agent at which they advised that the planning consultant was no longer involved in the application. Discussions at the meeting included policy requirements; the absence of a case of a need; the reliance on an existing business which did not have the benefit of planning permission, and the concern with the extended red line. At this meeting the Council expressed that a revised site location plan with an acceptable red line could be submitted and given the applicant's contention that the existing business they wished to rely upon had been operating for a period of 5 years a CLEUD could be submitted for determination.
- Drawing Number 01/2 date stamped 23rd February 2025 and Drawing Number 01/3 date stamped 16th April 2025 were submitted to address the red line concerns expressed by the Council at the meeting, however, they were found unacceptable.
- On 26th February 2025 the agent submitted a CLEUD application which was refused on 7th May 2025.
- A final Drawing Number 01/4 date stamped 2nd May 2025 was submitted by the agent and found acceptable by the Council to progress the application to a decision.
- On the 4th July 2025, the agent was afforded the opportunity to submit a revised Planning Statement on how the proposal meets with the policies contained in the Antrim and Newtownabbey Plan Strategy, with a submission date of 18th July 2025. Following a request from the agent, this date was subsequently extended to the 1st August.
- On the 12th August 2025, the revised Planning Statement was received and concerns still remain with the principle of development.

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 outside of any development limit as defined by the Belfast Urban Area Plan (BUAP) and draft Metropolitan Urban Area Plan (dBMAP). 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 the Plans must be resolved in favour of the ANPS.

The proposal seeks full planning permission for an extension to an existing warehouse which is annotated as building 'B' on Drawing Number 01/4 date stamped 2nd May 2025.

The SPPS states that the reuse of rural buildings and appropriate redevelopment and expansion proposals for industrial and business proposals will normally offer the greatest scope for sustainable economic development in the countryside. The SPPS goes on to state that proposals may occasionally involve the construction of new buildings, however goes on to warn that the level of new buildings for economic development purposes outside settlements must be restricted in the interest of rural amenity and wider sustainable objectives.

Strategic Policy SP 1.11 of the ANPS states that development proposals in the countryside will be supported in principle where they accord with the relevant policies and/or designations of the LDP and are of a scale and nature appropriate to the location. In this case, Policy DM 2: Economic Development – Countryside is the most applicable to the application of this proposal. Policy DM 2.1 states that the Council will support a range of employment uses in the countryside where the scale and nature of the proposal respects the rural character and appearance of the local area and will not adversely affect the environment and accords with other relevant policies of the LDP.

The application site has been subject to a number of planning applications therefore, the planning history in this instance is considered an important material consideration. Planning history on the site dates back to November 1984 when permission was granted for the erection of garages/stores. Further permission followed in February 2013 for the extension of the yard area to be used as an articulated lorry park in association with an existing haulage business known as 'Taylor Transport' and in 2016 permission was granted for the retention of an existing storage building for 'Taylor Transport.' In granting these permissions it was accepted that an existing transport business was operating from the yard and buildings at No. 17 Carnanee Road. The Council in its assessment of planning application ref: LA03/2022/0466/F established that 'Taylor Transport' was dissolved on 15th March 2016.

The amended P1 Form date stamped 2nd May 2025 outlines that full planning permission is being sought for an extension to an existing storage/distribution warehouse associated with the ongoing operations of Antrim Bark contained within the existing Business Park formally known as Taylor Transport. In relation to this unit, planning application U/1982/0149/F allowed a change of use from agricultural building to storage and vehicle garage; however, permission was refused under planning reference U/2001/0337/F for a change of use from a storage and vehicle garage to premises for grading peat, moss and garden bark.

The supportive information submitted by the agent (Document 01 dated 30th May, Document 01 Addendum dated 16th June 2025, Document 01 Revised Addendum dated 12th August 2025 and Document 02 dated 18th October 2024) indicates that the recent PAC decision 2022/A0125 secures the classification of the site as a business park and that the cessation of enforcement case reference LA03/2022/0268/CA precludes that the storage and distribution use associated with the proposal has been established.

Paragraph 30 of the PAC Decision advises that to state whether the uses on the wider site are lawful as part of the appeal decision would be to sidestep the statutory scheme. The Commissioner goes on in Paragraph 31 to give a personal opinion that notwithstanding the absence of express planning permission or a certificate of lawfulness for a multi-user storage and distribution site, the evidence presented indicates that this is already in place and can continue in light of the immunity declared on the use of two buildings annotated as 'A and B' on Drawing Number 04/1. The outcome of the appeal relates to the building annotated 'C' in Drawing Number 04/1 and that it can be used by any business for storage and distribution purposes.

The enforcement case reference LA03/2022/0268/CA deemed on the 3rd March 2023 that in accordance with Time Limits set out in Part 5 Article 132 of the Planning Act (Northern Ireland) 2011 that buildings 'A' & 'B' as annotated on Drawing Number 01/4 are immune from enforcement action and can continue to operate on the site as storage and distribution. Evidence submitted in respect of the enforcement case concluded that building 'A' was in use by Mallusk Carpets and building 'B' was in use by Markey Bulk Logistics with a portion sublet to The Drink Depot NI (part of the Markey Group). Notwithstanding this, it is maintained that the correct method to establish the lawfulness of the business is through a 'Certificate of Lawfulness'.

'Antrim Garden Bark and Concrete Ltd' has been advertised on Companies House, as being dissolved on 26th December 2023, however, a review of their website and social media page indicates their operations on the site remain active. The most recent activity is dated 17th May 2025. Although the agent in Document 01 specifies that the proposal is to provide for additional storage and distribution space associated with the business, their website indicates a retail element for the public, which involves collection and delivery of products upon request. Products sold by Antrim Bark as listed on their website include bark, screened topsoil, decorative stone, naturally dried logs, paving slabs. Notwithstanding their operations, in an email dated 22nd October 2024 the Council advised the applicant's agent that a CLEUD is the only appropriate mechanism to certify lawfulness of an existing business. In response Document 03 date stamped 5th November 2024 was submitted, stating that the CLEUD request is unnecessary creating an undue and inequitable administrative hurdle for the applicant. Reference was made again to the PAC appeal Ref 2022/A0125 and how the PAC acknowledged the site's operation as a multi-occupancy commercial business park and that the closure of the Council's enforcement case reference: LA03/2022/0268/CA provides a robust and legally binding recognition of the lawful use of the site as storage and distribution. The agent maintains that immunity from enforcement action carries the same evidential value as a CLEUD.

The Council would argue that immunity does not equate to lawfulness and having regard to Planning case law, specifically *Saxby v Secretary of State for the Environment and Westminster City Council* [1998] JPL, that the appropriate mechanism to demonstrate lawfulness is submission of a lawful development application (CLEUD). An existing CLUD (CLEUD) application was received on 26th February 2025 to verify the storage of existing

logs to be dried and chopped for firewood and storage of 1 tonne bags of dried wood for distribution within half of the existing floorspace of building 'B' for in excess of five years. On considering the evidence submitted to support the CLEUD it was considered that the use of half of building 'B' for storage and distribution has not been in existence for over 5 years and thus the application was refused on the 7th May 2025.

Whilst the Council acknowledges that multiple users can currently operate on site, there is no planning permission for a business park, nor any planning permission or certificate of lawfulness for the subject business Antrim Bark whose operations would appear to go beyond storage and distribution.

The agent within the Document 01 Revised Addendum dated 12th August 2025 asserts that Policies DM 2.6 and DM 2.8 are applicable as these policies allow for the expansion and redevelopment of an established rural enterprise. As outlined above, the existing business to be extended (Antrim Bark) is not an established rural enterprise as there is no lawful use established and therefore the provisions within this policy cannot be applied.

In conclusion, there is no evidence of a lawful established economic development use on site to be expanded. The proposal is therefore contrary to the policy provisions contained within the Strategic Planning Policy Statement and in SP 1.11 and DM 2.1 of the ANPS in that the proposal does not meet any of the criteria for economic development in the countryside and there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.

Rural Design and Impact on Character and Appearance of Area

Strategic Policy 6: Placemaking and Good Design seeks to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals. There will be a presumption in favour of well-designed proposals that meet the requirements of Policy SP 6 and other relevant policies and provisions of the LDP.

Policy DM 27 'Rural Design and Character' will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respect the rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context. This policy is supported by DM 27.2 'Integration', DM 27.3 'Rural Character' and Policy DM 27.4 – 27.6 'Design'.

With respect to design, Policy DM 27.4 stipulates that development will be acceptable where it respects rural design in terms of building form, heights, size, scale, massing, architectural detailing and finishes. As illustrated by grey shading on Drawing Number 01/4 date stamped 2nd May 2025 the proposal seeks an extension to an existing warehouse unit and is approximately 70 metres back from the public road to align with the existing unit. The proposed unit will provide approximately 500sqm of floorspace. Internal access is provided to the existing unit by way of a large opening. The lower portion of the walls are finished in a fairface block base with brown profiled cladding on the upper half and on the roof. The unit has three brown roller shutter doors, two on the eastern elevation and one on the northern (front) elevation, as well as two pedestrian doors on the eastern elevation. Twelve rooflights are proposed to provide light to the building. It is considered that the proposal respects the scale, design and external materials of the existing buildings on site.

In terms of integration Policy DM 27.2 states that development will be acceptable where it is demonstrated, when viewed from surrounding public vantage points that the application site has the capacity to absorb a building without adverse impact on visual amenity; can be visually integrated into the surrounding landscape by making use of existing trees, hedgerows, buildings and landform to provide a suitable degree of enclosure and a visual backdrop; will not result in a prominent or obtrusive feature in the landscape and it that it does not rely on the use of substantial new landscaping or significant earthworks for integration.

When travelling eastwards along the Carnanee Road the proposal is not visible as it is screened by the adjacent existing unit and mature vegetation of the western boundary of the wider site. When travelling westwards along the Carnanee Road, long distant views of the proposal will not be evident, due to the presence of existing buildings within the wider site, the positioning of the dwelling at No. 19 Carnanee Road and mature roadside vegetive boundaries. Upon closer approach to the site and upon passing the site entrance, there will be views of the proposal, however, these are not considered significant when set within the context of the existing buildings.

Regarding rural character Policy DM 27.3 states that development will be acceptable where it respects the traditional pattern of development exhibited in the locality and will not cause a detrimental change to, or further erode the rural character of an area by causing a suburban style build-up of development when viewed within existing and approved buildings; create a prominent feature in the landscape; and create or add to a ribbon of development.

The proposal is set back some 70 metres from the public road and is within the curtilage of a large hardstanding yard with three (3) buildings to the west, the applicant's dwelling to the north and an agricultural shed to the northeast. When viewed in the context of this yard and that of the existing buildings, it is considered that the proposal will be absorbed into the site and will not be a prominent or obtrusive feature in the landscape. When viewed from surrounding vantage points it is considered that the proposal visually integrates into the surrounding landscape and wider site and thus is policy compliant.

Compatibility With Existing Economic Development Uses

On occasion new development may be proposed that is incompatible with an existing economic development use. Policy DM 3: 'Economic Development – Incompatible Uses' of the ANPS aims to prevent new development from jeopardising the operation of, and employment associated with, an existing or approved enterprise that contributes to the local economy. Policy DM 3.1. states that the Council will operate a presumption against development near an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation. In assessment of such proposals the Council will continue to apply the Supplementary Planning Guidance on Policy PED 8 of PPS 4 (2012) as stipulated in Policy DM 3.2 of the ANPS.

The Supplementary Planning Guidance provides clarification that the type of economic development uses that have the potential to be jeopardised are those requiring a particular contaminant free environment – referred to as 'sensitive industrial enterprises.'

The existing and approved uses within the wider site are not considered to be 'sensitive' and given that the site location is not within close proximity to any sensitive industrial enterprises it is considered that the proposal is compatible.

Neighbour Amenity

Policy DM 28 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. The Policy further stipulates that both the individual and cumulative impacts of proposals on amenity will be considered.

Given the nature of a storage unit, residential amenity concerns are reduced although there could be some noise and disturbance associated with transporting products to the and from the warehouse. There is approximately 22 metres between the proposed warehouse and the nearest dwelling located at Number 19 Carnanee Road and approximately 10 metres to the common boundary. Environmental Health Section has made no objection to the proposal and has not recommended any conditions. It is considered that the proposal will not have an unacceptable impact on neighbour amenity.

Access, Movement and Parking

Policy SP 3.10 states that all new developments provide safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. Policy DM 10.1 reiterates this requirement stating that the Council will support development proposals where it is demonstrated that the road network can accommodate traffic, including cumulative impacts; that access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and adequate provision is made for parking and servicing. Policy DM 10.2 states the supplementary guidance set out in DCAN 15, Creating Places and Parking standards will be taken into account.

The revised P1 Form dated 2nd May indicates that two (2) vehicles would attend the site daily. A TAF is not considered necessary as the existing access and visibility caters for 60 to 1000 vehicle trips per day. DfI Roads in its latest response dated 27th June 2025 has indicated that the final revised red line of the application site does not include the area required to make internal movements for the site or the parking area allocated for the site. DfI Roads further highlight that if the red line was amended to include these areas, DfI Roads can recommend approval without prejudice as the required visibility for the access is in place and the access geometry is satisfactory.

With regards to parking provision, based on calculations from Parking Standards, 2 car parking spaces and 2 lorry spaces the required. Six (6) car parking spaces are proposed to the rear of the proposal and there is adequate space on site for two (2) lorries and suitable circulation space for lorries to manoeuvre.

Although these details are not included within the red line, the areas in question already comprise of hardstanding and are currently utilised for parking and vehicle manoeuvrability. Overall, it is considered that the access and parking arrangements are acceptable, and the proposal is compliant with Strategic Policy SP 3.10 and Policy DM 10.1 of the ANPS.

Flood Risk and Drainage

Policy DM 47: 'Surface Water Drainage and Sustainable Drainage Systems (SuDS)' seeks to reduce flood risk for new developments from surface water (pluvial) sources and also

recognises that new development can exacerbate pluvial flooding, by accelerating and increasing surface water runoff.

Policy DM 47.1 states that consideration of drainage issues is a requirement for all development proposals and that as stipulated by Policy DM 47.2 a Drainage Assessment (DA) proportionate to the development proposed must accompany planning applications in certain circumstances. A review of DfI Flood Maps (NI) indicate that the site is not affected by fluvial (AEP of 1% incorporating climate change prediction) or pluvial flooding. The proposal does not meet any of the circumstances required for a DA as detailed in policy DM 47.2, therefore one is not required to support the application.

It is considered that the proposal will not cause or exacerbate flooding and is thus compliant with Policy DM 47.1.

CONCLUSION

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

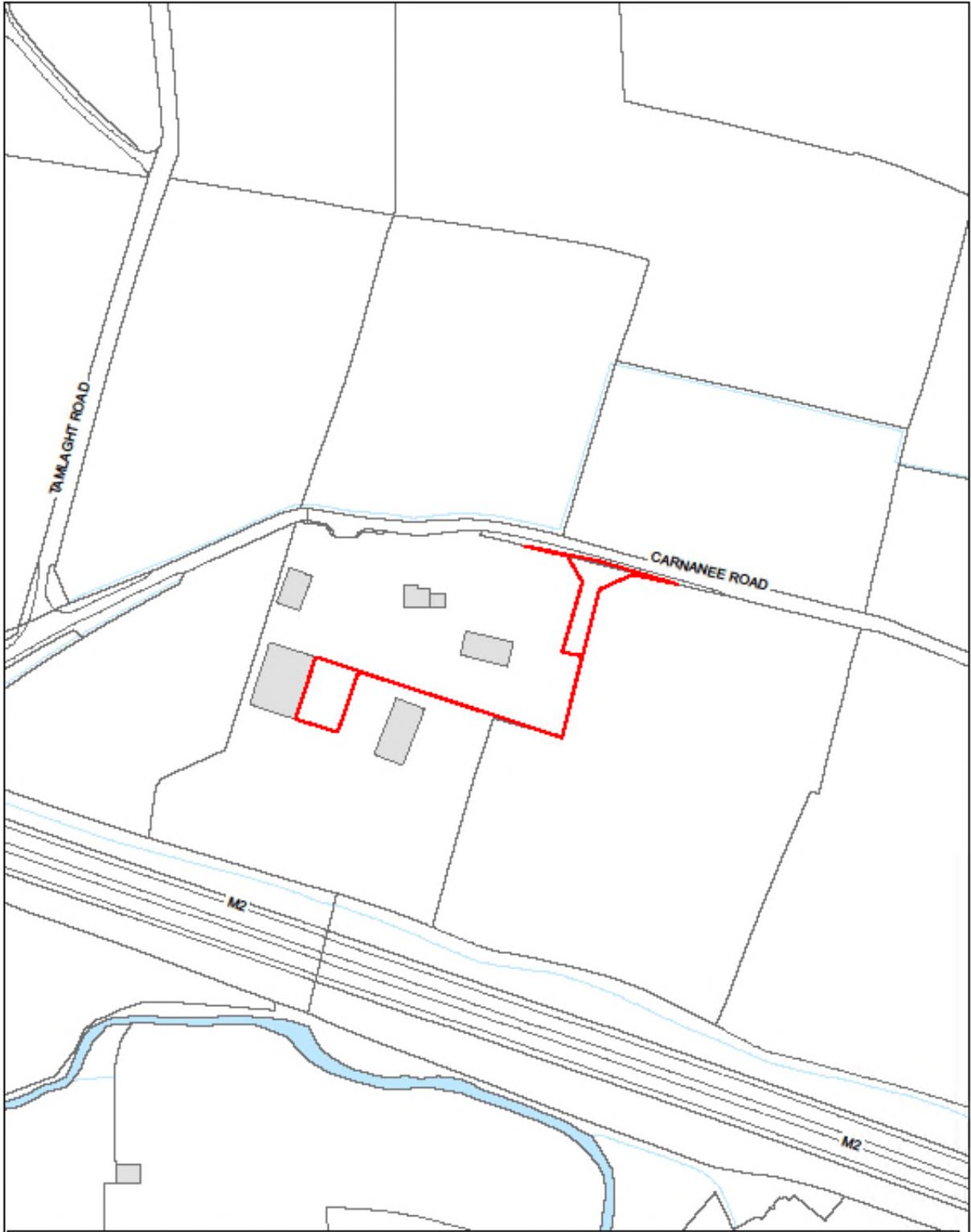
- The principle of the development is considered unacceptable;
- The proposal is of an acceptable design that will not have a detrimental impact on the character and appearance of the rural character;
- The proposal will not unduly impact neighbour amenity;
- There are no concerns with the compatibility with adjacent employment uses;
- There is no significant flood risk associated with the proposal; and
- There are no significant access, movement or parking concerns.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and in SP 1.11 and DM 2.1 of the ANPS in that the proposal does not meet any of the criteria for economic development in the countryside and there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.



