14 October 2026

Committee Chair:	Alderman L Boyle
Committee Vice-Chair:	Councillor S Flanagan
Committee Members:	Aldermen T Campbell and M Magill
	Councillors – J Archibald-Brown, S Cosgrove, R Foster, R Kinnear, AM Logue, R Lynch, B Mallon and T McGrann

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 19 October 2026 at 6.00 pm.**

You are requested to attend.

Yours sincerely



Richard Baker, GM, MSc
Chief Executive, Antrim and Newtownabbey Borough Council

PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café

For any queries please contact Member Services:
Tel: 028 9448 1301/ 028 9034 0107
memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – 19 OCTOBER 2026

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore, the decisions of the Planning Committee in relation to this part of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in this part of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

1 Apologies.

2 Declarations of Interest.

3 Report on business to be considered:

PART ONE - Decisions on Planning Applications

3.1 Planning Application: **LA03/2026/0381/F**

Proposed retail unit with associated landscaping, car parking, access and site works on lands at former Townparks Car Showroom, approx. 10m SE of Springfarm Roundabout, Ballymena Road, and approx. 25m west of Nos. 8-24 Springfarm Road, Antrim.

3.2 Planning Application: **LA03/2026/0564/S54**

Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands (Variation of Condition 12 from approval LA03/2017/0234/O regarding operation hours of food and beverage units) at Junction One Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL.

3.3 Planning Application: **LA03/2025/0895/RM**

Proposed petrol filling station and retail unit with parking, lighting and associated development including solar panels and package treatment plant, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement at 11 Ballycraigy Road, Antrim, BT41 2BD.

3.4 Planning Application: **LA03/2025/0240/F**

Proposed new access to serve future development lands at and surrounding Boulderstone House, 912 Antrim Road, Templepatrick on lands located between 51 and 53 Broadacres and 30m west 912 Antrim Road, Templepatrick, BT39 0AY.

3.5 Planning Application: **LA03/2025/0715/F**

5 No. 2 bedroom apartments and proposed car park on lands 10 metres northeast of No. 7 Main Street, Ballyclare, BT39 9AB.

3.6 Planning Application: **LA03/2026/0287/F**

Proposed roof terrace to existing two storey building at The Grange Bar, 22-26 The Square, Ballyclare, BT39 9BB.

3.7 Planning Application: **LA03/2026/0245/F**

Erection of 5no. detached dwellings with solar panels and garden rooms at plots 2 and 3 (Change of house type to planning permission, Ref: V/2014/0155/RM)on lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way; and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland.

3.8 Planning Application: **LA03/2025/0928/F**

Proposed extension to existing commercial yard/depot including HGV parking, material storage bays, site access, landscaping and associated ancillary works on lands 85m North of 386a Ballyclare Road, Newtownabbey, BT36 4TQ.

3.9 Planning Application: **LA03/2025/0906/F**

2no. proposed free range broiler houses, for up to 39.8k free range broilers, together with ancillary building, swale, meal bins, new concrete apron, new access onto Burnside Road and landscaping at approx. 319m southeast of 35 Burnside Road, Dunadry.

3.10 Planning Application: **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 beneath at 25 Ballylurgan Road, Randalstown.

3.11 Planning Application: **LA03/2026/0341/F**

Proposed erection of an organic free range poultry shed with 2no. feed bins, manure storage shed, underground effluent tank, PV panels, associated site works including yard areas, drainage, swale, and lane and proposed new entrance to serve new poultry unit. Shed to contain 9,000 free range laying hens on lands 270m North West of 15 Sawmill Road, Ballyclare, BT39 9JP.

3.12 Planning Application: **LA03/2026/0366/F**

Proposed erection of two agricultural sheds with proposed new access lane at 20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ.

3.13 Planning Application: **LA03/2026/0517/F**

Retention of boundary fence at 4 Highgrove Avenue, Ballyclare, BT39 9XL.

3.14 Planning Application: **LA03/2026/0368/F**

Alteration to dwelling at 880 Antrim Road, Templepatrick, BT39 0AH.

3.15 Planning Application: **LA03/2026/0474/F**

Retention of deck area at 23 Kirkdale, Newtownabbey, BT36 5BX.

3.16 Planning Application: **LA03/2025/0900/F**

Retrospective application for external landscaping that includes a raised patio to the front of the dwelling, a gabion retaining structure and a replacement 2m high stained, timber, vertical palisade fence at 2 Fernlea Lane, Newtownabbey, BT36 6UY.

3.17 Planning Application: **LA03/2026/0328/A**

1 No. Hoarding on lands 253 metres southwest of No. 1 Ballymartin Road, Templepatrick, Ballyclare, BT39 0BW.

3.18 Planning Application: **LA03/2026/0493/F**

Proposed installation of telephone kiosk on public footpath on public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG.

3.19 Planning Application: **LA03/2026/0494/A**

1 Digital Advertisement Unit on public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG.

3.20 Planning Application: **LA03/2026/0228/A**

3 no. illuminated signs (1 no. facia, 2 no. totems) at site of former PSNI police station located at junction of Antrim/ Glenwell Road in Glengormley.

PART TWO – Other Planning Matters

3.21 Delegated Planning Decisions and Appeals September 2026

3.22 Proposal of Application Notices for Major Development September 2026

3.23 Armagh City Banbridge and Craigavon Borough Council, Local Development Plan 2035 Draft Plan Strategy Launch

3.24 NISRA Planning Statistics 2025/2026 – Annual Statistical Bulletin 2025/2026 – April 2025 to March 2026

3.25 Any Other Relevant Business

PART TWO – Other Planning Matters – In Confidence

3.26 Update on the Local Development Plan

PART ONE - Decisions on Enforcement Cases - In Confidence

3.27 Enforcement Case – Ballyclare – In Confidence

3.28 Enforcement Case – Templepatrick – In Confidence

3.29 Enforcement Case – Crumlin – In Confidence

3.30 Enforcement Case – Ballyclare – In Confidence

3.31 Enforcement Case – Randalstown – In Confidence

3.32 Tree Preservation Request – Ballyclare – In Confidence

REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE PLANNING COMMITTEE ON MONDAY 19 OCTOBER 2026

PART ONE
DECISIONS ON PLANNING APPLICATIONS

COMMITTEE ITEM	**3.1**
APPLICATION NO	**LA03/2026/0381/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**MAJOR DEVELOPMENT**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed retail unit with associated landscaping, car parking, access and site works.
SITE/LOCATION	Lands at former Townparks Car Showroom, approx. 10m SE of Springfarm Roundabout, Ballymena Road, and approx. 25m west of Nos. 8-24 Springfarm Road, Antrim.
APPLICANT	TJ Morris Ltd
AGENT	Inaultus Planning
LAST SITE VISIT	5th October 2026
CASE OFFICER	Barry Diamond Tel: 028 90340407 Email: barry.diamond@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/710519

SITE DESCRIPTION

The application site is located on unzoned land within the development limits of Antrim Town as designated in the Antrim Area Plan 1987-2001.

The site is circa 0.9 hectares and comprises the former Townparks Vehicle Showroom which includes a single storey building with a flat roof and a large expanse of hardstanding which was used for customer car parking and a display area for vehicle sales. The site has a frontage to the Ballymena Road (A26), however, it accesses onto the estate road for the Springfarm Industrial Estate. The site is relatively flat and is bounded by palladin fencing approximately 2 metres in height along the road frontages and by 2 metre high walls to the southern and southeastern boundaries.

The site is 400 metres southeast of the Junction and 630 metres north of Antrim Town Centre. To the immediate north is the Springfarm Industrial Estate, with residential lands to the immediate south along Springfarm Road and Parklands with Ferrard Grange and Ferrard Meadow located to the west of the site.

RELEVANT PLANNING HISTORY

No recent relevant planning history.

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet

been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1985 – 2001: The application site is located within the development limits of Antrim on unzoned land. The site is not within any designated retailing centre as designated in this plan.

Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below

Strategic Policy 1 – Sustainable Development (SPG 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policies:

- Policy DM 7 Development outside Centres

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM 10 Access and Parking
- Policy DM 11 Active Travel (Walking and Cycling)
- Policy DM 14 Public Utilities and Infrastructure

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by relevant operational policies:

- Policy DM 25 Urban Design
- Policy DM 28 Amenity Impact

Strategic Policy 7 – Historic Environment (SP 7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute

significantly to our Borough's sense of place. SP 7 is supported by relevant operational policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 38 Protected Species;
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.
- Policy DM 50 Pollution
- Policy DM 52 Contaminated Land

CONSULTATION

Council Environmental Health Section: No objection subject to conditions.

Northern Ireland Water: No objection subject to a condition.

DfI Roads: No objection subject to conditions.

DfI Rivers: No objection

Historic Environment Division, Archaeology and Built Heritage: No objection subject to conditions.

DAERA Water Catchment Unit: No objection subject to conditions.

DAERA Regulation Unit: No objection subject to conditions.

REPRESENTATION

Forty-eight (48) neighbouring properties were notified and two letters of objection have been received and one letter of support. The full representations made regarding this proposal are available for Members to view online at the Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/710519

A summary of the key points of objection raised is provided below:

- Increased traffic, risk of accident and pedestrian safety
- Increase in noise and pollution
- There are ample vacant shopping areas in Antrim which would benefit from occupancy

- How will the health of residents be compensated due to the supply of ultra processed foods

A summary of the key points of support raised is provided below:

- We are in desperate need of a Home Bargains given the vast array of goods they sell.
- This is the perfect site with good space for parking and within easy reach and walking distance from local homes.
- There are far too many empty retail units creating eyesores.

Any feedback received during the Pre-Application Community Consultation (PACC) is provided and summarised within the PACC report (Document 02).

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Legislative Framework
- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Road Safety, Traffic, and Parking
- Flood Risk and Drainage
- Archaeology and Built Heritage
- Natural Heritage
- Other Matters

Habitats Regulation Assessment

This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has prepared a HRA report dated 28th August 2026. This found that the project would not have any adverse effect on the integrity of any European site.

Environmental Impact Assessment

As the development falls within Schedule 2, Category 2, 10 (a) Industrial estate development projects of the Environmental Impact Assessment Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out, and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Pre-Application Notice

The application falls within the major category as prescribed in the Planning (Development Management) Regulations (NI) 2015. Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application. Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice,

known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted.

A PAN (Ref: LA03/2026/0151/PAN) was submitted to the Council and was deemed to be acceptable on 6TH March. The Pre-Application Community Consultation Report (PACC) (Document 02) submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the development limit of Antrim Town as defined in the Antrim Area Plan. In line with the transitional arrangements set out in the SPPS, BUAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

In accordance with the SPPS, Policy DM 7 of the ANPS sets out that the Council will apply a sequential test, which requires that locations for retail use and other main town centre uses should be considered in the following order of preference:

- Centre sites (in accordance with the retail hierarchy).
- Edge of Centre sites; and
- Out of Centre locations that are, or can be made, accessible by walking, cycling and public transport.

As per paragraph 6.289 of the SPPS and DM 7.2 of the ANPS, the onus is on the applicant to identify and fully demonstrate that all centre and edge of centre options have been assessed and discounted as unsuitable, unviable or unavailable. In the context of this application, the applicant is required to show that there are no sequentially preferable sites located within the town centres of Antrim, Randalstown and Crumlin.

The proposed retail store is located outside of Antrim Town Centre and comprises 2183 sqm of net retail floorspace selling convenience and comparison goods. Policy DM 7.5 sets out the requirement for a retail assessment of proposals over 1,000 sqm retail floorspace outside any of the Borough's centres and as a result the applicant has submitted a Retail Impact Assessment (RIA) (Document 04). It is indicated within the report that the net floorspace split between convenience and comparison

goods will be 1,108 sqm (58.5%) of convenience floorspace and 786 sqm (41.5%) of comparison floorspace.

The catchment identifies the area within which the proposal is expected to derive the majority of its custom and it is also used to define the extent of the search for sequentially preferable sites. The RIA adopts a 15-minute drive time to the north and northwest and a 10-minute drive time to the east (curtailed because of the proximity of Ballyclare and Newtownabbey and the absence of any significant draw from these centres to Antrim). The drive times are considered a reasonable benchmark for where trade would be drawn from and includes Antrim Town Centre, Crumlin, Randalstown, Toome, Ballymena, Parkhall, Greystone, Ahoghill and Kells/Connor. In addition, the RIA assumes an opening date of 2029 which would be considered a reasonable benchmark for the store opening although it is accepted this project timeline could have a certain amount of flex within it.

Antrim Town has around 10% of units in convenience use which is the UK average and about 23% of units in comparison use, which is just below the UK average. Antrim has above average retail service uses and is below average in terms of leisure uses. It is marginally below the average in terms of financial and business uses. In terms of vacancy, Antrim has 17% of units vacant, which is above the UK average of 14%, though not significantly higher. It is noted that many of the vacant units within Antrim are located in Castle Mall and a sizeable portion of that shopping complex has recently been granted planning permission for redevelopment for housing which is likely to significantly reduce the vacancy rate in Antrim once it is implemented.

The Councils Retail and Commercial Leisure Study 2019 which was carried out as part of the evidence papers for the Councils Plan Strategy identifies the retail turnover for Antrim Town as being about £67million, albeit this includes Tesco which is just outside the town centre and is noted as heavily overtrading.

The RIA indicates Home Bargains will draw £6.41 million from the study area's main food spending and £1.47 million from the study area's top up food spending. It is estimated that 56% of the proposal's convenience turnover will be drawn from Asda which will equate to £4.44 million of the proposal's trade. The Asda store is recognised to be heavily overtrading, and this diversion will equate to 9.1% of the store's turnover. About 11% of the proposal's trade will be diverted from Lidl which equates to about £0.89 million and has an impact of 10% on Lidl. A further 3% of trade will be drawn from B&M Bargains, equating to £0.2m, with an impact of 6.2% on this store. In total about 70% of the proposal's trade is diverted from these three out of centre stores located only 420m from the proposal. All three proposals are not located within a designated retailing centre benefiting from protection under Policy DM 7 of the ANPS.

It is estimated that 14% of the proposal's convenience turnover will come from Tesco which equates to a diversion of £1.11 million and an impact of 2.2% on Tesco. While the Tesco store is located on the edge of the town centre, and whilst not formally protected, it does have an important role to play in supporting the town centre. The impact on this store will not cause any notable harm, and Tesco will continue to trade very strongly.

Around 13% of the proposal's convenience trade will be diverted from Sainsbury's, Tesco and Home Bargains all located in Ballymena. Sainsbury's will account for 3% of

the proposal's trade and there will be an impact of 1% on this store. Tesco will account for 2% of the proposal's convenience turnover and the impact on this store will be less than 1%. Home Bargains will account for 8% of the proposal's turnover. Finally, 3% of the proposal's convenience trade will be drawn from other shops outside the study area.

In terms of comparison goods, the proposal will divert about 58% of its comparison trade from the Junction, which equates to £2.82 million which will have an impact of 8% on the Junction. About 12% of the proposal's comparison trade will be drawn from across the shops within Antrim Town Centre which is a diversion of £0.58 million and equates to an impact of 2% with a further 2% of the proposal's comparison trade being drawn from Tesco, which equates to a diversion of £0.12 million and an impact on Tesco of 1.84%.

Approximately 0.3% of the proposal's comparison trade will be diverted from Randalstown, equating to a 0.2% impact, which is not considered to be harmful. The main other locations that will have comparison turnover diverted are Home Bargains and Braidwater in Ballymena with 11% of the proposal's trade being diverted from Home Bargains, with 8% being diverted from Braidwater.

Antrim Town centre is projected to experience a 4.6% trade diversion from the combined impact of convenience and comparison goods, while Randalstown and Crumlin will not see a minimal impact. The principal competing shops to the proposed development are located closer to the application site at the Junction. As such Antrim's health and its vitality and viability will be largely unaffected by this proposal. Consequently, the trading impact of the proposed retail store is not expected to cause significant detriment to any designated retailing centres within the Borough.

In addition, Table 10 of the applicants RIA indicates that in Zone 1 alone Antrim retains £43.7 million (43%) of spending and is leaking £58.6 million (57%). In convenience terms, Table 6 of the Retail Impact Assessment indicates that Zone 1 (Antrim Town Centre, Tesco and the Junction) has a total (main and top up combined) turnover of £90.8 million from a total available convenience spend of £103 million meaning that there is a leakage of £12.2 million (12%). The Council's Nexus Study (2019) indicates that total available spend in the Antrim zone 1 is £92.6 million with a combined total spend retained in Zone 1 of £32.8 (i.e. 35%). As such there is £59.8 million (65%) of comparison spend leaking from Antrim zone 1 alone. In convenience terms (main and top up combined) whilst Tesco and Asda are strong traders Nexus Table 4 shows that there is about £59.5 million turnover in Zone 1 from an available spend of £67.8 million indicating a leakage of £8.3 million (12%). Overall, the impact of the Home Bargains can be easily accommodated within the direct spend leaking form Antrim Town Centre.

As the application site lies outside of a designated retailing centre a Sequential Assessment was undertaken to ascertain whether there were any vacant sites/buildings which could accommodate the proposal. Given the size of the proposed development, it is accepted that there are no suitable available buildings or sites currently on the market which would be able to accommodate the proposed development within a reasonable proximity to the targeted market. While it is noted that there are vacant units with the Junction complex which could accommodate

the development, the Junction is not a designated retailing centre and therefore does not need to be included within the sequential assessment.

Overall, the proposal is considered to not have a significant impact on the nearby designated centres including Antrim Town Centre. Additionally, there are no suitable sites located within any of the nearby designated centres which would be capable of accommodating the proposed development. The proposal is considered to comply with Policy DM 7 of the ANPS.

Siting, Design and impact on Appearance of the Area
Policy SP6 seeks to promote good placemaking, high-quality design practices and the importance of the development responding positively to the local context. Policy DM 25 'Urban Design' of the ANPS stipulates that development within settlements will be required to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area.

Policy DM 25.1 expands on this and requires proposals to make a positive contribution and relate well to the character, appearance and use of materials of the surrounding area.

The proposal includes a single retail store, car parking area, service area, landscaping around the periphery of the site and a single access/egress point onto the Springfarm Industrial Estate access road. The proposed retail building has a floor area of 2183sqm which includes 1894sqm net retail floor area, with the remaining floorspace being used as areas for storage and a welfare/staff facilities.

The proposed retail building is single storey with a flat roof measuring 7.85 metres, has a length of 72 metres and a width of 33 metres. The building has metal cladding to the roof with a mixture of facing, brick, flashings and glazing to the walls. The building has its primary frontage onto the A26 Ballymena Road with a secondary frontage which includes an access onto the Springfarm Industrial Estate. The buildings primary shop entrance comprises a glazed corner feature to the southwestern and southeastern elevations which is located close to the main body of proposed car parking as opposed to the entrance location. The proposed building is typical of other Home Bargains stores and while a more active frontage would have been desirable onto the Ballymena Road, when read in the context of the other buildings within the Springfarm Industrial Estate which have a frontage onto the Ballymena Road, the proposal is considered acceptable.

The proposed car parking includes spaces for 116 cars and a rear service area. The existing boundary treatments to the eastern (rear) and the southern boundary of the site, where it abuts a portion of the Springfarm Industrial Estate and the residential dwellings along the Springfarm Road is proposed to be retained. The existing palladin fencing to the front of the site along the Ballymena Road and the Springfarm Industrial Estate shall be removed and replaced with a low-level timber knee rail. It is considered that the removal of the fencing to the frontages of the site along the Ballymena Road and Springfarm Industrial Road will help soften the appearance of the site and add to the visual amenity, while the retention of the existing boundary treatments to the rear of the site and the southern boundary will have no additional visual impact, however, it will help protect amenity in the adjoining properties.

Criterion (b) of Policy DM 25 of the ANPS indicates that development proposals should appropriately integrate any heritage assets and/or landscape and biodiversity features of the site. SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.2 and Policy DM 42 of the ANPS support biodiversity through the retention and appropriate integration of trees. It is proposed to introduce landscape buffer areas which have a minimum depth of 5 metres around the boundaries of the site which separate the proposed parking areas from the neighbouring properties. It is considered that the proposed landscaped areas will help soften the overall visual impact of the proposed development and will be an enhancement to the site when considered in the context of the existing area of hardstanding which was previously used to display cars for sale. There are limited details of the number, type and height of the trees and shrubs to be planted within the buffer areas and it is considered that this information needs to be provided and agreed with the Council prior to the development becoming operational.

Policy DM 25 of the ANPS requires proposals to promote accessible and inclusive places for all. The building is designed to promote accessibility for those with accessible needs into the store from the car parking areas and adjoining public footpaths.

In summary, it is considered that the scale, massing and design of the proposed building is acceptable in the context of the existing site, it will add enhancements to the visual amenity of the area through the introduction of landscaped areas and the removal of fencing, it will respect the surrounding context and will be in keeping with the overall character of the surrounding area.

Neighbour Amenity
The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. Policy DM 28 of the ANPS highlights that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Whilst Policy DM 50 of the ANPS indicates that the Council will support development proposals with the potential to cause significant pollution including noise pollution where an assessment report has been provided and concluded that the proposal will not have an unacceptable adverse impact on local amenity and how any proposal will be appropriately mitigated.

Although the application site was previously used as a car showroom, the proposed use of the site as a convenience retail store will bring an intensification of use of the site which has the potential to give rise to adverse impacts in terms of noise, lighting and air quality. The site is bounded to the southeast by residential properties along the Springfarm Road and to the northeast by some commercial properties within the Springfarm Industrial Estate which include a physio, car wash, taxi rank and an office building.

The closest residential property of concern is considered to be that on Springfarm Terrace to the east of the application site, with the nearest dwelling being 47 metres from the centre of the turning circle, and some 71 metres from the external services plant. In relation to potential noise, the Council's Environmental Health Section (EHS)

was consulted and were satisfied that the amenity of nearby sensitive receptors can be suitably protected subject to a condition.

The applicant has provided an Outward Sound Level Impact Assessment (Document 06). The proposed operating hours of the retail unit are given as 08:00 to 22:00 Monday to Saturday and 13:00 to 18:00 on Sundays. Deliveries are proposed between 07:00 and 23:00 Monday to Saturday and 12:00 to 19:00 hours on a Sunday. The assessment states that there will be notionally one Heavy Goods Vehicle (HGV) delivery per day, however, goes on to state that if there is more than one in a day, there will be no more than one, in any 1-hour period. The report confirms that the HGV trailers used by Home Bargains do not have external refrigeration units and Environmental Health would seek to secure this through a suitably worded condition. A Rating level of 60 dB L_{Ar} at 10m for delivery noise is presented and is inclusive of +3dB acoustic feature correction for impulsivity. A maximum of 10 no. external air conditioning condenser units are proposed to the rear of the store. The units will operate during daytime hours only and will typically be on 1 hour before store opening and continue until 1 hour after store closing.

Deliveries will occur during daytime hours only and it is proposed to erect a 3-metre-high acoustic fence around the area to be used for HGV's for servicing the site to mitigate any impact to nearby properties. The erection of this fence can be controlled by way of condition and should be erected prior to the proposed store becoming operational.

With regards to car park movements, a sound level of 43.1dB LAeq,1hr within the external amenity area of the nearest sensitive receptor. The report notes that this is less than the existing ambient sound level of 57dB L_{Aeq} and is therefore considered to be not significant.

The Council's Environmental Health Section (EHS) were consulted and raised no objections subject to a number of conditions to mitigate any adverse impacts.

The applicant has submitted an Air Quality Impact Assessment (Document Number 14), which included an assessment of the potential air quality impacts associated with traffic emissions arising from the proposed development using the DMRB Screening Method with the results indicating that the proposed development will result in a negligible change in pollutant concentrations at nearby properties.

The predicted concentrations of Nitrogen Dioxide (NO2) and Particulate Matter (PM10) remain within the relevant UK Air Quality objectives and as a result, no operational phase mitigation measures are required. The report also considers emissions from the proposed heating systems and notes that these are not expected to result in significant effects on local air quality.

The report concludes that no significant operational air quality effects are predicted as a result of the proposed development. The Council's EHS were consulted and raised no objections on this aspect of the proposal.

The applicant has also submitted a Luminaire Schedule (Document No. 17), a Guidance Note on Lighting (Document No. 16), Lighting Calculations (Document Nos.15 & 15/1) a Luminaire Schedule, (Document No. 18) a letter with additional lighting details (Document No. 18) and a Lighting Installation Plan (Drawing No. 08).

The information submitted references the development site as being Environmental Zone E3, (Suburban). The pre and post curfew illumination levels are given as 10 lux pre-curfew and 2 lux post curfew. Drawing No. 08 indicates that the maximum vertical illuminance in lux at any nearby sensitive receptor is 1 lux. The Council's EHS were consulted and raised no objections subject to a number of conditions to mitigate any adverse impacts.

The proposed building is in excess of 50 metres from the nearest residential property and will not give rise to any impacts of overshadowing or loss of light. The building would not appear dominant given its relatively low elevation and also given the separation distance. The retention of the existing boundary treatments along with the proposed landscaped buffers to the rear and southern boundary of the site will help ensure that there are no significant impacts of overlooking onto neighbouring properties.

Taking into consideration the context of the wider site and the separation distance from any neighbouring properties it is considered that the proposal complies with Paragraphs 4.11 and 4.12 of the SPSS and Policy DM 28 of the ANPS in this regard.

Road Safety, Traffic, and Parking
Policy 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. Policy SP 3 of the ANPS is supported by Policy DM 10.

Policy DM 10 of the ANPS gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods and adequate provision is made for car and cycle parking and any necessary servicing arrangements. DM 10.2 of the ANPS, advises that the Council will continue to take account of the supplementary guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards.

It is proposed to access the site by a single access/egress onto the Springfarm Industrial Estate which then accesses onto the A26 dual carriageway. The proposed access arrangement is the same access arrangement which serves the former car showroom which operated on the site. Visibility splays of 2.4 by 33 metres are proposed which exist presently and there are existing pavements bounding two sides of the site which will help provide alternative travels modes for customers. A pedestrian crossing point is provided at the site entrance to enhance permeability at the access point. The Transport Assessment (Document No.13) which was submitted with the application indicates that the site will attract an average of 395 vehicles per day with a typical peak of 17:00-18:00 for food retail and 13:00-14:00 for non-food retail, with the subject store predominately trading in non-food retail. DfI Roads were consulted on the application and indicated that they had no objection subject to conditions.

The proposed store is 2183sqm store with 116 parking spaces. The Parking Standards guidance documents indicate that 1 parking space is required per 20sqm for non-food retail and 1 space per 14 sqm of food retail. The application proposal provides 1

space per 18.7sqm of floorspace which is considered acceptable given that Home Bargains is predominately a non-food retailer. The servicing area for the store is separated from the customer parking area and sufficient turning circles are indicated within the site to ensure that a HGV can enter and exit the site in forward gear.

The third-party comments in relation to road and pedestrian safety are noted, however, it is considered that the traffic impact from the proposed development can be accommodated within the existing road infrastructure. The site is well served by existing pedestrian footpaths and there is sufficient parking within the curtilage of the site to accommodate the proposed development. It is considered that the proposal will not prejudice road or pedestrian safety nor will it significantly inconvenience the flow of traffic.

Flood Risk and Drainage
Policy SP 10 recognises the need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the natural and built environment while SP 10.2 states that there will be a strong presumption against development proposals in floodplains. SP 10.3 requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems (SUDS) which is supported by Policy DM 47.

There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site and the site is not affected by fluvial or pluvial flooding nor is the site within a reservoir inundation zone.

