

## **Planning Committee Meeting – Monday 15 September 2025**

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

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0443/F</b> 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.
<b>SITE/LOCATION:</b>	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.
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0342/F</b> Retention of extension and alterations to dwelling.
<b>SITE/LOCATION:</b>	9 Glenkeen Avenue, Newtownabbey, BT37 0PH.
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2024/0415/F</b> Proposed Extension to Existing Warehouse.
<b>SITE/LOCATION:</b>	17 Carnanee Road, Templepatrick, BT39 0BZ.
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>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.</li></ol>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0001/F</b> Conversion and extension of existing mill to residential dwelling.
<b>SITE/LOCATION:</b>	50m NW of No. 35 Antrim Road, Aldergrove, Crumlin.
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2025/0040/LBC</b> Proposed Demolition of former church building.
<b>SITE/LOCATION:</b>	Sacred Heart RC Church, 212 Staffordstown Road, Toome, Antrim,
<b>RECOMMENDATION:</b>	<b>REFUSE LISTED BUILDING CONSENT</b>

**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.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2024/0899/F**

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.

**RECOMMENDATION: PROPOSED REASONS FOR REFUSAL:**

**REFUSE PLANNING PERMISSION**

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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0127/F**  
Retrospective change of use from Class A1 shop to sui generis hot food takeaway.

**SITE/LOCATION:** 19b Fountain Street, Antrim, BT41 4BB.

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0162/F**  
Erection of boundary fence and relocation of access and driveway.

**SITE/LOCATION:** 12 Glenavon Park, Jordanstown, Newtownabbey, BT37 0QP.

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL:**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposed fence would detract from the character and appearance of the surrounding area.

**PROPOSAL:** **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.

**SITE/LOCATION:** 25 Ballylurgan Road, Randalstown.

**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 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.

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2025/0346/O**  
Dwelling and garage on a farm.  
**SITE/LOCATION:** 145m North of 17 Belfast Road, Ballynure.  
**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 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.

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 10 September 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 12 September 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.