Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 16 November 2026
Schedule of Applications expected to be considered

PLANNING APPLICATION NO: LA03/2026/0641/S54

PROPOSAL:	Proposed factory, ancillary office area, storage, parking and other ancillary works (Variation of Conditions 2, 5 and 9 from approval LA03/2022/0874/F regarding noise impact)
SITE/LOCATION:	Lands 40m south of 6 Caulside Drive, New Park Industrial Estate, Antrim, BT41 2DU
RECOMMENDATION:	**GRANT SECTION 54 APPROVAL**

PLANNING APPLICATION NO: LA03/2026/0292/F

PROPOSAL:	Retention of replacement dwelling and garage (retrospective change of house type from that previously approved under planning application Ref: LA03/2024/0256/F)
SITE/LOCATION:	753 Shore Road, Newtownabbey, BT37 0PZ
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0331/F

PROPOSAL:	Proposed 2no. light industrial (Class B2) units, roof mounted solar panels, parking, landscaping, access onto Kilbegs Road and ancillary works.
SITE/LOCATION:	Lands 25m North of 8 Kilbegs Road, Antrim, BT41 4NN
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0166/F

PROPOSAL:	Proposed 22.5m Telecommunications Mast c/w 6no. antennas, 15no. Remote Radio Units (RRUs), 2no. dishes, 1no. Global Positioning System (GPS), 2no. Cabinets and ancillary development thereto (Replacement Mast).
SITE/LOCATION:	Approximately 12m south of 10-12 Glenwell Road, Newtownabbey, BT36 7RF
RECOMMENDATION:	**REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:	1. The proposal is contrary to Paragraph 6.304 of the Strategic Planning Policy Statement and Policy DM 10 of the ANPS in that the proposal would prejudice road safety through increasing overspill parking onto the Glenwell Road.

PLANNING APPLICATION NO: LA03/2026/0366/F

PROPOSAL: Proposed erection of two agricultural sheds with proposed new access lane

SITE/LOCATION: 20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policies SP1.11 and SP 1.13 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in urban sprawl and erode the character of the countryside.

PLANNING APPLICATION NO: LA03/2026/0605/F

PROPOSAL: Dwelling (Change of house type to PAC approval 2025/A0036 (LA03/2025/0294/F))

SITE/LOCATION: Approx 70m northeast of 21 Glebe Road, Newtownabbey, BT36 6UW

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of Paragraph 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that it would result in a detrimental impact on the amenity of future occupiers of the neighbouring property due to dominance.

2. The proposal is contrary to the provisions of Policies SP 6 and DM 25 of the Antrim and Newtownabbey Plan Strategy as the proposed louvre screening is not typical of residential dwellings in the area and does not make a positive contribution to the architectural design of the dwelling or the surrounding area.

PLANNING APPLICATION NO: LA03/2026/0636/F

PROPOSAL: Dwelling and garage and relocation of 2no. sheds approved under planning approval Ref: LA03/2025/0799/F.

SITE/LOCATION: Lands adjacent and approximately 62m south of No. 223 Seven Mile Straight, Crumlin, BT29 4YS.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement and SP 4.6 and criterion (a) of Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposed dwelling is not associated with an active and established farm business.

PLANNING APPLICATION NO: LA03/2026/0604/O

PROPOSAL: Proposed site for dwelling and garage

SITE/LOCATION: Approx. 70.5m SE of 5 Dunadry Manor, Dunadry, Antrim, BT41 2RY and accessed from Belfast Road

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (a) of DM 18.16 as the proposal is not

considered to form part of a substantial and continuously built-up frontage of five substantial buildings.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.16 as the proposed dwelling is not located within a frontage where all dwellings front onto the public road or private shared laneway.

3. The proposal is contrary to the provisions of Paragraph 4.17 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy as it would result in an unacceptable adverse impact on the amenity of neighbouring properties.

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraphs 6.106 – 6.107 and is contrary to the provisions of Policy DM 46 of the Antrim and Newtownabbey Plan Strategy in that the site lies within the 1 in 100 year floodplain and it has not been demonstrated that the proposal could be considered an exception to the policy and it has not been demonstrated that the proposal would not be at risk of flooding or would add to the risk of flooding elsewhere.