Policy DM 47 of ANPS addresses surface water drainage and promotes the use of Sustainable Urban Drainage (SUDs)and requires the submission of a Drainage Assessment (DA) when certain thresholds are exceeded, in this case a change of use involving new buildings or hard surfacing exceeding 1000sqm in area. As the proposed development incorporates in excess of 1000sqm of hardstanding a Drainage Assessment (Document 12) was prepared along with a Drainage Layout (Drawing No. 07) to support the application. It is proposed to discharge all surface water to the NI Water system with 305m3 of on-site attenuation being provided through the use of oversized pipes. DfI Rivers were consulted on the application and raised no objections to the proposed development.

It is considered that the drainage proposals for the site comply with the Policy DM47 of the ANPS and are acceptable.

Archaeology and Built Heritage
The SPPS and Policy SP 7 of the ANPS requires that all proposals protect, conserve and promote the enhancement of the historic environment. Policy DM 32 seeks the protection, conservation, enhancement and appropriate active use of listed buildings.

The application site does not contain any listed buildings within the application site, nor do any abut the application site. The proposed development site is not located within the buffer zone for any protected or scheduled monuments, however, there are eleven known archaeological sites within 1km of the site and a roadway traversed the site on the 1st and 2nd editions of the OS map. The applicant submitted an Archaeological Impact Assessment (Document 07) and consultation was carried out with Historic Environment Division – Historic Monuments who raised no objections

to the proposed development subject to conditions requiring a programme of archaeological work to be undertaken prior to any development of the site. It is therefore considered that the proposal complies with both the SPPS and Policy DM 32 of the ANPS.

Natural Heritage
Policy SP 8 of the ANPS indicates that the Council will work in partnership with DAERA, environmental organisations and developers to protect, conserve and promote the enhancement and restoration of the diversity of the Boroughs natural heritage comprised of its habitats, species, landscapes and earth science features. Policy SP 8.3 of the ANPS requires appropriate weight to be afforded to the protection of designated sites, protected species and priority habitats and species together with other features of biodiversity and geological interest within the wider environment. Policy SP 8 is supported by Policies DM 37 – DM 39 and DM 42 of the ANPS.

A Biodiversity Checklist was completed by a qualified ecologist which indicates that given the previous development on the site and the large areas of existing hardstanding that the site has limited ecological value. No evidence of protected species using the site was evident and the site does not have any hydrological connection to any designated site.

Water Contamination
Consultation has been carried out with Water Catchment Unit (WCU) who raise no objections to the proposal, provided that the proposed development connects to the NI Water sewerage system which can be stipulated as a condition on the grant of any planning permission.

Land Contamination
Policy DM 52 of the ANPS requires consideration to be given to the potential of any proposal to cause land pollution or contamination. A Phase 1 Preliminary Risk Assessment (PRA) and a Phase 2 Generic Quantitative Risk Assessment (GQRA) (Document No. 11) was submitted with the application given that this is a previously developed site. Consultation was carried out with DAERA Regulation Unit and the Council's EHS, who indicated that future users can be protected from risks associated with contaminated land subject to recommended conditions. It is considered that there will be a limited impact from any sources of contamination as a result of the proposed development of this brownfield site subject to conditions.

NI Water Infrastructure
NI Water has indicated that the receiving foul sewerage network has sufficient capacity to service the site, however, there is a public sewer traversing the site and the applicant is required to liase with NI Water prior to development commencing to ensure that the development will not adversely affect the existing wayleave.

Economic Benefits
It is stated within the supporting documentation that the proposed development will have a number of positive economic benefits for Antrim Town and the Borough which would include: £8 million capital expenditure on the development of the store, including 65 direct and 35 indirect construction related jobs with an associated GVA of £7.8 million, and it would regenerate an existing vacant site. On a longer term basis, it would result in 95 direct and 59 indirect retail jobs with an associated GVA of £6 million and an annual rates contribution of £126,000.

Other Matters
A third party raised a concern that the development would give rise to ultra processed food, however, this is not a matter considered relevant to the consideration of this planning application and is not material to the decision-making process.

CONCLUSION

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

- The principle of the development is acceptable.
- The design, layout and appearance of the proposal is acceptable.
- There are no significant neighbour amenity concerns.
- There is no significant flood risk associated with this development.
- There are no significant natural and built heritage concerns.
- There are no significant access concerns, with the parking provision within the context of the site.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 03 date stamped 26 June 2026 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

   Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03 date stamped 26 June 2026 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

5. All redundant fuel storage tanks and/or associated infra-structure must be fully decommissioned and/or removed in line with current Guidance for Pollution Prevention (GPP 2 and/or GPP 27) and the quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions 6 and 7 will apply.

   Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing and subsequently implemented and verified to its satisfaction.

   Reason: Protection of environmental receptors to ensure the site is suitable for use.

7. After completing the remediation works under Conditions 5 and/or 6; and prior to the development operating and or being occupied, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at Regulation Unit https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.
   Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. The net retail floorspace of the retail store hereby approved shall not exceed 1894sqm when measured internally and the store shall not be subdivided into separate units without the express grant of planning permission.

   Reason: In order to prevent any adverse impact on a designated retailing centre.

9. The development hereby approved shall only be open to customers and will only receive deliveries between the hours of 07:00 to 23:00 hours Monday to Saturday and 12:00 to 19:00 hours Sunday.

   Reason: In order to protect amenity at nearby sensitive receptors

10. The use of HGV,s/HGV trailers with external refrigeration units are prohibited on site.

    Reason: In order to protect amenity at nearby sensitive receptors.

11. There shall be no more than 1 HGV delivery per hour to the permitted development, and only during the operating hours detailed in Condition 10. Reason: In order to protect amenity at nearby sensitive receptors.

12. During the lifetime of the development hereby permitted all forklift trucks/mobile plant operating within the permitted development shall be fitted with non-tonal/broadband reversing alarms.

    Reason: In order to protect amenity at nearby sensitive receptors.

13. During the lifetime of the development hereby permitted the 10no. external services plant (air conditioning condenser units) shall not operate during the hours of 23:00 to 07:00.

    Reason: In order to protect night-time amenity at nearby sensitive receptors.

14. During the lifetime of the development hereby permitted each external service plant unit (air conditioning condenser unit) shall have a sound pressure level not exceeding 62dB at a height of 1.5m at 1m from the front of the unit on open ground as per Document Number 06, stamped 01/06/2026.

    Reason: In order to protect amenity at nearby sensitive receptors.

15. During the lifetime of the development hereby permitted light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) at anytime between 07:00 and 23:00hrs, and 2 Ev (lux) at anytime between 23:00 and 07:00 hours, when taken from inside the property.

    Reason: In order to protect amenity at nearby sensitive receptors.

16. Prior to the store becoming operational the 3-metre-high acoustic fence shall be erected in the position shown on Drawing No. 03 date stamped 26th June 2026 and shall be maintained in situ for the lifetime of the development. The barrier shall have a surface weight of not less than 15kg/m2, be of solid construction (i.e. no holes or gaps for sound to pass through), and so if it is a fence, it should be of the ship-lapped design.

    Reason: In order to protect amenity at nearby sensitive receptors.

17. Prior to the development becoming operational a detailed landscaping plan, to include details of the number, type and height of trees and shrubs within the areas of buffer planting as indicated on Drawing No. 03 date stamped 26th June 2026, shall be submitted to and approved by the Council. The details shall also include management and maintenance arrangements of the landscaped areas.

    Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

18. If any planted tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

19. The building will not become operational until a connection has been granted to the public sewer by NI Water.

    Reason: To ensure that adequate sewerage and drainage services exist for the development.

20. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

    - The identification and evaluation of archaeological remains within the site;
    - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
    - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
    - Preparation of the digital, documentary and material archive for deposition.

    Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

21. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 08. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

    Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.



LA03/2026/0381/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.2**
APPLICATION NO	**LA03/2026/0564/S54**
DEA	**ANTRIM**
COMMITTEE INTEREST	**MAJOR APPLICATION**
RECOMMENDATION	**GRANT SECTION 54 APPLICATION**
PROPOSAL	Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands (Variation of Condition 12 from approval LA03/2017/0234/O regarding operation hours of food and beverage units)
SITE/LOCATION	Junction One Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL
APPLICANT	0004 Junction SC Antrim (Freeholdco) Limited
AGENT	TSA Planning
LAST SITE VISIT	14/09/2026
CASE OFFICER	Barry Diamond Tel: 028 90340407 Email: Barry.Diamond@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/699528

SITE DESCRIPTION

The application site is located at Junction One Retail and Leisure Park, which is within the development limits of Antrim Town as defined in the Antrim Area Plan 1984-2001 (AAP)

The application site extends to approximately 22 hectares and comprises an established retail and leisure complex containing a substantial number of units of varying scale, including retail, leisure and food and beverage premises. The eastern portion of the site is characterised by a more concentrated arrangement of smaller units, while development throughout the remainder of the site is more dispersed, with individual units separated by extensive areas of hard surfacing, internal access roads and landscaping.

Although the application site extends across the whole of Junction One, the subject of the application relates to a semi-detached, single-storey unit FB-3, comprising a vacant restaurant. Unit FB-3 has a total floorspace of approximately 347 sqm which is largely in accordance with the approved outline masterplan LA03/2017/0234/O (Drawing No. 05/1, date stamped 10th October 2017) and is approximately 5.8 metres in height,16 metres in length and 20m in width. Unit FB-3 is finished in grey composite cladding, with significant areas of glazing to the front (southwestern) elevation incorporating aluminium window frames, together with a flat roof also finished in grey composite cladding. Unit FB-3 adjoins Unit FB-4 (Nando's) on the northwestern elevation. A large area of hardstanding, used for car parking, is located to the southwest. Pedestrian access is available from both the northeastern (rear) and southwestern (front) elevations.

The application site is bounded by the Ballymena Road (A26) to the northeast and Randalstown Road located to the southwest, both of which provide distributor routes to the wider Antrim area.

RELEVANT PLANNING HISTORY

Junction One has an extensive planning history. Those planning permissions considered most relevant to this planning application are listed below:

Planning Reference: LA03/2017/0234/O
Location: Junction One Retail and Leisure Park
Proposal: Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands. Proposals include demolition and reconfiguration of existing buildings; erection of new buildings to include provision of restaurants/coffee shops, bulky goods retail warehousing, retail kiosks, indoor leisure and factory outlet units; creation of new children's play area, outdoor multi-purpose recreational facility, new gateway entrance road and re-configuration of internal road network; reconfiguration of car parking; provision of environmental improvement scheme featuring hard/soft landscaping and all associated site works (Proposed Master Plan layout to also incorporate the re-configuration of existing car park and 2 No drive thru restaurants/cafes, 1 No ancillary external seating area and 1 No ancillary children's play area granted planning permission by LA03/2017/0014/F)
(Amended Description and Environmental Statement Addendum)
Decision: Permission Granted (14/12/2017)

Planning Reference: LA03/2018/1006/RM
Location: Lands approximately 50m south of Omniplex cinema, The Junction Retail and Leisure Park Ballymena Road, Antrim
Proposal: Proposed development of 2no. restaurant units, associated plant, car and cycle parking, landscaping and associated site works.
Decision: Permission Granted (19/02/2019)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The Plan identifies the applications site as being within the development limits of Antrim. The Antrim Area Plan 1984–2001 identifies Antrim Town as the District's principal shopping town. Paragraph 8.2 identifies town centre limits and seeks to strengthen the dominance of the central areas through the concentration of future commercial development within them, with major

commercial development discouraged outside these areas. Paragraph 8.3 also recognises the role of the central areas as entertainment and social centres, including restaurant and other associated uses.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interest of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2- Employment (sp2): seeks to encourage the growth of indigenous business, promote innovation and proactively attract investment into our Borough. SP2 is supported by Policies:

- Policy DM 8 Development at the Junction, Antrim

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by relevant operational policies:

- Policy DM 28 Amenity Impact

CONSULTATION

Environmental Health – No objection subject to conditions.

REPRESENTATION

One hundred and five (105) neighbouring properties were notified, and no letters of objections have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Legislative Requirements
- Policy Context and Principle of Development
- Conditions to be Varied
- Other Material Considerations

Legislative Requirements

Environmental Impact Assessment

As the development falls within Schedule 2, Category 2, 10 (b) urban development projects including the construction of shopping centres and car parks of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination

was carried out, and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Habitats Regulation Assessment

The subject site is located at Junction One Retail and Leisure Park, Ballymena Road, Antrim, however, it primarily relates to Unit FB-3 which is a vacant restaurant unit. There are no relevant designated sites close by. The application seeks a variation to the condition which restricts opening hours of the unit. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- The application relates solely to an opening hours restriction to an existing building.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Policy Context and Principle of Development
Section 54 of the 2011 Act applies to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development granted previously. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the current application.

The principle of development has been established on the site under planning application Ref: LA03/2017/0234/O which was approved on 14th December 2017. As the current application seeks only a variation of Condition 12 attached to this permission, the principle of development cannot be revisited. Consideration will be given to the proposed variation of the conditions imposed on the previous approval and whether the variation of the condition is considered acceptable.

It is noted that the comprehensive regeneration of Junction One, as approved under planning approval LA03/2017/0234/O, has substantially progressed, although redevelopment of the site remains ongoing. Several units identified on the approved Site Layout Plan (Drawing No. 05/1, date stamped 10th October 2017) have yet to be constructed, including units FOC-2, FOC-3, FB-5 and FB-6, together with the proposed sports/MUGA area. DM 8.1 of the ANPS supports the ongoing redevelopment of the Junction Retail Outlet and Leisure Park in accordance with the terms of the approved Outline Masterplan.

Conditions to be Varied
The purpose of this application is to vary Condition 12 of planning approval Ref: LA03/2017/0234/O. The proposed variation seeks to extend the permitted operating hours of food and beverage Unit FB-3, allowing the unit to operate beyond the

existing 23:00hrs restriction until 03:00hrs, while the existing operating restriction applicable to Unit FB-4 would remain unchanged.

Condition 12 of planning approval Ref: LA03/2017/0234/0 reads: "The food and beverage units identified as FB-3 and FB-4 on Drawing No: 05/1, date stamped 10th October 2017, shall not be operational at any time between 23:00-07:00hrs.

Reason: to ensure the amenity of nearby residential properties is protected."

The applicant seeks to vary the wording of the condition to read as follows;

"Food and beverage unit FB-4 as identified on Drawing No: 05/1, date stamped received 10th October 2017, shall not be operational at any time between 23:00-07:00hrs. Food and beverage unit FB-3 as identified on Drawing No: 05/1, date stamped received 10th October 2017, shall not be operational at any time between 03:00-07:00hrs.

Reason: To ensure the amenity of nearby residential properties is protected."

Condition 12 was originally imposed to ensure that the amenity of nearby residential properties was protected. The nearest residential properties are located on the opposite side of the A26 Ballymena Road at Meadowlands and the Niblock Road with the minimum separation distance being 60 metres. The key consideration is therefore whether the proposed extension to the operating hours of Unit FB-3 would result in an unacceptable impact upon residential amenity, particularly by way of noise and disturbance.

The Council confirms receipt of the Outward Level Impact Assessment (Document 01 date stamped 5th August 2026), carried out by Lester Acoustics. The Councils Environmental Health Section (EHS) was consulted and, having reviewed the submitted assessment and has indicated that they are satisfied that Condition 12 of planning approval Ref: LA03/2017/0234/O can be varied, subject to the recommended noise control measures. EHS advised that the total noise level from any external plant associated with the development shall not exceed a sound pressure level of 63.9dB when measured at 3 metres from the plant and assessed in accordance with the relevant British Standard. Additionally, EHS advised that Unit FB-4 should continue to be restricted from operating between 23:00hrs and 07:00hrs, while Unit FB-3 should not operate between 03:00hrs and 07:00hrs. Having regard to the findings of the submitted assessment and the consultation response from EHS, it is considered that the proposed variation would not result in an unacceptable noise impact upon nearby residential properties, subject to the recommended conditions.

The variation of the wording is considered to be acceptable in the context of the submitted report, the response from the EHS and the separation distance of 60 metres to the nearest residential property which is separated from the application site by the A26 Ballymena Road.

A number of other conditions have been deleted from the previous grant of outline planning permission as they are no longer relevant given the commencement of development, are time expired, or have been discharged.

CONCLUSION

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

- The principle of the development has previously been established; and
- The proposed variation would not adversely impact the amenity of nearby residential properties by way of noise or disturbance.

RECOMMENDATION	**GRANT SECTION 54 APPLICATION**

PROPOSED CONDITIONS

1. The approved phasing scheme (Ref: LA03/2018/1049/DC) shall include the implementation of the children's play area and Multiple Use Games Arena.

   Reason: To secure the orderly development of the site in line with the stated design objectives and to ensure delivery of the children's play area and Multiple Use Games Arena as an integral part of the development.

2. The gross floorspace of the development hereby permitted, and as denoted on the stamped approved Proposed Masterplan drawing shall not exceed 18,766 square metres when measured internally and shall consist of the following elements:

   a) Retail Warehousing Units the gross floorspace of which shall not exceed 13,473 square metres when measured internally;
   b) Factory Outlet Units the gross floorspace of which shall not exceed 697 square metres when measured internally;
   c) Retail Kiosks the gross floorspace of which shall not exceed 80 square metres when measured internally;
   d) Food & Beverage Units the gross floorspace of which shall not exceed 1,729 square metres when measured internally; and
   e) A Leisure Unit the gross floorspace of which shall not exceed 2,787 square metres when measured internally.

   Reason: To enable the Council to exercise control over the nature, range and scale of the retailing and leisure activity to be carried out at the site and to ensure compliance with the objectives and policies for retailing and town centres.

3. The retail floorspace within the Retail Warehousing units hereby approved shall be used only for the sale and display of the items listed hereunder and for no other purpose, including any other purpose in Class Al to the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015: -

   a) DIY materials, products and equipment;
   b) Garden materials, plants and equipment;
   c) Furniture and soft furnishings, carpets and floor coverings and electrical goods;
   d) Such other items as may be determined in writing by the Council as generally falling within the category of "bulky goods".

   Reason: To enable the Council to exercise control over the nature, range and scale of retailing activity to be carried out at the site and to ensure compliance with the objectives and policies for retailing and town centres.

4. The retail floorspace within the Factory Outlet units hereby approved shall be used only for the purposes of Specialised Retailing and for no other purpose in Class AI to the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015.

   For the purposes of this condition specialised retailing means clearance stores operated by: -

   - Manufacturers;
   - Retailers who do not directly manufacture but who own their own brand; or
   - The franchises or licensees of such manufacturers or retailers in each case selling at discount prices their own branded factory seconds, surplus stock, environmental stock or discontinued lines.

   Reason: To enable the Council to exercise control over the nature, range and scale of retailing activity to be carried out at the site and to ensure compliance with the objectives and policies for retailing and town centres.

5. With the exception of the floor space hereby approved on mezzanine floors indicated on Drawing No. 05/1 no other internal operations, including the construction of or extension to approved mezzanine floors shall be carried out at the site to increase the gross floorspace available without the prior permission of the Council in writing.

   Reason: To enable the Council to exercise control over the nature, range and scale of the retailing and leisure activity to be carried out at the site so as not to prejudice the continued vitality and viability of existing retail centres and to ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

6. None of the retail units within the development shall be sub-divided into independent or separate retail units without the prior permission in writing of the Council.

   Reason: To enable the Council to exercise control over the nature, range and scale of the retailing and leisure activity to be carried out at the site and to ensure compliance with the objectives and policies for retailing and town centres.

7. No development shall take place until details of all proposed tree and shrub planting and a programme of works associated with each phase of development together with an associated landscape management plan(s) have been submitted to and agreed in writing with the Council.

   Notwithstanding the indicative landscaping features set out on drawing 05/1, date stamped received 10th October 2017, additional landscaping shall be provided to soften the visual appearance of the large areas of car parking to be provided in the development hereby permitted.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity and the promotion of

biodiversity and to accord with the provisions of Policy AMP9 of Planning Policy Statement 3.

8. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

9. Food and beverage unit FB-4 as identified on Drawing No: 05/1, date stamped received 10th October 2017, shall not be operational at any time between 23:00-07:00hrs. Food and beverage unit FB-3 as identified on Drawing No: 05/1, date stamped received 10th October 2017, shall not be operational at any time between 03:00-07:00hrs.

   Reason: To ensure the amenity of nearby residential properties is protected.

10. The total noise level from any external plant associated with the development shall not exceed a sound pressure level of 63.9dB(A) when measured at 3m from the plant and assessed in accordance with British Standard 4142:2014+A1:2019.

    Reason: In order to protect amenity of nearby noise sensitive receptors.

11. There shall be no deliveries to the food and beverage units identified as FB-3 and FB-4 on Drawing No: 05/1, date stamped received 10th October 2017, at any time between 23:00-07:00hrs.

    Reason: To ensure the amenity of nearby residential properties is protected.

12. If during any development works, new contamination or risks are found which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented and verified to its satisfaction.

    Reason: Protection of environmental receptors to ensure the site is suitable for use.

13. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Pollution Prevention Guidance No. 2 (PPG2) and No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 2 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

14. After completing any remediation works required under Conditions 14 and 15 and prior to occupation of the development, a verification report needs to be submitted to and agreed in writing with the Council. This report should be completed in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

    Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. A final construction environmental management plan (CEMP) associated with each phase of development shall be submitted to and agreed in writing with the Council by the appointed contractor at least eight weeks prior to the commencement of any development approved herein.

    The (final) CEMP shall reflect all the mitigation and avoidance measures to be employed as outlined in the CEMP approved herein and the development shall be carried out in accordance with the mitigation measures, unless otherwise agreed in writing by the Council.

    Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and to provide effective mitigation ensuring there are no adverse impacts on the integrity of the Lough Neagh and Lough Beg SPA/RAMSAR site.

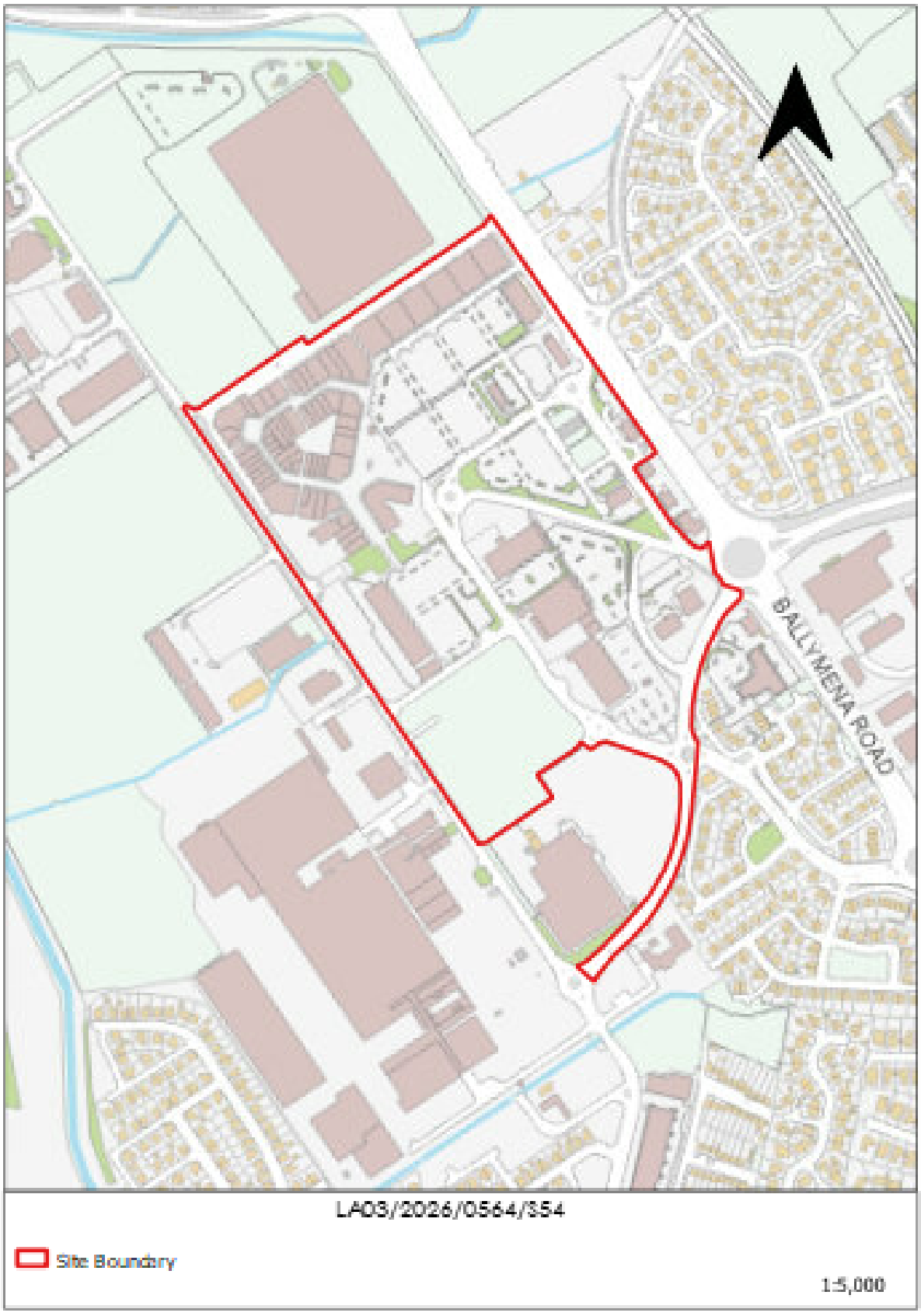
16. Car parking spaces to serve the development as indicated in Drawing No: 05/1, date stamped received 10 Oct 2017, shall be provided in accordance with a programme to be submitted and agreed in writing by the Council. The programme shall detail the number, location and arrangement of the necessary car parking provision to serve each phase of site development and shall include an appropriate provision of disabled car parking spaces in accordance with guidance set out in the DOE Planning document 'Parking Standards'.

    No part of the development hereby approved in each phase of development shall become operational until provision has been made and permanently retained for the parking of vehicles to serve each phase of the development as agreed in writing with the Council (February 2005).

    Reason: To ensure the adequate provision of parking to serve the development.

17. Secure bicycle parking facilities shall be provided in accordance with a programme to be submitted to and agreed in writing by the Council. The programme shall detail the number, location, arrangement and specification of the necessary secure bicycle parking to serve each phase of site development in accordance with guidance set out in the DOE Planning document 'Parking Standards' (February 2005).

Reason: To ensure the adequate provision of secure bicycle parking facilities and promote a modal shift to more sustainable forms of transport.



COMMITTEE ITEM	**3.3**
APPLICATION NO	**LA03/2025/0895/RM**
DEA	**ANTRIM**
COMMITTEE INTEREST	**COMMITTEE DEFERRAL/SECOND ADDENDUM**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed petrol filling station and retail unit with parking, lighting and associated development including solar panels and package treatment plant, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement
SITE/LOCATION	11 Ballycraigy Road, Antrim, BT41 2BD
APPLICANT	Solo Direct Ltd
AGENT	Les Ross Planning
LAST SITE VISIT	16th January 2026
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/705089

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Members will recall this application was presented to the Planning Committee in August 2026. The application was deferred for a period of two months to allow for discussions with DfI Roads in relation to road safety, in particular to discuss if there is any solution to road safety concerns, what issues there are regarding traffic and what discussions have taken place to date.