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Site Location Plan

1:2,500

Reference: LA03/2024/0415/F

 Site Location



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2024/0899/F
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED / LEVEL OF OBJECTION
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	3 no. detached 2 storey dwellings with associated parking and landscaping
SITE/LOCATION	Lands to north east of Ballycorr Road, approx 200m North east of Ballycorr Heights, Ballyclare
APPLICANT	Craighill Developments Ltd.
AGENT	Formative Architects Ltd
LAST SITE VISIT	30 January 2025
CASE OFFICER	Sairead de Brún Tel: 028 90340406 Email: sairead.debrun@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/695050</p>	
SITE DESCRIPTION	
<p>The application site is located within the development limit of Ballyclare within an area zoned for housing (BE 04/03) as defined by the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The site is located in the southeastern portion of the former Craighill Quarry. Ballyclare town centre lies approximately 1 kilometre to the southwest of the site.</p> <p>The land levels of the application site rise in a northwesterly direction away from the Ballycorr Road and varies greatly within the site with a difference in levels of approximately 13 metres. Part of the site is currently being used for the storage of materials, etc. in association with construction works currently ongoing at the wider site.</p> <p>Beyond the application site to the southwest, west and northwest, is an area primarily residential in character with agricultural lands to the north, south, and east of the site. The dwellings to the southwest along Ballycorr Road are typically single storey, detached, roadside properties; albeit the residential development of Ballycorr Heights is a small cul-de-sac, characterised by two storey dwellings.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2019/0510/O Location: Former Craighill Quarry site lands to the north of Ballycorr Road and to the south of the Ballyeaston Road Ballyclare Proposal: Residential-led masterplan with an average density of 15 units/ha (c. 300 units); local community and neighbourhood facilities (including local retail and services units (Use Class A1/A2), a community hub, children's playground and medical/fitness facilities); new access roads and associated infrastructure and ancillary works. Decision: Permission Granted 29/09/2023</p>	

Planning Reference: LA03/2020/0117/F

Location: South-east portion of the former Craighill Quarry, 110m south-west of No. 155 Ballycorr Road, 105m west of No. 156 Ballycorr Road and 230m north-east of 1, 3 5 & 7 Ballycorr Road, Ballyclare

Proposal: Residential development consisting of 32 dwellings, and associated ancillary works

Decision: Approval on appeal 15 April 2021

Planning Reference: LA03/2021/0477/F

Location: Lands at Ballycorr Road, approximately 30 metres east of 1-7 Ballycorr Heights, Ballyclare

Proposal: Erection of 26 no. residential units and associated infrastructure and works, including new access onto Ballycorr Road and internal road (revision to previously approved scheme PAC ref 2018/A0075

Decision: Permission Granted

Decision Date: 18 May 2022

Planning Reference: LA03/2023/0898/F

Location: South-east portion of the former Craighill Quarry, 110m south-west of No. 155 Ballycorr Road, 105m west of No. 156 Ballycorr Road and 230m north-east of 1, 3 5 & 7 Ballycorr Road, Ballyclare

Proposal: 32 dwellings (Amendments to LA03/2020/0117/F & 2020/A0048 to include reduced site levels and finished floor levels)

Decision: Permission Granted

Decision Date: 08 May 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.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located inside the development limits of Ballyclare on unzoned land.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limits of Ballyclare. The application site forms part of a larger area zoned for housing (Zoning BE 04/03, Craighill Quarry) which comprises 24.94 hectares of land, with a small portion to the west as unzoned white land. Part of the site to the east lies within Craighill Quarry Geodiversity Site of Local Nature Conservation Importance (SLNCI) and Area of Constraint on

Mineral Developments (dBMAP Map No.3d). The housing zoning incorporates a series of Key Site Requirements, these include:

- a) A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department.
- b) Housing development shall be a minimum gross density of 13 dwellings per hectare and a maximum gross density of 25 dwellings per hectare.
- c) Access arrangements shall be agreed with Roads Service.
- d) A comprehensive Transport Assessment (TA), agreed with Roads Service, DRD, shall be required, to analyse the overall impact of the proposed housing developments at Zonings BE 04/02, BE 04/03 and BE 04/04, and to identify any necessary improvements to the road / network / public transport / transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, the proposed Ballyclare Relief Road shall be provided and funded in whole through developer contributions.
- e) Provision shall be made within the proposed development for a local neighbourhood centre on approximately 1.5 hectares to include local retail outlets and community facilities, offering for example, a multi-purpose hall and a 'Healthy Living Centre' to accommodate medical and fitness facilities.
- f) An Article 40 Agreement, approved by the Department, shall be required to ensure that the necessary local facilities and public infrastructure, including the road improvements, are provided.
- g) Housing layout shall be designed to ensure dwellings front onto Ballyeaston Road and Ballycorr Road.
- h) Retaining structures shall not be included. In exceptional circumstances, where retaining structures are necessary, they shall not exceed 1.5 metres in height.
- i) A full flora and fauna survey of the site shall be carried out to inform proposals outlined in the Concept Master Plan.
- j) No heavy construction activity shall occur on the site between March and July. This is to limit disturbance to breeding Peregrine Falcons (a Protected Species).
- k) All existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site.
- l) An archaeological survey of the site shall be carried out to inform proposals outlined in the Concept Master Plan.
- m) A 10-12 metres wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Settlement Development Limit, along the northeastern boundary of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help

assimilate and soften its impact on the countryside. Details of establishment, maintenance and long term management shall be formally agreed with the Department; and

- n) The design layout shall include provision for cycle and pedestrian links to Ballyeaston Road and Ballycorr Road.

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 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 12 Active Travel (Walking and Cycling)

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 (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 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 30 Archaeology

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 the following Policies:

- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- Policy DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development

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; and
- Policy DM 52 Contaminated Land

CONSULTATION

Environmental Health Section – No objection

DfI Roads – No objection

NI Water – Recommend refusal

REPRESENTATION

Three (3) neighbouring properties were notified of the application, and seven (7) representations have been received. The full representations made regarding this proposal are available to view online at the Planning Portal:

(<https://planningregister.planningsystemni.gov.uk/application/695050>)

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

- Design of the development is not in keeping with the character of the area.
- Overlooking of neighbouring properties.
- Increased noise levels during construction.
- Insufficient parking.
- Impact on the condition of the Ballycorr Road when taken in combination with other housing developments approved and / or under construction.
- Prejudice road safety and inconvenience No. 12, 14, and 15 Craighill Manor in terms of parking and manoeuvring.
- Will delay the adoption of Craighill Manor estate road.
- Loss of open space for the Craighill development.
- Damage to existing landscaped areas by construction traffic.
- Developer is not adhering to health and safety protocols in terms of wheel washing, banksmen.

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, Layout and Appearance and Impact on Character of the Area
- Residential Amenity
- Public and Private Amenity Space
- Crime and Personal Safety
- Access and Parking
- Natural Heritage
- Other Matters

Preliminary Matters – Engagement with the agent/applicant

- The agent was contacted via email on 25 February 2025 and offered the opportunity to address the provision of open space for the application site and in the context of the overall wider Craighill Quarry zoned site.
- In response to this email, the agent provided an indicative concept masterplan for the entire zoned site and advised that a planning application for Phase 5 of the overall development was imminent and would be expected to provide substantially over the 15% open space for this phase of the development. The agent further advised however, that this detail was not available to the public. To date no application has been received.
- Following adoption of the ANPS on 03 July 2025, the agent was contacted via email on 04 July and offered the opportunity to provide an updated Planning Statement to indicate how the application met with the policies contained in the Plan Strategy. Any submission was required by 25 July 2025.
- The agent did not submit any further information following the email on 04 July 2025.

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.

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

However, the Newtownabbey Area Plan was never formally adopted and therefore following the Court of Appeal decision in May 2017 there is currently no adopted plan for Ballyclare. In these circumstances the provisions of both dNAP

and dBMAP are considered to be material considerations in determining all proposals in Ballyclare, including the current application.

In the interim period there have been a number of decisions taken by the Planning Appeals Commission that indicate, whilst the emerging policy provisions of draft BMAP remain material considerations in the determination of planning applications, reliance cannot be placed on specific policies of the draft Plan to refuse development proposals. However, given the unique position of Ballyclare, that it is not covered by an adopted plan, and given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for the town and should therefore be afforded greater weight than dNAP in the decision-making process.

In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

The relevant development plans identify the application site as being within the settlement limit of Ballyclare. However, whilst the site was not specifically zoned in dNAP and was simply identified as white land, it forms part of a site zoned for housing in dBMAP (BE 04/03) which was subject to a range of Key Site Requirements (KSR's).

Given the site location within the settlement limits of Ballyclare, Policy SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided the proposal meets the requirements of Policy SP 4 and other relevant policies applicable to the development type. 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, Policy SP 6.4 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. As previously indicated, the site forms part of a wider site zoned for housing. KSR (a) of dBMAP requires that a Concept Master Plan is submitted to and agreed with the Department to facilitate the comprehensive development of the entire zoned site. The agent has provided a Concept Masterplan (Drawing Number 07, date stamped 25 February 2025).

KSR (e) is also applicable in this instance. It sets out that provision shall be made within the proposed development of the zoning for a local neighbourhood centre on approximately 1.5 hectares to include local retail outlets and community facilities, offering for example, a multi-purpose hall and a 'Healthy Living Centre' to accommodate medical and fitness facilities. The need to provide this local neighbourhood centre is reiterated in DM 17.7 at point (f), which states that adequate provision should be made for necessary local neighbourhood facilities, and these should be provided by the developer as an integral part of the development.

It is noteworthy that a Concept Outline Masterplan has been granted permission previously, Ref: LA03/2019/0510/O. This Outline Masterplan covers the entirety of the housing zoning, and this current application site is shown as an area of open

space, therefore should this planning application be granted permission and implemented, this will render the previously approved Concept Outline Masterplan incapable of being delivered.

As part of this previous application, Ref: LA03/2019/0510/O, the applicant submitted two Concept Masterplans, the latter of which is broadly similar to that accompanying this current application and saw the displacement of the neighbourhood facilities from their previously approved location to a position closer to the quarry lake. The Council acknowledges that a Concept Masterplan may be an evolving document and that it can be subject to change depending on particular circumstances or external pressures at that time. However, the applicant has submitted Concept Masterplans for all previous applications, with the required neighbourhood facilities being displaced and the required public open space for the whole zoning getting pushed into future phases of development.

The applicant has not provided any details on the deliverability of any submitted Masterplan at any stage during the processing of any application and there has been no commitment given as to when the neighbourhood facilities or the open space for the whole zoning will be developed. The agent continues to rely on an 'evolving' document which is claimed shows an intention to provide the required open space and neighbourhood facilities.

The agent asserts that as the entire zoned lands are under one ownership, 'future delivery can be controlled via future applications'. However, the Council has no control over land ownership and has no assurances that the public open space and neighbourhood facilities will ever be delivered in the future.

In reaching their decision, the PAC concluded that the Concept Masterplan submitted for application Ref: LA03/2022/0813/F demonstrates how the comprehensive planning of the entire zoned area is to be undertaken, and whilst the Council accepts that the Masterplan does include neighbourhood facilities and public open space, for the whole zoning, it does not provide any delivery mechanism for how this will be achieved. Consequently, the Council is not satisfied that the appropriate areas of public open space and neighbourhood facilities will be provided for the entire zoning. This concern was raised by the Council during the PAC hearing in respect of application Ref: LA03/2022/0813/F, however, the PAC decision is silent on how the Concept Masterplan will be delivered.

It is considered that while the principle of a residential development is acceptable, however, the failure to provide a delivery means for the local neighbourhood centre and the areas of public open space (discussed later in the report) means that the development is contrary to the KSRs in draft BMAP and is contrary to Policies DM17.1, DM 17.7 and DM 25.1 of the ANPS.

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

The Strategic Planning Policy Statement (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Policy SP 4 of ANPS indicates that the Council will seek to ensure that new housing developments are designed in a sustainable fashion and to meet the evolving needs of residents over their lifetimes. Policy SP 4 also directs that the development of high-quality homes should adhere to the principles of placemaking and good design as required by Policy SP 6. The Strategic Planning Policy Statement (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Furthermore, the aim of Policy DM 17 is to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. As set out above, DM 17.1 allows for the development of quality and sustainable residential schemes in settlements, where they do not contribute to town cramming, and can meet a number of criteria.

Criterion (a) of DM 17.1 requires the number of units proposed to respect the scale and size of the settlement. This proposal is for the erection of 3no. detached dwellings on an application site that measures approximately 0.31ha. The site is located in Ballyclare, which has been identified in the ANPS as a large town; in comparison to the size of the settlement, it is considered that the number of units in this proposal respects the scale and size of Ballyclare and the scale and density is appropriate in the context of the existing and approved development within the surrounding area.

Criterion (c) of DM 17.1 requires all new residential developments to provide a range of housing of different types and sizes, which are well integrated as part of the overall scheme whilst ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area. In addition, criterion (a) of Policy DM 25 states 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.

Each of the three dwellings proposed are two storeys in height with a ridge height of 8.6 metres to finished floor level (FFL). Although there are three different house types proposed, the general design of all three are broadly similar, with the same external finishes of dark grey concrete roof tiles, smooth sand/cement render walls with a white paint finish and dark grey brick to front bays and plinths, dark grey doors and windows, and black rainwater goods. House type G on the middle plot has a side extension that steps down to 6.7 metres at FFL and contains a ground floor garage and a first floor bedroom. Each dwelling is provided with two incurtilage parking spaces, a small grass area to the front, and an area of private amenity to the rear.

There is a considerable fall in levels across the site in a north westerly to south-easterly direction, with an existing level of approximately 97.65 at the rear (northwestern) boundary, and a level of between 88 and 90 at the southeastern (internal road) boundary. It is proposed to provide finished floor levels (FFL) for each of the dwellings that are close to the level of the road; proposed FFL are

90.85 (house type H), 90.25 (house type G) and 89.79 (house type J). These proposed FFL are similar to those of the existing dwellings opposite the site in Craighill Manor.

The difference in levels is clearly evident in the rear garden of each plot; to the immediate rear of each dwelling is an area of garden that is flat, with the land then rising steeply towards the rear boundary. The difference in levels between the flat garden area and the rear boundary is between 3 metres and 5 metres. A 0.6 metre high retaining structure is shown along both the rear boundary of each site and adjacent to the flat garden area, with the sloped area to be planted out.

Given the difference in land levels across the site, retaining wall structures are an inevitable consequence. It is considered however, that the height of the proposed retaining walls is not so substantial that they would have a detrimental visual impact on the overall aesthetics of the scheme, or on the character of the surrounding area. The proposed dwellings are built on a finished floor level that is similar to the dwellings opposite at Craighill Manor, and in this regard, they will not appear as incongruous in the landscape. It is considered that the proposed scale, density, massing, and use of materials is acceptable for the application site and is respective of the surrounding area and a range of housing of different types and sizes have been provided, which appears to be well integrated into the overall scheme. The proposed development is compliant with Policies DM 17 and DM 25 in this regard.

DM 16.6, as well as criteria (f) of Policy DM 25, sets out that development proposals within settlements should include provision for new digital infrastructure. The ANPS states that proposals should consider the demands of digital connectivity both now and as a consequence of possible future technologies, and the necessary network infrastructure should be considered at this initial design stage, rather than relying on costly and unsightly retrofit at a later stage. The applicant has not submitted any details on how they intend to address this part of the policy and has not demonstrated that the proposal makes the necessary provision for new digital infrastructure. Consequently, the Council is not satisfied that this policy is being met.

Within Policy DM 25: Urban Design 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; the site layout drawing (Drawing No. 02C) shows one tree to be planted to the front of each of the dwellings, with approximately seven (7) trees planted across the three rear gardens. Whilst the Council would welcome new planting, no landscaping plan has been provided by the applicant and it is unclear therefore, of the species or size of tree included and whether the proposed landscaping is acceptable.

In addition, criterion (m) of DM 25.1, sets out that proposals should promote biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites. The applicant has failed to provide any such measures which would promote biodiversity. Overall, the proposal is considered contrary to both criteria (l) and (m) of Policy DM 25.

Criterion (n) of DM 25.1 requires development proposals in settlements to integrate sustainable energy measures. Paragraph 9.17 of the ANPS states that all

development should demonstrate the ways in which it is responsive to the threat of climate change. This should be achieved through the incorporation of renewable energy and enhanced energy efficiency measures. The applicant has not demonstrated that the proposal is responsive to the implications of climate change, nor have they incorporated any sustainable energy measures. The proposed development is found to be contrary to this criterion of DM 25.1.

To conclude, whilst the Council considers the size, scale, design, layout, and general appearance of the proposed development to be acceptable; the proposal fails to demonstrate that it makes the necessary provision for new digital infrastructure and does not incorporate any sustainable energy measures. In addition, it has not been demonstrated that there is adequate and suitable landscaping for the new development. Consequently, the scheme cannot be considered as high-quality or that it will make a positive contribution to the wider residential development and the surrounding area. The proposal is found to be contrary to Policy DM 25 of the ANPS.

Affordable Housing and Lifetime Homes

Paragraph 7.20 of Strategic Policy 4 (SP 4) in the ANPS states that Council wishes to encourage an affordable and diverse choice of housing that will meet the needs of an ageing and changing population, whilst also encouraging the development of balanced communities and helping to strengthen community cohesion.

Paragraph 7.38 of Policy DM 17 in the ANPS, highlights that historically, difficulties have been experienced by social housing providers in securing the land necessary for affordable housing provision. In this regard, and to assist the delivery of affordable housing and promote mixed tenure development, the Council will require all housing proposals of 40 or more units to provide at least 10% of the total units as affordable housing as part of the overall scheme. This requirement is set out in DM 17.3.

The current definition of affordable housing is contained in planning policy, specifically the SPPS. The ANPS indicates the current definition of affordable housing, is the same as definition used in the SPPS. This definition includes 'social rented housing, intermediate housing for sale, or intermediate housing for rent that is provided outside of the general market, for those whose needs are not met by the market'. Affordable housing which is funded by the Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new or affordable housing.

