

Planning Committee Meeting – MONDAY 17 FEBRUARY 2025

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0705/S54 Proposed erection of a new post-primary school, ancillary accommodation and sports facilities with associated hard and soft play areas, parking, landscaping, replacement of floodlighting for 3G pitch, site works and access arrangements from Doagh Road including works to the public road (Variation of Conditions 4 [archaeological report], 10 [vehicular access] and 21 [construction and environmental management plan] of planning approval LA03/2022/0356/F.)
SITE/LOCATION:	Lands at Three Mile Water Playing Fields, Doagh Road, Newtownabbey.
RECOMMENDATION:	GRANT SECTION 54 APPLICATION :
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0631/F Proposed commercial development comprising of unmanned retail petrol forecourt, HGV bunkering facility, drive thru coffee pod, offices including drive thru solid fuel depot, lance washers, valet bays, covered car wash conveyor, light industrial/storage + distribution unit and proposed roundabout, site accesses and alterations to existing food store entrance.
SITE/LOCATION:	Lands immediately northwest of Asda, 150 Junction One Retail Park, and approximately 130m southwest of Homebase, 140 Junction One Retail Park, Antrim, BT41 4LQ.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0359/F Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works.
SITE/LOCATION:	Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB.
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0768/O**
 Dwelling and garage on a farm.
SITE/LOCATION: Lands approx. 85m NW of 43B Holystone Road, Doagh.
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0580/F**
 Extension and alterations to medical centre for multi-disciplinary team accommodation.
SITE/LOCATION: Ballyclare Group Practice, George Avenue, Ballyclare, BT39 9HL.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1109/F**
 Redevelopment of the site for a community pharmacy at ground floor and 5no. apartments on the upper floors and all associated parking, access, landscaping and other site works.
SITE/LOCATION: 570-578 Shore Road, Whiteabbey, BT37 0SL.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0768/F**
 Change of use of buildings and land for salvage, reclamation, upcycling and storage (mainly architectural and construction materials) with associated trade counter, provision of parking spaces and associated works (Retrospective).
SITE/LOCATION: Lands at and surrounding No. 201e and No. 201g Hillhead Road, Ballyclare, BT39 9LP.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that the sequential site selection assessment is sufficiently robust to demonstrate that there are no suitable, viable or alternative locations or premises in sequentially preferable locations to accommodate the development.
 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access for the proposed development can be achieved.

PLANNING APPLICATION NO: LA03/2024/0509/F

PROPOSAL: 34no. dwellings and garages with access to Doagh Road and associated landscaping (Proposal is on part of land approved for residential development under LA03/2020/0880/RM).

SITE/LOCATION: Lands approximately 10m north of No. 150 Doagh Road and approximately 80m west of Jubilee Road, Ballyclare.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2024/0683/F

PROPOSAL: Extension of existing car workshop to provide ancillary office space, storage, valet and car preparation area and first floor mezzanine offices.

SITE/LOCATION: 12 Mayfield Link, Mallusk, Newtownabbey, BT36 4AW.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2024/0357/F

PROPOSAL: Erection of 5no. dwellings (4no. semi-detached and 1no. detached replacing 4no. detached and change of house type as previously approved under LA03/2019/0667/F).

SITE/LOCATION: Approx. 25m south west of 11 Park Road, Newtownabbey, BT36 4QF.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (a) of Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the positioning of the dwelling on Plot 3 will have an unacceptable impact on the character and environmental quality of the area.

PLANNING APPLICATION NO: LA03/2024/0671/F

PROPOSAL: Change of use from the existing domestic garage to be converted to a food prep space for a catering business (no hot food) with minor external changes.

SITE/LOCATION: 8 Arthur Park, Newtownabbey, BT36 7EL.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2024/0688/F

PROPOSAL: Replacement agricultural shed.

SITE/LOCATION: Lands 38m NW of 46 Kingsmoss Road, Newtownabbey, BT36 4TN.

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 CTY 1 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is active and established or that the new building is necessary for the efficient function of the agricultural holding.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0586/F
SITE/LOCATION:	Retrospective application for retention of existing agricultural shed. 100m SE of No. 30 Belfast Road, Ballynure, Ballyclare, BT39 9QR.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	<ol style="list-style-type: none"> 1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding as a group of farm buildings previously in the ownership of the applicant have been sold off and the agricultural shed is sited away from another group of farm buildings.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0835/F
SITE/LOCATION:	Replacement dwelling. 1 Lower Rashee Road, Ballyclare, BT39 9JL.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	<ol style="list-style-type: none"> 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside 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 in the Strategic Planning Policy Statement and fails to meet the provisions for a replacement dwelling in accordance with Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling. 3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site is not bounded on at least two sides with other development in the cluster and the proposal visually intrudes into the open countryside as it cannot be absorbed into the existing cluster by consolidation or rounding off. 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap within an otherwise substantial and continuously built up frontage. 5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that visibility splays 2m x 55m

to the right hand side exiting can be achieved, thereby prejudicing road safety.

6. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2, Natural Heritage in that insufficient information has been provided to demonstrate that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0305/F**
Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (changes to window positioning, fenestration and height of building).
SITE/LOCATION: 657-659 Shore Road, Jordanstown, Newtownabbey, BT37 0ST.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0398/F**
Change of use from ground floor offices to public house including single storey extension to side, covered garden to front and internal alterations.
SITE/LOCATION: 19-21 Ballyclare Road, Newtownabbey, BT36 5EU.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0345/S54**
Retention of planning permission for household recycling centre (Variation of Condition 1 from planning approval T/2008/0535/F regarding restriction of waste materials falling within the European Waste Catalogue Codes listed in Appendix A).
SITE/LOCATION: Crumlin Household Recycling Centre, Railway Yard, Main Street and 35m southeast of No. 1 Pakenham Close, Crumlin, BT29 4UP.
RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0346/S54**
Recycling Facility (Variation of Conditions 2 and 4 from planning approval T/2004/0919/F regarding restriction of waste materials falling within the European Waste Catalogue Codes and permitted hours of operation).
SITE/LOCATION: Newpark Household Recycling Centre, 10 Orchard Way, Newpark Industrial Estate, Antrim, BT41 2RU.
RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 12 February 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 **Noon on Friday 14 February 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 for further information.