To date, no additional information has been submitted, nor have any amended plans been received to detail any proposed pedestrian crossing nor has DfI Roads recommended any planning condition in relation to a pedestrian crossing. The recommendation remains to grant planning permission, subject to conditions.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-

   i. The expiration of a period of 5 years from the grant of outline planning permission; or
   ii. The expiration of a period of 2 years from the date hereof.

   Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The proposed planting shall be carried out in accordance with approved Drawing No. 10, date stamped 10th February 2026. The planting shall be carried out within the first available season after occupation of the building hereby approved. Hedging shall be allowed to grow on and retained at a minimum

height of 2 metres thereafter, trees shall be allowed to grow on and retained at a minimum height of 4 metres thereafter.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. If within the lifetime of the development following the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place within the next available full planting season, unless the Council gives its written consent to any variation.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. The net retail floorspace of the retail unit labelled 'Shop', on Drawing Number 04/1, date stamped 10th February 2026, hereby approved, shall not exceed 132sqm when measured internally. For the purposes of this condition, net retail floorspace refers to the sales floorspace of the store which is accessible to members of the public that is labelled 'Shop' on Drawing Number 04/1, date stamped 10th February 2026, hereby approved.

   Reason: To enable the Council to control the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the vitality and viability of Antrim Town

5. The net retail floor area of the ancillary retail unit hereby approved shall be used only for the sale and display of convenience goods and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015, or in any provision equivalent to that Class in any statutory instrument revoking and replacing that Order.

   Reason: To enable the Council to control the nature, range and scale of retailing activity to be carried out at this location

6. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 11/1 date stamped 12th February 2026, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

7. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40)

minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

8. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 11/1 date stamped 12th February 2026.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

9. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 11/1 date stamped 12th February 2026.

Reason: To ensure that the roadworks considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

10. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No. 11/1 date stamped 12th February 2026 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

11. A detailed programme of works and any required / associated traffic management proposals shall be submitted to and agreed in writing with the Council prior to the commencement of any element of road works.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

12. The premises (including carpark) shall not be open to the public at any time outside the hours of 07:00hrs and 23:00hrs.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

13. There shall be no deliveries taken at or dispatched from the site outside the hours of 07:00hrs and 23:00hrs on any day of the week.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

14. During the operational lifetime of the development hereby approved, noise associated with the site shall not exceed the level outlined within Table 9 – Predicted noise levels at the receptors, and limits, within Document 05, date stamped 28th November 2025.

Receptor	Normal Activity Predicted level in Garden dB L_{Aeq} RATING LEVEL	Diff between Rating and 39 dB LA90 BG	Delivery Activity Predicted level at Garden dB L_{Aeq} RATING LEVEL	Diff between Rating and 39 dB LA90 BG	Plant Noise Only Level RATING LEVEL NIGHT	Diff between Rating and 26 dB LA90 BG	Measured Noise Levels dB L_{A90}	Predicted impact and significance
R1. 50 Abbeyfield	38	-1	41.4	2.4	22.2	-3.8	KRM BACKGROUND SURVEY 39.0 DAY MODE 26 NIGHT MODE IRWIN BACKGROUND CARR SURVEY 44 DAY MODE 38 EVENING KRM RESIDUAL SURVEY 48.4 DAY 38.5 NIGHT	Background is not exceeded during normal activity, day or evening. Small exceedance during delivery +5dB threshold not met
R2. 27 Aspenburn	33.8	-5.2	36.3	-2.7	21.7	-4.3		Background is not exceeded. Low Impact
R3. 21 Abbeyfield	37	-2	41.5	2.5	13.7	-12.3		Background is not exceeded during normal activity, day or evening. Small exceedance during delivery +5dB threshold not met
R4. 41 Limetree Avenue	33.1	-5.9	37.3	-1.7	6.2	-19.8		Background is not exceeded. Low Impact
R5. 68 Limetree Avenue	30.2	-8.8	34.1	-4.9	4.3	-21.7		Background is not exceeded. Low Impact
R6. 32 Limetree Close	27.6	-11.4	30.9	-8.1	12.6	-13.4		Background is not exceeded. Low Impact
R7. 42 Abbeyfield	32.3	-6.7	35.4	-3.6	12.3	-13.7		Background is not exceeded. Low Impact
R8. 10 Oakburn	30.6	-8.4	32.5	-6.5	19.3	-6.7		Background is not exceeded. Low Impact

Table 9. Predicted noise levels at the receptors, and limits (All values are referenced to the 1hr daytime period).

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

15. The 2no. wall mounted refrigeration units shall be installed in the position and location as shown on Drawing Number 04/2, date stamped 20th March 2026.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

16. Noise arising from any external item of plant or group of items of plant shall not exceed 67dB LAeq during the hours of 07:00 to 23:00, and 60dB LAeq during

the hours of 23:00 to 07:00, when measured at 1 metre from the unit or group of units.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

17. The development shall not become operational until a 2.2m high acoustic barrier is installed along the northern, southern, & eastern boundaries of the site. The barrier shall have a surface weight density of not less than 15kg/m2, be of solid construction, (i.e. no holes or gaps present for sound to pass through) and if it is a fence, it shall be of the ship-lapped design and shall be retained for the lifetime of the development.

    Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

18. During the operational lifetime of the development, light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) on anytime between 07:00hrs and 23:00hrs.

    Reason: To protect amenity at nearby residential dwellings.

19. Artificial lighting at the development including from signage, forecourt and car park lighting, shall not be operational at any time between 23:00hrs and 07:00hrs.

    Reason: To protect amenity at nearby residential dwellings.

20. If during the development works, a new source of contamination and risks are found, which had not been previously identified, works should cease and the Council shall be notified immediately. Any new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) Guidance, available online at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable

    Should an unacceptable risk to human health be identified, a remediation strategy shall be submitted to be agreed with the Council before being implemented.

    Reason: To control any risk to human health arising from land contamination.

21. The development hereby approved shall not become operational until the package treatment plant has been installed as approved and is fully operational and thereafter maintained at the developer's expense for the lifetime of the permission.

    Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.

22. The package plant shall be decommissioned, and the development connected to a public sewer within six months of the Council notifying SOLO

Direct Ltd that the waste-water treatment plant has been upgraded, or within such an extended period as the Council may agree in writing. The package plant shall be removed, and the land it occupied shall be reinstated in accordance with a scheme to be agreed in writing with the Council, within six months of the development being connected to a public sewer.

Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.

23. Prior to and for the duration of the construction phase, all existing drainage network outlets within Ballycraigy Road adjacent to the site shall be identified and isolated, to prevent the egress of any contaminated surface water, unless otherwise agreed in writing with the Council.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

24. The operational drainage for the site must be designed in accordance with approved Drawing Number 02/2, date stamped 20th March 2026 to include an oil interceptor.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

25. No development shall commence until a Consent to discharge for foul sewage has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

26. Prior to the commencement of development, a SuDS management and maintenance plan shall be submitted including arrangements for long term maintenance.

Reason: To ensure that adequate measures are in place for the long-term management and maintenance of the SuDS scheme.

27. The proposed landscaping as indicated on stamped approved Drawing Numbers 10, bearing the date stamp 10th February 2026 shall be managed and maintained in perpetuity in accordance with the Landscape Management Plan, Document 08 date stamped 10th February 2026. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the landscaping in the interests of visual and residential amenity.



LA03/2025/0895/RM

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:3,000

COMMITTEE ITEM	**3.4**
APPLICATION NO	**LA03/2025/0240/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed new access to serve future development lands at and surrounding Boulderstone House, 912 Antrim Road, Templepatrick.
SITE/LOCATION	Lands located between 51 and 53 Broadacres and 30m west 912 Antrim Road, Templepatrick, BT39 0AY
APPLICANT	Braidwater Ltd
AGENT	JPE Planning
LAST SITE VISIT	28th May 2025
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Register
https://planningregister.planningsystemni.gov.uk/application/698771

SITE DESCRIPTION

The application site is located at lands located between 51 and 53 Broadacres and 30m west of No. 912 Antrim Road, Templepatrick and is situated within the development limits of Templepatrick as defined within the Antrim Area Plan 1984-2001.

The application site is located at the end of a residential cul-de-sac within the Broadacres residential development. Land to the north, south and west comprises residential development consisting mainly of single storey detached bungalows within Broadacres residential development while lands to the east comprises a large undeveloped piece of land with The Rabbit Hotel and Retreat located approximately 30m east of the site.

RELEVANT PLANNING HISTORY

Planning Reference: T/2001/0188/F
Location: 912 Antrim Road, Boulderstone House, Templepatrick
Proposal: Housing development
Decision: Permission Granted (02/12/2003)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings

of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the development limit of Templepatrick. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 11 Access to Protected Routes

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 30 Archaeology; and
- Policy DM 32 Listed Buildings

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

DfI Roads- No objection, subject to conditions

Historic Environment Division- No objection

DfI Rivers- No objection

Environmental Health Section- No objection

DAERA Natural Environment Division- No objection, subject to conditions

Council's Tree Section: No objection, subject to conditions

REPRESENTATION

Nine (9) neighbouring properties were notified of the application, and twenty-four (24) letters of objection have been received.

The full representations made regarding the proposal are available to view on the Planning Portal **https://planningregister.planningsystemni.gov.uk/application/698771** The issues raised in the representation have been considered as part of the assessment of this application.

A summary of the key points of objection raised are provided below:

- Potential for future housing development;
- Broadacres cannot accommodate additional traffic;
- Lack of consultation with neighbours from the developer;
- Development should use the entrance off Antrim Road;
- The existing dwelling on site is demolished;
- Visual impact;
- Impact on nearby listed buildings;
- Potential for more houses to be built than what is shown on the Concept Plan;
- Transport Assessment provided is out of date;
- Limited details provided on the future residential development;
- No current application is with the Council for housing on the site;
- Increase in traffic and access to protected route;
- Inadequate water, road and sewage infrastructure;
- Lack of information on the proposal;
- Road safety concerns;

- Lack of neighbour notification;
- Strain on public services;
- Health and safety concerns;
- Environmental concerns and impact on the trees protected by a Tree Preservation Order;
- Land ownership queries;
- No Environmental Impact Assessment has been published;
- The application is premature;
- Boulderstone House was demolished without any notification or review;
- Impact on protected species;
- Concerns over bin collection; and
- Discrepancies between plans.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters;
- Policy Context;
- Principle of Development;
- Impact on the Character and Appearance of the Area;
- Neighbour Amenity;
- Access, Traffic and Manoeuvring;
- Flood Risk;
- Natural and Built Heritage; and
- Other Matters

Preliminary Matters

Habitats Regulation Assessment

The subject site is located at lands between No. 51 and 53 Broadacres and approximately 30m west of No. 912 Antrim Road and there are no relevant designated sites close by. The proposed development comprises a new access and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:
·Small scale and nature of the development.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required

Environmental Impact Assessment

Concerns were raised through letters of objection in that an Environmental Impact Assessment has not been published.

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Policy Context

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the development limit of Templepatrick as defined in the AAP. The application site is not zoned for a particular use. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Principle of Development
Strategic Policy SP1 of the ANPS operates a presumption in favour of sustainable development as outlined in the Strategic Planning Policy Statement. SP1 also outlines that the Council will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

The proposal seeks permission for a new access to be taken between Nos. 51 and 53 Broadacres to serve future development lands within the lands outlined in blue on the Site Location Plan (Drawing Number 01, date stamped 9th April 2025).

Concerns were raised through letters of objection that the proposed access is to serve a dwelling that is no longer there and that the site could be better served from the existing access from the Antrim Road. However, this proposal seeks permission for an access from Broadacres and the acceptability of the proposal as submitted by the applicant must be considered.

Whilst it is acknowledged that the access is essentially to serve an agricultural field, the applicant has outlined it is their intention to develop the land for housing in the future (subject to planning permission and all other relevant permissions being obtained). As outlined above, the application site is located within the development limits of Templepatrick as outlined in the Antrim Area Plan 1984-2001 and is not subject to any specific zonings or designated within the Plan.

In this case, SP1.10 of the ANPS is relevant which indicates that where sites are not allocated or identified for development, but within settlement limits, they will be supported in principle, subject to other relevant policies within the ANPS. SP 1.12 of the ANPS further indicates that within settlements, proposals that re-use or make better use of vacant land, will be supported, subject to all other relevant policies.

Given the site is located within the development limits of Templepatrick, the proposal for an access is considered acceptable in principle in line with Strategic Policy SP 1 of the ANPS, subject to all other material considerations.

Impact on the Character and Appearance of the Area
Policy DM 25 'Urban Design' of the ANPS requires development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. Concerns were raised over the visual impact of the proposal.

Criteria (e) and (g) of DM 25.1 of the ANPS are considered to be of relevance to this proposal and require the development to promote accessible and inclusive places for all; taking particular account of those with impaired mobility; and be designed with people as the primary focus, promoting linkages to nearby places, paths, streets and open spaces, and be designed to encourage social interaction and healthier lifestyles.

As noted above, the proposal seeks permission for an access to serve future development lands at and surrounding 912 Antrim Road, on lands outlined in blue on the Site Location Plan (Drawing Number 01, date stamped 9th April 2025).
As shown on the Proposed Access Plan (Drawing Number 05/4, date stamped 15th September 2026) the access removes the existing footway with 2no. footways proposed along either side of the access road.

It is noted that the application site is located within the development limit of Templepatrick and the proposal does not introduce an incompatible use at this location. It is noted that a number of criterions of Policy DM 25 of the ANPS relate to incorporating digital infrastructure and sustainable energy measures. The proposal itself does not offer the opportunity to provide digital infrastructure or sustainable energy measures as it relates to an access.

The proposal is not considered to detrimentally impact upon the character of the surrounding residential area. The proposal is considered to comply with Policy DM 25 of the ANPS in this regard.

Neighbour Amenity
DM 28.1 of the ANPS states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability. DM 28.2 of the ANPS details that consideration will be given to overlooking, loss of privacy, dominance and overshadowing, noise and other disturbance as material considerations.

A number of objections have been received in relation to impact on neighbouring properties due to the potential for increased noise and disturbance from vehicles using the access. Two (2) residential properties abut the application site within Broadacres, namely No. 51 and 53 Broadacres.

The proposal solely relates to the construction of an access on to undeveloped land to serve a future development which will be the subject of a separate planning application. As such, there is not considered to be any significant neighbour

amenity concerns as a result. The Council's Environmental Health Section (EHS) was consulted and made aware of the letters of objection however, EHS offered no objection to the proposal.

The proposal is considered to comply with Policy DM 28 of the ANPS and there are no significant concerns in relation to neighbour amenity.

Access, Traffic and Manoeuvring
SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic. Policy SP 3 is supported by Policy DM 10 of the ANPS. DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

Objectors have raised concerns that there will be an increase in traffic as a result of the proposal and through the creation of dwellings on site. The current proposal does relate to an access to serve future developments, however, no application has been submitted for the development of those lands. Any future planning application would have to consider the impact on traffic generation and movement to and from the development based on the number of dwellings proposed.

Whilst a Transport Assessment Form (TAF) (Document 02, date stamped 9th April 2025) has been submitted which details that the access is intended to serve a future housing development with an additional 170no. vehicle trips per day through the proposed access, DfI Roads have not assessed the TAF and have indicated that an amended site plan is required to show a blue line for Article 3 (4c) works on the adopted carriageway, the existing footway should remain in place but lowered as no additional carriageway is being adopted. Whilst the amended site plan has not been submitted, it is not considered that this would prohibit the grant of planning permission.

Further concerns were raised through letters of objection over the proposed access being onto a protected route along with road safety concerns. The proposal seeks permission for an access on to Broadacres which is a residential estate road and not a designated Protected Route. It is noted that the Antrim Road is a Protected Route but the proposal does not seek to create a direct access on to the Antrim Road.

The proposal is considered acceptable with regards to road safety and complies with Policy DM 10 of the ANPS.

Flood Risk
Policy DM 46 of the ANPS sets out a presumption against development in the floodplain, with exceptions. However, the application site is not located within the 1 in 100-year fluvial floodplain nor within an area of surface water flooding.

DM 47.2 of the ANPS sets out the requirements for the submission of a Drainage Assessment, including a change of use involving buildings or hardstanding exceeding 1000sqm in area. The proposal seeks to create an additional 340sqm of hardstanding to accommodate the access and therefore does not meet the

requirements for a Drainage Assessment in this instance. It is considered that the proposal will not significantly increase the risk of flooding to the site or elsewhere and complies with DM 47.2 of the ANPS in this regard.

Natural and Built Heritage

Protected Trees and Protected Species

Concerns were raised through letters of objection with regards to environmental effects including concerns regarding the protected trees on site and the loss of biodiversity. Further concerns were raised that the wider site is home to a number of protected species and that there are discrepancies within the submitted plans.

SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 of the ANPS requires that appropriate weight in the decision making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under Policy DM 38 of the ANPS whilst Policy DM 39 of the ANPS addresses other Habitats, Species and Features of Natural Heritage Importance.

It is noted that the application site is covered by a Tree Preservation Order and 2 No. trees are to be removed to facilitate the proposal as shown on the Proposed Access Plan (Drawing Number 05/4, date stamped 15th September 2026).

DM 42.5 of the ANPS 'Trees and Development' states that developments that result in the removal and/or threaten the survival of trees covered by a TPO will only be permitted in a number of instances including where:

(a) The removal of one or more trees would be in the interests of good arboriculture practice; or
(b) It is demonstrated that the benefits of the development including any replacement planting will outweigh the harm caused by the removal of the tree(s) and the scheme overall has been designed to minimise potential impacts on the protected tree(s).

As outlined above, 2 No. protected trees are to be removed to facilitate the access. It is also noted that the proposal may have an impact on the surrounding TPO trees by means of construction. A Tree Survey Report (Document 04/1, date stamped 29th December 2025) has been submitted which outlines that the trees to be removed are in poor condition. The report also indicates that the work is situated between two mature TPO trees which may be impacted by the proposed construction works. The report concludes that the proposal will result in a minor incursion into the RPA (Root Protection Area) of both TPO trees, but this is considered to be minor. It is detailed that strict implementation of the Method Statement can reduce the impact the proposal will have on the TPO trees to allow for the long term health of the trees to be successfully retained.

The Method Statement (Document 06, date stamped 1st June 2026) incorporates measures such as a pre-commencement meeting between the site manager, contractors and arboriculturist along with protective tree fencing, ground protection within the RPA along with a no dig construction method. The no-dig construction zone and location of protective fencing is shown on Drawing Number 05/4, date stamped 15th September 2026.

Concerns were raised that the submitted Drawing Number 05/4 is inaccurate and does not show the Douglas Fir tree. From a review of the plans, the Douglas Fir tree is shown as TPO 128 on Drawing Number 05/4 which corresponds with the Tree Survey Report (Document 04/1, date stamped 29th December 2025).

The Council's Tree Section of the Forward Plan Team was consulted on the proposal and offered no objection to the proposal, subject to conditions. It is considered that the proposed removal of TPO trees is acceptable in the circumstances and accords with DM 42.5 of the ANPS.

As noted above, the site hosts a number of mature trees, some of which are to be felled to accommodate the proposal and therefore may impact upon Protected Species, namely Bats.

The agent submitted a Biodiversity Checklist and Ground Level Tree Assessment (GLTA) (Document 01/2, date stamped 1st June 2026) which covers the application site and trees immediately adjacent to the site. The assessment indicates that both Badgers and Bats have been recorded within 2km of the site, but no evidence of any protected species were recorded during a walkover survey.

However, given the removal of trees, a GLTA was conducted to determine the site's bat roosting potential. The site itself has been assessed as having moderate suitability for foraging and commuting bats. TPO 130 (Tree 10) as outlined in the GLTA (Document 01/2 date stamped 1st June 2026) was assessed as having several Potential Roosting Features (PRFs) and suitable for hosting multiple bats with the possibility of supporting a maternity colony of Bats. However, it has been confirmed by the agent (Document 07, date stamped 6th July 2026) that no aboricultural works are proposed to TPO 130 as part of this planning application.

DAERA Natural Environment Division was consulted on the proposal and indicated that the proposal is acceptable in relation to Bats, subject to conditions, including protective fencing. It is considered that the proposal complies with the provisions of Policy DM 38 of the ANPS in that it has been demonstrated that the proposal will not have an adverse impact on Bats which are a European Protected Species.

<u>Built Heritage</u>
DM 30.2 of the ANPS 'Archaeological Remains of Regional Importance' indicates that proposals should not adversely affect any scheduled monuments or other important sites.

The application site falls within the consultation zone for historic monuments (Refs: ANT051:071 and ANT051:072). HED Historic Monuments was consulted on the proposal and raised no objection with regards to the impact upon historic monuments. The proposal is considered to comply with DM 30.2 of the ANPS in this regard.

Concerns were raised through letters of objection regarding the impact that the proposal and future development would have on listed buildings including No. 7 The Village (Grade B1 Listed Building, HB Ref: HB20/12/036) and St Patrick's Church of Ireland (Grade B1 Listed Building, HB Ref: HB20/12/022). It is noted that No. 7 The Village is situated over 250m northeast of the site with St Patrick's Church situated

over 120m northeast. Concerns were also raised that Boulderstone House has been demolished without any notification. It is noted that Boulderstone House lies outside this application site and it was not a listed building which would require consent for demolition.

Policy DM 32 of the ANPS 'Listed Buildings' seeks to protect and enhance listed buildings and DM 32.2 of the ANPS indicates that development should respect the character and setting of the listed building. HED Historic Buildings was consulted on the proposal and indicated that the site is sufficiently removed from the listed buildings as to have a negligible impact. Therefore, it is considered that the proposal will not have a detrimental impact on listed buildings.

Other Matters

Objections

A number of issues were raised through letters of objection including the potential for future housing development and that there was no current planning application for housing. The proposed description of development refers to 'Proposed new access to serve future development lands at and surrounding Boulderstone House, 912 Antrim Road, Templepatrick."

A Concept Plan (Drawing Number 03, date stamped 23rd July 2025) has been submitted to show a future concept of up to 66no. dwellings on the wider site surrounding 912 Antrim Road. However, whilst this concept plan has been submitted, the proposal itself does not propose any dwellings and any future application for residential development would be subject to a future planning application.

A third party also raised concern with inadequate water and sewerage infrastructure in the area and the strain that the development would cause on public services such as schools and GPs. The proposal seeks permission for an access road and does not include a proposal for residential development and therefore there would be no increase in the demand for water or sewage infrastructure or any public services. Any future residential development proposal will be subject to a separate planning application and an assessment based on the prevailing planning policy at that time.

Objectors also stated that the site is maintained by local homeowners and appears to be part of their gardens. It is noted within the submitted P1 application form that the agent has indicated they do not own all of the land, but appropriate notice has been given to the 3no. landowners which are listed within the P1 application form. However, land ownership is ultimately a civil matter between the relevant parties. A number of third parties also refenced the lack of a consultation. Neighbouring properties were notified of the proposal in line with the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO).

In relation to pre-application community consultation, Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application if the development falls within the major category as prescribed in the Development Management Regulations (Northern Ireland) 2015. However, this application does not fall within the major category as prescribed in the Development Management Regulations. This application is categorised as a local application and as such there

is no statutory requirement for the application to conduct any form of pre-application consultation or discussion in this instance.

Concerns were raised with regards to bin collection given the access road is not to be adopted, that bins would line the footpaths within Broadacres and would impact upon movement. The proposal seeks permission for an access road and does not include a proposal for residential development under this current application which would result in the need for any bin collection services. Any future residential development proposal will be subject to a planning application and an assessment based on the prevailing planning policy at that time.

CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is not considered to result in adverse impact on neighbouring properties; and
- The proposal is not considered to prejudice road safety

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development shall commence until all existing trees as shown on Drawing Number 05/4, date stamped 15th September 2026 as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.
   Reason: To protect the biodiversity value of the site, including protected species.

3. No vegetation clearance/removal of hedgerows/trees shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/works and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Council within 6 weeks of works commencing.
   Reason: To protect breeding birds.

4. No development shall commence (including all preparatory work), until a protective barrier no less than 2m in height comprising a vertical and horizontal framework of scaffolding well braced to resist impacts and securely supported by weldmesh panels (as illustrated in BS5837:2012) is erected in the

location identified on Drawing Number 05/4, date stamped 15th September 2026 as per recommendations given in BS5837:2012. There shall be no storage of machinery, parking of vehicles or plant, temporary buildings or sheds or fires, no mixing of concrete, or other activity likely to be injurious to a tree, within the Root Protection Area. The protective fencing shall remain in place for the duration of the construction.

Reason: To ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

5. The proposed footpaths to be constructed within the Root Protection Area as illustrated on Drawing Number 05/4, date stamped 15th September 2026 shall be constructed by 'no-dig' construction methods only, in accordance with Document 04/1, date stamped 29th December 2025 and Document 06, date stamped 1st June 2026.

   Reason: To ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

6. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 05/4 bearing the date stamp 15th September 2026 prior to the commencement of any other development hereby approved. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

7. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.
   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.



LA03/2025/0240/F

Site Boundary

1:1,000

COMMITTEE ITEM	**3.5**
APPLICATION NO	**LA03/2025/0715/F**
DEA	**BALLYCLARE**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	5 No. 2 bedroom apartments and proposed car park
SITE/LOCATION	Lands 10 metres northeast of No. 7 Main Street, Ballyclare, BT39 9AB
APPLICANT	A Holmes Properties Ltd.
AGENT	Hadleigh Jess
LAST SITE VISIT	16th November 2025
CASE OFFICER	Tierna Mc Veigh 028 90340401 Tierna.mcveigh@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/703229

SITE DESCRIPTION

The application site is located on lands approximately 10 metres northeast of No. 7 Main Street, which is within the development limits of Ballyclare. It lies inside the Town Centre designation (BE 22) and within the Area of Townscape Character (BE 15) as identified in the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).

The site is currently vacant and relatively flat, occupying a prominent corner where Main Street meets the Ballynure Road. It is bounded to the southeast by a recently constructed and previously approved apartment block, Ref: LA03/2023/0570/F, which is owned by the applicant. All remaining boundaries are enclosed by a 2.4-metre-high black palisade fencing. Access to the site is taken through Greenburn River Mews, where an area of gravel provides parking associated with the newly constructed apartment block and existing apartment block 'Greenburn River Mews' which directly faces the application site to the northeast.