Whilst this application proposes only 3no. residential units, therefore falling below the threshold of 40 units as set out in DM 17.3, it is part of a wider zoned housing development which currently has no provision for affordable housing. A number of other approvals have been granted on the wider zoning. To date 83 dwellings have been built, with a further 39 approved for phase 3 by the PAC (Ref: LA03/2022/0813/F). If planning permission for this proposal was forthcoming, this would bring the number of dwellings to over 120. The earlier outline planning permission Ref: LA03/2019/0510/O established that the zoning could accommodate 300 residential units

Policy DM 17 of the ANPS also requires any residential scheme over the threshold of 20 units to be designed to take account of 'Lifetime Homes' with a minimum of 20% of the units designed within the scope of this approach. No affordable

housing units have been provided as part of this development, nor does the concept statement indicate any affordable or lifetime homes plots. Therefore, the proposal is contrary to Policy DM 17.3.

Residential Amenity

Policy DM 28 of the ANPS deals with the amenity impact of development proposals. DM 28.1 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 the development including overlooking and/or loss of light, 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.

In addition, criterion (c) of DM 25.1 requires new development within settlements to be designed to be compatible with adjacent land-uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area.

Objectors raised concerns regarding noise disturbance during the construction period, and it is acknowledged that there may be some noise resulting from construction works, but such disturbance will cease to be a concern on completion of the development. The proposal complies with Policy DM 50, in that it will not give rise to any significant noise pollution.

The area immediately surrounding the application site is residential, and as the proposed land use for this application site is also residential, the new development is not considered likely to create conflict with the adjacent land use. There is likely to be some increase in noise from cars and patrons within the site, however, given the number of units proposed this is not likely to be significant.

Well-designed layouts should, wherever possible, seek to minimise overlooking between dwellings and provide adequate space for privacy. To ensure there is no significant loss of amenity to adjoining dwellings, there must also be an adequate separation distance between new and existing developments. A number of objections have been received which state that the new dwellings will have an impact on their amenity by way of overlooking.

There is minimal difference in the FFL of the proposed dwellings and those existing at No. 12, 14 and 15 Craighill Manor, which are the nearest residential dwellings to the application site. Consequently, the proposed dwellings will not appear as prominent or dominate over these existing dwellings. The separation distance between the front elevation of house type H and No. 15 Craighill Manor is 14.8 metres, with 17.3 metres between the front elevation of house type G and the front of No. 14 Craighill Manor. The internal arrangement of the latter house type is relatively typical, with a ground floor front facing living room, and bedrooms on the first floor. Proposed house type H has a ground floor living room and dining room, with a bathroom and bedroom windows on the first floor. Creating Places advises that a separation distance of at least 20 metres is appropriate between opposing first floor windows to reduce the potential for overlooking, however, this refers to rear elevations only. There is a lesser expectation for a high level of

privacy to front facing windows, and in this instance, the proposed separation distances are considered acceptable, particularly so when they are typical of a front to front relationship within a housing development where living room / bedroom windows oppose each other, and the two opposite dwellings are separated by a road and footpath where some public views are event. The dwelling on plot 3 (house type I) fronts onto the parking area of No. 12 Craighill Manor and does not look directly into the front of this dwelling. The existing residents of Nos. 12 – 15 Craighill Manor will have an enhanced awareness of the proposed development; however, it is considered that the proposed separation distances are considered sufficient to off-set any overlooking issues that may be generated from the proposal. Overall, it is considered that the proposed development would not have a detrimental impact on residential amenity in terms of overlooking, loss of privacy and dominance in accordance with Policy DM 28 and DM 25.1 of the ANPS.

Public and Private Open Space

With regards to public open space, DM 17.7 of the ANPS expects residential development proposals of 25 units or more, or on sites of 1 hectare or more, to provide well designed, safe and accessible public open space as an integral part of the overall scheme. As noted previously, this application site forms part of a larger area zoned for residential development (Ref: BE 04/03) as designated in draft BMAP and therefore the level of open space must be taken as a whole for the entire zoned lands.

The contextual masterplan submitted by the applicant provides some detail on development for the whole zoning, which measures approximately 24.94ha in its entirety. To date 83 dwellings have been built, with a further 39 approved for phase 3 by the PAC (Ref: LA03/2022/0813/F). If planning permission for this proposal was forthcoming, this would bring the number of dwellings to over 120. The earlier outline planning permission Ref: LA03/2019/0510/O established that the zoning could accommodate 300 residential units which in turn would trigger the space standard in DM 17.7 for a minimum of 20% of the total site area as open space. In addition, for developments over 100 units, an equipped children's play area should be provided in accordance with criterion (d) of DM 17.7.

Paragraph 7.42 refers to public open space as an intrinsic element /of any housing development, not only for design quality but also for social and recreational purposes. Public open space can take the form of informal green amenity spaces, communal greenspaces, children's play spaces and sports pitches, as well as woodland or other natural or seminatural areas. According to the ANPS, public open space should be well located, easily accessible and designed to offer long-term benefits for the community, and all schemes will be required to bring forward suitable arrangements for the long-term management of such areas. Criterion (i) of DM 25.1 seeks to ensure that any open space required is high quality, appropriate and well-integrated into the overall layout.

The concept masterplan indicates some areas for future development with small pockets of open space limited to 10% of the site area. The annotations on this masterplan relating to phases 1, 2a and 4 state that the open space area is to be developed in future phases. There are no details of where these future open space areas are located. Whilst the drawing may indicate the intention of the developer to build out some limited areas of open space in the future, the areas

of open space are not adequate, and no details have been provided in terms of deliverability as to when open space will be provided to ensure the proposal is in line with the space standards of DM 17.7. It is considered that the quantum of open space and the failure to provide a delivery mechanism for the open space areas is contrary to draft BMAP and DM 17.7 of the ANPS.

In terms of private amenity space, DM 17.9 sets out 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'. Guidance within this document states that the appropriate level of provision should be determined by having regard to the particular context of the development and further indicates that development of this nature requires an average of 70sqm.

As illustrated on the proposed site layout drawing, Drawing Number 02C, there is a small strip of garden area to the front of each plot, with private amenity space taking the form of gardens to the rear. The total amount of open space shown to the rear of all three units is 790.8sqm, which equates to an average of 263.6sqm per dwelling. However, of this 790.8sqm, 530.9sqm is located within the sloped area and while it might provide an outlook from the rear of the proposed dwellings, this area cannot be used for domestic purposes such as sitting out, small children's play or drying washing, therefore the usable open space is counted as the flat area immediately to the rear of each dwelling. In total, these areas measure 259.9sqm, which is the equivalent of an average back garden space of 86.6sqm. It is noted however, that this average figure is greatly skewed by the rear garden of house type 1 on plot 3, which is approximately 153.7sqm, whilst plot 1 has a usable area of 57.4sqm and plot 2 only has 48.8sqm. Nevertheless, the proposed development is capable of providing a range of back garden sizes, none of which fall below the minimum 40sqm, and is acceptable in this instance.

Overall, it is considered that the development fails to provide the public open space required for the entire zoning and this is considered to read as an indicative form of piecemeal development, which does not address the full zoning and is considered unsatisfactory.

Crime and Personal Safety

Criterion (k) of DM 25.1 of the ANPS states that the proposed residential development should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and ensures that buildings front onto streets. All dwellings proposed under this application front onto the internal estate road. The proposal is compliant with criterion (k) of DM 25.1.

Access and Parking

Policy 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.

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. Criterion (j) of DM 25.1 also requires development proposals to incorporate adequate and appropriate provision for parking.

Access to the proposed development is taken from the Ballycorr Road, via an approved access point that also serves phases 1 and 2a of Craighill Manor. DfI Roads has been consulted and has raised no objection to the proposal in terms of road safety matters that the development may create.

The objectors have raised concerns with the level of parking, stating that it is insufficient for the proposed development. Policy DM 10.2 of the ANPS, advises that when assessing access and parking arrangements, the Council will continue to take account of the supplementary guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards. This proposal is for three, 4-bed detached dwellings with incurtilage parking spaces. Calculations based on the relevant documents would indicate that eleven (11) spaces are required. The proposed development is providing only seven (7) incurtilage parking spaces, made up of hardstanding areas for two cars per dwelling, with house type G capable of providing an additional space within the integral garage. No visitor or on-street spaces are indicated, and so there is a shortfall of four spaces (4).

The aim of Policy DM 12 Active Travel (Walking and Cycling) is to promote measures in the design and layout of developments that will support increased walking and cycling. The site has direct pedestrian access to public roads, and this allows a variety of alternative modes of transport to be utilised by future residents. The site is also in a highly accessible location and is approximately 1km (c.10 minutes' walk) from Ballyclare Town Centre that contains a range of local retail outlets and services that residents could avail of. In addition, the Ballyclare Bus Centre for Translink and Ulster bus is located off Mill Road to the south of Ballyclare, within 1 mile of the site. A number of bus services use Ballycorr Road and various bus stops are located in close proximity to the site.

Whilst there is a shortfall in parking provision, the Council considers the site to be easily accessible via pedestrian links and public transport, and on this occasion is satisfied with the level of car parking. No objection to the proposed means of access has been put forward by DfI Roads; therefore, it is considered that the access and parking arrangements are acceptable.

The public road network is managed, maintained and developed by the Department for Infrastructure (DfI), and any concerns the objectors may have relating to impact of the proposed development on the condition of the Ballycorr Road should be directed to DfI.

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. Strategic Policy SP 8.3 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 not situated within any nationally or internationally designated sites, however, it is within the wider Craig Hill Quarry site which has been designated as a Site of Local Nature Conservation Importance (SLNCI) in dBMAP. The Craig Hill quarry site is also hydrologically connected to Lough Neagh Area of Special Scientific Interest (ASSI), Lough Neagh and Lough Beg Special Protection Area (SPA) and Rea's Wood and Farr's Bay Special Area of Conservation (SAC) which are of national and international importance and are protected by the Environment (Northern Ireland) Order 2002 (as amended) and the Habitats Regulations. The application site also has the potential to contain NI Priority habitats and species, given its location within a designated SLNCI.

Despite falling within this designation, having the potential to contain NI Priority habitats and species and being hydrologically linked to a number of designated sites, the applicant has not submitted any ecological assessments or additional information which would demonstrate that the proposal offers adequate protection to those features of natural heritage and biodiversity value; therefore, the Council cannot ascertain if the proposed development is unlikely to have a significant adverse impact on natural heritage, and the proposal cannot be supported by Policy DM 37, Policy DM 38 and Policy DM 39.

Other Matters

NI Water Capacity issues

NI Water was consulted on the proposal and has responded recommending a refusal, as the receiving foul sewer network in the area has reached capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. 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 would arise from the development causing capacity issues to Waste Water Treatment Works, resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 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.

Health and safety issues

The objectors have raised concerns with the developer not adhering to health and safety protocols such as using a banksman and installing wheel washing facilities. Any such issues regarding health and safety would fall under The Health and Safety at Work (Northern Ireland) Order 1978, which is outside the remit of Planning.

The objectors have also claimed that existing landscaped areas have been damaged by construction vehicles. Any such claims would be a civil issue which cannot be resolved within the remit of Planning.

CONCLUSION

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

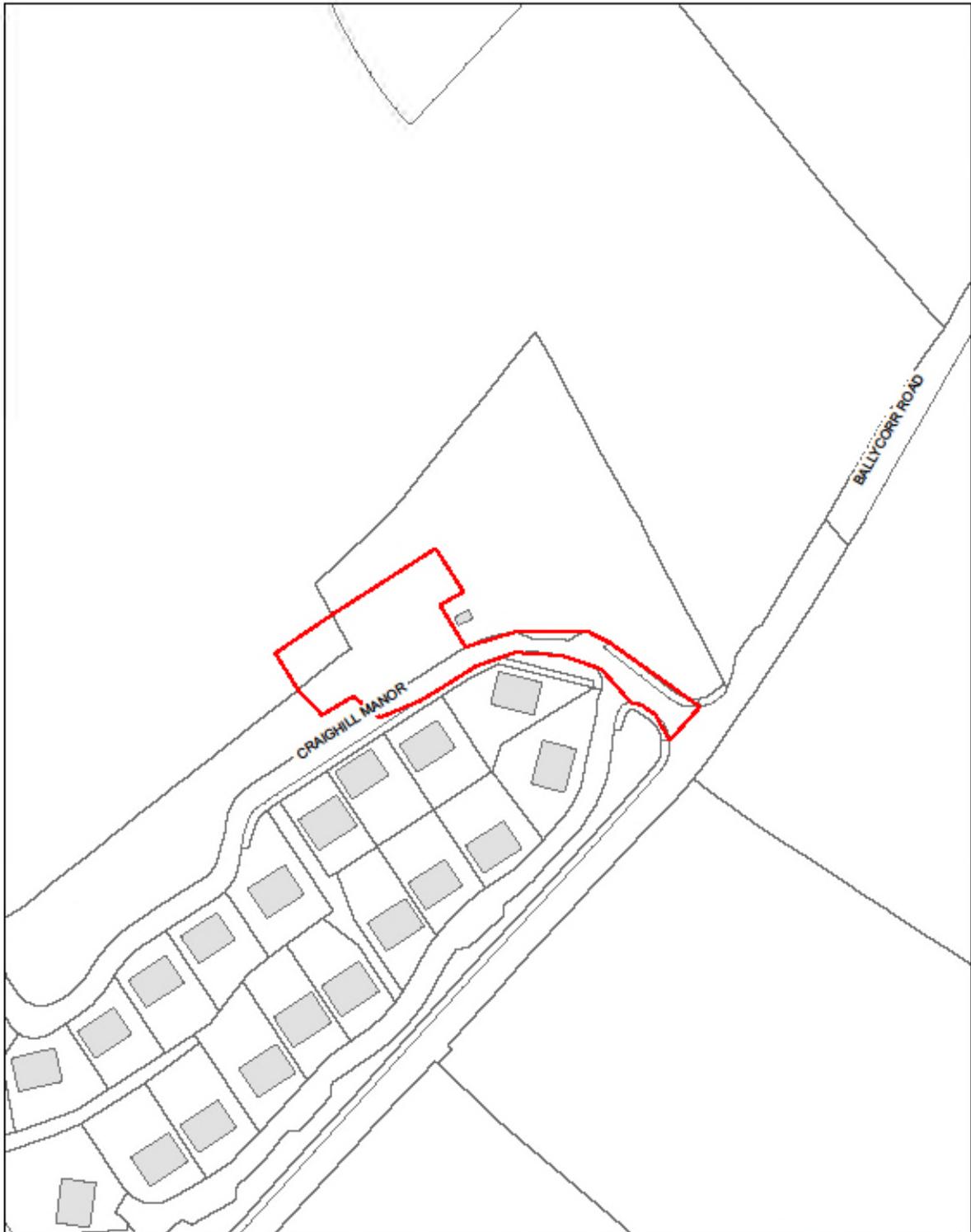
- The principle of housing on the site is considered acceptable;
- It has not been demonstrated how the comprehensive planning of the entire zoned area is to be undertaken, and the proposal would result in unsatisfactory piecemeal development;
- The size, scale, design, layout and general appearance of the proposed development is acceptable and the proposal will not have a detrimental impact on the character of the surrounding area;
- The proposal fails to provide the necessary digital infrastructure and does not incorporate sustainable energy measures;
- The proposal fails to provide adequate landscaping;
- The proposal fails to provide adequate provision for public amenity space;
- There are no significant concerns relating to transport, traffic, parking and road safety matters; and
- It has not been demonstrated that the proposed development will not have a significant detrimental impact on designated sites, priority habitats, protected species and other features of biodiversity interest..

RECOMMENDATION | REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policies DM 16, DM 17 and DM 25 of the Council's Plan Strategy, and associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved due to:
 - a) The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the application site and the wider zoning;
 - b) The failure to provide adequate details for the delivery of an equipped children's play area to serve the application site and the wider zoning;
 - c) The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning;
 - d) The failure to provide any measures which would promote biodiversity
 - e) The failure to provide adequate landscaping; and
 - f) The failure to provide necessary digital infrastructure and incorporate sustainable energy measures
2. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policy DM 17 of the Council's Plan Strategy in that it has not been demonstrated that:
 - a) The development will provide at least 10% of the total units in the wider zoning as affordable housing as part of the overall scheme; and
 - b) A minimum of 20% of the units in the wider zoning have been designed within the scope of the Lifetime Homes approach.
3. The proposal is contrary to the policy provisions of draft Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement and Policies SP 8, DM 38 and

DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.



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Site Location Plan

1:1,250 

Reference: LA03/2024/0899/F

 Site Location



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2025/0127/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective change of use from Class A1 shop to sui generis hot food takeaway
SITE/LOCATION	19b Fountain Street, Antrim, BT41 4BB
APPLICANT	Walid Marsi
AGENT	Slemish Design Studio LLP
LAST SITE VISIT	2 nd May 2025
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Register</p> <p>https://planningregister.planningsystemni.gov.uk/application/696695</p>	
SITE DESCRIPTION	
<p>The application site is located at No. 19b Fountain Street, Antrim which lies within the 'Eastern Sector' of the Antrim Conservation Area and within the development limits of Antrim as defined within the Antrim Area Plan 1984-2001. The application site lies within the town centre and outside of the retail core as defined within the Antrim Area Plan 1984-2001.</p> <p>The application site comprises an existing mid-terrace building which is finished in white dashed render. The eastern and western boundaries of the site are defined by adjoining buildings, comprising a hot food takeaway and residential dwelling and private access road. The southern boundary opens out to a public footpath and an area of on-street parking along Fountain Street.</p> <p>The surrounding area is predominantly a mixed-use area typical of the town centre location, consisting of residential, commercial and financial uses. In the immediate vicinity there are a number of hot food takeaways, barbers and beauticians and a corner store.</p>	
RELEVANT PLANNING HISTORY	
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: The application site is located within the settlement limits of Antrim Town and also falls within Antrim town centre. The application site also falls within the Antrim Conservation Area as designated by the Plan.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

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

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 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 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
- Policy DM 28 Amenity Impact

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 Policies;

- Policy DM 30 Archaeology
- Policy DM 33 Conservation Areas

Development Control Advice Note 4- Restaurants, Cafes and Fast Food Outlets: provides general guidance relating to restaurants, cafes and fast-food outlets.

