

## **Planning Committee Meeting – Monday 21 July 2025**

### **Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0302/S54</b> Proposed storage and distribution facility comprising: temperature-controlled warehouse, ancillary offices, steel processing building and steel storage yard, conversion of dwelling at No.2 Tullywest Road to staff welfare and security building; vehicle maintenance and research and development building; ancillary plant equipment, parking, loading/unloading areas, landscaping including planted earth bunds, and all associated site works. New right turn lane access provided via Nutts Corner Road. (Variation of condition 6 of approval LA03/2023/0561/F regarding construction and marking of hard surface).
<b>SITE/LOCATION:</b>	50 Nutts Corner Road, Nutts Corner, Crumlin, BT29 4SQ.
<b>RECOMMENDATION:</b>	<b>GRANT SECTION 54 APPLICATION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0229/O</b> Dwelling and garage.
<b>SITE/LOCATION:</b>	To rear of 16 Lenamore Drive, Newtownabbey.
<b>RECOMMENDATION:</b>	<b>GRANT OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0181/F</b> Retrospective extension of curtilage to existing business, including hardstanding area.
<b>SITE/LOCATION:</b>	Lands approximately 20 metres north of 27 The Diamond Road, Aldergrove, Crumlin, BT29 4QX.
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL:</b>	<ol style="list-style-type: none"> <li>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 2.12 and DM 7 of the Antrim and Newtownabbey Plan Strategy, as the proposal lies outside of any designated retailing area and it has not been demonstrated that a suitable site does not exist within the town centre or edge of centre location.</li> <li>2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy SP 3 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that access to the site would not prejudice road safety.</li> </ol>

3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Policy SP 8 and Policy DM 39 of the Antrim and Newtownabbey Plan Strategy, in that the proposal will result in the loss of a priority habitat.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Policy SP 8 and Policy DM 42.3 of the Antrim and Newtownabbey Local Development Plan, in that the proposal will result in the loss of trees and no replacement planting scheme has been submitted.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0191/F**  
**SITE/LOCATION:** Change of use and alterations to form 2no dwellings.  
**RECOMMENDATION:** 309-311 Carnmoney Road, Newtownabbey, BT36 6JT.  
**PROPOSED REASON FOR REFUSAL:** **REFUSE PLANNING PERMISSION**

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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0101/O**  
**SITE/LOCATION:** Dwelling and garage.  
**RECOMMENDATION:** 70 metres Northeast of Mossley Orange Hall, 557a Doagh Road, Newtownabbey.  
**PROPOSED REASONS FOR REFUSAL:** **REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and in Policies SP1.11 and DM 18 of the Antrim and Newtownabbey Plan Strategy in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a dwelling in an existing cluster in accordance with Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, in that the development would visually intrude into the open countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted will result in a suburban style build- up of development that extends into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an

unacceptable adverse impact on the occupiers of the existing nearby dwellings in terms of overlooking and loss of privacy.

5. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies DM 37 and DM 38 of the Antrim and Newtownabbey Local Development Plan in that it has not been demonstrated that the development would not have a significant adverse impact upon designated sites or result in the loss of a priority habitat.

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL:**

**PLANNING APPLICATION NO: LA03/2025/0187/O**

Site for replacement dwelling.

41 Loanends Road, Nutts Corner, Crumlin, BT29 4YW.

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1 and DM 18 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why the proposal is essential in a countryside location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1 and DM 18b of Antrim and Newtownabbey Plan Strategy, in that the building to be replaced does not exhibit the essential characteristics of a dwelling and as a minimum not all the external structural walls are substantially intact.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1, 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

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**  
**PROPOSED REASON FOR REFUSAL:**

**PLANNING APPLICATION NO: LA03/2025/0088/F**

Proposed front façade cladding to existing building.

30 Fountain Street, Antrim, BT41 4BB.

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies SP 6, SP 7, DM 25, DM 26 and DM 33 of the Antrim and Newtownabbey Plan Strategy in that in that the proposal comprises of materials, finishes and detailing that would appear incongruous when viewed with adjoining buildings and the wider Antrim Town Conservation Area, and would therefore result in a detrimental impact upon its character.

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**

**PLANNING APPLICATION NO: LA03/2025/0238/F**

Extensions and alterations to dwelling

89 Temple Hall, Templepatrick, BT39 0FE

**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;
  - a) the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and will detract from the appearance and character of the surrounding area; and
  - b) the proposal unduly impacts the amenity of No. 87 Temple Hall.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 16 July 2025**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **12 Noon on Friday 18 July 2025**.

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

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

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