To the northwest lies Ollar House and immediately adjacent to the southwest is a two-storey terrace row comprising a mix of derelict and occupied residential and commercial premises. The site is surrounded by a mix of retail, commercial and residential properties.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2025/0426/F
Location: Lands opposite and 10 metre northeast of no.3 Main Street, Ballyclare, BT39 9AB
Proposal: Amendments to 6 no. apartment development approved under LA03/2023/0570/F to include re-orientation of the building, removal of lift shaft, alterations to fenestration to front & rear elevations and revised internal car parking layout
Decision: Application Withdrawn 22/07/2025

Planning Reference: LA03/2023/0570/F
Location: Lands opposite and 10m northeast of 3 Main Street, Ballyclare BT39 9AB
Proposal: 6 No. Apartments (Renewal of previous planning approval LA03/2018/0026/F)
Decision: Permission Granted 21/09/2023

Permission Granted 21/09/2023

Planning Reference: LA03/2022/0912/F
Location: Land opposite and northeast of 3 Main Street Ballyclare BT39 9AB
Proposal: Temporary permission for retention of car sales, ancillary portable office and boundary fence for 2-year period.
Decision: Temporary permission granted 09/08/2023

Planning Reference: LA03/2018/0585/A
Location: Vacant ground directly opposite 5 Main Street, Ballyclare
Proposal: 2 no. free standing 48 sheet display panels
Decision: Consent Refused 20/09/2018

Planning Reference: LA03/2018/0026/F
Location: Land opposite and northeast of 3 Main Street Ballyclare BT39 9AB
Proposal: The construction of two and half storey apartment building comprising of 6 new apartments including parking
Decision: Permission Granted 09/01/2019

Planning Reference: U/2007/0773/F
Location: 4-6, Main Street, Ballyclare, BT39 9AB
Proposal: Proposed development of 2no retail units and 11no housing units
Decision: Permission Granted 18/08/2008

Planning Reference: U/2002/0669/F
Location: 4-6 Main Street, Ballyclare
Proposal: Erection of 3no.retail units and 11 housing units
Decision: Permission Granted 02/07/2003

Planning Reference: U/2001/0089/F
Location: 8-12 Main Street, Ballyclare, BT39 9AB
Proposal: Demolition of existing buildings 8-12 Main Street and redevelopment to provide shops at ground floor level, offices at first floor level, apartments at second floor level.
Decision: Permission Granted 28/05/2002

Planning Reference: U/1997/0406/F
Location: 4-6 Main Street, Ballyclare
Proposal: Change of use from shop and dwelling to bed and breakfast accommodation and restaurant with alterations
Decision: Permission Granted 05/11/1997

PLANNING POLICIES AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the

Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located inside the development limits of Ballyclare on unzoned land.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limits of Ballyclare and lies inside the Town Centre designation (BE 22) and within the Area of Townscape Character (BE 15).

Strategic Planning Policy Statement for Northern Ireland, Edition 2 (SPPS 2): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement, Edition 2 (SPPS 2).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling).

Strategic Policy 4 - Homes (SP 4): sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and

welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by the following Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- Policy DM 40 Landscape Protection; and
- Policy DM 42 Trees and Development

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution
- Policy DM 52 Contaminated Land

CONSULTATION

Council's Environmental Health Section: No objection subject to conditions
Belfast International Airport: No objection
DfI Roads: No objection subject to conditions
Historic Environment Division: No objection subject to conditions
DfI Rivers: More Information Required
NIEA Regulation Unit Land and Groundwater Team (LGWRU): No objection subject to conditions
NI Water Multi Units: No objection
NI Electricity: No objection

REPRESENTATION

Thirty-six (36) neighbouring properties were notified of the application. Seven (7) letters of representation were received, from three (3) properties.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/703229
A summary of the key points of objection raised is provided below:

- Reference to an incorrect neighbouring property address annotated on the submitted plans;
- Amenity concerns, specifically loss of light, overshadowing, dominance, loss of privacy and noise disturbance from future occupiers impacting upon existing residents;
- Safety concerns over the access and additional traffic generation;
- Design and use of finishing materials are unsympathetic and not in keeping with the period property Ollar Lodge (HB21/05/015) or the surrounding character of the immediate area; and

- Concerns of the retention of the existing landscaping including tree-related subsidence and inadequate screening for privacy and noise.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Affordable Housing and Lifetime Homes
- Design, Layout and Appearance
- Impact on Character and Appearance of the Area
- Amenity Impacts
- Public and Private Open Space
- Crime and Personal Safety
- Access, Parking and Manoeuvring
- Landscaping
- Natural Heritage
- Archaeology and Built Heritage
- Flood Risk, Drainage and Sewage Disposal
- Land Contamination and Pollution
- Other Matters

Preliminary Matters

Environmental Impact Assessment (EIA)

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Appropriate Assessment

The subject site is located at Lands 10 metres northeast of No. 7 Main Street, Ballyclare and there are no relevant designated sites close by. The proposed development comprises the erection of 5 no. 2 bedroom apartment block. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

On the basis of objective information, it is concluded that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland, Edition 2 (SPPS 2) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for Ballyclare, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. Up until the publication of draft BMAP (dBMAP) in 2004 and its adoption in 2014, the draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions within Ballyclare.

However, the Newtownabbey Area Plan was never formally adopted and therefore following the Court of Appeal decision in May 2017 there is currently no adopted plan for Ballyclare. In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in determining all proposals in Ballyclare, including the current application.

In the interim period there have been a number of decisions taken by the Planning Appeals Commission that indicate, whilst the emerging policy provisions of BMAP remain material considerations in the determination of planning applications, reliance cannot be placed on specific policies of the draft Plan to refuse development proposals. However, given the unique position of Ballyclare, that it is not covered by an extant and adopted plan, and given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for the town and should therefore be afforded greater weight than dNAP in the decision-making process. In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

The application site is located within the development limits and town centre boundary of Ballyclare as designated in dBMAP. The SPPS at paragraph 6.137, encourages higher density housing development within town and city centres and in other locations with high accessibility to public transport. It also promotes increased residential provision in these centres and supports the delivery of mixed-use developments. SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided the proposal meets the requirements of Strategic Policy SP 4 of the ANPS and other relevant policies applicable to the development type. Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met.

Accordingly, given the sites location the principle of residential development on this site is considered acceptable, subject to all other relevant policy considerations and environmental criteria being satisfactorily met.

Affordable Housing and Lifetime Homes

To assist the delivery of affordable housing and promote mixed tenure development, the Council will require all housing proposals of 40 or more units to provide affordable housing as part of the overall scheme as required by DM 17.3 of the ANPS. In addition, Policy DM 17 of the ANPS also requires any residential scheme over the threshold of 20 units to be designed to take account of 'Lifetime Homes' with a minimum of 20% of the units designed within the scope of this approach. As the current proposal comprises only 5no. apartments, it falls well below both of these thresholds. Accordingly, the requirements relating to affordable housing provision and Lifetime Homes design are not triggered in this instance.

Design, Layout and Appearance

The SPPS refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. Policy SP 4 of ANPS indicates that the Council will seek to ensure that new housing developments are designed in a sustainable fashion and to meet the evolving needs of residents over their lifetimes. Policy SP 4 of the ANPS also directs that the development of high-quality homes should adhere to the principles of placemaking, and good design as required by Policy SP 6 of the ANPS.

DM 17.1 of the ANPS requires all new residential developments to provide a range of housing of different types and sizes, which are well integrated as part of the overall scheme whilst ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area. In addition, criterion (a) of Policy DM 25 of the ANPS states that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area whilst criteria (d) of Policy DM 25 of the ANPS expands on this and requires that any proposal creates a sense of place by developing places with character identity and local distinctiveness.

The proposal seeks planning permission for the construction of an apartment block comprising 5no. residential units, including 4no. two-bedroom apartments and 1no. one-bedroom apartment. The development is located on vacant brownfield land within Ballyclare Town Centre and is designed to front onto Main Street, Ballyclare. The site adjoins a recently constructed apartment block, Ref: LA03/2023/0570/F, and the proposal has been designed to integrate with and complement this existing development in terms of siting and overall design. Access to the site will be taken from the established right of way known as 'Greenburn River Mews', which connects to the Ballynure Road to the northeast. The development also includes a shared car parking area that will serve both the proposal and existing apartment block, along with shared amenity space and bin storage provision.

The proposed building has a footprint of approximately 142sqm and a frontage width of approximately 12.6 metres. It features a varied gable roof design, comprising two stepped pitched roof forms. The principal roof reaches a maximum height of approximately 10.6 metres, while a subordinate section on the northwestern gable measures approximately 8.8 metres. A flat roofed outshot, approximately 6 metres in height, is also proposed to the rear, accommodating kitchen and dining areas for apartments at ground and first floor levels. This variation in roof form helps to break up the building mass and add visual interest.

Modest roof dormer projections are proposed on both the front and rear elevations, providing additional natural light and articulation at upper levels. The front elevation incorporates vertically proportioned windows arranged in a consistent and balanced pattern, with selected upper floor openings served by metal Juliet balconies. The design, scale, and glazing align with those of the adjacent apartment block, ensuring a cohesive appearance within the streetscape.

The apartment block will be finished in a combination of red brick and smooth render, with black concrete roof tiles. Windows and doors will be white uPVC, complemented by black uPVC rainwater goods. These materials match the adjacent development and reflect the surrounding character, which includes a mix of brick and rendered buildings. Pedestrian access is provided to both the front and rear of the building. A defensible space is created at the frontage, enclosed by a low wall and metal railings approximately 1.1m in height. This area is finished in concrete paving and allows for circulation around the building.

To the rear, a dedicated waste storage area is provided within the car park to serve both the proposed and existing apartment blocks. This area is enclosed by 1.5 metres high close boarded fencing and includes a covered structure with a galvanised steel frame and roof cladding, reaching an overall height of approximately 2.3 metres. This arrangement is considered acceptable.

The finished ground levels slope gently from the front of the site to the rear. This slight gradient is negligible and will not adversely affect accessibility, usability, or visual integration. It can be easily accommodated within the car parking layout without the need for significant engineering works. The finished floor level of the proposed building matches that of the adjacent apartment block, Ref: LA03/2023/0570/F, ensuring a consistent and well-integrated relationship between the developments.

Criterion (n) of Policy DM 25 of the ANPS requires development proposals within settlements to incorporate sustainable energy measures. In this regard, the proposal demonstrates a comprehensive and integrated approach to energy efficiency, as outlined in Document 03/1 dated 20th May 2026. The scheme incorporates the use of air source heat pumps and a range of built-in measures to enhance building performance, including a high-quality building envelope with super-insulation, low-emissivity glazing, and thermal efficiency which it is stated exceed the current Building Regulations. Energy-efficient heating will be provided through condensing boilers with smart controls, alongside Mechanical Ventilation with Heat Recovery (MVHR) systems to reduce overall heating demand. The development also includes a commitment to smart energy monitoring, such as smart meters, and the use of low-flow water fixtures and sustainable materials. The layout and construction approach have been designed to minimise heat loss between units, while the electrical infrastructure will allow for the future integration of renewable technologies. Collectively, these measures demonstrate a meaningful and deliverable response to sustainable energy requirements, in full accordance with the aims and intent of Policy DM 25 of the ANPS.

Overall, the development is of a high design quality, with a layout and appearance that complement the adjacent apartment block and create a cohesive overall scheme. Its massing, siting, form, and material palette reflect the surrounding built environment and are compatible with neighbouring uses, allowing the building to integrate comfortably into the streetscape without harming local character. Accordingly, the proposal is

considered acceptable and compliant with the SPPS 2 and Policies DM 17 and DM 25 of the ANPS.

Impact on Character and Appearance of the Area
Policy DM 17 of the ANPS requires the number of units to respect the scale and size of the settlement with higher density development being considered favourably at accessible locations within towns. DM 17.6 of the ANPS relates to established residential areas, in which the application site is located and requires that the density is not significantly higher than that found within the established residential area and that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. In addition, Policy DM 25 of the ANPS supports this approach requiring proposals to relate well to the density of the surrounding area.

As outlined above, the application site occupies a brownfield plot of approximately 0.09 hectares within Ballyclare Town Centre, located at the junction of Main Street and Ballynure Road. The surrounding context is characterised by a varied urban form, comprising a mix of residential, commercial, and recreational uses, with a wide range of development densities. The proposal seeks permission for the erection of 5no. apartments, resulting in a density of approximately 56 dwellings per hectare (dph). This represents a moderate density that reflects both the town centre location and the efficient use of a small brownfield site. In assessing the proposal, it is important to consider the density of surrounding residential developments, which varies considerably. To the north, 'Greenburn River Mews' comprises a three-storey apartment block with a density of approximately 113dph. To the northeast, along Ballynure Road, a row of three storey terraces achieves a density of approximately 79dph. To the southeast, the Bellevue Street/Place residential area, characterised by two-storey terraced housing, has a density of around 85dph. In contrast, Mill Burn Mews to the southwest is developed at a much lower density of approximately 18dph.

Against this varied urban context, the proposed density of 56dph sits comfortably within the established range of surrounding development and can therefore be considered appropriate and reflective of the existing character of the area. The immediate locality displays a diverse mix of building types, plot sizes and land uses, including residential and retail and commercial premises with upper floor residential accommodation. As such, there is no singular prevailing density that defines the area. Rather, the character of the locality is shaped by a compact urban form.

Given the relatively modest size of the site in the context of Ballyclare as a whole, the proposed number of units represents an efficient yet proportionate use of a centrally located brownfield site. Importantly, the proposal does not result in a form or intensity of development that would appear excessive or out of keeping with its surroundings. The proposed layout reflects the established pattern of development within the locality, characterised by a compact urban form and a mix of residential and commercial uses. The scheme has been designed to integrate with the existing townscape, responding positively to the scale, arrangement and built form of surrounding development. In doing so, it reinforces the urban character of the area and does not introduce any incongruous or visually discordant elements. Accordingly, the proposal is considered compatible with the established character and appearance of the area and would not give rise to concerns regarding overdevelopment or town cramming.

Amenity Impacts

The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. Policy DM 28 of the ANPS highlights that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties with Policy DM 25 of the ANPS supporting this and requiring that there is no detrimental effect on the amenity or character of adjoining properties.

'Creating Places' advises that development layouts should minimise overlooking and provide adequate privacy, with a general separation distance of around 30 metres recommended for apartments in lower-density or greenfield settings. However, the guidance also recognises that greater flexibility is appropriate in higher density and inner urban locations, such as the application site.

The nearest residential property to the proposal is No. 14B Main Street, located immediately to the southwest and forming part of a two-storey terraced row with Nos. 14 and 14A Main Street (Ollar Lodge). These properties have a front to rear relationship with the proposal, with a separation distance of approximately 11.6 metres between No. 14B Main Street.

Concerns have been raised by the aforementioned occupiers regarding the potential amenity impacts of the proposal, specifically in relation to loss of light, overshadowing, overbearing dominance, loss of privacy, and noise disturbance arising from future occupants. It has also been suggested that the existing vegetation located in the northwestern corner of the site is not an effective or sustainable solution to safeguard privacy or to mitigate noise associated with the proposed shared private amenity space.

At No.14B Main Street, a single ground floor window, likely serving a living room and a first-floor window, likely serving a bedroom are present. These windows are indirectly orientated towards the proposed development rather than directly facing it. The proposed apartment block is set at an angle and offset from No. 14B Main Street, with gable ends that are neither aligned nor parallel, ensuring no direct overlap between elevations. The windows on the rear elevation of the proposal predominantly serve bedrooms, with views toward No. 14B Main Street occurring at an acute angle. The proposed ground floor bedroom window closet to No.14B Main Street will be screened by the proposed 1.8m boundary fence and retained vegetation, while first floor bedroom windows will be approximately 14.8 metres away, again with oblique views. Consequently, there are no directly opposing windows that would result in direct overlooking or loss of privacy.

The site is located within a densely developed town centre, where a degree of proximity and mutual overlooking between properties is both typical and expected. The scale and siting of the proposal ensure that there will be no unacceptable overbearing impact or loss of light, particularly within this established urban context. Noise arising from the shared amenity space is anticipated to be consistent with normal residential activity and is unlikely to result in undue disturbance. The Council's Environmental Health Section were consulted on the proposal and have raised no concerns regarding noise. Overall, the angled relationship between properties, together with the absence of directly opposing windows, retained vegetation, and proposed boundary treatments, provides sufficient screening and separation. This arrangement effectively limits opportunities for significant

overlooking and safeguards the residential amenity particularly the occupiers at No. 14B Main Street.

'Greenburn River Mews' also adjoins the site to the rear and comprises a three-storey apartment block. A significant separation distance of approximately 39 metres is maintained between this building and the proposal. Given this distance, it is considered unlikely that adverse amenity impacts would arise.

The northwestern gable of the proposed apartment block faces towards the front amenity area of No. 14-14A Main Street ('Ollar Lodge'), a two-storey terraced property attached to No. 14B Main Street. This area is primarily used for vehicle parking, with private amenity space retained to the rear. Openings on the proposed gable are limited, with bathroom windows proposed to be obscure glazed, and any ground floor windows screened by boundary treatments. This element of the building is also reduced in scale, with only part of the structure extending to two storeys, accommodating bedrooms, bathrooms, and kitchen/living areas at first floor level. To the front, the proposal faces Main Street, which is characterised by a mix of vacant and derelict shopfronts alongside active retail units with residential accommodation at upper floor levels A separation distance of approximately 12.5 metres is maintained between the proposed development and opposing properties. The site is already subject to a degree of overlooking from the public realm and, given the dense urban setting where mutual overlooking between upper floor residential properties is an established characteristic, some level of intervisibility is inevitable. Nevertheless, the proposed design incorporates appropriate mitigation measures to minimise any potential adverse impacts on residential amenity.

Overall, it is considered that the proposed development will not give rise to unacceptable impacts on residential amenity and is therefore compliant with DM 25.1 and Policy DM 28 of the ANPS.

Public and Private Open Space
Paragraph 6.137 of the SPPS, stipulates that adequate open space should be provided and that housing developments must demonstrate a high standard of design, layout, and landscaping. Amenity space is an essential part of the character and quality of the environment of residential properties. Policy DM 25 criterion (i) of the ANPS requires that open space be of high quality, appropriate, and well-integrated into the overall site design.

DM 17.7 of the ANPS requires residential developments of 25 units or more, or those on sites exceeding 1 hectare, to provide well-designed, safe, and accessible public open space as part of the overall scheme. In this case, the proposal comprises 5 no. two-bedroom apartments on a site area measuring 0.09ha. As such, the requirements of DM 17.7 of the ANPS are not triggered and the policy is not applicable.

In terms of private amenity space, DM 17.9 of the ANPS states that the Council will have regard to the guidance within 'Creating Places', which advises that, for higher density forms of housing such as apartment developments, private open space may be provided in the form of communal gardens that are privately managed and maintained. The guidance recommends that such provision should generally range from a minimum of 10 sqm per unit to approximately 30 sqm per unit, depending on the specific context.

It should be noted that the proposal includes a new car park intended to serve both the current application and the adjacent apartment development, Ref: LA03/2023/0570/F. As a result, the previously approved amenity space associated with that scheme has been incorporated into the layout of the current proposal. The originally approved amenity provision for the adjoining development amounted to 29.8 sqm, equating to approximately 4.9 sqm per apartment. While this fell below the recommended standard, it was accepted in the context of the site's highly accessible, inner-urban location and its proximity to nearby public open space.

The current proposal comprises 5 no. apartments, which would typically require a minimum of 50 sqm of private open space. Taken together with the adjoining scheme, this results in a total of 10 apartments, generating an overall requirement for 100 sqm. As illustrated on Drawing Number 03/3 dated 22nd June 2026, the proposed development provides a combined total of approximately 94 sqm of private open space, equating to 9.4 sqm per apartment. This provision is delivered through a combination of communal private open space located in the northwest corner of the site, defensible space to the front of the development, and smaller pockets of informal amenity space within the car parking area. While the level of provision falls marginally below the recommended standard, it represents a significant improvement on the previously approved level and is considered reasonable in the context of the site constraints.

Furthermore, the development benefits from excellent access to high-quality public open space in close proximity. Ballyclare War Memorial Park is located approximately 0.2 miles to the north, while the Six Mile Water River Park lies approximately 68 metres to the northwest of the site. These areas provide accessible green space, riverside walks, and opportunities for recreation and relaxation, helping to mitigate the shortfall in on-site provision.

Overall, when considered in the round, the level and quality of amenity provision are deemed acceptable given the urban context and the availability of nearby public open space, thereby compliant with Policies DM 17 and DM 25 of the ANPS.

Crime and Personal Safety
Criterion (k) of DM 25.1 of the ANPS states that the proposed residential development should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and ensures that buildings front onto streets. Public areas such as open spaces should be overlooked by the fronts of dwellings to provide maximum surveillance, and back gardens should be enclosed.

In this context, the proposed apartment block has been designed to front directly onto Main Street, thereby providing a strong active frontage. In addition, the private amenity space associated with the development is enclosed, limiting public access and enhancing security for future residents. The provision of an active frontage, combined with enclosed private spaces, contributes positively to reducing opportunities for crime and anti-social behaviour. The proposal is therefore assessed as being fully compliant with Criterion (k) of DM 25.1 of the ANPS.

Access, Parking and Manoeuvring
Paragraph 6.303 of the SPPS outlines that the overarching aim with regards to transportation is to facilitate safe and efficient access, movement, and parking. SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic,

and that sufficient car and cycle parking is provided. Strategic Policy 3 is supported by Policy DM 10 of the ANPS.

Policy DM 10 of the ANPS supports development proposals where it can be demonstrated that the existing road network has the capacity to accommodate the anticipated level and type of traffic generated. It also requires that access arrangements do not compromise road safety or significantly disrupt the movement of people or goods, and that appropriate provision is made for car parking, cycle parking, and servicing. In addition, criterion (j) of DM 25.1 of the ANPS requires that development proposals include adequate and appropriate parking provision. Beyond parking requirements, Policy DM 12 of the ANPS seeks to promote development layouts and design measures that encourage increased levels of walking and cycling, supporting more sustainable travel patterns.

The proposal will be accessed from the Ballynure Road to the northeast, via Greenburn River Mews. The proposal includes the provision of a shared car park that will also serve the newly constructed apartment block, Ref: LA03/2023/0570/F.

In accordance with the DOE Parking Standards, the proposed development generates a requirement for 7.5no. car parking spaces, which rounds up to 8 no. spaces. The previously approved apartment block (Ref: LA03/2023/0570/F) was permitted with 9no. spaces, resulting in a combined parking requirement of 17 no. spaces. The proposed car park provides 12no. spaces, representing a shortfall of 5no. spaces.

As shown on Drawing Number 03/3 dated 22nd June 2026, the proposal includes cycle parking in the form of Sheffield stands, which will support and encourage sustainable travel choices among residents. The site benefits from excellent accessibility to a wide range of services, facilities and employment opportunities, all located within comfortable walking distance. This significantly reduces reliance on the private car. In addition, there is direct pedestrian access to the surrounding public road network, enabling convenient and safe movement on foot. Furthermore, Ballyclare Bus Centre, is located approximately a three-minute walk (circa 0.1 miles) from the site and provides regular Translink and Ulsterbus services to surrounding settlements. Additional bus stops in close proximity further enhance the availability of public transport.

Taking account of the site's town centre location, strong public transport links, provision of cycle parking, and proximity to local amenities, the shortfall of 5no. parking spaces is not considered to give rise to any significant adverse impact.

DfI Roads was consulted on the proposal and, in its response dated 26th June 2026, advised that it would have no objection to the development proceeding with the identified parking shortfall should the Council be minded to approve the application, subject to the inclusion of an appropriate condition on any subsequent decision notice.

Concerns have been raised regarding the proposed access arrangements and the potential for additional traffic generation. However, DfI Roads has reviewed the proposal and raised no objection on road safety grounds. While it is acknowledged that a modest increase in vehicle movements will result, the site is located within a town centre where higher traffic volumes are typical. The development is expected to generate approximately 12no. additional parking related vehicle movements, which is not considered significant in the context of the surrounding road network and is unlikely to result in any adverse impact on overall traffic conditions.

Overall, it is considered that the proposed parking and access arrangements are adequate and will not give rise to any adverse impacts on road safety or the efficient movement of traffic. The development is therefore considered to comply with the requirements of Policy DM 10 and DM 12 of the ANPS and is deemed acceptable in this regard.

Landscaping

Paragraph 6.137 of the SPPS Edition 2 states that new housing developments should demonstrate high-quality landscaping. This requirement is reinforced in DM 25.1 criterion (l) and DM 42 of the ANPS. DM 25.1 of the ANPS requires appropriate landscaping schemes including the retention of existing trees and landscape features and the promotion of biodiversity, with Policy DM 42 of the ANPS, requiring development proposals to demonstrate how existing trees and hedgerows will be protected and maintained, and for details of any new planting to be provided, ensuring adequate space is provided for future growth.

As illustrated on Drawing Number 03/3 dated 22nd June 2026, the proposal seeks to retain existing mature vegetation, in particular the trees located within the northwest corner of the site, which provide important screening for the adjacent residential property at No. 14A Main Street. This approach is welcomed, however, no details have been provided demonstrating how these trees will be appropriately protected during the construction phase, as required under criterion (c) of DM 42.1 of the ANPS. In this regard, a suitably worded condition can be attached to any forthcoming decision notice requiring the submission and implementation of a tree protection plan, ensuring that the retained vegetation is adequately safeguarded throughout the construction process.

Concerns have been raised by third parties regarding the retention of existing landscaping, particularly in relation to the Leylandii tree and the potential for tree related subsidence due to its mature height and growth characteristics. While Leylandii species are capable of significant growth, no evidence has been provided to substantiate claims of subsidence.

In respect of the proposed soft landscaping, low-level hedging is proposed to provide a visual and physical buffer between the car parking area and the pedestrian pathway serving both the proposed development and the adjacent approved apartment block (Ref: LA03/2023/0570/F). Similar hedging is also proposed around the cycle parking area, improving the overall visual amenity of the site. Small pockets of informal amenity space are proposed at the entrance to the car park and at the turning head. These areas contribute positively to the quality of the development and enhancing the visual setting of the site. Additional low-maintenance planting is proposed within the southwest corner of the site and along the boundary adjoining the neighbouring approved apartment block. This planting will assist in softening boundary treatments and integrating the development within its immediate context. However, while the landscaping key on Drawing Number 03/3 dated 22nd June 2026, identifies 3no. different tree types, the annotated layout does not clearly correspond with the species listed in the key, nor does it align consistently with the landscape details provided.

Furthermore, in accordance with DM 42.2 of the ANPS, no details have been submitted at this stage in relation to the long-term maintenance and management of existing trees or proposed planting. Accordingly, should planning permission be forthcoming, it is recommended that a suitably worded planning condition be imposed requiring the submission of a detailed landscaping scheme. This should include full details of planting species, sizes, and heights, together with a comprehensive Landscaping Management

and Maintenance Plan. Such a plan would set out measures for the ongoing upkeep of retained vegetation, including regular maintenance to control height and spread, thereby preventing overgrowth and mitigating any potential risk of subsidence.

Notwithstanding the above and having regard to the town centre location and spatial constraints of the site, the proposed soft landscaping approach is considered acceptable, subject to the submission and approval of the above details.

In terms of hard landscaping to the front of the site, extending a short distance along the northwestern side elevation, a low rendered block wall approximately 0.4 metres in height surmounted by 0.6 metre metal railings is proposed. This provides a subtle yet effective form of defensible space, clearly defining the boundary between the development and the adjoining pedestrian footpath along Main Street. The design approach reflects the boundary treatment approved and implemented at the adjacent apartment development (Ref: LA03/2023/0570/F), thereby ensuring a consistent and coherent streetscape. This solution appropriately balances visual permeability with residential amenity and is considered acceptable.

Along the remainder of the northwestern boundary and part of the rear, northeastern boundary, a 1.8-metre-high close boarded timber fence is proposed. This will provide appropriate levels of privacy and screening for future ground floor apartment occupants, the proposed amenity space, and the neighbouring property at No. 14A Main Street. In addition, a 1.5-metre-high wall is proposed to enclose the car park, separating the application site from the adjoining car parking area serving the Greenburn River Mews apartment block, ensuring a clear distinction between the respective sites while maintaining adequate privacy. The northeastern boundary, which adjoins the rear of commercial properties along Ballynure Road, will comprise a combination of 1.1 metre and 1.8 metre high close-boarded fencing. This variation in height responds appropriately to the need to maintain visibility splays at the car park access while also addressing the relationship with neighbouring commercial uses.