CONSULTATION

Council's Conservation Section- No objection

Environmental Health Section- Further Information Required

Historic Environment Division- No objection

DfI Roads- No objection

Northern Ireland Water- No objection

REPRESENTATION

Twelve (12) neighboring properties were notified of the proposal 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
- Principle of Development;
- Design, Layout and Impact on the Character of the Area including Antrim Conservation Area;
- Neighbour Amenity;
- Access and Parking; and
- Archaeology

Preliminary Matters

Engagement with the Agent

- The agent was contacted on the 1st and 13th May and the 9th July 2025 in relation to the submission of a Noise Impact Assessment. The agent was also contacted on the 9th, 21st and 28th July in relation to justification of Policy DM 6.2 for loss of retail and concentration of non-retail uses under the Local Development Plan. To date, no information has been forthcoming.

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 development limit of Antrim Town, within the designated town centre and within the Conservation Area as designated within the Antrim Area Plan 1984-2001. 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.

Principle of Development

Given that the application site is located within Antrim Town Centre, Policy DM 6 provides the relevant policy context for consideration. DM 6.1 details that the Council will encourage a diverse range of retail and town centre uses within our town centres.

The proposal seeks to change the use of the ground floor building at No. 19b Fountain Street, Antrim from a retail unit to a hot food takeaway, which is listed as a Sui Generis Use in the Planning (Use Classes) Order (Northern Ireland) 2015.

The thrust of the SPPS (para 6.270) is to promote town centres as the primary location for retailing and other complementary functions. Para 6.271 of the SPPS further reiterates this point, stating that the regional objective for towns and retailing is to secure a town centre first approach for the location of future retailing and other main town centres uses. The SPPS and footnote of Policy DM 6.2 highlights other main town centre uses as including financial, cultural and community facilities, retail, leisure, entertainment and businesses. Whilst not specifically noted within the SPPS or Policy DM 6.2, it is noted that within DCAN 4 that *'preferable locations for restaurants, cafes and fast-food outlets include town centres'*

Whilst a hot food takeaway is considered to be town centre use, Policy DM 6.2 states that proposals that would result in the loss of a retail unit, will only be permitted where it is demonstrated that the retail use is no longer viable and evidence is submitted to support the unviability of the retail unit. As the proposal involves the change of use from a Class A1 retail unit to a hot food takeaway, the agent was contacted regarding this on the 9th, 21st and 28th of July to but to date no response has been forthcoming. It has not been demonstrated that the retail use is no longer viable.

In addition to this, Policy DM 6.2 indicates that proposals will only be permitted where they do not result in a concentration of non-retail uses that would be harmful to the shopping function of the centre. Along a 50m stretch of Fountain St from Nos. 19-37, there are 3no. hot food takeaways, with another takeaway located approximately 30m southwest of the site at No. 20 Fountain Street. It is considered

that an additional takeaway at the application site would lead to a concentration of non-retail uses within this section of Antrim Town Centre which would be harmful to the overall function of the centre.

It is therefore considered that the proposal is unacceptable in principle, as no information has been submitted to detail that the loss of the retail unit at No. 19B Fountain Street is no longer viable or that the proposal would not lead to a concentration of non-retail uses that would harm the shopping function of Antrim Town in line with Policy DM 6.2 of the ANPS.

Design, Layout and Impact on the Character of the Area including Antrim Conservation Area.

Section 104(11) of the Planning Act (Northern Ireland) 2011 states:

Where any area is, for the time being, designated as a Conservation Area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of-

- (a) Preserving the character or appearance of that area in cases where an opportunity for enhancing its character and appearance does not arise;
- (b) Enhancing the character or appearance of that area in cases where an opportunity to do so does arise.

Policy DM 33 of the ANPS 'Conservation Areas' refers to development within Conservation Areas and Policy DM 33.1 states that the Council will only support development within or adjacent to a Conservation Area that enhances the character or appearance of the area. The proposed development does not involve any demolition works and does not require any works to the external building, with all works required to carry out the proposed change of use being internal only. Internally, the design is considered acceptable to accommodate the hot food takeaway and involves the conversion of existing retail unit to a prep kitchen and service area to accommodate the hot food takeaway.

There are no external changes to the building's façade and there will be no external alterations to accommodate the proposal. It is therefore considered that the proposal will preserve the character and appearance of the area. The applicant will be advised by the way of an informative that Advertising Consent would be required for the erection of any signage at the premises.

Due to the location of the proposal within Antrim Conservation Area, Historic Environment Division (HED) and the Council's Conservation Section were consulted on the application and raised no objection. The proposal is considered acceptable in this regard and in accordance with Policy DM 33 of the ANPS.

Neighbour Amenity

Policy DM 6.3 of the ANPS 'Development Within Centres' states that proposals for commercial leisure and entertainment facilities, including restaurants, cafes and bars should not have a detrimental impact on the amenity of adjacent or nearby residential properties.

Policy DM 28 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.

Paragraph 5.1 of DCAN 4 states that applications for restaurants, cafes and fast-food outlets generally give rise to a number of issues and objections which are specific to these particular categories of land use. As a result, the likely impact of such proposals on the character and amenity of the adjoining or surrounding area will be an important concern when determining applications. It goes on to state that in assessing this impact, a number of factors need to be taken into account, including noise disturbance and smells and fumes. Paragraph 5.2 of DCAN 4 states that the use of planning conditions is often paramount to the control of restaurants, cafes and hot food outlets, particularly in relation to the above considerations.

The application site is located within a mixed-use area of the town centre but is located directly west of residential properties along Fountain Street. Given that there are no external alterations associated with the application there is not considered to be any significant concerns with regards to overlooking or loss of privacy.

Policy DM 28.3 states that where an applicant can adequately demonstrate to the satisfaction of the Council that the proposal can be made acceptable with mitigation measures, which are deliverable, the Council will consider the use of conditions with the granting of planning permission.

The Council's Environmental Health Section initially raised concerns over increased noise and odour arising from the development and requested that the applicant submitted a Noise and Odour Impact Assessment.

An Odour Assessment, (Document 01, date stamped 13th May 2025) was submitted, however no Noise Impact Assessment was forthcoming. The agent was contacted regarding this on the 1st May, 13th May and the 9th July 2025 however, no further submissions were made. The Council's Environmental Health Section have indicated that odour control conditions could be recommended once a suitable and sufficient Noise Impact Assessment is provided to demonstrate the amenity of nearby sensitive receptors can be suitably protected.

It is therefore considered that the proposal is contrary to the policy provisions of DM 6.3 and DM 28 of the ANPS in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of nearby residents through increased noise generation.

Access and Parking

Policy 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.

Policy 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. In addition, DM 10.1 requires adequate

provision is made for car and cycle parking and any necessary servicing arrangements.

The application site is located along Fountain Street, Antrim and within the town centre where there is on-street parking available along Church Street and Fountain Street to serve the takeaway. The proposal does not involve any alteration to the access or parking arrangements along Fountain Street.

Based on DfI Parking Standards, the use of a hot food takeaway of this size would require approximately 10no. parking spaces. It is noted that the proposal does not offer any designated parking due to its town centre location. However, it is acknowledged that the previous use on site as a retail unit also did not offer any parking provision and there are a number of surrounding commercial properties that offer no parking and rely solely upon on-street parking. In addition, Parking Standards allows for a reduction in car parking in town centre locations.

There is on-street parking in close proximity along with public carparking at Railway Street which is available for short term visitors to use. The site can also be accessed by foot and is well served by public transport. It is therefore considered that parking is adequate within this town centre location. DfI Roads were consulted on the application and stated they have no objection. The proposal is considered to comply with Policy DM 10.1 of the ANPS in this regard.

Archaeology

Policy DM 30 'Archaeology' of the ANPS aims to protect our Borough's archaeological remains from development that would have an adverse impact on their integrity and setting.

Policy DM 30.2 considers Archaeological Remains of Regional Importance which include Monuments in State Care, Scheduled Monuments and other important sites and monuments that would merit scheduling. Development proposals that would adversely affect such sites or the integrity of their settings, will not be permitted unless it is demonstrated that any adverse impact is clearly outweighed by benefits of overriding importance in the Northern Ireland context.

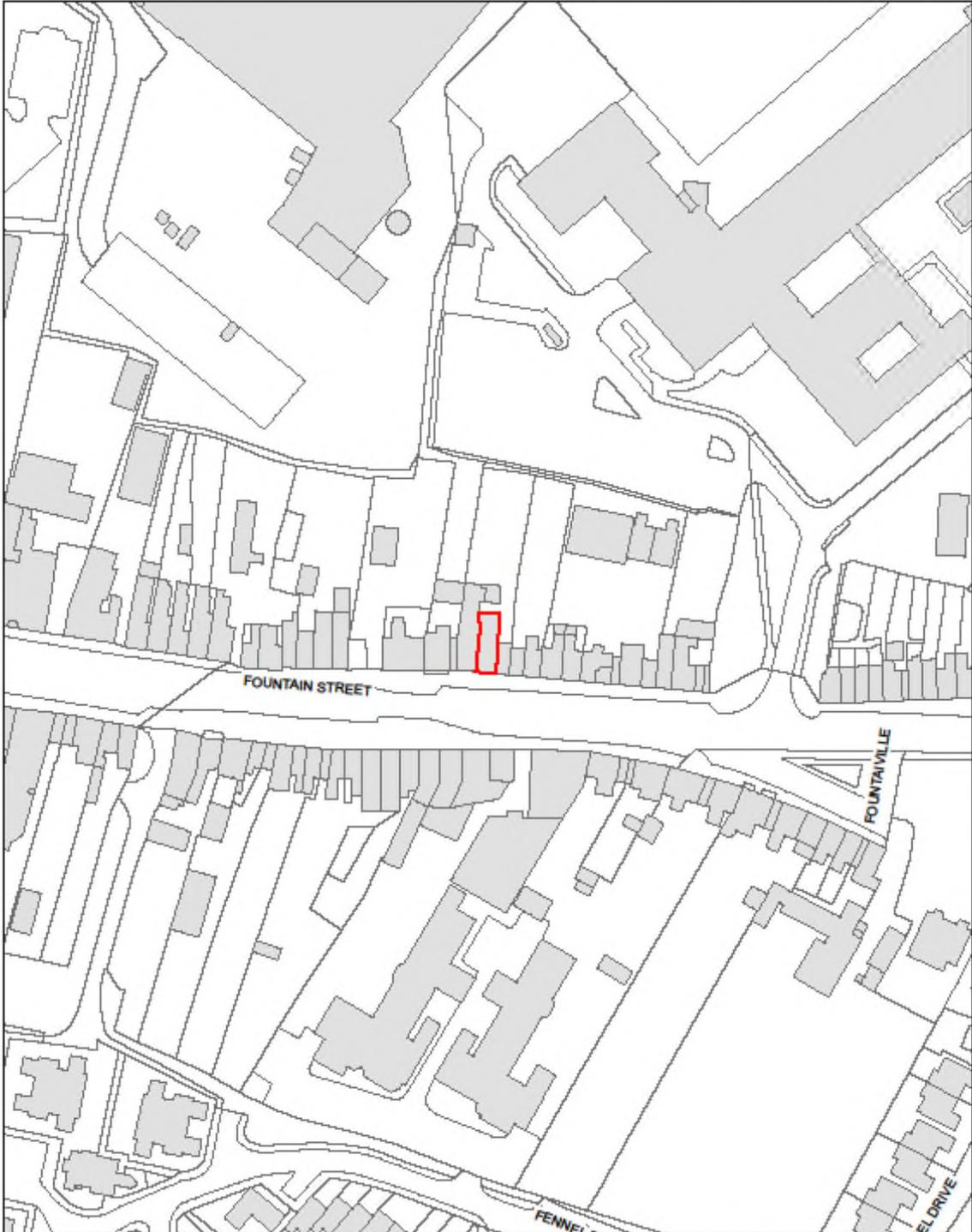
Historic Environment Division (Historic Monuments) were consulted as the application site is located in close proximity to a number of scheduled monuments (ANT050:180 and ANT050:173, ecclesiastical site and a marked stone). HED Historic Monuments responded with no objection. The proposal is considered to comply with Policy DM 30 of the ANPS in this regard as the proposal is not considered to adversely affect the archaeological monuments or their setting.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Policy DM 6.2 of the ANPS in that it has not been demonstrated that the retail use of the unit to be lost is no longer viable and it has not been demonstrated that the proposal will not result in a concentration of non-retail uses that would be harmful to the shopping function of Antrim Town Centre.

2. The proposal is contrary to the policy provision of the SPPS and Policy DM 6.3 and DM 28 of the ANPS in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of nearby residents through increased noise generation.



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Site Location Plan

1:1,250

Reference: LA03/2025/0127/F

 Site Location



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2025/0162/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of boundary fence and relocation of access and driveway
SITE/LOCATION	12 Glenavon Park, Jordanstown, Newtownabbey, BT37 0QP
APPLICANT	William Galbraith
AGENT	9yards Architecture
LAST SITE VISIT	29/04/2025
CASE OFFICER	Micheal Glynn Tel: 028 90340411 Email: michael.glynn@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/697772</p>	
SITE DESCRIPTION	
<p>The application site is located on a corner site at No. 12 Glenavon Park, Jordanstown and is situated within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The site comprises a detached bungalow finished in dashed render, concrete roof tiles and PVC windows, with a vehicular access off Glenavie Park. The application site abuts two neighbouring properties: No. 10 Glenavon Park to the northeast and No. 3 Glenavie Park to the southeast. Parking provision is provided at the rear (east) and amenity space is provided at the front (west) and rear of the host dwelling. The topography of the is relatively flat.</p> <p>The northeastern boundary is defined by a 1.8m high close boarded timber fence at the rear of the dwelling and is undefined at the front of the dwelling. The southeastern boundary is partially defined by the garage at No. 3 Glenavie Park, and the remainder of the boundary is undefined. The southwestern and northwestern boundaries are defined by a low wall approximately 0.5m in height.</p> <p>The application site is located within a predominantly residential area, comprising of similar house types, designs and sizes.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2023/0776/F Location: 12 Glenavon Park, Newtownabbey, BT37 0QP Proposal: Extension and alterations to dwelling Decision: Permission Granted (06/012/2023)</p>	

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

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 settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

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

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

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 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.

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 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. SP6 is supported by Policies:

- 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.

- Policy DM 42 Trees and Development.

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 Policies:

- 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

Nine (9) neighbouring properties were notified of the proposal and two (2) letters of objection were received from a notified property.

The full representations made regarding the proposal are available to view on the Planning Portal:

(<https://planningregister.planningssystemni.gov.uk/application/697772>).

The issues raised in the representations have been considered as part of the assessment of this application.

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

- Inaccurate boundary lines;
- Unclear drawings; and
- Damage to property.

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

Preliminary Matters

- The agent for the application was contacted by the Planning Section on 14th May 2025 and was advised of its concerns regarding the proposed boundary fence atop the wall along the northeastern, western and southwestern site boundaries.
- On 23rd May 2025, the agent consequently submitted an amended scheme, Drawing No. 02/1, which reduced the overall expanse of fencing proposed. The revised proposal removed the proposed fencing on the northwestern boundary abutting the footway along Glenavon Park, the fencing along the western boundary at the corner of Glenavon Park and Glenavie Park, and an approximate 6m long section of fence abutting the footway along Glenavie Park. However, an approximate 6m long section of the proposed fencing extending from the southwestern gable and continuing along the southwestern boundary and southeastern boundary to enclose the proposed patio area is retained.
- On 23rd May 2025, the agent also submitted supporting information by way of an email, Document 02, contending that the revised proposal was acceptable and quoted other examples of boundary fences at Glenavon Park and Glenavie Park.

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 Metropolitan Newtownabbey in the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP). In line with the transitional arrangements set out in the SPPS, the Belfast Urban Area Plan and draft Belfast Urban Area Plan 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.

Policy DM 22 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. Additionally, the DPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

Scale, Massing, Design and Appearance

The application seeks full planning permission for the relocation of the existing access at No. 12 Glenavon Park, from Glenavie Park to Glenavon Park. The new driveway is to be located at the northwestern boundary of the application site. The existing access is to be replaced with a low wall and a close boarded timber fence atop reaching a maximum height of 1.8m, which will be finished in horizontal timber boards, and extends approximately 11.2m along the southwestern boundary abutting Glenavie Park. Additionally, an approximate 6m long section of proposed fencing, approximately 1.8m in height is proposed to extend from the southwestern gable of the dwelling and along the southeastern shared boundary with No. 3 Glenavie Park. The proposed wall and fencing acts to enclose a proposed patio and rear amenity area.

Following concerns with the extent of fencing proposed along the roadside boundaries of the prominent corner site, the agent submitted a reduced scheme along with supporting information, (Document 02 date stamped 23rd May 2025), which set out that the fencing along the southwestern boundary abutting Glenavie Park which is a cul-de-sac and as such any visual impact on the streetscape will be minimal. The agent also referred to a previous planning approval for an extension and alteration to the host dwelling at 12 Glenavon Park under application Ref: LA03/2023/0776/F, which included a 1.8m high fence along the southeastern shared boundary with No. 3 Glenavie Park.

Paragraph B23 of Annex B of the ANPS refers to the significant effect that walls and fences can have on the appearance of a property and streetscape. B23 of Annex B also states materials of walls and fences should complement the character of the property and the neighbourhood. Furthermore, expanses of close-boarded fencing in public areas are visually unacceptable.

The predominant boundary treatments throughout Glenavon Park and Glenavie Park are low, front boundary walls, which are approximately 0.5m in height. In contrast to this established character, the proposed fence is to be located adjacent to the public road which abuts Glenavie Park and Glenavon Park. In addition, the proposed timber fence is unsympathetic to the external finishes of the

host dwelling and it is considered that the proposal will detract from the character of the host dwelling and the wider area.

In summary, although it is considered the proposed relocation of the access is acceptable, the proposed 1.8m high fence along the southeastern boundary, which abuts Glenavie Park is unacceptable as it is not in keeping with the surrounding area and will detract from the character of the host dwelling.

Neighbour Amenity

Policies DM 22 and DM 28 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. Additionally, DM 22.2 indicates that the Council will take account of the guidance set out in Appendix B of the Plan Strategy, which replicates the details included in Annex A of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (DoE, 2008).

Concerns were raised by an objector regarding the accuracy of the proposed boundary lines. It should be noted that the determination of property boundaries is a civil matter and does not fall within the remit of the planning system. Planning decisions are based on the merits of the proposed development as submitted. Any disagreement over land ownership or boundary lines should be resolved through appropriate legal channels between the parties concerned.

Concerns were also raised by an objector regarding the details on the submitted Block Plan and Elevation Plan being unclear. A revised scheme (Drawing No. 02/1 date stamped 23rd May 2025) was submitted by the agent and it is considered the amended drawing clearly defines the full scheme.