PLANNING APPLICATION NO: LA03/2026/0703/O

PROPOSAL: Site for Dwelling & Domestic Garage
SITE/LOCATION: 40m NE of 25 Oldwood Road, Randalstown, Antrim, BT41 2NB
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposal is not located within a cluster which appears as a visual entity in the landscape and the cluster is not associated with a focal point.

2. The proposal is contrary to the provisions of Paragraph 4.17 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy as it would result in an unacceptable adverse impact on the amenity of neighbouring properties.

PLANNING APPLICATION NO: LA03/2026/0597/O

PROPOSAL: Site for dwelling including all ancillary works
SITE/LOCATION: Lands approximately 38m southwest of No. 52 Rathmore Road, Dunadry, Antrim, BT41 2HG (with access off Loughanmore Road)
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and

Newtownabbey Plan Strategy in that the proposal does not comply with criterion (a) of DM 18.17 as the proposal is not located within a cluster which comprises five substantial buildings incorporating three dwellings.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) of DM 18.7 as the proposal is not located within a cluster which appears as a visual entity in the landscape.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (c) of DM 18.17 as the application site is not bounded on at least two sides by other development within the cluster.

PLANNING APPLICATION NO: LA03/2026/0530/F

PROPOSAL: Retention of existing front and side boundary wall/fence and driveway access gate and proposed part rendering of existing property

SITE/LOCATION: 49 Manse Road, Newtownabbey, BT36 6RW

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 scale, massing, design and external materials of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.

PLANNING APPLICATION NO: LA03/2026/0376/F

PROPOSAL: Proposed flood lighting, fencing and flag poles and associated site works

SITE/LOCATION: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Policy SP6 and Policy DM 25.1 of the Antrim and Newtownabbey Strategy in that the proposed four flag poles, by reason of their number, height and prominent siting along the Ballymena Road frontage, would appear as visually dominant and intrusive features that fail to respect the character and appearance of the surrounding area. The development would result in visual clutter, fail to integrate satisfactorily with the established streetscape and would not make a positive contribution to local character and distinctiveness.

PLANNING APPLICATION NO: LA03/2026/0396/A

PROPOSAL: Proposed flag advertisements

SITE/LOCATION: Adam H Erwin, 23 Ballymena Road, Antrim, BT41 4JG

RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASONS FOR REFUSAL:

1. The proposed advertisements, by reason of their number, height and prominent siting on four freestanding flag poles along the Ballymena Road frontage, would result in an unduly prominent and visually intrusive form of advertising. The cumulative impact of the advertisements would create visual clutter and detract from the visual amenity, character and appearance of the surrounding area. The proposal is therefore contrary to Policy DM 29.1 of the Antrim and Newtownabbey Strategy.

PLANNING APPLICATION NO: LA03/2026/0525/F

PROPOSAL: Proposed installation of telephone kiosk on public footpath

SITE/LOCATION: Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of Policies SP 1.1 and DM 6, DM 16 and DM 25 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not improve environmental conditions or make a positive contribution to the area and is not compatible with the adjacent residential land uses along Main Street, Crumlin.

2. The proposal is contrary to the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would have a detrimental impact on the visual amenity, privacy and outlook of the existing adjacent residential properties along Main Street, Crumlin.

PLANNING APPLICATION NO: LA03/2026/0526/A

PROPOSAL: 1 Digital Advertisement Unit

SITE/LOCATION: Public footpath approximately 3 metres north of 90 Main Street, Crumlin, BT29 4UU

RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASONS FOR REFUSAL:

1. The proposed does not comply with the provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and Policy DM 29 of the Antrim and Newtownabbey Plan Strategy in that the principle of development cannot be established as the advertisement's associated structure does not benefit from planning approval and it is not considered compatible with the adjacent residential properties.

2. The proposal is contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and Policy DM 29 of the Antrim and Newtownabbey Plan Strategy in that the advertisement would have a detrimental visual impact on the existing residential area.

3. The proposal is contrary to the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the

proposal would have a detrimental impact on the visual amenity and outlook of the existing adjacent residential property at No. 88 Main Street, Crumlin.

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 11 November 2026.**

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 13 November 2026**.

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.