It is noted that under the previously approved scheme (Ref: LA03/2023/0570/F), a 2.1-metre-high rendered wall was proposed along both the northwestern and northeastern boundaries to enclose the car parking area. The current proposal instead introduces lower and less visually dominant boundary treatments, which are considered more sympathetic to the urban context. This approach creates a more open and visually attractive environment, whilst still providing adequate enclosure, security, and privacy. As such, the revised boundary treatment is considered acceptable.

Lastly, concrete pavers are proposed around the perimeter of the building, providing clear and accessible pedestrian routes to all sides of the development, including connections to amenity space and parking areas.

Overall, the proposed development incorporates appropriate soft and hard landscaping measures that contribute positively to the character and appearance of the site, whilst also providing adequate screening, enclosure, and amenity for future occupants and neighbouring properties. Although further detail is required in respect of planting specification, and ongoing landscape management and maintenance, these matters can be satisfactorily addressed through the imposition of suitably worded planning conditions should permission be forthcoming. Accordingly, the proposal is considered to comply with the provisions of Policies DM 42 and DM 25 of the ANPS and is deemed acceptable in this regard.

Natural Heritage
Strategic Policy SP 8 of the ANPS indicates that the Council will work in partnership with DAERA, environmental organisations and developers to protect, conserve and promote the enhancement and restoration of the diversity of the Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8.3 of the ANPS requires appropriate weight to be afforded to the protection of designated sites, protected species and priority habitats and species together with other features of biodiversity and geological interest within the wider environment. Strategic Policy SP 8 of the ANPS is supported by Policies DM 37 – DM 39 and DM 42 of the ANPS.

A review of DAERA's Natural Heritage Map Viewer confirms that the site is not affected by any natural heritage assets. The application site does not lie within any international, national, or local nature conservation designations, has no hydrological connection to designated sites, and contains no protected species or features of natural heritage or biodiversity value. As such, the proposed development is not expected to give rise to any adverse impacts in this regard. Taking the above into account, it is considered that the proposal is unlikely to harm any protected species and is therefore compliant with the policy requirements of Strategic Policy SP 8 of the ANPS.

Archaeology and Built Heritage
The SPPS and Policy SP 7 of the ANPS require that all development proposals protect, conserve, and, where appropriate, enhance the historic environment. A review of DAERA's Historic Environment Map Viewer reveals that the application site is within the Ballyclare Area of Archaeological Potential designated to protect and preserve the archaeological remains associated with the early development of the town.

Policy DM 30 of the ANPS relates to archaeological considerations with focus on archaeological mitigation, requiring appropriate measures to ensure the preservation of remains in situ; licensed excavation; and recording, examination, and archiving of the archaeological of the site before any development commences.

In its consultation response, Historic Environment Division (HED) (Historic Monuments) has advised that should planning permission be forthcoming they are content that the proposal satisfies SPPS 2 and ANPS policy requirements, subject to conditions for the agreement and implementation of a developer funded programme of archaeological works, which would identify and record any archaeological remains in advance of new construction, or to provide for their preservation in-situ. HED has provided two conditions that should be included on any forthcoming decision notice.

Immediately to the northwest of the site is Ollar Lodge, a D1 Record Only Historic Building (Ref: HB21/05/015). Concerns have been raised by an objector concerning the proposals design, siting and finishing materials which they consider to be unsympathetic and not in keeping with the period property Ollar Lodge. It should be noted that Ollar Lodge, is a D1 Record Only Historic Building (Ref: HB21/05/015), HED's Buildings Database entry states that much of its original historic fabric has been lost through material replacement and refurbishment, and thus not deemed worthy of record. HED in its response has made no comment in respect of the property. As the building is not listed, Policy DM 32 of the ANPS is not engaged.

As no objection to the proposed development has been raised by HED, it is considered that the proposal accords with the policy provisions of the SPPS 2, Strategic Policy 7 and DM 30 of the ANPS.

Flood Risk, Drainage and Sewage Disposal
Policy SP 10 of the ANPS recognises the need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the natural and built environment while SP 10.2 of the ANPS states that there will be a strong presumption against development proposals in floodplains. Policy DM 25 of the ANPS supports this and requires that all proposals should be designed to withstand predicted changes in local climate and to reduce the risk of flooding on site. In addition, SP 10.3 of the ANPS requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems which is supported by Policies DM 25 and DM 47 of the ANPS.

The DfI Rivers Flood Maps (NI) indicate that there are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site nor is the site located within the 1 in 200-year coastal floodplain (including current climate change allowances) and is not affected by pluvial (surface water) flooding. However, consultation with DfI Rivers has confirmed that a small portion of the northeastern part of the site lies within the 1 in 100-year fluvial floodplain, incorporating the most up to date climate change allowances.

In accordance with Policy DM 46 of the ANPS, development within the fluvial floodplain will not be permitted unless it meets one of the exceptions set out within the policy. The area affected by the fluvial floodplain is proposed to accommodate a bin store. It is important to give weight to the fallback position established under planning approval LA03/2023/0570/F, which granted permission for an apartment block and associated car park within this same area. That permission has been implemented, with the apartment block now constructed, thereby confirming the extant and lawful use of the flood affected portion of the site for parking purposes. It is considered that the introduction of a bin store would have no significant or discernible impact on the floodplain beyond that already accepted under the extant permission. Similar to the approved hardstanding for car parking, the proposed development is not anticipated to result in any material increase in flood risk or adversely affect the functioning of the floodplain. As such, the proposed development does not give rise to any greater flood risk than the extant permission. On this basis, and having regard to the permitted fallback position, it is not considered reasonable or necessary to require the submission of a Flood Risk Assessment in this instance.

Policy DM 47 of the ANPS seeks to reduce flood risk for new developments from surface water (pluvial) sources. New development proposals can often exacerbate the problems of pluvial flooding, by accelerating and increasing surface water run-off. The Council recognises the potential harmful impacts of surface water flooding and through the ANPS, it will seek to promote a more sustainable approach to drainage and flood risk management. The proposal does not exceed the thresholds set out in DM 47.2 of the ANPS therefore a Drainage Assessment is not required. The site does not affect existing flood defence, does not propose any culverting of watercourses nor is it located within an area which is at risk from reservoir inundation. In this regard DM 48 and 49 of the ANPS are not applicable.

<u>Sewage Disposal</u>
Paragraph 4.11 of the SPPS 2 states that there are a wide range of amenity considerations that should be considered by planning authorities when managing development, including sewage. As stated on the P1 Form the proposal seeks to rely on main sewers for the disposal of foul sewage. NI Water was consulted and offers no objection.

Land Contamination and Pollution
Policies DM 50 and DM 52 of the ANPS require consideration to be given to the potential for any proposal to result in land pollution or contamination. In this regard, the applicant submitted a Preliminary Risk Assessment (PRA) and a Generic Quantitative Risk Assessment (GQRA) (Document 04, dated 18 February 2026).

Consultation was undertaken with the Council's Environmental Health Section and DAERA's Regulation Unit and Groundwater Team (LGWRU). No objections were raised, subject to the imposition of appropriate conditions on any forthcoming decision notice should planning permission be granted.

Subject to the satisfactory implementation and validation of the proposed remediation measures, the application site and the proposed development are considered suitable for the intended use and are unlikely to be adversely affected by land contamination, contribute towards human health risks, or pollution. The proposal is therefore compliant with Policies DM 50 and DM 52 of the ANPS.

Other Matters
Belfast International Airport
Belfast International Airport was consulted on the proposal and offers no objection.

NI Electricity
Due to the presence of Northern Ireland Electricity infrastructure within the site, NI Electricity was consulted and has raised no objection. However, it has advised that an existing low-voltage (LV) underground cable is located within the proposed development area and that the applicant is therefore advised to request a cable location mark-up prior to the commencement of construction works.

Inaccurate Address Annotation
One objector raised a concern that an incorrect neighbouring property address had been referenced on the plans submitted with the application. The applicant's agent was notified of this issue and subsequently amended the drawings to reflect the correct address.

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

- The principle of the development is considered acceptable.
- The size, scale, design, layout, and general appearance of the proposed development is acceptable, and the proposal will not have a detrimental impact on the character of the surrounding area.
- The proposal will not result in an unacceptable impact on existing and proposed residential amenity.
- The proposal provides adequate provision for public and private amenity space.
- There are no significant concerns relating to transport, traffic, parking and road safety matters.
- There are no significant concerns relating to natural heritage, archaeology or built heritage matters.
- Subject to the satisfactory implementation of flood mitigation measures, the proposal will appropriately manage residual flood risk.

- Subject to the satisfactory implementation and validation of remediation measures, the site is considered suitable for the proposed use, with no unacceptable risk from land contamination to human health or the environment.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: To comply with the requirements of Section 61 of the Planning Act (Northern Ireland) 2011.

2. No residential unit shall be occupied until hard surfaced areas have been constructed in accordance with approved Drawing Number 03/3 date stamped 22nd June 2026 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.
   Reason: To ensure that adequate provision has been made for parking.

3. The approved development shall not be occupied until the remediation measures as presented within the Remedial Strategy at Section 8 of Document Number 04, date stamped 18th February 2026, have been fully implemented and verified to the satisfaction of the Council, in writing.

   Reason: To control any risk to human health arising from land contamination.

4. There shall be no amendments or deviations from, the remediation and verification recommendations contained within the Remedial Strategy at Section 8 of Document Number 04, date stamped 18th February 2026 without the prior written approval of the Council.

   Reason: To control any risk to human health arising from land contamination.

5. Prior to occupation, verification documentation shall be submitted in the form of a verification report, to the Council. The report shall describe all the remediation and monitoring works undertaken and shall demonstrate the effectiveness of the works in managing and remediating all risks posed by contamination.

   Reason: To control any risk to human health arising from land contamination.

6. If during the development works, a new source of contamination and risks are found, which had not been previously identified, works should cease and the Council's Planning Section shall be notified immediately in writing. Any new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) Guidance, available online at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks.

   Should an unacceptable risk to human health be identified, a remediation strategy shall be submitted to be agreed in writing with the Council before being implemented and prior to any work re-commencing in that agreed area. The measures contained within the report, as approved, shall be implemented in full prior to work recommencing in that area.

Reason: To control any risk to human health arising from land contamination.

7. After completing any remediation works required under Condition 6 and prior to occupation of the development, a verification report shall be submitted for agreement with the Council. This report shall be in accordance with Land Contamination Risk Management (LCRM) Guidance, available online at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks and be completed by a competent person.

   The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

   Reason: To control any risk to human health arising from land contamination.

8. No site works of any nature, or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

   - The identification and evaluation of archaeological remains within the site;
   - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
   - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
   - Preparation of the digital, documentary and material archive for deposition.

   Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

9. No site works of any nature, or development shall take place other than in accordance with the programme of archaeological work approved under Condition 8.

   Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

10. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 7. These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

    Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

11. The existing natural screenings of the site as indicated on Drawing Number 03/3 date stamped 22nd June 2026 shall be retained at a minimum height 3 metres for

hedgerow and 6 metres for trees and shall be allowed to grow on unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council prior to their removal.

Reason: To ensure the maintenance of screening to the site.

12. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

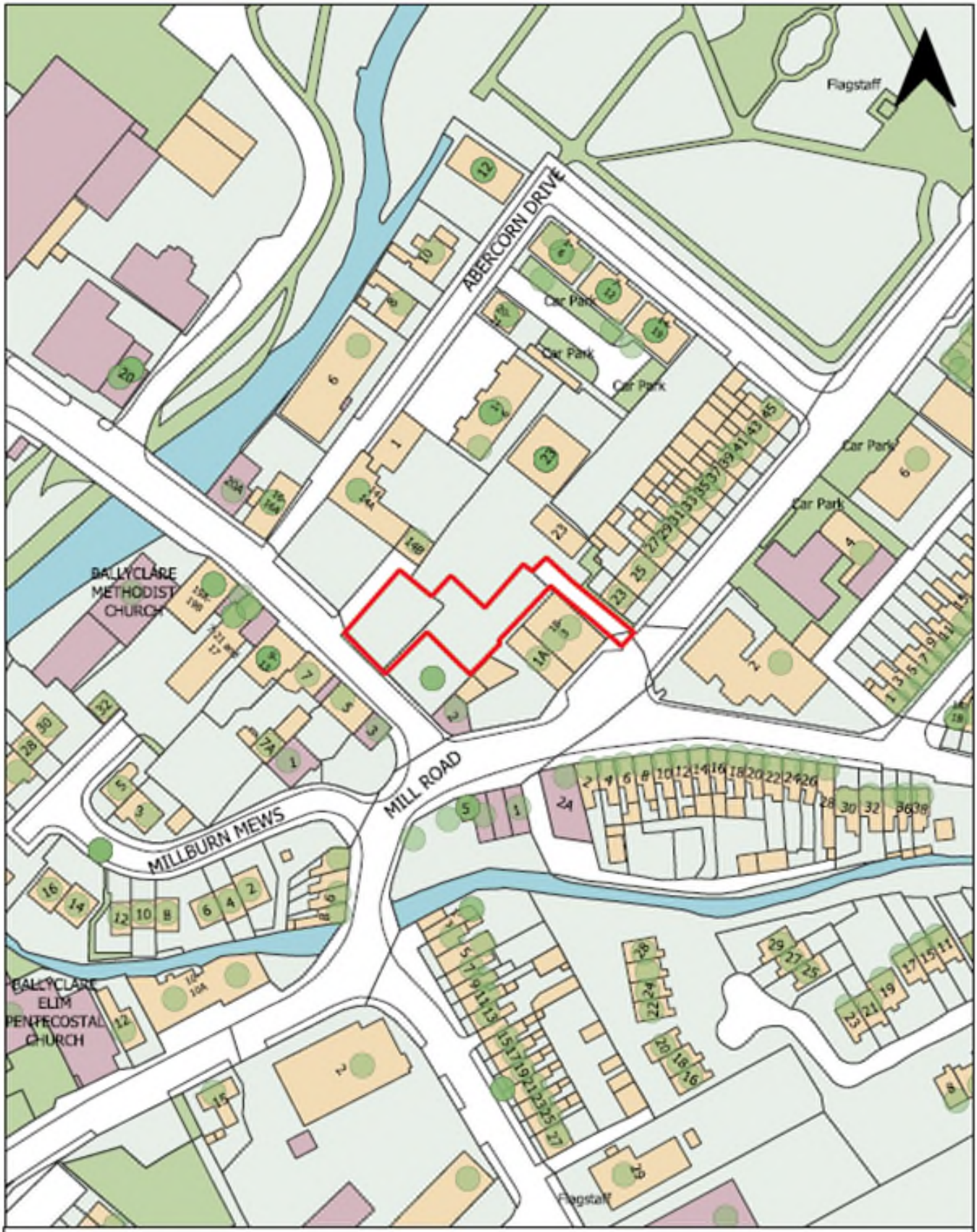
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

13. If within the lifetime of the development following the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place within the next available full planting season, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

14. A landscape management plan, including long term design objectives, performance indicators, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved by the Council prior to the occupation of the development. The landscape management plan shall be carried out as approved. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long-term maintenance.



LA03/2025/0715/F

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:1,250

COMMITTEE ITEM	**3.6**
APPLICATION NO	**LA03/2026/0287/F**
DEA	**BALLYCLARE**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed roof terrace to existing two storey building
SITE/LOCATION	The Grange Bar, 22-26 The Square, Ballyclare, BT39 9BB
APPLICANT	Glen Balmer
AGENT	MAW Architects Ltd.
LAST SITE VISIT	20/05/2026
CASE OFFICER	Tierna Mc Veigh 028 90340401 Tierna.mcveigh@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/709314

SITE DESCRIPTION

The application site is located within the development limits of Ballyclare, within the Town Centre (Designation BE 22) and within the Ballyclare Area of Townscape Character (ATC) (Designation BE 15) as defined by draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP).

The application site comprises 'The Grange Bar', a public house forming part of an established terrace on Rashee Road. While the building is two storeys, its low slung, gabled pitched roof gives it a one-and-a-half-storey appearance that steps down from the taller adjoining properties to the north. This variation aligns with the terrace's character, which is defined by staggered building heights and diverse roof forms. The front elevation features a smooth render finish painted blue and white, with a visible flue projecting from the front roof slope. Structurally, the slate covered pitch at the front transitions into a flat roof design toward the rear.

Within the site boundary, there is a separate two-storey building abutting Park Street. Planning permission has been granted for the change of use of this building from a redundant bar store to two Class A1 retail units (Ref: LA03/2025/0056/F).

The site benefits from two pedestrian access points: one from the Square and another from the rear via Park Street. An informal parking area is located to the rear on Park Street which is accessed via Granges Entry. A public right of way runs along the southern boundary, providing access to the rear of The Grange Bar and the adjacent convenience store.

The surrounding area comprises a mix of uses, including offices, retail units, cafés, bars, and hairdressers, with a number of residential units located above shops in close proximity. Adjoining the site to the north is a fast-food takeaway.

RELEVANT PLANNING HISTORY

Reference: LA03/2025/0056/F
Location: Approx. 8m northeast of the Grange Bar, 22-26 The Square, Ballyclare, BT39 9BB

Proposal: Change of use from a redundant bar store to shops (Class A1) including external alterations.
Decision: Permission Granted 26/03/2025

Reference: LA03/2017/0017/F
Location: 22-26 The Square, Ballyclare, BT39 9BB
Proposal: Alterations to building front façade and shop fronts as part of the Ballyclare Linkages Scheme
Decision: Permission Granted 24/02/2017

Reference: LA03/2017/0020/A
Location: 22-26 The Square, Ballyclare, BT39 9BB
Proposal: 1 No. Sign (projecting box) to No. 26 The Square and 1 No. Sign (projecting box) to 22-24 The Square
Decision: Consent Granted 24/02/2017

Reference: U/2003/0706/F
Location: 20 Market Square, Ballyclare, Co Antrim, BT39
Proposal: Change of use from Public House to off licence (including office/ storage accommodation)
Decision: Permission Granted 18/02/2004

Reference: U/1989/0465
Location: 24-26 The Square, Ballyclare, BT39 9BB
Proposal: Alterations and extensions to public house (amended proposal)
Decision: Consent Granted 27/09/1989

Reference: U/1988/0358
Location: 22-26 The Square, Ballyclare, BT39 9BB
Proposal: Demolition of existing extensions and erection of 2 storey rear extension and conversion of No.26 to off-licence, private function room and office.
Decision: Permission Granted 31/08/1988

Reference: U/1981/0133
Location: The Grange Bar, The Square, Ballyclare
Proposal: Conversion of keg store to off licence
Decision: Permission Granted 08/06/1981

Reference: U/1977/0010
Location: The Square, Ballyclare
Proposal: Alterations and improvements to licensed premises
Decision: Permission Granted 17/02/1977

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings has not yet been

published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Newtownabbey Area Plan 2005 (dNAP): The application site is located within the development limit of Ballyclare, within the town centre. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limits of Ballyclare, within the Town Centre (designation BE 22) and within the Ballyclare Area of Townscape Character (ATC) under designation BR 15.

Strategic Planning Policy Statement for Northern Ireland, Edition 2 (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

SPPS: Town Centres and Retailing: sets out planning policies for town centres and retail development and incorporates a town centre first approach for retail and main town centre uses.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement Edition 2 (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policies:

- Policy DM 6 Development within Centres.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling)

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 30 Archaeology;
- Policy DM 32 Listed Buildings; and
- Policy DM 34 Areas of Townscape Character.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 46 The Control of Development in Flood Plains;
- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50: Pollution.

CONSULTATION

Environmental Health Section: Noise Impact Assessment requested

DfI Roads: No objection

Historic Environment Division: No objection

NI Water: Refusal

NI Electricity: No objection subject to condition

Belfast International Airport (BIA): No objection

REPRESENTATION

Thirteen (13) neighbouring properties were notified of the application, and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Urban Design, Layout, Appearance and Impact on Character of the Area
- Amenity Impact
- Landscaping
- Access and Parking
- Natural Heritage
- Archaeology and Built Heritage
- Flood Risk, Drainage and Sewage Disposal
- Other Matters

Preliminary Matters

Environmental Impact Assessment (EIA)

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Appropriate Assessment

The subject site is located at 22-26 The Square, Ballyclare, BT39 9BB and there are no relevant designated sites close by. The proposed development comprises a proposed roof terrace to the building and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Engagement With Agent

- The agent was contacted on 3rd June 2026 regarding concerns relating to the design and visual impact of the proposed development and was invited to submit any comments or revised drawings by the 18th June 2026.

- The agent was also advised that the Council's Environmental Health Section (EHS) had requested the submission of a Noise Impact Assessment. However, they were informed that this assessment should not be commissioned until the design and visual impact issues had been satisfactorily addressed, in order to avoid any unnecessary and potentially significant expense to the applicant.

- A meeting was held with the agent and the applicant on the 17th August 2026, during which the Council's concerns were reiterated. Discussions also took place regarding potential amendments to the design, the submission of contextual drawings, and the provision of justification for the proposed design.

- Notwithstanding the above, the amended/additional plans which were submitted on the 24th August 2026 have failed to address the concerns regarding the design of the proposal and its visual impact.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland Edition 2 (SPPS) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan

Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for Ballyclare, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. Up until the publication of draft BMAP (dBMAP) in 2004 and its adoption in 2014, the draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions in this part of the Borough.

However, the Newtownabbey Area Plan was never formally adopted and therefore following the Court of Appeal decision in May 2017 there is currently no adopted plan for Ballyclare. In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in determining all proposals in Ballyclare, including the current application.

In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in the assessment of the current application. Given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for this part of the Borough and should therefore be afforded greater weight than dNAP in the decision-making process.

Paragraph 1.13 of the ANPS identifies both dNAP and dBMAP as a legacy development plan applicable within the Borough. Paragraph 1.16 of the ANPS further confirms that, pending the adoption of the Council's Local Policies Plan (LPP) to define settlement limits and zonings, these legacy plans will continue to inform planning decisions. In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

Policy SP 1.1 and SP 1.2 of the ANPS states that when considering individual development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the SPPS. Planning applications that accord with the provisions of the LDP will be approved, unless material considerations indicate otherwise. In assessing proposals all relevant policies will be considered.

The application site is located within Ballyclare Town Centre. In accordance with the SPPS a town centre first approach is required when considering proposals for retail and other main town centre uses. The SPPS defines "town centre uses" as including cultural and community facilities, retail, leisure, entertainment and business uses and generally precludes proposals that would result in unacceptable harm to any protected centre. The proposal seeks permission for the provision of a rooftop terrace to the existing public house known as '*The Grange Bar*'.

A review of the planning history of the site indicates that planning permission was granted in 1977, (Ref: U/1977/0010) for alterations and improvements to the licensed premises. Given the established planning history and the long-standing nature of the use, the proposed rooftop terrace is considered to be ancillary to the existing premises.

Accordingly, the principle of development is considered acceptable, subject to all other material planning considerations being satisfied.

Urban Design, Layout, Appearance and Impact on Character of the Area
Policy DM 25 of the ANPS requires developments within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. It further expects all development to deliver high-quality design into its layout and appearance whilst demonstrating a number of additional criteria.

The proposal seeks planning permission for the creation of a substantial rooftop terrace extending across the entirety of the host building's roof area, measuring approximately 325sqm. The existing building comprises a traditional pitched roof fronting the Rashee Road which transitions to a flat roof section enclosed by parapet walls to the rear.

As illustrated on the Proposed Floor Plan (Drawing Number 06, dated 29th April 2026) and the Proposed Elevations (Drawing Number 07/1 dated 24th August 2026), the proposal would comprise a main terrace area incorporating a bar serving area, toilet facilities, a storage room and an imitation feature brick fireplace. Access to the rooftop terrace would be provided via a new internal staircase extending from the first-floor level of the host building. Associated internal alterations are proposed to facilitate the installation of the staircase and access arrangements.

In addition to the main terrace area, a secondary lower-level terrace area of approximately 45sqm is positioned above the existing roof ridge level. This area is to be connected to the main terrace area by a flight of steps and is to be enclosed by 1.2 metre high glass balustrading. To facilitate the development, the existing parapet perimeter walls surrounding the roof area are to be increased in height to approximately 2.7 metres along the northern, southern and rear boundaries of the terrace area. Towards the front of the building, the perimeter wall would taper down to approximately 1.2 metres in height, integrating with the proposed glass balustrading enclosing the lower terrace area. No finishing details have been provided on how these extended parapet walls are to be finished.

Criterion (a) of Policy DM 25 of the ANPS requires development to make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area.

Drawing Numbers 06 (dated 29th April 2026) and 07/1 (dated 24th August 2026) demonstrate that significant elements of the development, including the lower terrace area and associated glass balustrading, would project above the existing roof ridge and be clearly visible from surrounding public viewpoints including the Rashee Road, The Square and the B95 Doagh Road. Owing to its prominent position within Ballyclare Town Centre, the proposed rooftop terrace would introduce a highly visible form of activity at roof level, including the movement and congregation of patrons, which would be readily apparent from surrounding streets, public vantage points and neighbouring properties. The elevated nature of the terrace and the movement of people would draw attention to the development within the wider townscape, creating a noticeable visual feature that would be distinct from the established pattern of activity typically confined to ground level. Its prominence would be further emphasised by the absence of comparable rooftop venues or buildings within the immediate area accommodating similar levels of outdoor activity at an elevated level.

Furthermore, the proposal would result in a substantial alteration to the appearance of the host building. By virtue of its scale, massing and design, the rooftop feature would significantly increase the perceived height, bulk and visual prominence of the host building, introducing a conspicuous and dominant feature at roof level. The proposed roof top terrace and rooftop infrastructure would appear as an incongruous addition that fails to integrate satisfactorily with the existing character of the town centre.

Furthermore, it is considered that the proposal would represent a visually intrusive feature which is at odds with the established character and appearance of the surrounding area, which is characterised by more traditional building forms and roof profiles. Additionally, the cumulative impact of the raised parapet walls, glazed balustrading, elevated standing/seating areas and rooftop structures would create a visually intrusive and overly prominent feature that would neither complement nor integrate with the established character and appearance of the surrounding area. The proposed rooftop terrace, by reason of its scale and design, is considered contrary to Criterion (a) of Policy DM 25 of the ANPS.

Criterion (b) of Policy DM 25 of the ANPS requires development to be sympathetic to the local built form and appropriately integrate heritage assets and landscape features. The application site lies within the draft Ballyclare Area of Townscape Character (designation BR 15 of dBMAP). This designation emphasises the need for a sensitive approach to alterations to existing buildings in order to avoid fragmentation of the historic and architectural character of the area. The dBMAP (2004) advises that development proposals within the Ballyclare ATC should be assessed against design criteria 4A and 5B set out in Policy UE3 (Part 3, Volume 1). In relation to criterion 5B, new works should not disrupt the existing roof silhouette.

Although this designation remains in draft form, it is nevertheless a relevant description of the characteristics of the surrounding area. It is considered that the proposal would disrupt the established roof silhouette through the introduction of development extending above the existing roof ridge. The raised perimeter walls and elevated terrace structures would erode the architectural integrity of the existing building and fail to respect the established built form of the immediate area. Rather than appearing as a subordinate addition, the rooftop terrace would become the dominant visual feature of the host building, undermining the traditional roof form which contributes to the character of the surrounding local built form. Consequently, the proposal fails to comply with criteria (b) of Policy DM 25.

Rather than reinforcing local character and distinctiveness, the proposed rooftop terrace would appear as a prominent and visually dominant addition that is unrelated to the established context. The development would introduce a commercial rooftop environment that neither reflects nor enhances the architectural character of the building or the wider area. As such, the proposal would fail to create a positive sense of place and would detract from the local identity and distinctiveness that Policy DM 25 Criteria (d) of the ANPS seeks to create.