Concerns were also raised by an objector regarding alleged damage caused to a neighbouring property. This is a civil matter and lies outside the remit of planning.

Within the submitted supporting information, (Document 02 date stamped 23rd June 2025), the agent contends that the revised proposal should be acceptable and referenced a boundary fence which was approved at the site under planning application Ref: LA03/2023/0776/F. It is acknowledged that a 1.8m high boundary fence was approved along the shared boundary with No. 3 Glenavie Park. However, the current proposal includes fencing along Glenavie Park (southwestern boundary) for an expanse of approximately 11.2m which would be prominent in the streetscape and would have a detrimental impact on the established character of the area.

Impact on Trees and Environmental Quality of this Area

Criterion(c) of Policy DM 22 and Policy DM 42 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 proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the proposal will be located.

Amenity Space, Parking and Manoeuvring

Criterion (d) of Policy DM 22 and criteria (c) of DM 10.1 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The existing driveway and parking area is proposed to be relocated to facilitate additional amenity space. A new parking area is provided to the northwest of the dwelling, which is considered to provide sufficient parking provision. It is also considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. As such, the proposal is not considered to conflict with the aims of Policies DM 22 or DM 12.

Additionally, Policy SP 3.10 indicates that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. The proposal seeks planning approval for the relocation of an access and driveway. DfI Roads was consulted and responded with no objection, subject to conditions. As such, the proposal is considered to meet the requirements of Policy DM 10.

Surface Water Drainage

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 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 was not required to be submitted.

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 scale, massing, design and appearance;
- The proposal is not considered to unduly impact the amenity of neighbouring properties;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area; and
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON 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 proposed fence would detract from the character and appearance of the surrounding area.



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Site Location Plan

1:1,250

Reference: LA03/2025/01 62/F

 Site Location



COMMITTEE ITEM	3.9
APPLICATION NO	LA03/2023/0147/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
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
APPLICANT	David McCaughey
AGENT	Big Design Architecture
LAST SITE VISIT	8th July 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/667899</p>	
SITE DESCRIPTION	
<p>The application site is located at No. 25 Ballylurgan Road, Randalstown, which is within the countryside and outside the development limit of any settlement as defined in the Antrim Area Plan 1984-2001.</p> <p>The site contains a yard area comprising a number of existing agricultural sheds, including the subject buildings. The cattle shed element of the subject development is substantially complete and the dry storage shed is partially constructed but has not been made watertight.</p> <p>The site is accessed via an existing access which serves the applicant's dwelling at No. 25 Ballylurgan Road and the farm buildings. The site is set back from the Ballylurgan Road by some 138 metres and avails of a degree of enclosure provided by existing hedgerows which lie beyond the southwestern site boundary.</p> <p>The area in which the application site is located is typically rural and characterised by detached roadside dwellings and dispersed farm groups.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2023/0037/F Proposal: Extension (incorporating former pigeon loft and store) to provide ancillary accommodation/granny flat) retrospective Location: 25 Ballylurgan Road, Randalstown Decision: Permission Granted – 29th March 2023</p> <p>Planning Reference: LA03/2022/0922/F Proposal: Retrospective application for an Agricultural Shed (for dry storage) Location: 30 metres southwest of No. 25 Ballylurgan Road, Randalstown Decision: Permission Granted – 14th April 2023</p>	

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

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 falls outside of any settlement defined in the Plan and is therefore in the Countryside

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 (SP2): aims to encourage growth of businesses, promote innovation and proactively attract investment into our Borough to support enterprise and increase employment benefit for all our residents. SP 2 is supported by Policies:

- DM 4 – Agricultural and Forestry Development

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 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 (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 DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development.

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 Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;
- Policy DM 50 Pollution; and
- Policy DM 52 Contaminated Land.

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

Northern Ireland Water – No objection

Department for Infrastructure Roads- No objection

DAERA Food, Farming and Rural Affairs Group – No objection

NIEA – Additional information is required

REPRESENTATION

Two (2) neighbouring properties were notified of the application, and fifty-two (52) representations have been received. Twelve (12) letters of representation have been received from one (1) of the neighbour notified properties. One (1) letter of support has also been received from this same neighbour notified property.

An email has been received which advises that the address at No. 23 Ballylurgan Road has been used to submit representations by persons who do not reside at this address. A number of duplicate objections have been received as well as a blank online representation.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal

(<https://planningregister.planningsystemni.gov.uk/application/667899>).

A summary of the concerns raised within the representations have been provided below:

- The sheds were erected and are continued to be built prior to the grant of planning approval;
- No need for more sheds;

- The slurry tanks are not safely constructed and haven't been signed off;
- The buildings are situated on a moss field;
- Growth of moss due to ammonia levels;
- Lack of air modelling;
- Concern in relation to the number of cows;
- Nuisances including odour;
- Concern that the dry purpose shed approved under application Ref: LA03/2022/0922/F has livestock in it;
- Concern that if the shed proposed for dry storage purposes was approved it will be used for cattle;
- Concern that the dry storage shed has an underground slurry tank;
- Concerns in relation to the occurrence of land spreading;
- Queries in relation to where the slurry is being spread;
- Impact on wildlife, namely bats;
- Proximity of the site to Sluggan Moss/woodland/lough/priority areas;
- Other similar development proposals are being refused; and
- The sheds are blocking a neighbour's view;

A summary of the letter of support have been provided below:

- The closest neighbour has never experienced any problems regarding odour or noise from the farm; and
- Supports application for the extension to the cattle sheds and the associated slurry tanks.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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 site is defined as being within the countryside in the Antrim Area Plan 1984-2001. In line with the transitional arrangements set out in the SPPS, the DMAP/ NAP 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 2.11 states that the Council will support the ongoing operational needs of the Borough's agricultural sector. Policy DM 4 relates specifically to agricultural and forestry development. ANPS states that the aim of this policy is to ensure that the operational needs of farm businesses are managed in an appropriate way that responds to the needs of the business and results in a sustainable form of development in the countryside.

The proposal is for the retention of extensions to agricultural sheds, with slurry tanks underneath them.

Preliminary Matters

Additional information has been requested from the applicant on a number of occasions in relation to various matters to include the principle of development, ecology and other environmental matters, as detailed below.

- On 25th August 2023 a Nutrient Management Plan (NMP) and Ammonia Emissions Air Quality Impact Assessment (AQIA) was requested to be submitted by 15th September 2023. An extension was granted until 16th October 2023. The NMP was received on 20th October 2023 and the AQIA was received on 27th October 2023.
- Following consultation, DAERA-NED responded on 11th June 2024 to advise that further information was required in relation to both the NMP and AQIA.
- On 3rd July 2024 the additional information was requested to be submitted by 31st July 2024. Following a request by the agent, a final submission deadline of 6th August 2024 was agreed.
- On 8th August 2024 an email was forwarded by the applicant's agent from the Agricultural Consultant who advised that due to circumstances to include the holiday period and soil sampling requirements the information could not be submitted until the end of September 2024.
- An updated AQIA, Document 05/1 was submitted on 15th October 2024.
- An amended Site Location Plan and Site Layout Plan, Drawing No. 01/1, and an amended Elevation and Floor Plan, Drawing No. 02/1, were submitted by the agent on 15th October 2024. These amended plans show the most eastern shed extension shaded green and annotated for use as dry storage. The description of development has been updated to reflect this change. The elevational plans still appear to show that a slurry tank exists under the section of the shed annotated as for 'dry storage'. A site visit in July 2025 also confirmed that this part of the shed has been erected with a slatted floor. It is considered that a shed for the purposes of dry storage would not require a slatted floor and as such, if permission were to be forthcoming a condition would be imposed to remove/fill in this section of underground slurry tank.
- A further request for information issued on 18th December 2024 and an updated NMP, Document 06 was received on 7th January 2025 with further submissions, Documents 08 - 12 on 4th March 2025 to include updated data, which captured the capacity of the subject extension and the other existing buildings on the farm.
- Following further consultation on 24th April 2025, DAERA-NED responded advising that it had reviewed the additional information provided and required further information before a full assessment could be undertaken.
- Whilst the consultation response from DAERA-NED dated 24th April 2025 is available to view on the Planning Portal, given that the applicant has had the

opportunity to submit additional information on a number of previous occasions and that the information provided has not been deemed satisfactory, no further information has been formally requested by Officers (although the applicant was made aware at a site visit in July 2025 that additional information had been sought from consultees).

Principle of Development

Policy DM 4 states that the Council will support proposals for new agricultural buildings ancillary to the operation of an active farm business where a number of criteria can be met. DM 4.2 advises that it will normally be expected that the farm business has been active and established for a minimum of 6 years.

In this case, the applicant has provided a Farm Business ID. Based on the details provided, DAERA has advised that the Farm Business is Category 1 and was first allocated in 1992. DAERA has advised that Single Farm Payment (SFP) has been claimed in the years 2017, 2020, 2021 and 2022. Updated farm maps have been provided and DAERA has also confirmed via an email update that SFP had also been claimed in 2023, 2024 and 2025.

On the basis of the above, it is accepted that the farm business is active and established.

Criterion (a) of DM 4.1 requires that the building is necessary for the efficient function of the farm business whilst criteria (b) requires that there are no other buildings available on the holding that can be used to meet the operational need.

The applicant was required to provide additional information to demonstrate why the new sizeable shed extensions were necessary for the efficient functioning of the farm. The applicant's agent advised via email on 21st December 2023 that the main reason for the extension to the existing cattle shed, albeit to accommodate the same cattle numbers as preceding years, is for animal welfare purposes. The applicant confirmed within a letter that it is hoped that the improved living conditions of the cattle will allow a reduction in overall herd numbers whilst maintaining the same level of productivity. In addition, it will also provide a safer work space for staff and allowing certification of the farm under the Farm Quality Assured Scheme and the Red Tractor Scheme.

A letter from the Ulster Farmers Union dated 8th January 2024 advises that the applicant previously had cattle housed at a number of out farms where he rented yards and sheds. He has now sold his out farm and has given up the yards and sheds previously rented in order to consolidate his animals to his home farm. The letter advises that the main reason for the consolidation is due to changing farming practices which avoids the transportation of in-calf cows, preventing any unnecessary stress for the animals. It also advises that farm safety and efficiency will be improved as there will likely be less difficulties encountered than calving on out farms, less time spent travelling between farms and improved safe handling facilities will be provided within the new sheds (to include individual pens with gates etc).

A letter from the applicant's solicitor has also been provided to confirm the sale of the out farm, and signed confirmation has also been provided in relation to the rented facilities. Having regard to the above, the proposal is considered to satisfy the policy requirements laid out in criteria (a) and (b) of DM 4.1.

Criterion (c) of DM 4.1 advises that any new building is to be sited beside existing farm buildings. In this case, the proposal is for a substantial extension to the applicant's existing farm buildings. The extension is located immediately to the southeast of the applicant's existing sheds. Criteria (c) is therefore also considered to be satisfied.

Criteria (d) requires that the proposal will not result in a detrimental impact on the residential amenity of any dwelling outside of the farm holding, to include potential issues arising from smell, noise or pollution. It is noted that the application site is in close proximity to the applicant's own dwelling at No. 25 Ballylurgan Road, within the farm holding, and also No. 23 Ballylurgan Road, which lies outside the farm holding immediately to the southwest.

A number of objections have been received regarding the impact the proposal has in relation to odour emissions. It should be noted that since some of the objections have been received the proposal has been revised to reduce the area used for the housing of cattle. As shown on the amended Elevation and Floor Plan (Drawing No. 02/1 date stamped 15th October 2024), the eastern wing of the extension is to be used for dry storage purposes only.

The Council's Environmental Health Section (EHS) were consulted in relation to the impact the proposal could have on amenity or human health and advised that it has no objections to the proposal and notes the letter of support from the nearest third-party neighbouring property. On the basis of the consultation response issued from EH, the proposal is considered to comply with criteria (d) of DM 4.1. Neighbour amenity will be further discussed in the amenity section of this report.

Criterion (e) requires that the scale of the building, its design and proposed materials are sympathetic to the locality and adjacent buildings. The subject extensions are located to the southeastern elevation of the existing sheds. As per the Elevation and Floor Plans, (Drawing No. 02/1 date stamped 15th October 2025), the extension consists of a cow walkway area, a cow standing area for feed, a feed passage, six (6) calving pens and a general-purpose dry storage shed.

There are two main parts of the extension. The first extends immediately southeast of the existing shed and measures approximately 36.8 metres by 26.6 metres and has a height of 5.6 metres. A 3m-deep slurry tank is proposed under this part of the shed. The second block extends out from the extended portion of the shed to the east and measures approximately 35.7 metres by 11.1 metres and has a slightly lower height of 5.4 metres. There is no slurry tank proposed under this portion of the shed which is to be used for storage only. A new roof has also been added over the existing collecting area shown as Shed B on the Elevation and Floor Plans, (Drawing No. 02/1 date stamped 15th October 2025). The sheds are finished with grey concrete for the lower part of the walls, with the upper half finished in brown slated timber and the roof finished in brown composite metal.

The scale of the proposal is considered acceptable, and the design and appearance of the building is considered typical of an agricultural outbuilding. It is therefore considered that the proposal is sympathetic to the site and its rural locality.

Criterion (f) goes on to require that the building form will not be prominent or otherwise visually intrusive in the landscape. Views of the subject extensions are distant given the set back of the farmyard from the public road, the moderately low ridge height of the sheds and the falling topography of the site. The combination of these features ensure that the development does not appear prominent in the landscape. It is considered that the subject shed extensions integrate satisfactorily into the surrounding receiving rural environment and are not a prominent feature in the surrounding rural landscape.

Giving consideration to the above, the principle of the extension to the existing agricultural sheds (with slurry tanks underneath) is therefore considered acceptable subject to the proposal meeting all other policy and environmental considerations being met.

Rural Design and Character

In addition to the above policy criteria laid out under Policy DM 4, Policy DM 27 provides the policy context in relation to rural design and character. DM 27.1 advises that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects the rural character. As noted above the proposal is for the retention of the extensions to existing agricultural sheds with slurry tanks underneath.

Based on the size, scale, design and location, it is considered that the proposal can sufficiently integrate in its receiving environment, would not be an obtrusive feature in the landscape and does not require substantial new planting in order to integrate. The proposal can therefore comply with the requirements of DM 27.2. The proposal would also not create a suburban style build-up of development or create or add to ribbon development that would impact upon the rural character of the area and is therefore in compliance with DM 27.3.

DM 27.4 also requires that the proposal is acceptable in terms of its rural design. As noted above the proposed shed extensions are typical of agricultural buildings found widely across the rural area and would generally be considered to respect rural design.

DM 27.5 indicates that all proposals for development in the countryside will be expected to address biodiversity impacts and be accompanied by a detailed landscaping scheme, which retains or reinstates traditional boundaries and augments existing planting. Any new landscaping schemes must include native species or locally characteristic trees. In addition, Policies SP 8 and DM 42.1 to DM 42.5 also address the protection, retention and enhancement of trees within all development and fundamentally requires a net gain for any tree loss. In this case, the application site does not avail of any significant boundary vegetation directly surrounding the application site. It is noted however that field hedgerows exist beyond the application site boundaries between the sheds and the Ballylurgan Road which visually aid in providing some enclosure for the sheds.

Given the nature and purpose of the proposal, the intervening field boundaries, the development's set back from the public road and that there are no significant concerns in relation to prominence or integration, it is considered that there would be no requirement in this instance for any additional planting.

Overall, it is considered that the proposed development is consistent with the policy requirements outlined with Policy DM 27 in relation to rural design, integration and character.

Neighbour Amenity

Policy DM 28 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.

As noted above the subject shed extensions are located approximately 66 metres from the closest neighbouring third party dwelling at No. 23 Ballylurgan Road. Given the separation distance employed, the design and scale of the proposed shed and the intervening boundary vegetation (part hedging) it is considered that there is no significant detrimental impact caused to the occupants of this neighbouring dwelling by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The applicants own dwelling at No. 25 Ballylurgan Road is located within the existing farm complex but is spatially removed from the extensions and would not be detrimentally impacted by the subject development. The dwellings at No. 25a and No. 25b Ballylurgan Road are also considered sufficiently removed from the subject development to ensure no detrimental amenity impact arises.

As noted above EHS has been consulted in relation to the proposal and raised no concerns or objection to the proposal.

Access and Road Safety

Policies SP 3.10 and Policy DM 10.1 advises that the Council will support development where there is sufficient capacity on the road network and where access arrangements do not prejudice road safety. The proposed access to the site is via an existing laneway. DfI Roads has been consulted in relation to the development proposal and has advised that it has no objection to the proposal in relation to traffic, access or road safety.

Sewerage and Drainage

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 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 does not fall within an area of known flood risk however under Policy DM 47, a Drainage Assessment must be provided to accompany applications where the proposal involves a change of use involving buildings and/or hard surfacing of 1000 m² or greater. The proposed floorspace is in excess of 1000 m² (approximately 1370m²), however, no Drainage Assessment has been submitted by the applicant. Officers did not insist on the provision of this given the other concerns with the proposal, however, given that it has not been sufficiently demonstrated that the proposal will not be impacted by surface water flooding or exacerbate problems

with pluvial flooding elsewhere, as a precautionary approach, a refusal reason has been added in this regard.

Natural Heritage

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 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 related to designated sites are provided within Policy DM 37, with policy in relation to protected species being provided under Policy DM 38. Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

A Bio-diversity Checklist and Extended Ecological Statement, (Document 03 date stamped 2nd August 2023), accompanied the application. An Ecological Statement completed by a qualified ecologist was provided within this document.

The Ecological Statement highlighted that the application site is located approximately 100 metres from Sluggan Moss, which is a Site of Local Nature Conservation Importance (SLNCI) and also within a 7.5 kilometre radius of several nationally designated sites to include Lough Neagh Area of Special Scientific Interest (ASSI), Lough Neagh Special Protection Area (SPA) and Lough Neagh Ramsar site. A small watercourse is also located approximately 120 metres east of the site and could provide hydrological connectivity to these designated sites.

Document 03 advises that the existing shed that has been extended (subject of this application) would have negligible bat roost potential but could be used by roosting birds. It confirms that there was no evidence of badger activity within a 30 metre radius of the site and no newt habitats were identified. The hedgerow located west of the site was also considered not to correspond to priority type hedgerow habitat as it is dominated by non-native laurel. Owing to the information provided within Document 03 and NED's response in relation to protected species, the proposal is considered to satisfy the requirements of Policy DM 38.

