

COMMITTEE ITEM	3.9 ADDENDUM
APPLICATION NO	LA03/2025/0584/O
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for dwelling and garage on a farm
SITE/LOCATION	70m West of 81 Rickamore Road Upper, Templepatrick, Ballyclare, BT39 0JF
APPLICANT	Robert Oliver
AGENT	S W Marcus Architectural Services
LAST SITE VISIT	2nd September 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/701859</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>The agent submitted additional supporting information on 17th November 2025 following a discussion with the case officer. The additional information provided mostly outlines why a dwelling could not be provided on the alternative site further to the northeast of the farm group.</p> <p>The agent advised that the proposed dwelling could not be sited on lands to the northeast of the existing farm buildings primarily due to this area being the natural location for any future expansion of the farm. However, no evidence has been provided to demonstrate that there are any current verifiable plans for this expansion and therefore this matter cannot be given determining weight.</p> <p>Furthermore, a map was attached to the supporting statement which stated that the lands between No. 79 and the farm group (despite being included within the lands outlined in blue on site location plan – Drawing 01 bearing the date stamp 12th August 2025) were not under the ownership of the applicant and belonged to the applicant's brother. The Land Registry search revealed that this land belonged to an Albert Oliver with an address listed at No. 81 Rickamore Road Upper (the same address as the applicants).</p> <p>Finally, the agent has argued that a dwelling to the northeast of the farm group would be much closer to the farm which would give rise to health and safety concerns and if a new access was required it would split the farmyard from surrounding lands which would not be practical. Given that a dwelling on the site would be associated with the operations of the adjacent farm this reason alone would not justify the discounting these lands. It is also considered that a suitable access arrangement could be achieved.</p> <p>The additional information submitted does not alter the previous recommendation made and the reasons for refusal remain consistent with those initially proposed.</p>	

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of a dwelling and garage on a farm is acceptable
- A dwelling and garage on the application site would not integrate sympathetically into the surrounding receiving environment;
- The proposal would result in the extension to an existing ribbon of development along the Rickamore Road Upper;
- It is considered that a dwelling on the application site would not compromise the amenity of neighbouring occupiers; and
- The proposal would not have any significant detrimental impact on natural heritage features.

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 6.70 and fails to meet the provisions of DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted would fail to visually integrate into the surrounding landscape given the lack of enclosure or visual backdrop provided at the application site.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.70 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 the addition to ribbon development along the Rickamore Road Upper and be detrimental to the rural character of the area.



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Site Location Plan

1:2,500 

Reference: LA03/2025/0584/O

 Site Location



COMMITTEE ITEM	3.3 ADDENDUM
APPLICATION NO	LA03/2024/0861/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective unit subdivision and proposed change of use from restaurant unit (approved under reference LA03/2018/1006/RM) to amusement arcade/ adult gaming centre and alterations to elevations, addition of external smoking area and plant machinery.
SITE/LOCATION	Unit 4, The Junction Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL
APPLICANT	Episo 4 Antrim S.a.r.l
AGENT	Diana Thompson (MBA Planning)
LAST SITE VISIT	14 January 2025
CASE OFFICER	Sairead McCarthy Tel: 028 90340406 Email: sairead.mccarthy@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/694461</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Planning Committee Report, one additional letter of representation from the local MP has been received. A summary of the key points raised is provided below:</p> <ul style="list-style-type: none"> • Antrim Town Centre already has an amusement arcade / adult gaming centre, a Bingo Hall and several bookies; • The intensification of gaming establishments in High Streets is leading to greater social issues; and • Additional time sought to allow further consideration and a wider view of the implications of Council policy <p>As set out in the Planning Committee Report, the proposed use is considered to be a town centre use and in accordance with the SPPS and the ANPS, it should be located within Antrim Town Centre. It is acknowledged that there is an amusement arcade / adult gaming in the Town Centre, as well as a bingo hall and bookmakers. The MP raises concerns with the cumulative impact that the proposal would have in terms of the social issues often associated with gaming / gambling venues.</p> <p>It is considered that Antrim Town Centre has a diverse mix of uses, including but not limited to, hot food takeaways, butchers, bakery, beauty salons, public houses, office space and general retail; and it is accepted that there are some existing adult gaming facilities and bookmakers. However, the town centre is not deemed to be dominated by gaming / gambling facilities, and locating this proposal within the town centre would not significantly impact the town centre.</p>	

A number of vacant units within Antrim Town Centre have been identified in the Planning Committee Report, and this proposal would make a contribution to bringing vacant retail units back into active use and would attract footfall in the town centre.

Although outside the remit of planning, it should be recognised that the gambling industry is heavily regulated, with measures in place to promote responsible gambling e.g. self-exclusion schemes, spending limits, advertising restrictions, and in this regard, it may be the case that social harms can be mitigated through these measures.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is not acceptable;
- The design and appearance of the proposal is considered acceptable;
- The proposal will not unduly affect the amenity of neighbouring residents; and
- The proposal will not have a detrimental impact on road safety and there is sufficient space for parking, turning and manoeuvring.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy DM 7 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that;
 - (a) all centre options have been assessed and discounted as unsuitable, unviable or unavailable; and
 - (b) it has not been demonstrated that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location.
2. The proposal is contrary to Policy DM 8 of the Antrim and Newtownabbey Plan Strategy as it involves the subdivision of a large commercial unit into smaller units, and the proposal is likely to impact adversely on the continued vitality and viability of Antrim Town Centre.