Overall, the proposal would result in a visually dominant and incongruous form of development that would significantly alter and detract from the existing roofscape, fail to respect the character and appearance of the host building and surrounding area, and erode the established townscape qualities that define this part of Ballyclare. The proposal is considered to be contrary to criteria (a), (b) and (d) of Policy DM 25 of the ANPS.

Amenity Impact
The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.

Policy DM 6 of the ANPS requires proposals of this nature to not have a detrimental impact on the amenity of adjacent or nearby residential properties. This is further reiterated through Policies DM 25 and DM 28 of the ANPS which support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Whilst Policy DM 50 indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

The application site is located within Ballyclare Town Centre characterised by a mix of uses, including professional services, retail, and leisure activities. To the north of the site, it is noted that a mixed-use development incorporating residential apartments has been approved, (Ref: LA03/2022/0791/F), and this permission remains extant, with the current land use of that building being a fast-food takeaway and a terrace of vacant/derelict properties. To the east and rear of the site are retail premises, along with a car park associated with Asda. To the south, the site adjoins a convenience store, while residential properties are located along the access road at Grange's Entry. Further to the southeast the area continues to exhibit a mix of retail units with residential accommodation above. The frontage of the site is characterised by a comparable mix of commercial and retail units, interspersed with residential uses.

The Council's Environmental Health Section (EHS) was consulted in respect of the proposal and raised concerns regarding potential noise emissions, particularly given the proximity of both the existing and approved residential properties. EHS requested the submission of a Noise Impact Assessment to fully assess the potential impact on residential amenity, however, the applicant's agent was advised on 3rd June 2026 not to pursue a Noise Impact Assessment at that stage, due to concerns relating to the design and visual impact of the proposal and to avoid incurring unnecessary expense. As these issues remain unresolved, no Noise Impact Assessment has been submitted.

Consequently, it has not been demonstrated that the proposal would not result in an adverse impact on residential amenity by way of noise and thus contrary to Policies DM 28 and DM 50 of the ANPS.

Landscaping
Policy DM 25 criterion (I) of the ANPS sets out that development proposals should incorporate an appropriate hard and soft landscaping scheme, which includes proposals for the treatment and retention of existing trees and other landscape features. Additionally, Policy DM 42 of the ANPS supports development that retains existing trees and introduces a net gain for trees lost.

At present, the site contains no established landscaping features and offers a limited physical capacity for the introduction of meaningful soft landscaping due to its elevated and confined nature. Notwithstanding these limitations, Drawing Number 06, dated 29th April 2026, indicates that the proposal makes provision for planting along the northern and southern perimeter walls.

While detailed specifications of the planting scheme, as well as maintenance and long-term management arrangements, have not been submitted, the inclusion of perimeter planting represents a reasonable and proportionate approach given the constraints of the site. Accordingly, should planning permission be granted, it is recommended that a suitably worded planning condition be imposed requiring the submission and approval of a detailed landscaping scheme as well as the submission of a long-term maintenance and management plan of the proposed planting.

Access and Parking
Paragraph 6.303 of the SPPS outlines that the overarching aim with regards to transportation is to facilitate safe and efficient access, movement, and parking. Strategic Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10 and Policy DM 12 of the ANPS.

Policy DM 10 of the ANPS gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods and adequate provision is made for car and cycle parking and any necessary servicing arrangements. Criterion (j) of DM 25.1 of the ANPS also requires development proposals to incorporate adequate and appropriate provision for parking.

The site benefits from two pedestrian access points: one from the frontage facing onto the Square and a second from the rear via Park Street. An informal parking area is located to the rear on Park Street, accessed from Granges Entry. A public right of way runs along the southern boundary of the site, providing access to the rear of the site and the adjoining convenience store. Pay-and-display parking is available approximately 75 metres to the southwest at Market Square.

The application site is located within the town centre, where users are likely to have a relatively short dwell time. It occupies a highly accessible position within Ballyclare Town Centre, which is well served by pedestrian footpaths, cycle infrastructure and public transport. Several bus stops are situated in close proximity, further enhancing accessibility by sustainable modes. The site also benefits from direct pedestrian access to the public road network, enabling a range of alternative transport options for patrons.

DfI Roads was consulted on the proposal and raised no objection. It is therefore considered that the existing road network can safely accommodate the additional vehicular traffic generated by the development, and that adequate access, parking and manoeuvring arrangements are available. The proposed development in accordance with Policies DM 10 and DM 12 of the ANPS.

Natural Heritage
Policy SP 8.3 requires appropriate weight to be afforded to the protection of designated sites, protected species and priority habitats and species together with other features of biodiversity and geological interest within the wider environment. Policy SP 8 is supported by Policies DM 37 – DM 39 and DM 42 of the ANPS.

A review of the DAERA-NED Map Viewer indicates that the application site does not benefit from, nor is it affected by, any natural heritage designations. The site lies outside

of any international, national, or local ecological designations, and there is no record of priority habitats or protected species within its boundaries. In light of this, the proposed development is not expected to give rise to any adverse ecological impacts and is compliant with Policies DM 37–39 of the ANPS.

Archaeology and Built Heritage
The SPPS and Policy SP 7 of the ANPS require that all development proposals protect, conserve, and, where appropriate, enhance the historic environment. A review of DAERA's Historic Environment Map Viewer confirms that the application site lies within the Ballyclare Area of Archaeological Potential. In addition, immediately to the south of the site is Ballyclare Town Hall, a B2 Listed Building (Ref: HB21/05/004). To the southwest lies a further "record-only" building (Ref: HB21/05/005), currently in use as a ground floor restaurant (Namaste Indian) with upper floors occupied by commercial uses including a barber and tattooist.

Given that the proposal is limited to the formation of a rooftop terrace, involving alterations at roof level only, no ground disturbance is proposed. As such, Policy DM 30 of the ANPS, relating to archaeology, is not applicable in this instance.

In respect of the nearby listed building, Policy DM 32 of the ANPS applies. In accordance with Policy DM 32.2, development proposals will be supported where they respect the essential character and special architectural and historic interest of a listed building, as well as its setting. Historic Environment Division-Historic Buildings has advised that the proposal would not result in any demonstrable harm to the setting of the listed building. On this basis, the proposal is not considered to adversely affect the setting of the identified listed building and considered compliant with Paragraph 6.12 of the SPPS, Policy SP7, and Policy DM 32 of the ANPS.

Flood Risk, Drainage and Sewage Disposal
Policy SP 10 recognises the need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on the natural and built environment while SP 10.2 states that there will be a strong presumption against development proposals in floodplains. Policy DM 25 of the ANPS supports this and requires that all proposals should be designed to withstand predicted changes in local climate and to reduce the risk of flooding on site.

The DfI Rivers Flood Maps (NI) confirm that the site is located outside both the 1 in 100 year fluvial floodplain and the 1 in 200-year coastal floodplain, inclusive of current climate change allowances. In addition, the site is not identified as being at risk from surface water (pluvial) flooding. The development is confined entirely to alterations at roof level and therefore will not result in an increase to flood risk. It is considered that Policies DM 46 - DM 49 are not applicable to the proposal.

<u>Sewage Disposal</u>
Paragraph 4.11 of the SPPS states that there are a wide range of amenity considerations that should be considered by planning authorities when managing development, including sewage. As stated on the P1 Form the proposal seeks to rely on main sewers for the disposal of surface water and foul sewage.

Northern Ireland Water (NI Water) has reviewed the proposal and advises that it has the potential to increase the volume of wastewater entering a sewer network that is already operating under capacity constraints. On this basis, NI Water has recommended refusal

of the application. NI Water has further advised that the applicant should undertake a Pre-Development Enquiry (PDE). Should the outcome of this process demonstrate that the proposal would result in an increase in wastewater discharge, a Wastewater Impact Assessment (WWIA) will be required to fully assess the implications for the existing infrastructure.

The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process unless it is demonstrated that the development would result in adverse impacts on the environment. NI Water can assess whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

In conclusion, the imposition of a planning condition to any forthcoming decision notice will ensure the proposed development has no significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties.

Other Matters

Belfast International Airport

Belfast International Airport (BIA) was consulted and having reviewed the proposal indicates that the proposal does not conflict with aerodrome safeguarding criteria and this offers no objection from an aerodrome safeguarding aspect.

Northern Ireland Electricity

Due to the presence of Northern Ireland Electricity (NIE) infrastructure within and traversing the site, NIE has advised that the applicant should submit a request for a site 'mark-up' to accurately determine the location of all apparatus affected prior to the commencement of any construction works. The applicant is advised to review the response submitted from NIE particularly paying attention to the advised safety clearances.

CONCLUSION

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

- The principle of the development is considered acceptable.
- The proposal is considered unacceptable by reason of its size, scale, massing, design, layout and overall appearance.
- The proposal would result in a visually intrusive, dominant and incongruous form of development that would significantly alter and detract from the existing building.
- The proposal fails to respect the established character and appearance of the surrounding area.
- The proposal would not make a positive contribution to local character, distinctiveness or sense of place.
- In the absence of a Noise Impact Assessment, it has not been demonstrated that the proposal would not have an adverse impact on residential amenity by way of noise.

- There are no significant concerns relating to transport, traffic, parking and road safety matters.
- There are no significant concerns relating to natural heritage, archaeology or built heritage matters; and
- There is no significant flood risk associated with the site.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

REFUSAL REASONS

1. The proposal is contrary to Paragraph 4.26 and 4.27 of the Strategic Planning Policy Statement, Edition 2 (SPPS), and Policies SP 6 and DM 25 of the Antrim and Newtownabbey Plan Strategy, in that, by reason of its scale, massing, and design, the proposal would result in a visually dominant and incongruous form of development that would significantly detract from the existing building, would be unsympathetic to the established built form and character of the area and would fail to respect or make a positive contribution to the character and appearance of the surrounding area.

2. The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement, Edition 2, Criteria (c) of Policy DM 25, Policy DM 28 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy, as it has not been demonstrated that the development would avoid harm to the amenity of existing and future neighbouring properties through noise nuisance.



LA03/2026/0287/F

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

COMMITTEE ITEM	**3.7**
APPLICATION NO	**LA03/2026/0245/F**
DEA	**THREE MILE WATER**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Erection of 5no. detached dwellings with solar panels and garden rooms at plots 2 and 3 (Change of house type to planning permission, Ref: V/2014/0155/RM)
SITE/LOCATION	Lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way; and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland.
APPLICANT	Hartley Hall developments Ltd
AGENT	Grainne Rice
LAST SITE VISIT	14h May 2026
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk

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/149364

SITE DESCRIPTION

The application site is situated on lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland. The application site is located within the development limits of Greenisland as designated within both the Carrickfergus Area Plan (2001) and within the draft Belfast Metropolitan Area Plan, published 2004 (dBMAP). The site is also located within land zoned for housing (Designation GD 05/11) within dBMAP.

The application site forms part of the wider Hartley Hall housing development. The application site comprises undeveloped grassland and is defined to its northern and western boundaries by 1.8m high close boarded fencing or brick walls. The southern (roadside) boundary is defined by a 2m high timber fencing and security fencing defines the eastern boundary.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0335/CLEUD
Location: Hartley Hall, East of Shorelands, Greenisland (land 25m north of Nos. 4-14 Shoreland Drive)
Proposal: Proposed completion of apartments in accordance with planning approval V/2014/0155/RM
Decision: Permitted Development (30th July 2026)

Planning Reference: LA03/2016/0918/F

Location: Lands west of Shorelands Shore Road Greenisland BT38 8ZS
Proposal: Residential Development (Variation of Condition 6 of Planning Approval V/2012/0129/O regarding existing hedgerows to be retained)
Decision: Permission Granted (21st March 2017)

Planning Reference: V/2014/0155/RM
Location: Hartley Hall, East of Shorelands, Greenisland (lands north of Nos. 4-14 Shorelands Drive)
Proposal: Proposed development of 8no. apartments
Decision: Permission Granted (15th September 2015)

Planning Reference: V/2012/0129/O
Location: Lands West of Shorelands Shore Road Greenisland BT38 8ZS
Proposal: Residential Development, to include open space and landscaping
Decision: Permission Granted (22nd November 2013)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Carrickfergus Area Plan 2001 (CAP): The application site is located within the development limits of Greenisland and within an area zoned for housing.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limit of Greenisland and within an area zoned for housing (Designation GD 05/11).

Strategic Planning Policy Statement Edition 2; sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant

strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 12 Active Travel (Walking and Cycling).

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements.

Strategic Policy 5 – Community Infrastructure (SP 5): sets out that the Councils aims of seeking to promote access to community services and the protection of areas of open space areas. SP5 is supported by Policy:

- Policy DM 23 Protection of Open Space

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 30 Archaeology.

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution

CONSULTATION

DfI Roads – No objection, subject to condition

Environmental Health – No objection

NI Water – No objection

NIEA Water Catchment Unit – No objection

DfC Historic Environment Division – No objection

REPRESENTATION

Fourteen (14) neighbouring properties were notified, and seven (7) letters of representation have been received from four (4) neighbour notified properties and two (2) other properties within the area.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/149364.

A summary of the key points of objection raised is provided below:

- Previously informed that the land was to be developed for apartments;
- Overlooking/Loss of privacy concerns from the proposal;
- Three storey height of development/scale of the development;
- Overbearing/loss of light/dominance concerns;
- Wastewater capacity concerns and drainage concerns;
- Overdevelopment of the site;
- Density out of character with residential area;
- Parking concerns;
- Road safety concerns;
- The proposal does not take account of the existing entrance; and
- Overshadowing concerns from proposed landscaping

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Legislative Framework
- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Public and Private Open Space
- Crime and Personal Safety
- Access and Parking
- Natural Heritage
- Drainage
- Archaeology

Legislative Framework

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Appropriate Assessment

Lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way; and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland, and the site is situated over 150m from the nearest designated site at Belfast Lough. The proposed development comprises the erection of 5no. detached dwellings with solar panels and garden rooms at plots 2 and 3 (Change of house type to planning permission ref: V/2014/0155/RM). Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Distance from nearest European site;
- The proposal is a reduction in the number of residential units from the previous application which was for 8no. apartments; and
- SES advised that a formal consultation is not required due to the previous extant approval and positive NI Water response

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must

be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within development limit of Greenisland and comprises land zoned for residential development in both the Carrickfergus Area Plan 2001(CAP) and within the draft Belfast Metropolitan Area Plan (dBMAP). In line with the transitional arrangements set out in the SPPS, the CAP, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Planning permission was previously granted on the site for 8no. apartments, Ref: V/2014/0155/RM which expired on 15th September 2020, however, this development was lawfully commenced with the site benefitting from a Certificate of Lawfulness, Ref: LA03/2026/0335/CLEUD. A lawful fallback position therefore exists for residential development on the site.

The proposal is for 5 No. dwellings and it is located within the settlement limits of Newtownabbey, in an area zoned for housing, and was included on lands which formed the outline permission for the wider Hartley Hall development. SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided that the proposal meets with the requirements of Policy SP 4 of the ANPS and other relevant policies applicable to the development type. Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met.

Policies SP 5 and DM 23 of the ANPS operate a presumption against the loss of open space. The previous approval on the site (Ref: V/2014/0155/RM) encompassed private communal open space to serve the apartments. As this functioned as private communal open space rather than public open space, it is not considered that a loss of open space has occurred in respect of Policy DM23 of the ANPS.

The principle of the development is therefore acceptable subject to the proposal complying with relevant policy provisions of SPPS and ANPS.

Affordable Housing and Lifetime Homes

Criterion (d) of Policy DM 17.1 of the ANPS requires development of 20 or more units to include at least 20% Lifetime Homes and DM 17.3 of the ANPS indicates a minimum of 10% of the total units in a housing development of over 40 housing units must be provided as affordable housing.

The proposal is for 5 no. dwellings, however, it sits within the wider Hartley Hall housing development and when combined with the other units would exceed both these thresholds. The majority of the Hartley Hall development was approved and constructed prior to the adoption of the above policies, and as such the proposal has not been artificially subdivided to circumvent either of these policies. The site also benefits from a lawful fallback position of 8 no. apartments, Ref: LA03/2026/0335/CLEUD which do not include either affordable housing or lifetime homes. Accordingly, it is considered that the proposal not containing affordable housing or lifetimes homes is acceptable and complies with Policy DM 17 of the ANPS.

Design, Layout and Impact on Character and Appearance of the Area
Policy SP 4 of ANPS indicates that the Council will seek to ensure that new housing developments are designed in a sustainable fashion and to meet the evolving needs of residents over their lifetimes. Policy SP 4 also directs that the development of high-quality homes should adhere to the principles of placemaking and good design as required by Policy SP 6 of the ANPS. The Strategic Planning Policy Statement (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

The aim of Policy DM 17 of the ANPS is to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. DM 17.1 of the ANPS allows for the development of quality and sustainable residential schemes in settlements, where they do not contribute to town cramming, and can meet a number of criteria.

Criterion (a) of DM 17.1 of the ANPS requires the number of units proposed to respect the scale and size of the settlement, with DM 17.6 of the ANPS relating to established residential areas in which the application site is located, and requiring that the density is not significantly higher than that found within the area, and that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. In addition, Policy DM 25 of the ANPS supports this approach requiring proposals to relate well to the density of the surrounding area.

Criterion (c) of DM 17.1 of the ANPS requires all new residential developments to provide a range of housing of different types and sizes, which are well integrated as part of the overall scheme whilst ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area. In addition, criterion (a) of Policy DM 25 of the ANPS states that the proposal should make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area whilst criterion (d) expands on this and requires that any proposal creates a sense of place by developing places with character, identity and local distinctiveness.

The proposal comprises 5no.detached dwellings and it is considered the proposed layout, density, and pattern of development is generally in keeping with the overall character and environmental quality of the surrounding residential area. As such, the proposal is not considered to represent overdevelopment of the site and the density proposed is not significantly higher than that found within the established residential area. Furthermore, while 8 no. apartments were previously approved on the site, the previous grant of planning permission does not preclude an alternative development scheme for 5no. dwellings.

The proposal comprises three different house types and the dwellings proposed on the sites are two and a half storeys. The dwellings on plots 01-04 have a ridge height from finished floor level of approximately 9.5m and the dwelling on plot 05 has a ridge height from finished floor level of 9.1m. Concerns were raised by objectors with regard to the height and scale of these dwellings, however, within the wider Hartley Hall site, there are dwellings of a similar two and a half storey nature. Accordingly, the height of the dwellings is considered to be in keeping with the overall character of the area.

Regarding the layout, Plot 05 sits slightly forward of plots 01-04. The fenestrations of the dwelling on plot 05 (House Type P3) assist to break up the gables and add visual interest instead of a blank elevation. As such the proposed layout is acceptable.

The proposed dwellings are finished in render, facing brick and non-profiled concrete roof tiles. House Type P3 on plot 05 encompasses a dormer window on its front roof plane which fronts onto the estate road and is finished in a standing seam membrane. Dormer windows feature on a number of the dwellings within the wider estate and the dormer in this case does not dominate the roofscape and in line with the first-floor window and ground floor porch below. As such, the dormer window is considered to be acceptable. The proposed garden rooms for plots 02 and 03 are subordinate to the proposed dwellings, situated to the rear of the proposed dwellings and are finished to match the proposed dwellings. In summary, the scale, massing, general appearance and use of materials relate well to the wider development, and the new development provides different house types and sizes which will make a positive contribution to the streetscape and the wider residential area in compliance with Policy DM 25 and criterion (c) of Policy DM 17 of the ANPS.

Within Policy DM 25 of the ANPS criterion (l) sets out that development proposals should incorporate an appropriate hard and soft landscaping scheme, and this is shown on the site layout (Drawing Number 02/1, date stamped 17th June 2026). The majority of trees proposed within this landscaping scheme comprise of native species trees. An objection raised concerns regarding loss of light from the proposed tree planting which are situated over 7.5m from the ground floor sunroom of No. 5 Hartley Hall Way, and approximately 11m from the first floor of the dwelling. The trees along this boundary are to be planted between 3.5m-4.25m in height and while the trees will grow, they can also be regularly maintained and cut back. Given the separation distance, it is not considered that the landscaping would adversely impact the neighbouring properties by way of loss of light.

Boundary treatments take the form of 1.8m close boarded fences between the rear of the dwellings, and the roadside boundaries of the site are defined by 1.2m high estate railings. The proposed boundary treatments are considered acceptable and respect the character of the wider housing development.

Included within Policy DM 25 of the ANPS are a number of design criteria which did not form part of the previous policy context; these include (f) provision for new digital infrastructure, (m) promote biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites, and (n) integrate sustainable energy measures.

The agent submitted a Compliance Statement (Document 01, 15th October 2025), which addresses how the proposal meets the listed criteria within Policy DM 25 of the ANPS. Regarding digital infrastructure, it is noted that the Proposed Site Plan (Drawing 02/1, date stamped 17th June 2026) indicates service ducting is to be provided to accommodate and enable future connection to digital services. In respect to promoting biodiversity, the agent has indicated 4no. tree sparrow boxes will be erected on the proposed trees within the application site. It is considered the exact location of these measures can be provided for by condition. With regards to the need to integrate sustainable energy measures, it is noted that PV panels are proposed on the roofs of the proposed dwellings.

Taking into account the previously approved layout on the site, along with the size, scale, design, layout, and general appearance of the proposed development, it is considered that the proposal represents a quality and sustainable residential development of high-quality design in its layout and appearance and is acceptable in this regard under Policies DM 17 and DM 25 of the ANPS.

Neighbour Amenity

Criterion (c) of Policy DM 25 of the ANPS indicates that proposals should be designed as to not have a detrimental effect on the amenity of adjoining properties. In addition, Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

DM 28.2 of the ANPS refers to a number of issues which may result from the development including overlooking and/or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals. In addition, Policy DM 50 indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed.

'Creating Places' guidance advises that well-designed layouts should, wherever possible, seek to minimise overlooking between dwellings and provide adequate space for privacy, and recommends a separation distance on green field sites of around 20 metres, or greater, between opposing rear first floor windows of new houses. This document further advises that layouts and dwellings should be planned to provide acceptable levels of daylight into interiors. The building spacing required for privacy will normally ensure a satisfactory level of daylight and an acceptable minimum amount of sunlight.

The objection letters raised concerns with regard to loss of light, dominance, loss of privacy, and overlooking.

There are a number of dwellings which abut the rear boundaries of the site including Nos. 111, 112, and 113 Hartley Hall Way, and Nos. 112 and 114 Hartley Hall Green. The proposed dwellings have a separation distance of over 20m between upper floor windows of these dwellings, and in the case of the dwellings on Hartley Hall Way, the view between upper floor windows are at oblique angles. Accordingly, the proposal is not considered to adversely impact the amenity of these dwellings by way of overlooking, loss of light, dominance, or loss of privacy.

To the south of the site, Nos. 4-12 Shorelands Drive are situated on the opposite side of the Shorelands Drive Road at a separation distance of over 20m and such these dwellings would not be adversely impacted by the proposal.

No. 3 Shorelands Drive abuts the western boundary of the site and has a gable-to-gable relationship with the dwelling proposed dwelling on site 1. The dwelling on site 1 has two windows on the first storey of its western elevations which serve bathroom windows and are both finished in opaque glazing. The dwelling on site 1 also includes 5no. ground floor windows along this elevation, and views between these dwellings and the neighbouring ground floor windows of No 3 Shorelands Drive are screened by an existing 1.8m high brick wall. The proposed dwelling on site 1 is situated approximately 5.3m from No. 3 Shorelands Drive, however, given the location of the dwellings, with respect to the path of the sun, it is considered that the proposed dwelling, would not significantly overshadow No. 3 Shorelands Drive.

Within the site, the dwellings on plots 01-04 have first floor windows facing each other within a short distance, however, these windows serve either bathrooms or landings and are proposed to be finished in opaque glazing. As such, any overlooking concerns between these dwellings are mitigated. Plot 04 has two upper floor windows on the elevation overlooking the rear garden of plot 05, these windows serve two bathrooms and are proposed to be opaque and as such any overlooking concerns are mitigated. A planning condition can be imposed to ensure these windows are finished in opaque glazing.
The Council's Environmental Health Section was consulted and raised no concerns with the proposed development. It is considered the proposal would not adversely impact the amenity of any neighbouring dwellings.

Public and Private Open Space
As the proposal is for 5no. dwellings, it is not required to provide public open space as it is not a size which triggers open space provision under DM 17.7 of the ANPS. The site forms part of the wider Hartley Hall development and there a number of areas of open space associated with this development within proximity to the site. An increase of 5no. dwellings would not require the provision of additional open space.

The outline approval for the wider site (Ref: V/2012/0129/O) included a condition for a playpark to be provided prior to the occupation of the 100th unit within the wider development. This play area has since been erected and is within a 300m walking distance of the site. Accordingly, the proposal is considered to comply within DM 17.7 of the ANPS.

In terms of private amenity space, DM 17.9 of the ANPS sets out that the Council will take account of the guidance in Creating Places which states that the appropriate level of provision should on average be 70sqm, and for any individual house, an area less than around 40sqm will generally be unacceptable. In the case of this proposal, private amenity takes the form of rear gardens and private amenity space provision averages over 150sqm across the 5no. plots.

Crime and Personal Safety
Criterion (k) of DM 25.1 of the ANPS states that the proposed residential development should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and ensures that buildings front onto streets.

Each of the dwellings have frontages onto the Shoreland Drive Estate Road which provides active frontage onto the footway deterring crime and anti-social behaviour. The proposal is compliant with criterion (k) of DM 25.1of the ANPS.

Access and Parking
SP 3.10 and Policy DM 10 of the ANPS indicate that any access for dwellings must not prejudice road safety or significantly inconvenience the flow of traffic. The proposed dwellings are served by driveways which provide access onto the existing Shorelands Drive and three in-curtilage parking spaces are provided for each dwelling. Visitor parking for up to four parking spaces can also be accommodated on-street and it is considered that adequate parking provision is provided for the proposed development. DfI Roads was consulted and has no objection to the proposed development from a road safety perspective, subject to conditions.

One of the objection letters raised a concern that the proposal does not utilise the existing access already in place. As this is a new development scheme, there is no requirement for the development to utilise the existing access arrangement for the previously approved development. Furthermore, DfI Roads have indicated that they have no concerns with regards to road safety.

Policy DM 12 of the ANPS Active Travel (Walking and Cycling) is to promote measures in the design and layout of developments that will support increased walking and

cycling. In addition, Policies DM 17 and DM 25 of the ANPS reiterates the importance of a movement pattern to be provided that promotes walking and cycling routes and supports linkages to community facilities and public transport. The site has direct pedestrian access to public roads, and this allows a variety of alternative modes of transport to be utilised by future residents.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies are provided for designated sites in Policy DM 37, protected species in Policy DM 38 and policies for other habitats, species and features of natural heritage Importance are found in Policy DM 39.

An updated NI Biodiversity Checklist (Document 02, date stamped 15th April 2026) was submitted in support of the application which detailed that the development is unlikely to result in any ecological issues and that the applicant is continuing to take advice of Ayre Environmental Consulting regarding the development of the wider housing development site.

Drainage and Sewerage
Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals. There is no history of surface water flooding on the site, and the proposal is for less than 10 residential units. As such a Drainage Assessment (DA) was not required to be submitted. NIEA Water Catchment Unit has not raised any concerns in relation to drainage, and it is a matter for the developer to ensure an adequate drainage system is in place. In terms of wastewater capacity concerns, NI Water have not raised any objection to the development.