Policy DM 37 provides additional policy criteria for assessing developments which could impact upon designated sites. As noted above the application site lies within 7.5 km Lough Neagh SAC, SPA, ASSI and Ramsar. DAERA-NED was consulted in relation to the proposal and has advised that on the basis of the information provided they are unable to determine if the development has the potential to adversely affect the surface water environment and designated sites.

DAERA Water Management Unit (WMU) requires soil samples for the areas that are to be land spread and for the Soil Sample Analysis to include further detail as noted within the DAERA-NED consultation response dated 24th April 2025. In the absence of this information WMU advises that the proposal may have the potential to detrimentally impact the surface water environment.

DAERA-NED has advised that insufficient information has been provided in order for a full assessment to be made in relation to the potential for the proposal to have adverse impacts on designated sites. DAERA-NED has reviewed the AQIA, Document 05/1 date stamped 15th October 2024, and the additional NMPs, Documents 08 -12 date stamped 4th March 2025, and has advised of a number of discrepancies within

these documents (as detailed in its consultation response dated 24th April 2025). DAERA-NED has also highlighted concern with a portion of the pens to be used to house calves having slatted floors.

DAERA-NED notes that WMU has requested further information regarding the development proposal. The assessment of air quality impacts from slurry spreading is an important element in considering whether the proposal meets the current Department's approach to the assessment of air quality impacts on designated sites. The NMP should be agreed by WMU and if there are any changes to the location of the slurry spreading then this should be reflected in a revised AQIA and submitted to the department prior to the planning decision.

DAERA-NED also notes that priority woodland habitat located approximately 1.8km west of the facility has not been included in the air dispersion modelling.

Overall, in the absence of further information to include a revised AQIA, clarification on spreading locations and revised drawings to include suitable bedding areas for calves, the proposal is considered to have the potential to have a detrimental impact on designated sites and other natural heritage features. The proposal is considered contrary to Policy DM 37 and Policy DM 39.

In accordance with Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), the Council as the Competent Authority must assess how these works, either alone or in combination, are likely to have a significant effect on the National site network sites and their selection features. In the absence of all necessary information being made available the Council has not consulted Shared Environmental Services and as such, a Habitats Regulation Assessment (HRA) cannot be undertaken.

Other Matters

This section of the report will address matters raised via representations that have not yet been addressed in the main body of this report.

A number of representations have been received in relation to the applicant's slurry tanks and the structural safety of these. All slurry tanks should be constructed in accordance with The Nutrient Action Programme Regulations (Northern Ireland) 2019 and an appropriate licence should be obtained from DAERA. The responsibility of the structural integrity of these structures does not fall within the planning remit.

The matter of the sheds being erected and used prior to the application for planning permission and if approved being used for alternative purposes have been raised within a number of representations. This application is for retrospective planning permission and if granted would intend to remedy the breach of planning that has occurred. If approved the sheds should only be used only for the use granted. Any breach of this would be a further matter for planning enforcement.

Concerns have also been raised in relation to other similar applications being refused elsewhere. In response to this matter, it is advised that every planning application is assessed on its own merits and against prevailing planning policy.

Concerns were raised with regards to the outlook from a neighbour's property. The neighbour's view is not restricted by the proposed development, instead it is a

change of view from that which previously existed and exists at present, and it is not considered that the change of view is detrimental to the outlook of the existing dwellings. In any case the potential impact of a proposed development on private views is not generally viewed as 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.

Concerns in relation to amenity (overlooking and odour) have been addressed within the amenity section of the report. It should be noted that EHS has also been consulted in relation to amenity matters and have raised no objection to the proposed development.

In relation to concerns relating to the number of cattle on site, animal welfare lies outside the planning remit and is dealt with under its own legislation which is enforced by DAERA.

Concerns have been raised in relation to moss, its rapid growth due to increased ammonia emissions and concerns in relation to the proximity of the development to Sluggan Moss/woodland/lough/priority areas. As discussed above, DAERA-NED has reviewed the ecological information and AQIA, Document 05/1 and advised further information is required in order to determine the impact of the proposal on natural heritage features and also on designated sites. Refusal reasons have therefore been appended in this regard.

Matters in relation to air quality and land spreading which have been highlighted as an overarching concern within a large number of representations made to the application have been discussed and addressed above in the main body of the report. Refusal reasons have also been appended in this regard.

CONCLUSION

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

- It has not been demonstrated that the development would not have a significant effect on Designated Sites;
- It has not been demonstrated that the development would not have an adverse impact on habitats, species and features of natural heritage importance; and
- It has not been demonstrated that the development has included adequate measures to effectively mitigate any flood risk to the subject development and from the development elsewhere.

RECOMMENDATION:	REFUSE PLANNING PERMISSION
------------------------	-----------------------------------

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 8 and DM 37 of the Antrim and Newtownabbey Plan Strategy, in that it has not been sufficiently demonstrated that the subject development would not likely have a significant effect on Designated Sites of Nature Conservation Importance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 8 and DM 39 of the Antrim and Newtownabbey Plan

Strategy, in that it has not been sufficiently demonstrated that the subject development would not have an adverse impact on Habitats, Species and Features of Natural Heritage Importance.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 10 and DM 47 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the subject development would not be impacted by surface water flooding or create greater potential for surface water flooding elsewhere.



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Site Location Plan

1:2,500 

Reference: LA03/2023/0147/F

 Site Location



COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2025/0191/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Change of use and alterations to form 2no dwellings
SITE/LOCATION	309-311 Carnmoney Road, Newtownabbey, BT36 6JT
APPLICANT	Harry Swann
AGENT	HR Jess Ltd
LAST SITE VISIT	8th May 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@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/697939>

ADDENDUM TO COMMITTEE REPORT

At the Planning Committee Meeting in July 2025, Members voted to defer the application for a period of two (2) months to allow the applicant/agent the opportunity to engage with NI Water (NIW) to try and find a solution to the issues raised in relation to the foul sewer network having reached capacity.

On 24th July 2025, Officers provided the agent with the name of a direct contact within NIW. The Developers Services Pre-Development Manager, had agreed with the Planning Section to liaise directly with the agent on the matter.

NIW confirmed via email on 18th August 2025 that advice was provided to the agent on 30th July 2025 and that the agent was advised to submit a Pre-Development Enquiry to NIW.

The Council contacted the agent on 18th August 2025 and the agent advised via email response on the 20th August 2025 that he was engaging with NIW regarding the Wastewater Impact Assessment.

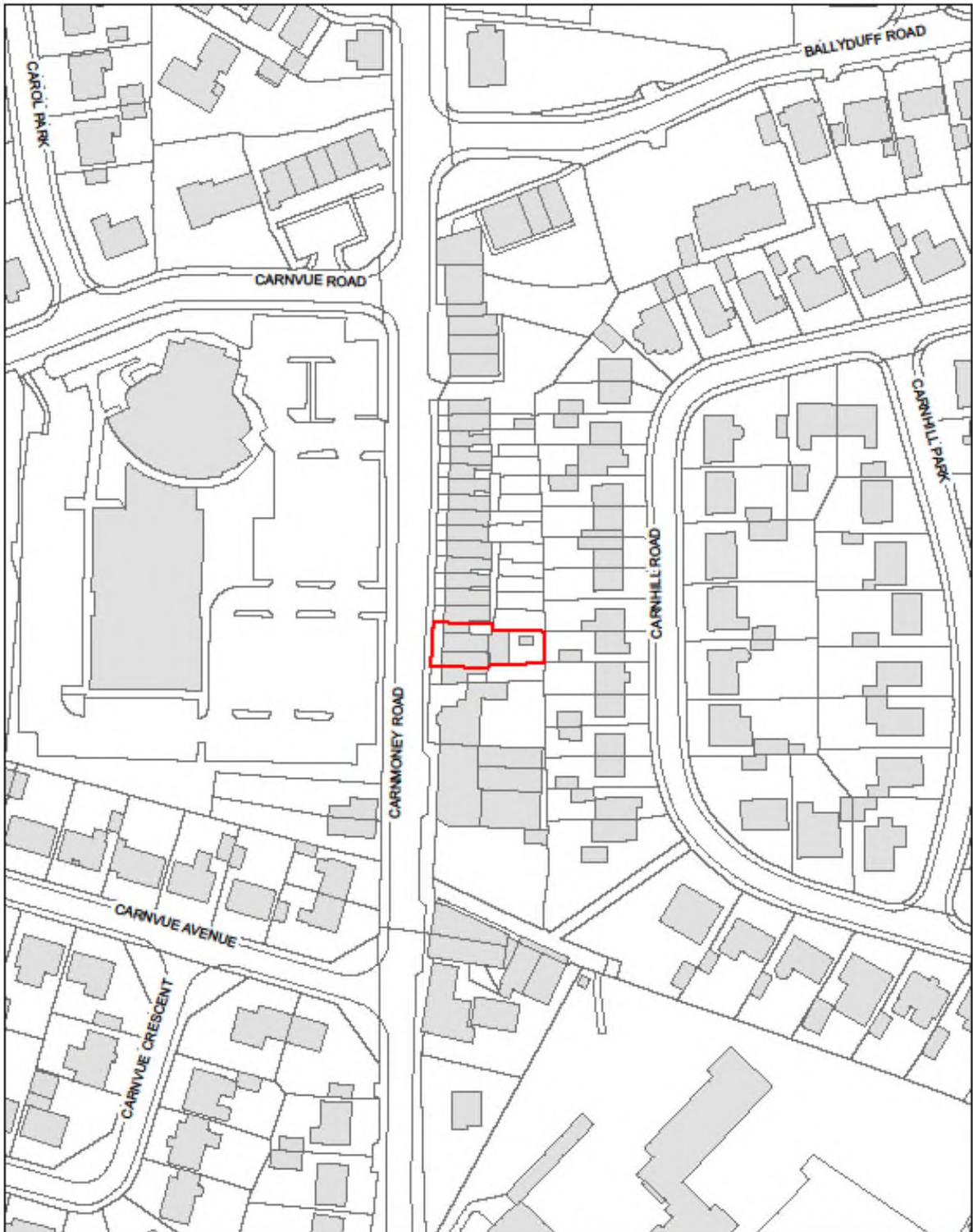
The Council contacted NIW on 29th August 2025 for a further update. They advised via email response on the 29th August 2025 that their records showed that no application for a pre-development enquiry or a waste water impact assessment had been received.

To date, the agent has not submitted any further information to NIW or to the Council's Planning Section.

With the above considered, the concerns remain consistent with the original Committee Report and the recommendation to refuse planning permission stands.

RECOMMENDATION**REFUSE PLANNING PERMISSION****PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy DM 50 of the Councils Plan Strategy in that there is no adequate means of sewage disposal available to serve the development and the proposal would result in a detrimental impact on environment in terms of pollution.



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Site Location Plan

1:1,250 

Reference: LA03/2025/0191/F

 Site Location



COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2025/0346/O
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Dwelling and garage on a farm
SITE/LOCATION	145m North of 17 Belfast Road, Ballynure
APPLICANT	John Kirk
AGENT	John Kennedy Architect
LAST SITE VISIT	4th July 2025
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/699575</p>	
SITE DESCRIPTION	
<p>The application site is located on lands approximately 145m north of No. 17 Belfast Road, Ballynure, which is located within the countryside and outside of any development limit as defined in the Draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The application site is set back approximately 290m from the Belfast Road. The site is taken from an existing agricultural field and is defined by mature trees to its southeastern and southwestern boundaries. The northwestern and northeastern boundaries are undefined and the topography of the site gradually falls towards the northeast.</p> <p>The surrounding area is rural in character with dwellings and outbuildings spread throughout intermittently. A farm complex is situated to the south of the site.</p>	
RELEVANT PLANNING HISTORY	
There is no relevant planning history.	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>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</p>	

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 Newtownabbey Area Plan and Draft Belfast Metropolitan Area Plan (2004): The application site is located outside any development limits and lies in the countryside as designated by these Plans which offers no specific policy or guidance.

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 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 18A – Farm Dwellings.

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;
- Policy DM 28 Amenity Impact.

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 Policies:

- Policy DM 30 Archaeology

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.

- Policy DM 42 Trees and Development.

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 Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

Department for Agriculture, Environment and Rural Affairs- The Farm Business ID was allocated in November 1991. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are currently being claimed by the farm business

Environmental Health- No objection

Department for Infrastructure Roads – No objection

NI Electricity – Standing Advice

Historic Environment Division – 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
- Sewerage and Drainage

Preliminary Matters

The agent was contacted on 16th July 2025 with respect to the Council's concerns on the application. On 31st July 2025, the agent responded by submitting an amended Site Location Plan, Drawing No. 01/1, to address access concerns raised by Dfl Roads, a Site Analysis Plan, Drawing No. 03, and an Updated Supporting

Statement, Document 03. However, as discussed below, it remains the case that the proposed dwelling will not cluster with the existing farm buildings on the applicant's holding.

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 Draft Belfast Metropolitan Plan (2004). In line with the transitional arrangements set out in the SPPS, the Draft Belfast Metropolitan Area Plan (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.

Strategic Policy SP1.11 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 farm dwelling as provided for by Policy DM 18A which sets criteria for the assessment of farm dwellings.

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 November 1991. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are currently being claimed by the farm business. The proposal is therefore considered to meet policy criterion (a) of Policy DM 18A.

The applicant has confirmed in the PIC form accompanying the application that no dwellings or development opportunities have been sold-off from the farm holding. A

planning history search has not found any evidence that development opportunities have been sold off from the farm holding within the last 10 years. The proposal therefore complies with criterion (b).

Criterion (c) requires the proposed dwelling to be positioned to sensitively cluster with an established group of buildings on the farm holding and where practicable access to the dwelling should be obtained from an existing lane. The application site abuts a group of farm buildings to its southwestern corner, however, a Northern Ireland Electricity (NIE) pylon traverses the southwestern section of the site which would prevent a dwelling to be situated within the southwestern section of the site. The Site Location Plan, Drawing No. 01/1 date stamped 31st July 2025 provides an indicative layout of the dwelling which is shown to be situated approximately 25m from the corner of the nearest farm building. Due to the NIE powerline intersecting the site and the 5m clearance required either side of it, the closest a dwelling could be erected to the buildings would be approximately 18m from the farm buildings. As such, whilst a dwelling on this site may visually link with the established farm buildings, it does not cluster with them as required by criterion (c).

DM 18.4 indicates that exceptionally, where it is demonstrated that it is not possible to sensitively cluster with an established group of buildings on the farm holding, consideration may be given to locating the new farm dwelling on a well-defined site on the holding that is enclosed by significant, long established boundary planting, where this would have a limited impact on the character and appearance of the countryside.

The agent submitted an Updated Supporting Statement, Document 03, and a Site Analysis Plan, Drawing No. 03, both date stamped 31st July 2025, which indicated that two other potential sites for the proposed farm dwelling and garage were considered but not chosen, noting that noise pollution from the A8 dual carriageway and a history of surface water flooding on these sites being the reason why they were not chosen. Nonetheless, the document and plan do not indicate why a site immediately to the northeast of the farm buildings was not considered and it is also noted that no evidence has been submitted regarding historic flooding around Site B, which is located to the southeast of the farm buildings, as indicated on Drawing No. 03. Furthermore, the application site is only defined on two boundaries and is therefore only partly enclosed by long term boundary planting.

With regards to the proposed access arrangements, access to the application site is to be gained by an extension to an existing laneway off the Belfast Road, which serves the farm and therefore does not result in the creation of a new laneway to serve the proposed dwelling. Nonetheless, as the dwelling does not cluster with the nearby farm buildings, the proposal does not meet the requirements of criterion (c) of Policy DM 18A.

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 indicates that 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.

As the application seeks outline permission, no details have been provided regarding the proposed design or layout of the dwelling. However, in terms of integration and rural character, the application site is set back from both the Belfast Road and Church Road by over 250m and the proposal is screened from these roads by roadside and intervening vegetation. The A8 dual carriageway is situated approximately 100m to the west of the application site, however, views are partially screened by the existing roadside vegetation. The existing southwestern and southeastern boundaries provide a sense of enclosure to the site and vegetation along the northeastern field boundary provides a backdrop to views from the A8. Accordingly, it is considered that an adequately designed and positioned dwelling could integrate on the site and respect the traditional pattern of development exhibited within the locality.

In order to further aid integration and respect the rural character, a number of conditions would be attached if the proposed development is to be deemed acceptable. A siting condition will ensure the proposal is sited appropriately within the site in relation to the neighbouring farm buildings. A condition restricting the ridge height to 6.5m will assist the dwelling to integrate into the surrounding landscape. Lastly, a condition will be imposed requiring the submission of a landscaping scheme and the retention of existing boundary vegetation (as required by DM 27.5). Overall, this will ensure the proposal integrates sensitively within the landscape and ensures the vegetation on the site is maintained and enhanced.

In summary, it is considered that the new development will satisfactorily integrate with its surroundings whilst respecting the rural character of the area. The proposal therefore meets the criteria of Policies DM 27 and DM 42 of the ANPS.

Neighbour Amenity

Policy DM 28 indicates 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 application seeks outline permission, no details have been provided regarding the siting, layout or proposed design. No. 15 Belfast Road is the nearest neighbouring dwelling with a separation distance of 180m and is within the ownership of the applicant. Given the intervening vegetation and the separation distance which could be employed, it is considered an appropriately designed and sited dwelling could be erected at this location without unduly impacting the amenity of this

dwelling. The next nearest neighbouring dwelling is situated over 200m away and as such, it is considered the proposal would not unduly impact the amenity of neighbouring properties.

The Council's Environmental Health Section (EHS) was consulted with regards to the development proposal and had no objection to the development subject to informatives regarding nuisances from farms being attached to any forthcoming development proposal. EHS also raised awareness of the proximity of the proposed development to the A8 dual carriageway and that the applicant may wish to increase acoustic performance of the building elements such as glazing, to reduce noise from road traffic.

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 which supports 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. Access is to be gained from an existing laneway off the Belfast Road. DfI Roads was consulted in relation to the proposal and responded with no objection.

Sewerage and Drainage

Policy DM 15 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 states that consideration of drainage issues is a requirement for all development proposals.

As the proposal is for outline planning permission, it does not include any details of the location of the proposed septic tank. The site is not known to be located in an area known to be at risk from pollution risk. A septic tank would also require a Discharge Consent to be granted by DAERA Water Management Unit. Details of the location of the septic tank and the soakaways would be provided at the Reserved Matters stage.

