

Planning Committee Meeting – Monday 20 October 2025
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0435/F**
Proposed erection of a 79 MW Battery Energy Storage System (BESS) Facility including MV skids (transformer and inverter), outdoor switchgear compound, DNO substation control room, welfare unit, spare parts container, switch room, new site boundary fencing, new access, and ancillary development works.

SITE/LOCATION: Lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0581/F**
Residential development consisting of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works.

SITE/LOCATION: Lands within the SW 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.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS 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 Antrim and Newtownabbey 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 sufficient measures which would promote biodiversity; and
 - e) The failure to provide necessary digital infrastructure and incorporate sustainable energy measures.

2. The proposal is contrary to Policy DM 17 of the Antrim and Newtownabbey 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 Policy DM 25 of the Antrim and Newtownabbey Plan Strategy and associated guidance document Creating Places in that a number of the house types which face onto the internal estate road are not dual frontage.
4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy DM 30 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposed development can protect and conserve archaeological remains and their settings.
5. 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.
6. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that insufficient information has been provided to demonstrate that in geotechnical terms, the application site is suitable for development, and that if approved, the development would not lead to an unacceptable adverse impact on proposed properties.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0772/F**
 Proposed residential development comprising 33no. dwellings and 4no. apartments, garages, landscaping, NIE substation and to include stability works and extraction of rock, open space and all associated site works.

SITE/LOCATION: Lands to the East of no.92 Ballyeaston Road, Ballyclare, and 135m to the Northeast of nos.13-27 Elizabeth Gardens, Ballyclare BT39 9BT.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0908/F**
 Erection of 26no. dwellings (amendment to PAC approval reference 2018/A0072), electricity substation, open space, play area and all other associated site works.

SITE/LOCATION: Lands 100m northwest of no. 93-103 (odd nos.) Ballycorr Road, Ballyclare, BT39 9DE.

RECOMMENDATION: **GRANT PLANNING PERMISSION SUBJECT TO SECTION 76 AGREEMENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0909/F**
Erection of 17no. dwellings (amendment to PAC approval ref: 2018/A0072), geocellular tank and all other associated site works

SITE/LOCATION: Lands approximately 25m northwest of and adjoining the rear boundaries of Nos 93-103 (odd Nos) Ballycorr Road, Ballyclare, BT39 9DE.

RECOMMENDATION: **GRANT PLANNING PERMISSION SUBJECT TO SECTION 76 AGREEMENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0910/F**
Erection of 14no. dwellings (amendment to PAC approval reference 2018/A0072) and all other associated site works.

SITE/LOCATION: Lands approximately 30m north of and adjoining the rear boundaries of No. 4 Cunningham Place and nos. 13 -23 Elizabeth Gardens (odd nos.) and approx. 20 metres northeast of 4 Cunningham Place, Ballycorr, Ballyclare, BT39 9BT.

RECOMMENDATION: **GRANT PLANNING PERMISSION SUBJECT TO SECTION 76 AGREEMENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0911/F**
Erection of 20no. dwellings (amendment to PAC approval ref: 2018/A0072) and all other associated site works.

SITE/LOCATION: Lands approximately 25 metres east of No 92 Ballyeaston Road and approximately 10 metres north of No. 88 Ballyeaston Road, Ballyclare, BT39 9BS.

RECOMMENDATION: **GRANT PLANNING PERMISSION SUBJECT TO SECTION 76 AGREEMENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0271/O**
Dwelling and garage.

SITE/LOCATION: Site 20m East of No. 41 Cherry Hill Road, Muckamore, Antrim, BT41 2HT.

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 Policies SP4 and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal fails to visually integrate into the surrounding landscape.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal detrimentally impacts rural character by extending an existing ribbon of development along the Cherry Hill Road and will visually intrude into the open countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0291/F**
Proposed outbuilding for garden equipment for vehicles
SITE/LOCATION: 67 Whitehouse Park, Newtownabbey, BT37 9SH
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the siting of the building away from the existing dwelling, its scale, massing, design and external materials of the proposal are not sympathetic with the built form of the existing property and are uncharacteristic of the area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 10 and DM 46 of the Antrim and Newtownabbey Local Development Plan, in that it has not been demonstrated that the proposal will not be at risk from flooding or will increase the risk of flooding elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0374/S54**
Extension to vehicle accident repair centre (Variation of condition 2 from approval LA03/2024/0507/F regarding completion of drainage).
SITE/LOCATION: 40 Ballymena Road, Doagh, Ballyclare, BT39 0QR.
RECOMMENDATION: **REFUSE SECTION 54 APPLICATION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 37 of the Council's Plan Strategy in that it has not been demonstrated that the proposal offers adequate protection to designated sites of nature conservation importance.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0196/F**
Erection of Dwelling with new access off Abbeyville Park
SITE/LOCATION: 20 metres West of 2 Cambrai Park, Newtownabbey, BT37 0AL
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4, Policy SP 6, DM 17.6 and DM 25.1 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would fail to be in keeping or relate well to the existing character and appearance of the surrounding residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and DM 17.9 of the Antrim and Newtownabbey Plan Strategy in that the proposed dwelling does not provide an acceptable and appropriate level of private open space.
3. The proposal is contrary to the policy provisions the Strategic Planning Policy Statement and Policies SP 8, DM 38, DM 39 and DM 42 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon protected species and other features of biodiversity interest.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 6 and DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the amenity experienced at the proposed dwelling would not be detrimentally impacted by noise associated with the railway line and associated car park.
5. The proposal is contrary to the policy provisions 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 the proposed development, if permitted, would not prejudice the safety and convenience of road users.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0397/S54**
 Part change of use of Council building for extension to previously approved waste transfer station (T/2010/0078/F), to allow internal layout changes (Vary Condition 6 of planning approval T/2012/0225/F regarding European Waste Catalogue Codes listed in Appendix A).

SITE/LOCATION: 6B Orchard Way (previously known as 6 Orchard Way), Antrim, BT41 2RU.

RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0396/S54**
 Part change of use of existing council building to a waste transfer station for kitchen and garden waste and other non-hazardous municipal solid waste (Vary Condition 6 of planning approval T/2010/0078/F regarding European Waste Catalogue codes listed in Appendix A).

SITE/LOCATION: 6B Orchard Way (previously known as 6 Orchard Way), Antrim, BT41 2RU.

RECOMMENDATION: **GRANT SECTION 54 APPLICATION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0539/F**
 Roof mounted solar panels.

SITE/LOCATION: Former PSNI Site, Glenwell Road, 244 Antrim Road, Glengormley, BT36 7QX.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 15 October 2025 month year.**

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 17 October 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.