Archaeology
Policies SP 7 and DM 30 of the ANPS indicate the Council will protect, conserve and promote the enhancement of archaeological remains and will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings. The application site lies within the consultation zone of an archaeological monument and Historic Environment Division was consulted on the proposal. It advised that the application site was subject to archaeological testing in 2009 and it is content that the proposal is satisfactory to SPPS and Antrim and Newtownabbey Plan Strategy archaeological policy requirements.

CONCLUSION

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

- The principle of development is considered acceptable;
- It is considered that the proposal respects the surrounding character;
- The proposal is not considered to result in adverse impacts on neighbouring properties; and
- The proposal is not considered to prejudice road safety.

RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing number 12/2 date published 24th July 2026. The Council hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

   Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

3. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing Number 02/1 date stamped 17th June 2026, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

   Reason: To ensure the provision of a high standard of landscape and adequate amenity space.

4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. Prior to any building being occupied a minimum of 4 no. tree sparrow boxes must be erected around the site or associated open spaces in suitable locations. The full details of the types of boxes and their locations shall be agreed in writing with the Council. The bird boxes must be retained throughout the lifetime of the development.

   Reason: To provide compensatory nesting opportunities for Sparrows and to promote biodiversity.

6. Prior to the occupation of any dwelling hereby approved all windows finished in obscure glazing for any dwelling being occupied as indicated on approved Drawing Numbers 06, 04/1, 08/1, and 14 date stamped 15th April 2026 and 17th July 2026 respectively shall be installed and retained for the lifetime of the development hereby approved.

   Reason: In order to protect residential amenity.

7. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no buildings, walls, gate pillars, fences or other structures shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

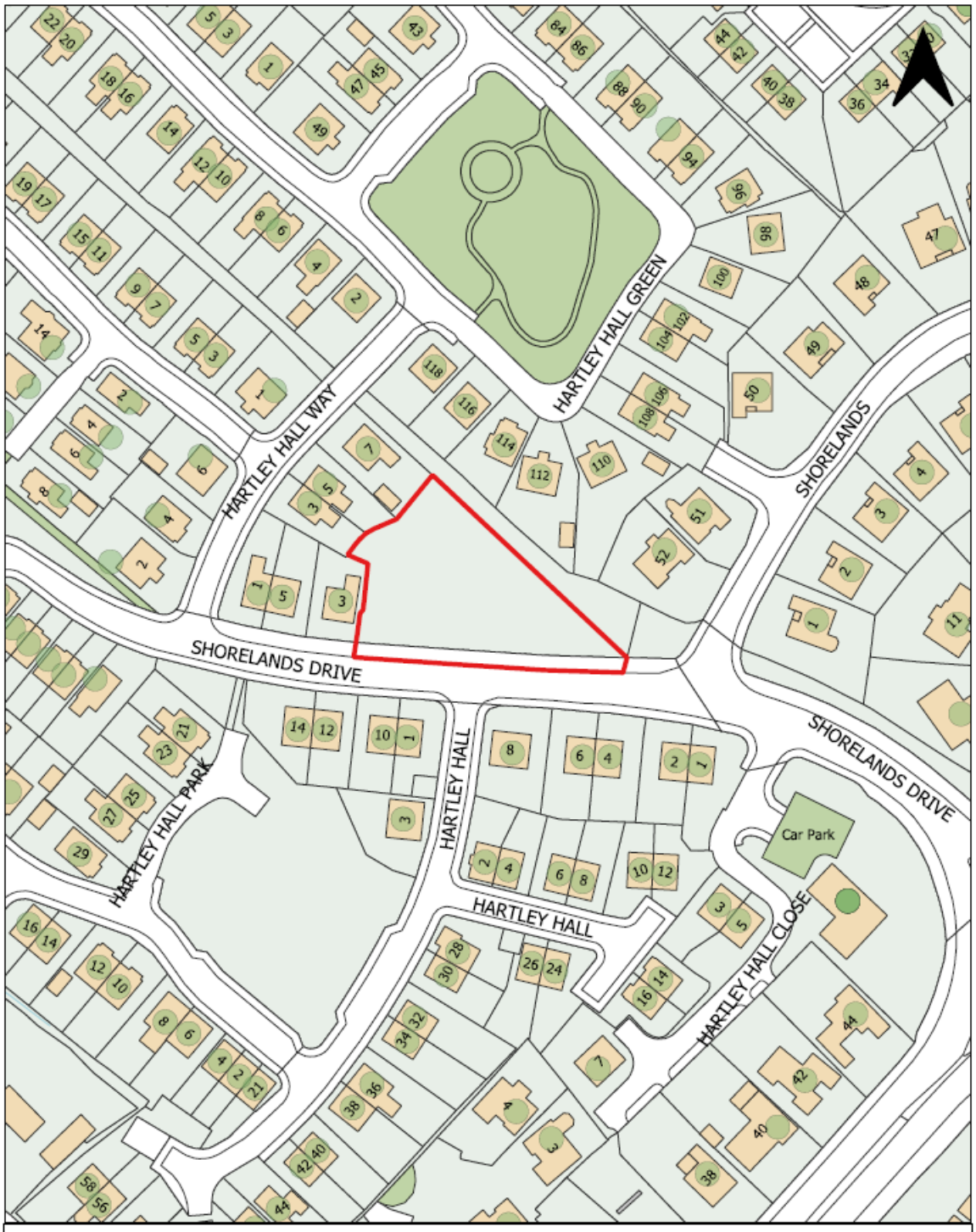
   Reason: To preserve the open plan nature of the estate.

8. The open space and amenity areas indicated on the stamped approved Drawing 03/1 (Ref: LA03/2015/0056/RM) date stamped 14 July 2016 shall be managed and maintained in accordance with the Landscape Management Plan, Document 03/1 (Ref: LA03/2015/0056/RM) received on 14 July 2016. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

   Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.

9. The play area shown on the approved plan No. 03/1 (Ref: LA03/2015/0056/RM), date stamped 14 July 2016, and detailed in Appendix C of DOC 03/1 (Ref: LA03/2015/0056/RM), date stamped 14 July 2016, must be retained in accordance with those plans for the lifetime of the development, and the area shall not be used for any purpose other than as play space.

   Reason: To ensure amenity space is available concurrently with the development of the site.



Site Boundary

LA03/2026/0245/F

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.8**
APPLICATION NO	**LA03/2025/0928/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**HEAD OF PLANNING REFERRAL**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Proposed extension to existing commercial yard/depot including HGV parking, material storage bays, site access, landscaping and associated ancillary works.
SITE/LOCATION	Lands 85m North of 386a Ballyclare Road, Newtownabbey, BT36 4TQ
APPLICANT	Paul Marley, EJC Contracts Ltd
AGENT	Bell Rolston
LAST SITE VISIT	15 January 2026
CASE OFFICER	Sairead McCarthy Tel: 028 90340406 Email: Sairead.mccarthy@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/705814

SITE DESCRIPTION

The application site is located on lands 85 metres north of No. 386a Ballyclare Road, Newtownabbey and is outside any development limit as defined within the Belfast Urban Area Plan 2001 and the draft Belfast Metropolitan Area Plan 2004; the site therefore falls within the countryside.

The appeal site is an agricultural field located on the southern side of the Ballyclare Road, approximately 1.2km northwest of Glengormley. It is currently accessed via an existing concrete laneway which is lined on its eastern boundary with mature trees and hedges, and with intermittent shrubs on its western boundary. The appeal site is defined by mature hedging on the northern and southern boundaries, and shrubs on the eastern boundary. The western boundary is undefined. The land rises in a southwesterly direction from the public road towards the rear of the appeal site. The buildings and a storage area of the existing business, to which the application site is linked, are located immediately beyond a retaining wall which abuts the southern boundary of the appeal site.

The surrounding area is rural in nature, characterised by agricultural lands, with existing built development taking the form of farm complexes and single dwellings. There is a dwelling at No. 384 Ballyclare Road immediately to the east, and a further dwelling at No. 10 Gravelhill Road, to the west of the site.

RELEVANT PLANNING HISTORY

Application Number: LA03/2019/0395/F
Location: 386 Ballyclare Road Newtownabbey BT36 4TQ
Proposal: A single storey (with attic) office building
Decision: Permission Granted
Decision Date: 04 July 2019

Application Number: LA03/2019/0416/F
Location: Lands 85m North of 386A Ballyclare Road Newtownabbey BT36 4TQ
Proposal: Widening of lane/entrance serving existing commercial yard (retrospective)
Decision: Permission Granted
Decision Date: 02 July 2019

Application Number: LA03/2020/0109/LDE
Location: 386a/388 Ballyclare Road Newtownabbey BT36 4TQ
Proposal: Utilities and Road Surfacing contractors storage depot
Decision: Permitted Development
Decision Date: 26 February 2020

Application Number: LA03/2021/0809/F
Location: Lands 85m North of 386A Ballyclare Road Newtownabbey BT36 4TQ
Proposal: Extension to existing commercial yard/depot, containing precast concrete material storage bunkers, a storage shed, HGV and car parking and floodlighting
Decision: Permission Refused
Decision Date: 12 Dec 2022
Appeal Reference: 2022/A0194
Appeal decision: Appeal dismissed
Decision date: 17 July 2024

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 03 July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan 2001: The site is located in the countryside. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan 2004: The site is located in the countryside. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2)*:* sets out that the Council will encourage the growth of indigenous business, promote innovation and proactively attract investment into the borough to support enterprise and increase employment for the benefit of all residents. SP 3 is supported by policy:

- Policy DM 2: Economic Development – Countryside

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM 10: Access and Parking.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policy:

- Policy DM 27: Rural Design and Character.
- Policy DM 28: Amenity Impact

Strategic Policy 7 - Historic Environment (SPG7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 30 Archaeology

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy.

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

CONSULTATION

Environmental Health – No objection, subject to condition

DfI Roads – Further information required

DfI Rivers – No objection

REPRESENTATION

Six (6) neighbouring properties were notified of the application, and nine (9) letters of representation have been received from three (3) properties; two (2) of which came from properties that were not within the statutory neighbour notification. The full representations made regarding this proposal are available to view online at the Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/705814

A summary of the key points of objection raised is provided below.

- This is the same planning application which was refused by Council in December 2022.
- There will be an increase in vehicle noise and light pollution affecting properties.
- There is a lack of information to justify the proposed expansion at this location.
- The applicant is using the existing yard to store vehicles from their other business locations. There would be no need for the extension if these vehicles were stored at other locations.
- The proposal is out of scale, visually intrusive, and incompatible with the local area.
- Road safety impacts; and
- Agricultural land should not be used for commercial use when there is business parks close by.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Principle of Development and Policy Context
- Design, Layout and Appearance
- Amenity Space
- Residential Amenity
- Access, Movement and Parking
- Other Matters

Preliminary Matters

Appropriate Assessment

The subject site is located on lands 85m north of 386a Ballyclare Road, Newtownabbey and there are no relevant designated sites close by. The proposed development comprises an extension to existing commercial yard/depot including HGV parking, material storage bays, site access, landscaping and associated ancillary works. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site

either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment
As the development type falls within Schedule 2, Category 10 (b) Urban Development Projects and associated developments of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out, and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. In line with the transitional arrangements set out in the SPPS, the Antrim Area Plan (AAP) and the ANPS must be read together. Any conflict between the policies in the ANPS and those in the Area Plans must be resolved in favour of the ANPS.

Policy DM 2 of the ANPS sets out the policy context for 'Economic Development in the Countryside', with DM 2.1 of the ANPS stating that the Council will support a range of employment uses in the countryside where the scale and nature of the proposal respects the rural character and appearance of the local area, and will not adversely affect the environment and accords with other relevant policies of the LDP.

Relevant to this proposal are DM 2.6 – DM 2.8 of the ANPS which set out the policy context for assessing applications for established industrial and business uses in the countryside. The application site is located immediately north of an existing utility contractors' storage depot, which was certified as lawful in February 2020, Ref: LA03/2019/0109/LDE. Full planning permission was granted in July 2019 for a single storey (with attic) office building, Ref: LA03/2019/0395/F and for the retrospective widening of the lane/entrance serving the existing commercial yard, Ref: LA03/2019/0416/F. In light of the planning history, it is accepted that there is an existing and established rural enterprise at this location.

DM 2.6 of the ANPS gives support to proposals for the expansion of an established rural enterprise within the confines of the existing site, subject to normal planning

and environmental considerations, however, DM 2.7 of the ANPS states that proposals involving a new building(s) and / or an expansion of the existing site area will be acceptable where a number of criteria can be met.

As set out in the supporting statement (Document 01, date stamped received 12 December 2025), the applicant, EJC Contracts, is a civil engineering company established in 1993. As advertised on their website, the applicant offers paving services, grab hire services, site clearance and foundation works, along with planning, design and programme management for utility companies. The applicant is also a utility service contractor for gas, water, telecommunications and electricity, and is partnered with Virgin Media, O2 and Nexfibre. According to the Companies House website, the company is currently registered to, and based at No. 386a Ballyclare Road, Newtownabbey. At this address, there are 4no. buildings, including 2no. office buildings and a yard area for the parking of vehicles associated with the existing enterprise. The objectors have stated that the applicant also owns Hightown Road Quarry, and the applicant has also confirmed that Hightown Quarry is owned by a 'sister company' (Document 15, date stamped received 28 May 2026).

This application is seeking to extend the existing curtilage of the enterprise site to create an additional area for the storage of vehicles, plant and materials. The previous planning application on this site, Ref: LA03/2021/0809/F sought permission for an extension to the existing curtilage and erection of a storage building. Whilst the previous application was recommended as an approval by Officers, Planning Committee overturned the recommendation and permission was refused. The applicant subsequently appealed the decision, with the Planning Appeals Commission (PAC) dismissing the appeal in July 2024, on the grounds that the size, scale and nature of the development would have a detrimental impact on the rural character and appearance of the area.

Criterion (a) of DM 2.7 of the ANPS requires the applicant to demonstrate that there is a business need for the proposal and that relocation of the enterprise is not feasible for operational or employment reasons.

The agent has provided a number of documents setting out the business need for the proposal and reasons why it is not feasible to relocate the current enterprise. It has been stated that the current site has been operating at capacity since 2021 and the lack of additional facilities are stymieing sustainable growth. For the company to continue to fulfil their existing contracts and attract future contracts, additional yard space is required. The agent has set out that having sufficient storage space continues to be a persistent challenge for the business, with third-party yards and compounds being leased to meet demand. It is argued that this arrangement is no longer sustainable and having satellite bases is not ideal for staff, security and business efficiency, and a central, fit for purpose hub is required.

A letter from the Head of Field Operations (North) for Virgin Media O2 was also submitted (Document 18, date stamped received 19 August 2026). It is stated in this letter that, following a routine operational review at the EJC Contracts facility, it was observed that the existing storage areas are operating at a high level of utilisation, and the capacity for the storge of materials, equipment and consumables is constrained, leaving limited provision for contingency, seasonal demand fluctuations, or future growth.

The Head of Field Operations has further set out that the current layout offers little flexibility to accommodate additional stock volumes or the segregation of materials that will be required as network activity increases. Based on current utilisation levels, any significant increase in workload, or a requirement to hold materials for multiple partners, will place further pressure on available capacity and is likely to impact operational efficiency, stock management and service delivery times.

The Head of Field Operations has recommended that secure on-site storage capacity needs to be increased to ensure that the facility can support projected business requirements and maintain operational resilience. Current storage levels are unlikely to be sufficient to accommodate anticipated growth and additional partner requirements over the next 18–24 months. Capacity expansion should therefore be treated as a priority to mitigate operational risk, maintain service levels and enable the business to scale effectively.

The applicant has advised in Document 01 (date stamped received 12 December 2025) that the new yard area will be used to consolidate vehicles, and for the storage of plant and materials including wooden reels, ducting, unperishable goods, small aggregates, and Signing, Lighting and Guarding (SLG) required for traffic management during roadworks and street works. It is considered that the proposed use of the extended yard area is consistent with the purpose of the business currently operating from No. 386a Ballyclare Road, and the business need for the proposal has been satisfactorily demonstrated.

In addition to demonstrating the business need for the proposal, criterion (a) of DM 2.7 of the ANPS requires the applicant to demonstrate that relocation of the enterprise is not feasible for operational or employment reasons. Whilst policy requires evidence for either operational or employment reasons, the agent has submitted information to address both.

With regards to the operational reasons resulting in relocation being unfeasible, the agent has made the case that the new yard area will create a central fit for purpose hub from which the applicant can base their operations. Development at an alternative site would result in a satellite location, and the proliferation of satellite locations would be ineffective for the business' operations. In addition, the applicant has an extensive fleet of heavy plant and machinery stored at the existing Ballyclare Road site, and transporting this to new premises would be both cost, time and resource prohibitive. The operation of heavy plant within an urban area is problematic due to the increased number of sensitive receptors. Furthermore, the agent has set out that relocation would result in the business being disrupted for a period of time due to planning, construction, and relocation time, and the applicant would be unable to meet existing contracts or take on additional future contracts.

The agent carried out a search for available land for sale within the wider Newtownabbey area, the results of which are set out in Document 15, date stamped received 28 May 2026, and Document 17, date stamped received 24 July 2026. The search revealed 25 sites for sale, the majority of which were residential building plots. Sequential consideration of each site concluded that no sites were available within the area which were capable of accommodating both existing and proposed operations at Ballyclare Road.

In terms of employment reasons, it is set out in Document 17 (date stamped received 24 July 2026) that there are 30 staff based at the existing yard / depot, with a further 200 self-employed contractors, which are dependent upon the operation of this existing hub. Half of the 30 full-time staff working at the Ballyclare Road are from within the Antrim and Newtownabbey Borough area, with a lesser number coming from adjoining Council areas, with only a small number coming from further afield. The agent argues that any relocation of the business would result in the applicant losing access to this local talent pool as their skilled staff are primarily from the local area. The proposed development would therefore secure these jobs while also creating additional jobs in the extended yard and during the construction phase.

Overall taking into consideration the need for the proposal to enable the stability and future growth of EJC Contracts Ltd, the level of existing significant business-related infrastructure at the site and the draw of the local workforce to the site, it is considered that the proposed expansion of this established use is acceptable under criterion (a) of DM 2.7 of the ANPS.

Criterion (b) of DM 2.7 of the ANPS requires the applicant to demonstrate that the proposal will make a significant contribution to the local economy. The economic benefits of the proposed development are set out in Document 11 and 12 (date stamped received 09 April 2026) and indicate that the construction phase of the development will create 3no. direct jobs and 4no. resident (indirect and direct) jobs, with a further 3no. operational jobs when complete. The extended yard will also safeguard the existing jobs currently located at the site and will generate an annual business rates uplift of approximately £10.6k per year. Based on the information submitted by the agent, it is considered that the proposed development will make a significant contribution to the local economy and is acceptable under criterion (b) of DM 2.7 of the ANPS.

The last criterion of DM 2.7 (c) states that the development should respect rural character, be appropriately integrated into its surroundings and deliver local biodiversity benefits. Whilst the size, scale, and design of the proposed development are discussed in detail further in the report, it is noted that the proposal is for an extended storage yard and does not include the erection of any new buildings, which was the case in the previous application on this site, Ref: LA03/2021/0809/F. An appeal against the previous development was dismissed largely due to the size, scale and nature of the proposed building and the detrimental impact it would have on the rural character and appearance of the area.

As noted, this proposal is only for an extended storage yard, and although it is located in a roadside field, it is positioned in the southern half of the site, set back approximately 40 metres from the public road, with a woodland planted buffer between the yard and the public road. The development includes the creation of storage bays, bounded to the rear by a retaining wall, and to the sides by a concrete block wall. The overall height of the development is relatively low, and it is considered that the new buffer planting will restrict views, aid integration and will help deliver biodiversity benefits.

To conclude, it is considered that the applicant has demonstrated compliance with the criteria set out in DM 2.7 of the ANPS, and the principle of development is

acceptable, subject to the development being in accordance with other relevant policies of the ANPS.

Design and Appearance and Impact on the Character and Appearance of the Area

Policy DM 27 of the ANPS deals with Rural Design and Character and requires development in the countryside to integrate sympathetically into its surroundings and respect rural character. New buildings will be expected to demonstrate high-quality rural design, appropriate to the proposed site and its context.

Planning permission is being sought for an extension to the existing curtilage of an established utility contractor storge yard / depot. The additional yard area measures approximately 0.33ha and is located to the front and immediately north of the existing yard and associated buildings. The new storage yard will be accessed via the existing laneway and through a new access point off to the west.

The application site rises in a southerly direction, away from the Ballyclare Road, with a difference in land levels of around 7 metres between the rear boundary and the public road. Along the roadside boundary is dense hedging, whilst the southern boundary is defined by intermittent hedging with an existing retaining wall as part of the existing yard / depot.

The new yard area will be used for the purpose of storing materials etc. associated with the applicant's current enterprise operating from No. 386a Ballyclare Road. The development includes the creation of 4no. material bays through the erection of a 4.5-metre-high retaining wall along the southern boundary, and 2.4-metre-high pre-cast concrete block dividing walls. The site plan also indicates an area for the parking of lorries in the northeastern corner of the new yard. As noted above, an area of the site between the yard area and the public road will be comprised of native species woodland planting.

The extended yard, and the woodland buffer planting to the front of the application site, will be bounded by a 2.4 metre high, green mesh panel fence, with a new 2.4 metre high, black metal sliding gate at the entrance to the yard. Along the roadside boundary behind the required visibility splays, and along the western boundary, a new native species hedgerow will also be planted.

As stated above, the application site rises away from the adjacent public road, however, the proposed works also includes some regrading of lands within the site, resulting in a flat yard area and lower land levels to the rear. It is considered that the overall height of the proposed structures on the site is relatively low, with the dividing block walls measuring 2.4 metres to finished floor level and the rear retaining wall sitting at 4.5 metres above finished floor level. These elements of the development are all positioned in the southern half of the site and furthest away from the public road and will not project above the height of existing buildings on the adjoining site.

The building proposed under the previously refused application, Ref: LA03/2021/0809/F measured 8.2 metres to the ridge with approximately 4 metres of it projecting above existing ground level; 0.3 metres of which would be above the height of the existing retaining wall. The PAC determined that the proposed

building would be unduly prominent in the landscape and fail to blend with the landform, even with the backdrop of the existing buildings, given its overall scale and position within the landform, and that the design would be inappropriate for the site and its locality. The PAC further stated that even with new compensatory planting, due to the height of the building and proximity to the Ballyclare Road, the site would be unable to provide a suitable degree of enclosure for the building to integrate.

Conversely, this proposal does not involve the erection of any new buildings, rather a number of open storage bays. The existing roadside hedge provides screening to the application site at present, around 38 metres of this hedging will be removed to provide the visibility splays; however, it is proposed to plant a substantial new native woodland area behind the visibility splays. Although the PAC did not accept new compensatory planting in the previous application, (Ref: LA03/2021/0809/F), this related to the integration of a building. In this case, the development is of a reduced size, scale and overall height, and requires somewhat less in terms of integration. It is considered in this instance, that the new planting will provide an appropriate level of screening and help limit views of the yard and storage bays when travelling along the Ballyclare Road. Existing boundary treatments and vegetation along the Ballyclare Road to the southeast further restrict views when approaching the site from this direction.

In the previous appeal decision (Ref: LA03/2021/0809/F), the PAC referenced the visual impact of ancillary development, in particular the lights proposed around the edge of the site, citing that they would protrude above the landform and would appear as highly incongruous in the rural area. This element of ancillary development has been removed from the current application, and it is proposed to illuminate the new yard area through the use of low-level bollard lighting. These are positioned along the edge of the extended yard area and will not be highly visible from public vantage points.

As the application site is located in the countryside, the surrounding land uses are predominately agricultural, with existing built development taking the form of farm complexes and single dwellings. As noted above, there is an existing utility contractor business immediately adjacent to the application site, and the proposed development is an extension to this established economic use. As the proposed use is for storage only, it is considered that the proposed development would not create conflict with the surrounding land uses and will not prevent any farming activities from taking place on adjacent lands.

Overall, it is considered that the new development will be visually integrated into the surrounding landscape and that it will not result in a prominent feature in the landscape. Given the satisfactory integration of the development, the proposal will not cause a detrimental change to the overall rural character of the area. In addition, the proposal is accompanied by a detailed landscaping scheme which augments existing planting, with new landscaping being of a native species. It is therefore considered that the proposed development will not have a detrimental visual impact on the rural appearance and character of the surrounding area and is found to be in compliance with Policy DM 27 of the ANPS.

Amenity Impact

The SPPS indicates that the planning system has a role to play in minimising potential adverse impacts such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. Policy DM 28 of the ANPS sets out that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. DM 28.2 of the ANPS refers to a number of issues which may result from development including overlooking and / or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

As noted above, the proposal is for an extension of curtilage and a new storage yard to an existing utility contractor depot and yard. The nearest residential dwellings are No. 10 Gravelhill Road to the west, and No. 384 Ballyclare Road to the southeast. It is acknowledged that a storage use can give rise to noise from activities such as vehicle movements and loading/unloading activities, including the use of a forklift truck. The agent submitted a Noise Impact Assessment (Document 06, date stamped received 12 December 2025) and an amendment to this assessment in April 2026 (Document 10). The Council's Environmental Health Section (EHS) was consulted on the proposal and noted the letters of objection in relation to this application. Having considered the comments contained within the objection letters, and the noise information submitted by the applicant, EHS are of the opinion that amenity at nearby sensitive receptors can be protected subject to the attachment of noise and artificial light conditions.

As described above, the proposed development incorporates a new yard area and storage bays and is positioned to the front of an existing economic enterprise. The residential dwellings to the west and southeast are located at a sufficient distance away from the development to ensure there will be no significant adverse impact on their amenity by way of overlooking, overshadowing, dominance or loss of light. As noted above, EHS are of the opinion that noise from the proposed development can be controlled through the use of appropriately worded conditions on any forthcoming decision notice. In the round therefore, the proposed development is considered to be in compliance with Policy DM 28 of the ANPS.

Access and Parking
Strategic Policy 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10 of the ANPS.

Policy DM 10 gives support to development proposals where it is demonstrated that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated; where access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and adequate provision is made for car and cycle parking and any necessary servicing arrangements. Criterion (j) of DM 25.1 of the ANPS also requires development proposals to incorporate adequate and appropriate provision for parking. DM 10.2 of the ANPS, advises that when assessing access and parking arrangements, the Council will continue to take account of the supplementary

guidance set out in Development Control Advice Note (DCAN) 15: Vehicular Access Standards, Creating Places and Parking Standards.

The proposed yard extension will be accessed via an existing laneway off the Ballyclare Road and will create a new access point onto this existing lane. DfI Roads has been consulted and has raised no objection to the proposal in terms of road safety matters. To provide the required visibility splays will involve the removal of roadside hedging, some roadside trees, and the setting back of roadside fences, gates and telegraph poles; some of which are on lands outside the ownership of the applicant.

The applicant has served the appropriate notice on the relevant landowners, and it is acknowledged that some of these landowners have stated in their objection letters that they will not give permission for the applicant to use their land to provide the required visibility splays. However, land ownership issues and disputes are outside the remit of Planning, and the applicant will be advised on any forthcoming decision notice that planning permission does not confer title, and it is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

The agent has indicated that there are currently 30no. parking spaces at the existing site, with an average of 33no. vehicles currently attending this site daily. As a result of the proposed development, on average, an additional 7no. vehicles per day will be attracted to the site, and it is considered that there is sufficient capacity within the curtilage of the existing business and the proposed site to accommodate the additional vehicles.