A portion of the eastern area of the application site is situated within an area of surface water flooding. A siting condition would ensure the proposal is situated outside this area. The proposal is also not expected to involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

CONCLUSION

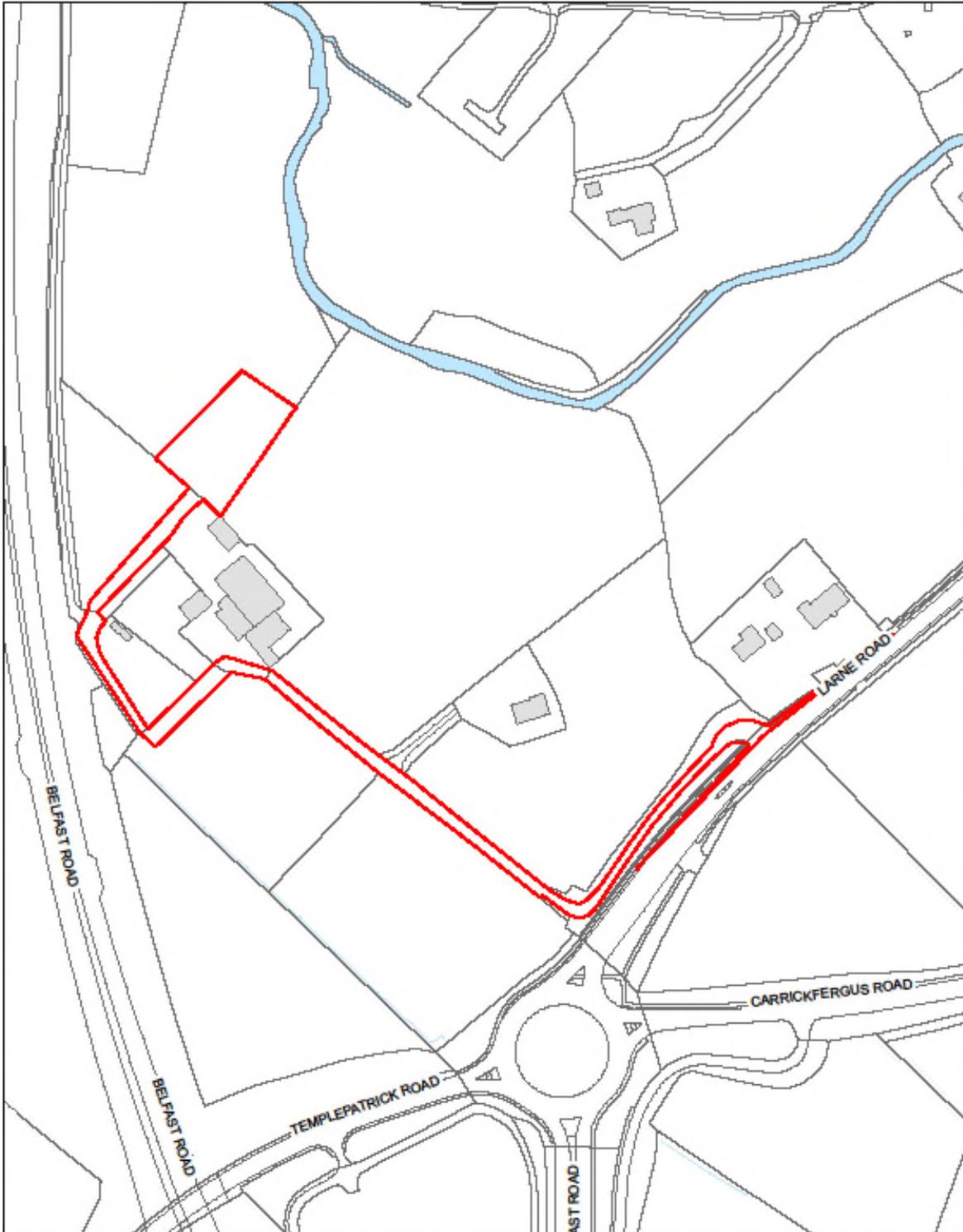
The following is a summary of the main reasons for the recommendation:

- The principle of development has not been established as the proposal is contrary to DM 18A as it fails to cluster with an existing group of buildings on a farm;
- It is considered a dwelling could be accommodated within the site and integrate appropriately within the landscape, whilst respecting the rural character of the area;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- There are no concerns regarding road safety.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASON FOR REFUSAL

- | |
|---|
| <p>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a farm.</p> |
|---|



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Site Location Plan

1:2,500

Reference: LA03/2025/0346/O

 Site Location



PART TWO

OTHER PLANNING MATTERS

ITEM 3.12

FI/FIN/4 BUDGET REPORT Period 4 April 2025 to July 2025

1. Purpose

The purpose of this report is to provide an update on the financial performance for the Economic Development Committee for Period 4 April 2025 to July 2025.

2. Introduction/Background

As agreed, quarterly budget reports will be presented to the relevant Committee. All financial reports will be available to all Members.

3. Summary

As at period 4:

The Economic Development and Planning Directorate has a favourable variance of £51k, or 9.6%, against the budgeted financial performance for the period.

A report on the financial performance, employee costs, highest areas of expenditure and income, and the financial performance by Head of Service is **enclosed** for Members' information.

The overall financial position of the Council will be presented to the Policy & Governance Committee.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Richard Murray, Head of Finance

Approved by: Majella McAlister, Deputy Chief Executive and Director of Economic Development and Planning

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS JULY 2025

1. Purpose

The purpose of this report is to update Members on the planning decisions issued by Officers in July 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during July 2025 under delegated powers is **enclosed** for Members' information.

3. Recommendation

It is recommended that the report be noted.

Prepared by and Agreed by: Kathryn Bradley, Planning and Economic Development
Business Support Manager

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.14

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS AUGUST 2025

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) in August 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during August 2025 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

3. Planning Appeal Commission Decisions

Four (4) appeals were dismissed during August 2025 by the PAC.

Planning application:	LA03/2024/0719/CLEUD
PAC reference:	2024/L0009
Proposed Development:	Hairdressing salon at domestic residence.
Location:	41 Groggan road, Antrim, BT41 3JH
Date of Appeal Submission:	17/12/2024
Date of Appeal Decision:	06/08/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

Planning application:	LA03/2024/0305/F
PAC reference:	2024/A0134
Proposed Development:	Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (changes to window positioning, fenestration and height of building).
Location:	657-659 Shore Road, Jordanstown, Newtownabbey, BT37 0ST
Date of Appeal Submission:	13/03/2025
Date of Appeal Decision:	08/08/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

Planning application:	LA03/2024/0431/F
PAC reference:	2025/A0013
Proposed Development:	Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height).
Location:	2 Castlewater Wood, Antrim
Date of Appeal Submission:	16/04/2025

Date of Appeal Decision: 19/08/2025
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

Planning application: LA03/2024/0709/O
PAC reference: 2025/A0006
Proposed Development: Site for dwelling on a farm.
Location: Approx 25m south of 27 Sallybush Road, Newtownabbey,
BT36 4TS
Date of Appeal Submission: 07/04/2025
Date of Appeal Decision: 26/08/2025
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decision is enclosed.

One (1) appeal was allowed subject to conditions during August 2025 by the PAC.

Planning application: LA03/2023/0623/F
PAC reference: 2024/A0013
Proposed Development: Retention of extension to site curtilage
Location: 23 Ashbourne, Newtownabbey
Date of Appeal Submission: 24/04/2024
Date of Appeal Decision: 22/08/2025
Decision: Appeal allowed, subject to conditions, permission is granted – Council Decision not upheld.

A copy of the decision is enclosed.

One (1) appeal was allowed and granted unconditionally during August 2025 by the PAC.

Planning application: LA03/2024/0585/F
PAC reference: 2025/A0004
Proposed Development: Retrospective extension to residential curtilage and
erection of boundary fence.
Location: 29 Anderson Park, Doagh, BallyClare BT39 0PA
Date of Appeal Submission: 04/04/2025
Date of Appeal Decision: 22/08/2025
Decision: Appeal allowed and full planning permission is granted unconditionally – Council Decision not upheld.

A copy of the decision is enclosed.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.15

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT JULY 2025

1. Purpose

The purpose of this report is to update Members on the Proposal of Application Notices received during July 2025.

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:	LA03/2025/0538/PAN
Proposal:	Proposed extension to the existing shopping centre to provide additional retail floorspace and cafe/restaurant units, reconfiguration and extension of car parking, landscaping and associated site works
Location:	Lands at Lesley Abbeycentre Shopping Centre, Lesley Abbeycentre Shopping Centre, Longwood Road, Newtownabbey, BT37 9UH
Applicant:	Lesley Abbeycentre Limited
Date Received:	24 July 2025
12 week expiry:	16 October 2025

PAN Reference:	LA03/2025/0510/PAN
Proposal:	Proposed c.20mw solar farm and ancillary development – Phase 2
Location:	Lands approx. 250m southwest of 99 Dublin Road, Antrim, BT41 4PN.
Applicant:	H6 Energy Limited
Date Received:	10 July 2025
12 week expiry:	2 October 2025

PAN Reference:	LA03/2025/0493/PAN
Proposal:	Proposed erection of 3 no. storage and distribution units, associated car parking, existing site access from Doagh Road, landscaping and all associated site and access works.
Location:	Lands situated to the south of 610-626 Doagh Road, Newtownabbey
Applicant:	Kemark No 2 Limited
Date Received:	7 July 2025
12 week expiry:	29 September 2025

4. Recommendation

It is recommended that the report be noted.

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Barry Diamond, Head of Planning Development Management

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.16

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (NI) PLANNING LAW UPDATE EVENT

1. Purpose

The purpose of this report is to recommend that the Chairperson and Vice Chairperson of the Planning Committee along with relevant Officers attend the upcoming Royal Town Planning Institute Northern Ireland (RTPI NI) Planning Law Update event being held from 9.30-12 noon on Monday 17 November 2025, at W5, 2 Queens Quay, Belfast.

2. Introduction/Background

The RTPI is the professional body representing planners in the United Kingdom and Ireland, promoting and developing policy affecting planning and the build environment, and offering a comprehensive programme of events and accredited training for members as well as an awards programme.

3. Programme Summary

This year's event will provide an update on recent developments and address a range of planning law topics enabling Planners in Northern Ireland to remain up to date with the latest developments in planning legislation, hear about latest case law and recent appeals.

Speakers:

Proposed speakers at the event are:

- Emma Aldridge, RTPI NI Chair
- William Orbinson, KQ
- Representative from Planning Appeals Commission
- Maria O'Loan, Tughans LLP

4. Financial Position/Implication

Ticket Prices

RTPI Member £36.00 (inc VAT)

Non RTPI Member £60.00 (inc VAT)

5. Recommendation

It is recommended that the Chairperson and Vice Chairperson along with relevant Officers attend the event.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

Approved by: Majella McAlister, Director of Economic Development & Planning

ITEM 3.17

P/PLAN/1 UPDATE ON THE REVIEW OF DEVELOPMENT MANAGEMENT REGULATIONS

1. Purpose

The purpose of this report is to recommend to Members to note the update in relation to The Planning (Development Management) Regulations (Northern Ireland) 2025.

2. Introduction/Background

The Department for Infrastructure has advised it has made a Statutory Rule entitled "The Planning (Miscellaneous Amendments) Regulations (Northern Ireland) 2025 which came into operation on 1 August 2025.

3. Key Issues

Members will recall the Department for Infrastructure carried out consultation in relation to The Planning (Development Management) Regulations (Northern Ireland) 2025.

The Department has now written to the Council to advise it has made a Statutory Rule which amends regulation 5 of the Planning (Development Management Regulations (Northern Ireland) 2025 to set out the revised procedures for pre-application community consultation. The Statutory Rule also revokes regulation 7 (Pre-determination hearings), removing the mandatory requirement to hold a pre-determination hearing.

In summary this places a requirement on the applicant for a web site to be maintained in relation to the pre-application requirements for major planning applications and also removes the mandatory requirement for pre-determination hearings for those major developments which have been subject to notification i.e. referred to the Department for call-in consideration but which have been returned to a council to determine.

The Statutory Rule also amended two errors in the legislation relating to the Annual Monitoring Report required for the Local Development Plan and the definition of EIA development to align with the Planning (Environmental Impact Assessment) Regulations (NI) 2017.

A copy of the notification and the Statutory Rule is **enclosed** for information.

4. Recommendation

It is recommended that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.18

P/PLAN/1 PLANNING APPLICATION VALIDATION CHECKLISTS

1. Purpose

The purpose of this report is to provide Members with an update on the new Planning Application Validation Checklists and to recommend that public consultation be progressed.

2. Background

Members were previously advised that the Department for Infrastructure has made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024 which came into operation on 1 April 2025. Officers have engaged with Planning Committee Members in relation to the proposed Council's Validation Checklist. In addition, the Department has held a workshop for stakeholders and has brought forward a practice note for planning application validation checklists.

3. Key issues

The Department for Infrastructure has made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) (GDPO) 2024 which came into operation on 1 April 2025. Officers have engaged with Planning Committee Members in relation to the proposed Council's Validation Checklist.

Councils will need to consider specifying a Direction in writing and publishing a checklist of information requirements on their websites to ensure that the validation checklist prepared becomes mandatory and that applicants have the right to appeal. Where a Direction is not made, the validation checklist will largely remain voluntary in nature bar the limited statutory requirements as set out in the GDPO.

The Department is also recommending that in the interests of stakeholder buy in, Councils take into account the views of the local community in the preparation of their planning validation checklists. While not a statutory requirement it is recommended that proposed checklists (or later revisions) are subject to engagement with the local community, including with statutory and other planning consultees, applicants, and planning agents. It will be a matter for Councils to decide the manner and approach to such engagement.

At the December 2024 Planning Committee, it was agreed that the draft validation checklist would be piloted on an informal basis to assess how it operated and how it may be adjusted to improve efficiency. This trial has been ongoing for a number of months, however, the planned roll out to stakeholders and public engagement has been delayed due to preparations for the adoption of the Plan Strategy. It is now considered prudent to move forward with the public consultation and engagement in October for a period of 4 weeks with a view to presenting a finalised version of the validation checklist to the Committee before the end of the calendar year. A copy of the proposed draft validation checklist is enclosed for information.

4. Recommendation

It is recommended that the public consultation and engagement on the draft Validation Checklist be progressed as outlined.

Prepared by: Barry Diamond, Head of Planning Development Management

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.19

P/PLAN/1 CONSIDERATION OF CHANGES TO THE COUNCIL'S SCHEME OF DELEGATION OF PLANNING POWERS

1. Purpose

The purpose of this report is to enable the Planning Committee to formally consider and agree the Council's position on whether the Council's Scheme of Delegation should be amended to require all applications for retrospective development to be decided by the Planning Committee.

2. Background

At the June Planning Committee it was agreed that a paper would be presented to the Planning Committee to consider whether all retrospective planning applications should be decided by the Planning Committee.

Section 55 of the Planning (Northern Ireland) Act 2011 allows persons to submit an application for planning permission for development carried out before the date of the application. When assessing the planning application, the Council must have regard to the relevant development plan and all other material considerations. The process for assessing a retrospective application largely mirrors that for a proposed application save for the requirement to ensure that the description of development is accurately portrayed as being retrospective.

The number of live planning applications is constantly fluctuating, however, as of the 1st August 2025 there was a total of 295 live planning applications in the system of which 24 included the term 'retention' or retrospective' within the description of development.

The Council's Scheme of Delegation currently allows for any Member to refer an application to be decided by the Planning Committee up to 21 calendar days from the date that the application is validated provided that the request is accompanied by a sound planning reason.

In addition, applications will also be presented to Committee due to a range of other factors including; where the application is recommended for refusal, where there are more than 2 neighbouring properties objecting from within the Neighbour Notification area or 5 objections from occupied properties in the wider area, or where the application is a significant departure from the Development Plan and is recommended for approval.

All applications noted as being retrospective are classified as local planning applications with a statutory processing target of 50% of all cases being processed in 15 weeks or less. As there are currently 24 retrospective planning applications it is conceivable that if all retrospective applications are presented to Committee, then the majority of these would be presented over the next three to four months, based on the 15-week processing target. This would represent a significant increase in the number of applications being decided by the Planning Committee; however, it is

recognised that some retrospective applications would be presented to the Committee under the current Scheme of Delegation.

There are already a variety of reasons what a retrospective application would be presented to Planning Committee which provides sufficient safeguards to ensure that the Committee is considering those applications which raise the most significant issues for the development of the Borough. To present all retrospective planning applications to the Committee would have an adverse effect on the efficient functioning of the Committee and the ability to refer applications to Committee already exists on a case-by-case basis.

3. Recommendation

It is recommended that the Scheme of Delegation is not amended and delegated decision-making powers for retrospective applications be retained by Officers with referral to Committee being considered on a case-by-case basis.

Prepared and Agreed by: Barry Diamond, Head of Planning Development Management

Approved by: Majella McAlister, Director of Economic Development and Planning

COMMITTEE ITEM	3.20
APPLICATION NO	LA03/2025/0273/F
DEA	BALLYCLARE
COMMITTEE INTEREST	NON-DETERMINATION APPEAL
RECOMMENDATION	AGREE DRAFT REASONS FOR REFUSAL
PROPOSAL	Extension of road and footpaths and creation of new turning area at Craighill Park, and removal of existing turning area.
SITE/LOCATION	Lands to the south of No.38 Craighill Park, including existing turning area, public road and footpaths and section of former Craighill quarry, Ballyclare.
APPLICANT	Craighill Developments Ltd.
AGENT	Gravis Planning
LAST SITE VISIT	2025
CASE OFFICER	Sairead de Brún 028 9034 0406 Sairead.debrun@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/698598</p>	
SITE DESCRIPTION	
<p>The application site is located within the development limits of Ballyclare within an area zoned for housing (BE 04/03) as defined by the draft Belfast Metropolitan Area Plan (published 2004). The site is accessed off the Ballyeaston Road and is located to the south and southeast of No. 38 Craighill Park. The site encompasses part of an existing estate road that serves the Craighill development, whilst also extending into an area of the former Craighill Quarry.</p> <p>The surrounding area is predominantly residential, characterised by a mix of two storey detached and semi-detached dwellings, with external finishes including red facing brick and smooth render.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2024/0925/F Location: Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare Proposal: Social housing development comprising 45 no. residential units with associated access, car parking landscaping and ancillary works Decision: Current Non-Determination Appeal (2025/A0033)</p> <p>Planning Reference: LA03/2023/0581/F Location: Lands within the southwest portion of the former Craighill Quarry, approx. 160m east of Ballyeaston Road and approx. 20m east of Nos. 8-20 and Nos. 26-34 Craighill Park, Ballyclare Proposal: Residential development consisting of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works Decision: Current application</p>	

Planning Reference: LA03/2022/0813/F

Location: Former Craighill Quarry site lands to the north of Ballycorr Road and to the south of the Ballyeaston Road Ballyclare

Proposal: 39no. dwellings

Decision: Permission Refused 18 December 2023

Appeal Reference: 2023/A0103

Decision: Appeal Allowed 30 October 2024

Planning Reference: LA03/2019/0510/O

Location: Former Craighill Quarry site lands to the north of Ballycorr Road and to the south of the Ballyeaston Road Ballyclare

Proposal: Residential-led masterplan with an average density of 15 units/ha (c. 300 units); local community and neighbourhood facilities (including local retail and services units(Use Class A1/A2), a community hub, children's playground and medical/fitness facilities); new access roads and associated infrastructure and ancillary works.

Decision: Permission Granted 29/09/2023

Planning Reference: U/2003/0376/F

Location: Craighill Quarry, Ballyclare

Proposal: Erection of 59 dwellings and detached garages with other associated siteworks.

Decision: Permission Granted 25/02/2005

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 Newtownabbey Area Plan 2005 (NAP): The application site is located within the development limits of Ballyclare on unzoned land.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limits of Ballyclare. The application site forms part of a larger area zoned for housing (Zoning BE 04/03, Craighill Quarry) which comprises 24.94 hectares of land, with a small portion to the west as unzoned white land. Part of the site to the east lies within Craighill Quarry Geodiversity Site of Local Nature Conservation Importance (SLNCI) and Area of Constraint on Mineral Developments (dBMAP Map No.3d). The housing zoning incorporates a series of Key Site Requirements; these include:

- a) A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department.

- b) Housing development shall be a minimum gross density of 13 dwellings per hectare and a maximum gross density of 25 dwellings per hectare.
- c) Access arrangements shall be agreed with Roads Service.
- d) A comprehensive Transport Assessment (TA), agreed with Roads Service, DRD, shall be required, to analyse the overall impact of the proposed housing developments at Zonings BE 04/02, BE 04/03 and BE 04/04, and to identify any necessary improvements to the road / network / public transport / transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, the proposed Ballyclare Relief Road shall be provided and funded in whole through developer contributions.
- e) Provision shall be made within the proposed development for a local neighbourhood centre on approximately 1.5 hectares to include local retail outlets and community facilities, offering for example, a multi-purpose hall and a 'Healthy Living Centre' to accommodate medical and fitness facilities.
- f) An Article 40 Agreement, approved by the Department, shall be required to ensure that the necessary local facilities and public infrastructure, including the road improvements, are provided.
- g) Housing layout shall be designed to ensure dwellings front onto Ballyeaston Road and Ballycorr Road.
- h) Retaining structures shall not be included. In exceptional circumstances, where retaining structures are necessary, they shall not exceed 1.5 metres in height.
- i) A full flora and fauna survey of the site shall be carried out to inform proposals outlined in the Concept Master Plan.
- j) No heavy construction activity shall occur on the site between March and July. This is to limit disturbance to breeding Peregrine Falcons (a Protected Species).
- k) All existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site.
- l) An archaeological survey of the site shall be carried out to inform proposals outlined in the Concept Master Plan.
- m) A 10-12 metres wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Settlement Development Limit, along the northeastern boundary of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help assimilate and soften its impact on the countryside. Details of establishment, maintenance and long-term management shall be formally agreed with the Department; and
- n) The design layout shall include provision for cycle and pedestrian links to Ballyeaston Road and Ballycorr Road.

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 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

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
- Policy DM 28 Amenity Impact

CONSULTATION

- **DfI Roads**: Refusal recommended

REPRESENTATION

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

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Layout and Appearance and Impact on Character of the Area
- Residential amenity

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.

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

However, the Newtownabbey Area Plan was never formally adopted and therefore following the Court of Appeal decision in May 2017 there is currently no adopted plan for Ballyclare. In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in determining all proposals in Ballyclare, including the current application.

In the interim period there have been a number of decisions taken by the Planning Appeals Commission that indicate, whilst the emerging policy provisions of BMAP remain material considerations in the determination of planning applications, reliance cannot be placed on specific policies of the draft Plan to refuse development proposals. However, given the unique position of Ballyclare, that it is not covered by an extant and adopted plan, and given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for the town and should therefore be afforded greater weight than dNAP in the decision-making process.

In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS. The relevant development plans identify the application site as being within the settlement limit of Ballyclare.

The application is seeking permission to extend the internal estate road and footpath at Craighill Park, and to provide a new turning area. The existing turning head which lies to the south of Craighill Park is proposed to be abandoned (which would be subject to an additional application to DfI outside the planning process) and subsequently removed.

The existing turning head arrangement formed part of a previous planning application, Ref: U/2003/0376/F, granted approval in February 2005 for the erection of 59no. dwellings, detached garages and associated site works and has since been built and occupied.

The current proposal is essentially for a road and nothing else. It does not serve any approved development. The applicant states within Document 01, dated 24th June 2025 that the rationale and need for the proposed access road is to influence the pending non-determination appeal for residential development, Ref: LA03/2024/0925/F further south of the application site. This application is currently with the Planning Appeals Commission and has not been decided. Therefore, it is maintained that the application seeks permission for a road that does not lead to any development.

The SPPS highlights the importance of placemaking and states 'place-making is a people-centred approach to the planning, design and stewardship of new developments and public spaces that seeks to enhance the unique qualities of a place. It states that the key to successful place-making is the relationship between different buildings; the relationship between buildings and streets etc. The Antrim and Newtownabbey Plan Strategy sets out at SP 6.1 that 'The Council will seek to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals in our Borough'. SP 6.2 requires that all development proposals will be expected to respond to and enhance local character, help create a sense of place and reflect the distinctiveness of the unique places of the Borough. SP 6.3 states that this will be achieved by a number of measures including applying the key principles and best practice contained within relevant supplementary planning guidance documents.

Creating Places guidance states 'The quality of where we live depends not just on the design of buildings, but on their layout and landscaping, the arrangements made for access, and in particular, how they relate to their surroundings. The guide asserts the need to create places which serve the needs of all people who use them, not just car drivers. The layout of housing areas should be based on the nature of the local place, rather than as in the past, on rigid requirements for vehicle movement.

This emphasis on placemaking is also highlighted in Living Places: An Urban Stewardship and Design Guide for Northern Ireland which states "This Urban Stewardship and Design Guide aims to clearly establish the key principles behind good place making. This highlights the importance of development proposals not being roads led. The development and the granting of an access road, without any other approved development that it serves, is considered to be against this ethos and contrary to SP 6. of the ANPS.

Although it is not known what the proposed access will serve, the application site forms part of a wider zoning for residential development. KSR (a) of dBMAP requires that a Concept Master Plan is submitted to and agreed with the Department to facilitate the comprehensive development of the site. KSR (e) is also applicable in this instance. It sets out that provision shall be made within the proposed development for a local neighbourhood centre. SP 6.4 also states that for larger scale proposals the onus will be placed on developers to demonstrate that their schemes have considered the core principles of placemaking and will deliver high quality development and therefore it is considered necessary to ensure the comprehensive development of this wider residential zoning. No concept plan has been provided with this application.

The land to the south of the existing turning head has been the subject of two recent planning applications. The first, Ref: LA03/2022/0813/F was granted permission on appeal by the Planning Appeals Commission (PAC) in October 2024 and remains extant. In this approval granted on appeal, the turning head was to remain as is currently constructed, located adjacent to and fenced off from an area of open space. It is notable that the wider concept drawing as part of that approved application (Drawing 08/1, date stamped 20th October 2023) does not match the proposed road arrangement as indicated on the current application drawing.

The second application for a residential development (Ref: LA03/2024/0925/F) is currently the subject of a Non-Determination Appeal (NDA), and the Council agreed the reasons for refusal at Planning Committee in June 2025. In this application (Ref:

LA03/2024/0925/F), the existing turning head encroaches into the rear gardens of two proposed plots, and it is the intention of the applicant under the same application to block off the turning head, convert the existing verge to a new footpath and plant out the existing turning head and footpath. In doing so, the applicant's agent contends as set out within Document 01, that approval of the subject access would allow for the development proposed under application Ref: LA03/2024/0925/F to proceed. However, as previously stated, planning application Ref: LA03/2024/0925/F is subject to a separate non-determination appeal and planning permission has not been granted.

In addition, it is noteworthy that a Concept Outline Masterplan has been granted permission previously, Ref: LA03/2019/0510/O. This Outline Masterplan covers the entirety of the housing zoning, and the required neighbourhood facilities are indicated to be provided on the part of the lands subject to the non-determination appeal application site Ref: LA03/2024/0925/F; the same application that the applicant is seeking to rely on for the rationale for the subject proposed access. However, should the non-determination appeal, Ref: LA03/2024/0925/F be granted permission and be implemented, this will render the previously approved Concept Outline Masterplan incapable of being delivered.

It is accepted that a concept statement can be an ever-evolving document, however, the applicant has not provided any concept masterplan with this current application for the wider zoned lands nor any information on how such a masterplan would be delivered. It is therefore considered that the principle of an access road that does not serve any development and fails to provide a concept masterplan is contrary to the Strategic Planning Policy Statement, dBMAP and SP 6 of the ANPS.

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

DM 25.1 of the ANPS sets out that the Council will require 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 the following criteria. Where relevant, the proposal should meet a number of criteria.

Criteria (e) and (g) of DM 25.1 are considered to be of relevance to this proposal, and require the development to promote accessible and inclusive places for all; taking particular account of those with impaired mobility; and be designed with people as the primary focus, promoting linkages to nearby places, paths, streets and open spaces, and be designed to encourage social interaction and healthier lifestyles. In addition, criterion (l) states that proposals should incorporate an appropriate landscaping scheme.

As noted above, this application only proposes changes to an existing road layout. Drawing Number 02 indicates that the existing turning head will be blocked off with a raised kerb, whilst the existing verge will be converted to a footpath to link in with a new footpath running along the proposed section of the internal estate road. The area which previously contained the turning head and footpath will be landscaped. While full details of the proposed landscaping has not been provided, this matter could be covered via condition should planning permission be forthcoming.

It is noted that the application site is located with the development limit of Ballyclare and within an area zoned for housing, and the proposal does not introduce an incompatible use at this location. In addition, the extension and linkage of the footpath with existing

and proposed footpaths will promote accessibility, encourage social interaction and healthier lifestyles. The proposal is found to be in accordance with criteria (e) and (g) of DM 25.1. However, It would appear as though there is a level difference of approximately 4 metres in parts between the proposed road and the lands adjacent with no detail as to how this difference will be accommodated and what retaining walls etc would be required. It is therefore considered that it has not been demonstrated that the proposal will deliver a high quality design and it has not been demonstrated that it has considered on the character of the surrounding area, thereby being contrary to Policy DM 25.

Residential Amenity

Policy DM 28 of the ANPS deals with the amenity impact of development proposals. DM 28.1 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 the development including overlooking and / or loss of light, 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.

In addition to the above, criterion (c) of DM 25.1 requires new development within settlements to be designed to be compatible with adjacent land-uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area.

The proposed development is for an extension to a previously approved internal estate road and the blocking up of an existing turning head. Whilst there may be some disruption to residents during the construction phase through an increase in noise and dust, this impact is likely to be short term and not of a significant level which would give rise to a detrimental unacceptable impact on residential amenity. The proposal is found to be in accordance with Policy DM 28.

Access arrangement

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 which 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 and where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

DfI Roads provided a consultation response to the 2024 application (Ref: LA03/2024/0925/F), advising that as proposed, the removal of the turning head is unacceptable, and could only be considered acceptable when the development proposed on the upper site (Ref: LA03/2023/0581/F) has been approved and built which would subsequently create additional, or replacement turning facilities.

This application (Ref: LA03/2023/0581/F) is a current planning application, located to the north of the Craighill Park internal estate road. It proposes the erection of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works, and it requires an extension of the existing internal estate road to allow for access from this proposed housing development out onto the Ballyeaston Road. Two turning heads are proposed along the new internal estate road, and DfI Roads has accepted this

layout. Nevertheless, this application is still under consideration by the Planning Section, and whilst Dfl Roads has referred to the need for it to be built out to allow for the road layout proposed under application Ref: LA03/2024/0925/F, no decision has been made on this 2023 application to date.

The agent has set out the reasoning behind the submission of this application within Document 01 which is based purely on his own pre-determination outcome of two pending applications (Ref's: LA03/2023/0581/F and LA03/2024/0925/F). Dfl Roads was provided with a copy of the comments submitted by the agent and in their most recent response, dated 20 August 2025, Dfl Roads state that they are not required to determine, adopt and maintain a length of carriageway which does not serve any housing development; essentially it has no purpose at this time. Dfl Roads has advised that in the event that this application is granted planning approval, and neither the 2023 application, nor the 2024 application are deemed to be acceptable, the existing turning head could potentially be abandoned and removed, but no new or additional turning heads provided. Dfl Roads has also indicated that if this proposed road and turning head were to be approved and constructed, it would not be adopted by Dfl Roads; the implications of this give rise to a whole host of issues including the quality of road construction, responsibility for future maintenance and repair works, and the impact on local residents from inadequate access arrangements. However, whether or not the road is adopted is a matter for the developer and would not be grounds for refusal of the application. Dfl Roads did not raise any concerns with regards to road safety.

Based on the above assessment, it is considered that the proposed road and access arrangements comply with Policy DM 10 in that the proposal would prejudice road safety and would not significantly inconvenience the flow of people or goods.

CONCLUSION

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

- The principle of the development is not considered to be acceptable;
- It has not been demonstrated that the design and layout are acceptable or that there will be no detrimental impact on visual amenity; and
- The proposal will result in an unacceptable impact on neighbour amenity.

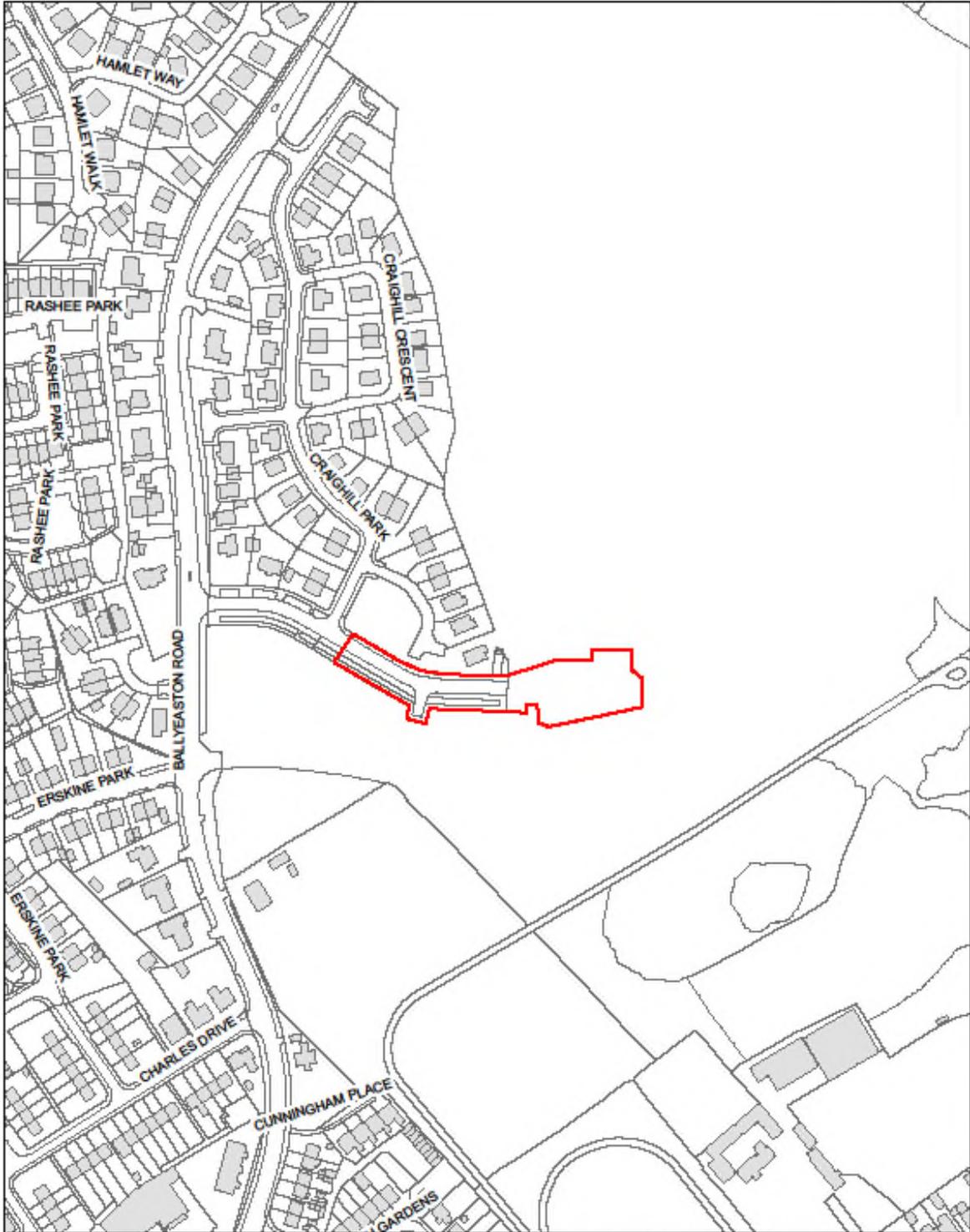
RECOMMENDATION

AGREE DRAFT REASONS FOR REFUSAL

DRAFT REFUSAL REASON

1. The proposal is contrary to the draft Belfast metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Strategic Policy 6 of the Council's Plan Strategy, and associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved on the wider residential land zoning due to;
 - a) The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the wider zoning;
 - b) The failure to provide adequate details for the delivery of an equipped children's play area to serve the wider zoning; and
 - c) The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated how the development will connect with the surrounding area or that consideration has been given to the effect on the character of the surrounding area.



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Site Location Plan

1:2,500

Reference: LA03/2025/0273/F

 Site Location



3.21 ANY OTHER RELEVANT BUSINESS

Any Other Relevant Business (AORB) may be taken at this point.