Overall, it is considered that there are no determining concerns in relation to matters of road safety or the number of vehicle trips generated by the proposal. Having regard to Policy DM 10 of the ANPS, it is considered that the existing road network can safely handle the vehicular traffic the proposal will generate.

Archaeology and Built Heritage
Policy SP 7 of the ANPS is entitled 'Historic Environment'. It states that the Council will work in partnership with DfC Historic Environment Division, heritage organisations and developers to protect, conserve and promote the enhancement of a number of heritage assets, including archaeological remains, and their settings. This Policy is supported by Policy DM 30 Archaeology.

The aim of Policy DM 30 of the ANPS is to protect archaeological remains from development that would have an adverse impact on their integrity and setting. The application site is located within close proximity to features of archaeological importance.

Consultation was not carried out with the Historic Environment Division (HED) on this occasion, as they provided comment to the previous application on this site, Ref: LA03/2021/0809/F, advising that the development would not have an adverse impact on the integrity and setting of any archaeological remains. It is considered that the proposed development under this application would have no greater adverse impact as it is located no closer to any archaeological remains than the previous application. In addition, the scale and massing of the proposed

development has been reduced from that previously proposed. Overall, it is considered that the proposal is acceptable under Policy DM 30 of the ANPS.

Flood Risk and Drainage

Policy SP 10: 'Environmental Resilience and Protection' of the ANPS seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10.3 of the ANPS requires the submission of a Drainage Assessment and promotes the use of Sustainable Urban Drainage Systems which is supported by Policy DM 47 of the ANPS.

There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 years fluvial or 1 in 200-year coastal floodplain. In this regard, Policy DM 46: 'The Control of Development in Flood Plains' is not applicable. The site does not affect existing flood defence, does not propose any culverting of watercourses nor is it located within an area which is at risk from reservoir inundation.

The main aim of Policy DM 47 of the ANPS is to reduce flood risk for new developments from surface water (pluvial) sources. New development proposals can often exacerbate the problems of pluvial flooding, by accelerating and increasing surface water run-off. The Council recognises the potential harmful impacts of surface water flooding and through the ANPS, it will seek to promote a more sustainable approach to drainage and flood risk management.

DM 47.2 of the ANPS requires the submission of a Drainage Assessment, proportionate to the development proposed, in a number of circumstances, which includes (f) a change of use involving buildings and / or hard surfacing of 1,000sqm or greater in area. As noted above, the site area of the new yard is approximately 330sqm. Given its size, a Drainage Assessment would not be required, however, the agent has submitted one (Document 04, date stamped received 12 December 2025).

DfI Rivers has assessed the Drainage Assessment, concluding that it provides a detailed drainage design that demonstrates that the issue of out of sewer flooding will be managed by attenuating the 1 in 100-year event including allowances for climate change within the proposed drainage network and safely disposed of at limited rate supported by relevant correspondence from Rivers Directorate. In doing so, the proposed development would be in compliance with Policy DM 47 of the ANPS by providing adequate measures to mitigate the flood risk from the development to elsewhere.

CONCLUSION

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

- The principle of the development is considered acceptable.
- The scale, massing, design and appearance of the proposal is considered acceptable.
- The proposal will not unduly affect the amenity of neighbouring properties.
- Sufficient space is proposed within the curtilage of the application site for parking; and manoeuvring of vehicles; and
- There are no significant concerns regarding flooding.

RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSED CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: To comply with the requirements of Section 61 of the Planning Act (Northern Ireland) 2011.

2. The storage yard hereby permitted shall be used only for the storage of vehicles, and materials ancillary to the operations of EJC Contracts Ltd and shall only be run in conjunction with that business and for no other purpose without the express written consent of the Council.

   Reason: To control the land uses on the site.

3. All existing planting indicated on Drawing Number 03D date stamped received 13/08/2026 shall be allowed to grow on and be permanently retained. If any retained tree is removed, uprooted, destroyed or dies within the lifetime of the development it shall be replaced within the next planting season by another tree or trees in the same location of a similar size and species as specified by the Council.

   Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

4. The proposed landscaping works as indicated on Drawing Number 03D date stamped received 13/08/2026 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice during the first planting season after the commencement of development.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03D date stamped received 13/08/2026, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

6. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

7. Any open drain/watercourse exposed during construction and provision of visibility splays shall be piped with suitably sized pipes to the satisfaction of the Council, all costs being borne by the Developer.

   Reason: To ensure any drain/watercourse are not obstructed and in the interest of road safety and the convenience of road users.

8. The development shall not become operational until the hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 03D date stamped received 13/08/2026 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

   Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

9. The development hereby permitted shall not operate on anytime outside 07:00 – 23:00 hours, Monday to Friday and shall not operate on Saturdays and Sundays.

   Reason: In order to protect night-time amenity at nearby sensitive receptors.

10. All vehicles operating within the development hereby permitted shall be fitted with wide band/white noise reversing alarms.

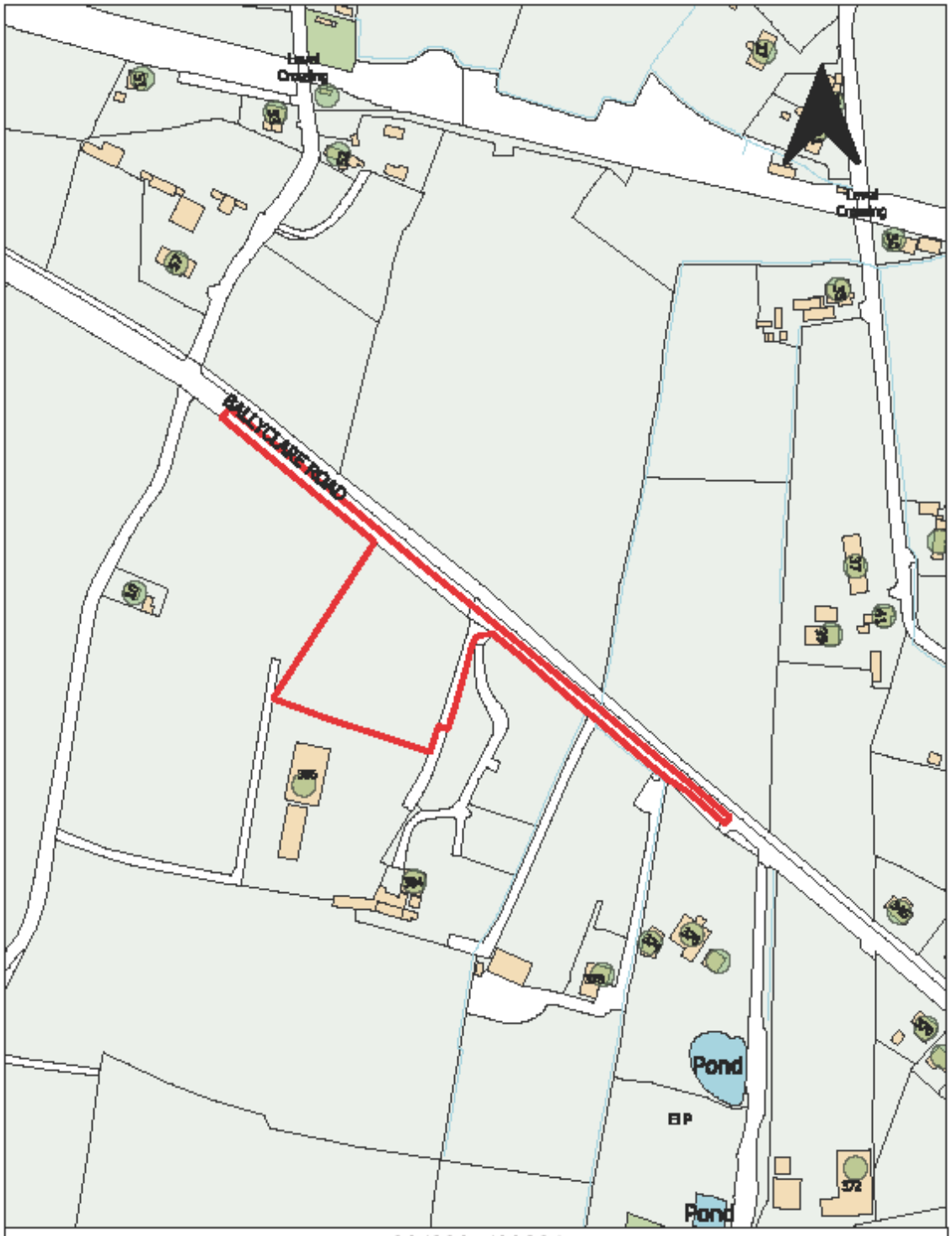
    Reason: In order to protect amenity at nearby sensitive receptors.

11. An earth embankment shall be retained to the west of the site between the yard and nearby sensitive receptors as shown on Drawing Number 03D, date stamped received 13/08/2026.

    Reason: In order to protect amenity at nearby sensitive receptors.

12. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 5 Ev (lux) on anytime between 07:00 and 23:00hrs and 1 Ev (lux) on anytime between 23:00 and 07:00 hours.

    Reason: In order to protect amenity at nearby sensitive receptors.



LA03/2025/0928/
F

Site Boundary

1:2,500

COMMITTEE ITEM	**3.9**
APPLICATION NO	**LA03/2025/0906/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	2no. proposed free range broiler houses, for up to 39.8k free range broilers, together with ancillary building, swale, meal bins, new concrete apron, new access onto Burnside Road and landscaping.
SITE/LOCATION	Approx. 319m southeast of 35 Burnside Road, Dunadry
APPLICANT	P&H Hanna
AGENT	David McMeekin
LAST SITE VISIT	15th January 2026
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk

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/705343

SITE DESCRIPTION

The application site is located approximately 319m southeast of 35 Burnside Road, Dunadry, which is within the countryside outside any development limit as defined in the Antrim Area Plan 1984-2001.

Access to the site is taken from an agricultural field which is situated adjacent to the Burnside Road. The northern and southern boundary of the site are defined by trees and the western (roadside) boundary is defined by a mature hedgerow. The eastern boundary is undefined and the topography of the site gradually rises from west to east.

The surrounding character is open countryside, with dwellings and outbuildings spread out intermittently.

RELEVANT PLANNING HISTORY

Three (3) neighbouring properties were notified, and no letters of objection have been received.

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational

policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001: The application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance.

SPPS – Strategic Planning Policy Statement (Edition 2): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policy:

- Policy DM 4 Agricultural and Forestry Development.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM10 – Access and Parking.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage

comprised of its habitats, species, landscapes and earth science features. SP84 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution

CONSULTATION

Council Environmental Health Section – No objection, subject to conditions

Department for Agriculture, Environment and Rural Affairs – The farm business ID was allocated in March 2004. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The proposed site is located on land claimed by the farm business.

DfI Roads – No objection, subject to conditions

NIEA Natural Environment Division - No objection, subject to conditions

NIEA Water Management Unit – No objection, subject to condition

NIEA Industrial Pollution & Radiochemical Inspectorate – No objection

DFI Rivers – No objection

Shared Environmental Services – No response received

Environmental Protection Agency (Republic of Ireland) – No objection

Department of Agriculture Food and the Marine (Republic of Ireland) – No objection

REPRESENTATION

No neighbouring properties were notified of the application, and no letters of objection have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Legislative Framework
- Policy Context and Principle of Development
- Design, Integration, and Rural Character
- Neighbour Amenity
- Road Safety
- Natural Heritage
- Drainage

Preliminary Matters

Engagement with the agent

- The Council initially raised concerns with respect to the siting of the development on 7th January 2026.

- The agent subsequently updated the supporting statement (See Document 01/1, date stamped 7th January 2026). This information did not satisfy Officers concerns as outlined in the below report.

- Further requests for information with relation to the siting of the development were sent on 11th March, 22nd April, and 27th May to the agent.

- Further justification was received from the agent on 20th July (See Document 11, date stamped 20th July 2026). This information did not satisfy Officers concerns as outlined in the below report.

- A further request for information in relation to the siting of the development was sent on 6th August. No further information has been received.

- It is noted that other concerns with respect to Air Quality were also requested from the agent. The Council has received this information.

Legislative Framework

Environmental Impact Assessment

As the development type falls within Schedule 2, Category 1(c) Intensive Livestock Installations of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

Habitats Regulations Assessment

This planning application is required to be considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by the Council. Shared

Environmental Services (SES) was consulted on the application to undertake this assessment on behalf of the Council. SES has not provided a response and a HRA is required to be carried out for this application prior to any forthcoming grant of planning permission.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement, Edition 2 (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside as defined within the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement.

Policy SP 2 of the ANPS deals with employment and is supported by SP 2.11 which indicates the Council will support the ongoing operational needs of our Borough's agricultural sector and facilitate appropriate farm diversification schemes. Policy DM 4 of the ANPS indicates the Council will support proposals for a new agricultural building of an active farm business, subject to a number of criteria.

DM 4.2 of the ANPS indicates it will normally be expected that the business has been established and active for a minimum of 6 years. The applicant has provided a farm business ID number with the application form. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the farm business ID was allocated in March 2004. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are currently being claimed by the farm business. Accordingly, the farm business is considered to be active and established.

Criteria (a) and (b) of DM 4.1 of the ANPS require the building to be necessary for the efficient operation of the agricultural holding and for there to be no other buildings available on the holding that can be used to meet the operational need. In this regard, the agent has submitted a Supporting Statement (Document 01/1, date received 7th January 2025) in addition to other technical information. The proposal seeks to provide two mechanically ventilated poultry sheds for up to 39.8k free-range broiler birds. The agent indicates within the Supporting Statement that the proposal represents a diversification of the farming operations on site and as such will help support farm incomes and the long-term sustainability of the farm. It is also noted that given the specialised type of farming, there are no buildings suitable for adaptation or alteration which would reasonably be adapted for this specialised use. Accordingly, the proposal is considered to comply with criteria (a) and (b) of DM 4.1 of the ANPS.

The third criteria requires any new buildings to be situated beside existing farm buildings, however the proposed buildings are situated over 240m from the existing buildings on the farm at No. 35 Burnside Road. DM 4.3 of the ANPS indicates that exceptionally, a suitable alternative site away from the existing buildings on the holding may be acceptable where it is essential for the efficient functioning of the farm business.

The agent has outlined in the Supporting Statement (Document 01/1, date stamped 7th January 2025) that the siting is essential to the functioning of the farm as the proposal is a free-range site and therefore by definition cannot be sited beside the existing farm buildings. The agent also highlighted the need to ensure adequate biosecurity and that an area removed from the main farm assists is required to avoid cross contamination and cross transfer of disease with other kinds of livestock. An additional Supporting Letter (Document 11, date stamped 20th July 2026) was submitted from the applicant and it indicates that for biosecurity reasons and to protect both poultry and human health, new indoor and free-range broiler units should be sited away from existing farm enterprises and, ideally, served by a dedicated access lane.

The agent has indicated the importance of the siting for biosecurity and health reasons, alongside the free-range nature of the enterprise. However, the above information represents the view of the applicant/agent rather than an industry requirement. The applicant was asked to provide industry guidelines which stipulate that the poultry unit must be situated away from the existing farm, however, none have been provided. As such, it has not been adequately demonstrated why it is necessary that the proposed buildings are sited away from the existing farm buildings contrary to DM 4.3 of the ANPS.

Accordingly, the proposal is considered contrary to criterion (c) of Policy DM 4 of the ANPS in that the new buildings are not sited beside the existing farm buildings.

Design, Integration, and Rural Character

Criteria (e) and (f) of Policy DM 4 of the ANPS require the scale of the building, design and materials to be used to be sympathetic to the locality and adjacent buildings and for the building form to not be prominent or otherwise visually obtrusive in the landscape. Furthermore, Policy DM 27 of the ANPS states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

The proposal consists of two broiler houses each measuring approximately 67.6m by 24m, with ridge heights of 6.5m. The buildings are finished in block render to the lower half and profiled cladding to the upper walls and roof. An ancillary building is also proposed on the site which measures 4.2m by 9.6m and has a ridge height of 3.8m. The ancillary building is finished in smooth plaster plinth, brick and non-profiled roof tiles. Four meal silos are also situated adjacent to the broiler houses, each with a height of approximately 9.5m and a maximum width and depth of approximately 3.2m.

The proposal is within a rural setting where it is common to view agricultural buildings. The proposal does not contribute to ribbon development or create a suburban style build up along this section of the Burnside Road. Given the building is of a style and finish associated with the countryside, and given its ridge height of 6.5m, it is considered the proposal is not a prominent feature within the landscape and respects the rural character of the area.

The proposed development integrates successfully into the local landscape due to a combination of existing topography, low building heights, and extensive screening. Mature vegetation to the north and south screens the site from longer distance views when approaching the site from the Burnside Road. Short range views are possible from both directions along Burnside Road, however, the visual impact is minimised by the buildings' low ridge heights, the flanking mature vegetation and the rising topography to the north. To further enhance integration, additional planting is proposed along the access laneway. This new landscaping compensates for the vegetation removed to facilitate visibility splays and delivers a net gain in tree coverage which complies with Policy DM 42 of the ANPS.

In summary, it is considered that the new development will satisfactorily integrate with its surroundings while respecting the rural character of the area. The proposal therefore meets the criteria of Policies DM 27 and DM 42 of the ANPS.

Neighbour Amenity

Criterion (d) of Policy DM 4 requires agricultural development to not result in a detrimental impact on the amenity of residential dwellings outside the holding including potential issues arising from noise, smell and pollution. Additionally, Policy DM 28 of the ANPS indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and

cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

DM 28.2 of the ANPS refers to a number of issues which may result from the development including overlooking and/or loss of privacy, dominance or overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals. In addition, Policy DM 50 of the ANPS indicates that the Council will only support development proposals with the potential to cause significant pollution in a number of areas including noise pollution where this has been addressed. DM 4.4 of the ANPS also indicates intensive farming development must demonstrate that it will not result in any significant adverse health effects, particularly in relation to ammonia production.

The nearest neighbouring properties are situated at Nos. 30 and 30A Burnside Road which are located over 100m from the proposed development. Given this separation distance, it is considered that the proposal would not impact the amenity of any neighbouring dwellings by way of overlooking, loss of light, or dominance.

An Air Quality Impact Assessment was submitted with the proposal (Document 05, date stamped 4th December 2025) alongside a Farm Management Plan (Document 03, date stamped 4th December 2025) which sets out the procedures for the site to prevent or minimise odour levels. The Council's EHS was consulted on the proposal and was satisfied that the proposed development can operate without an adverse impact on the amenity of nearby sensitive receptors subject to a number of conditions being attached, should planning permission be granted. It is therefore considered that the proposal, including impacts from air pollution and ammonia production, will not result in a detrimental impact to residential amenity.

Access and Parking

SP 3.10 and Policy DM 10 of the ANPS indicates that any access for a proposal must not prejudice road safety or significantly inconvenience the flow of traffic. Access to the proposal is taken from a new access onto the Burnside Road and adequate space is provided within the site for parking and manoeuvring. DfI Roads was consulted on the application and have no objection to the proposed access arrangements subject to conditions.

Natural Heritage

SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies are provided for designated sites within Policy DM 37 of the ANPS, protected species in Policy DM 38 of the ANPS and policies for other habitats, species and features of natural heritage importance are found in Policy DM 39 of the ANPS.

Furthermore, Policy DM 50 of the ANPS indicates the Council will only support development proposals with the potential to cause significant pollution such as air or water pollution, where a detailed assessment report indicates the development will not have an unacceptable adverse impact on local amenity or the environment and details how any pollution arising will be appropriately mitigated. DM 4.4 of the ANPS further indicates intensive farming development must demonstrate that it will not result in any significant adverse health or environmental effects, particularly in relation to ammonia production.

A Biodiversity Checklist and Preliminary Ecological Appraisal (PEA) (Document 04, date stamped 4th December 2025) was submitted with the application, which indicates that approximately 70m of roadside priority hedgerow would be lost in the form of roadside hedgerow. However, compensatory planting is proposed to mitigate this loss of hedgerow and to mitigate the impact upon bats and birds. The PEA indicates any necessary clearance of vegetation should be undertaken outside the bird nesting season, which runs from 1st March to 31st August inclusive. NIEA Natural Environment Division (NED) was consulted on the proposal and indicated it is content that the proposed development is unlikely to directly impact priority habitats or species.

Ballypalady ASSI, Lough Neagh ASSI and Lough Neagh and Lough Beg SPA and RAMSAR are within 7.5km of the application site. An Air Quality Impact Assessment (Document 05/1, date stamped 22nd April 2026) was submitted with the application. NED was consulted on the application and advised that due to the nature of the designated sites, that they are unlikely to be affected by nitrogen emissions from the proposal and that there are no air quality concerns with the proposal.

A Litter Utilisation Statement was also submitted which details the litter from the proposed facility will be utilised as part of the Moy Park Litter Utilisation Strategy. It indicates that a total of 331 tonnes of poultry manure will be removed annually from the proposed sheds and brought to Glenmore Litter Generation Ltd, County Donegal, through an agreement with Moy Park Ltd. The litter will be disposed of via anaerobic digestion, with the digestate being spread within the Republic of Ireland. NIEA Water Management Unit (WMU) was consulted and raised no objection to the impacts of the proposal on the surface water environment subject to conditions and NED was also content with this aspect of the proposal, subject to conditions. The Environmental Protection Agency (EPA) and the Department of Agriculture, Food, and the Marine (DAFM), both in the Republic of Ireland, were consulted on the application and raised no objection.

This planning application is required to be considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by the Council. Shared Environmental Services (SES) was consulted on the application to undertake this assessment on behalf of the Council. SES was consulted on 18th June 2026, and responded on 19th June 2026, indicating consultation with EPA and DAFM in the

Republic of Ireland was required to inform the HRA. SES was reconsulted on receipt of this information on 25th August 2026, and a response is yet to be received. Accordingly, a HRA is required to be carried out for this application should planning permission be granted.

Drainage
SP 10.2 of the ANPS states the Council will work in partnership with DfI Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The ANPS aims to achieve this by applying a strong presumption against development proposals within flood plains.

Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and a Drainage Assessment (DA) has been submitted with the application (Document 02, date stamped 4th December 2025). DfI Rivers was consulted and advised that commenting on the efficacy of the proposed SuDS is outside Rivers Directorate's area of knowledge and expertise. Consequently, DfI Rivers was unable to advise on the potential flood risk of the development from a drainage perspective. The DA is prepared by Flood Risk Consulting, a chartered civil engineer practice, and indicates any drainage exceedance can be dealt with within the site. There is no reason to dispute the information contained within the document. The DA also includes details in regard to long term maintenance in accordance with DM 47.6.

A Schedule 6 approval was submitted (Document 07, date stamped 4th December 2025) which indicates that DfI Rivers has approved a drainage discharge rate of 4.59l/s to the nearby watercourse. Accordingly, the proposal is not considered to increase the risk of flooding to the site or elsewhere and as such is compliant with DM 47.2 of the ANPS.

CONCLUSION

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

- The proposal is contrary to Policy DM 4 of the ANPS as the development is not sited beside the existing farm buildings.
- It is considered that the proposal will integrate appropriately with the surrounding landscape.
- The proposal is not considered to result in adverse impacts on neighbouring properties.
- The proposal is not considered to prejudice road safety; and
- There remain potential ecological concerns in relation to designated sites in the Republic of Ireland.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASON OF REFUSAL

1. The proposal is contrary to the paragraph 6.73 of the Strategic Planning Policy Statement, and criterion (c) of DM 4.1, and DM 4.3 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated why the development has not been sited beside the existing farm buildings nor has it been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.



LA03/2025/0906/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:2,500

COMMITTEE ITEM	**3.10**
APPLICATION NO	**LA03/2023/0147/F**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**LEVEL OF OBJECTION/ADDENDUM TO PREVIOUS COMMITTEE ITEM**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Retention of extension to agricultural sheds with a slurry tank underneath and retention of dry storage shed with removal of slurry tank beneath
SITE/LOCATION	25 Ballylurgan Road, Randalstown
APPLICANT	David McCaughey
AGENT	Big Design Architecture
LAST SITE VISIT	8th July 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk

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/667899

ADDENDUM REPORT

Preliminary Matters

A full report for this application was previously on the Agenda for the Planning Committee in September 2025 with a recommendation to refuse planning permission. The item was withdrawn by Officers prior to the Planning Committee Meeting due to further clarification being provided by the agent in relation to the submitted soil sample readings and pending the submission of other additional information from the applicant.

Following the publication of the previous Planning Committee report ten (10) additional representations have been received to include two (2) representations in support and eight (8) representations in objection to the development proposal. A number of additional documents have also been provided to the Council to support the application since this time. These reports and drawings include:

- Clarification on Soil Sample Readings (Document 14 date stamped 9th September 2025)
- Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025)
- Drainage Assessment (Document 15 date stamped 8th January 2026
- Nutrient Management Plan – Proposed Cattle (Document 16 date stamped 14th November 2025)
- Copy of Consent to Discharge from DfI Rivers (dated 25th February 2026)
- Amended Floor Plans and Elevations (Drawing No. 02/2 date stamped 9th September 2026)

An updated consultation response summary is also provided below:

Council Environmental Health Section – No objection.

Northern Ireland Water - No objection

Department for Infrastructure Roads - No objection

DAERA Food, Farming and Rural Affairs Group - No objection

NIEA - No objection, subject to condition

Shared Environmental Services - No objection, subject to condition

DfI Rivers - No objection

Habitats Regulation Assessment
This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 4th June 2026. This found that the project would not have any adverse effect on the integrity of any European site.

Representations
As noted above, ten (10) additional representations have been received to include two (2) representations in support and eight (8) representations in objection in respect of the development proposal.

These have been summarised below -

Objections
- Concern regarding further pollution of Lough Neagh;
- Concern that similar applications within priority areas are being refused;
- Air Modelling needs to be updated to include Lough Neagh, Lough Beg, Sluggan Moss and Garry Bog;
- The underground tank is still present under the general purpose shed;
- The proposed calving pens/isolation pens are not being used in this way;
- Concern in relation to road safety matters;
- Concern that the dwelling at No. 23 is within 75 metres of the underground tank;
- Concern in relation to the impact on Sluggan Moss;
- Concern regarding the impact of the shed on views from neighbouring windows; and
- Concern regarding odour and noise from the farm (including during the night).

Supporting Comments
- Concern in relation to the validity of the third-party representations being submitted;
- Concern that the delays in processing the application have resulted in uncertainty for the applicant's business;
- There are no issues with smells or visual obstructions; and
- No objections have been submitted from anyone local to the application site.

Sewerage and Drainage
Policy DM 47 of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

The application site does not fall within an area of known flood risk however a Drainage Assessment was required as the proposal involves buildings and/or hard surfacing of 1000 m² or greater. A Drainage Assessment (Document 15 date stamped 8th January 2026) has been submitted. DfI Rivers has reviewed the Drainage Assessment together with a copy of the applicant's Schedule 6 Agreement and has advised that whilst not being responsible for the preparation of the Drainage Assessment, DfI Rivers accept its logic and has no reason to disagree with its conclusions.

DfI Rivers has advised that it should be brought to the attention of the applicant that the responsibility for the accuracy of this Drainage Assessment and implementation of the proposed flood risk and drainage measures rests with the developer and their professional advisors.

Given that a Drainage Assessment has been submitted and DfI Rivers has raised no objection, the proposal is considered to comply with the requirements laid out under Policy DM 47 of the ANPS.

Natural Heritage
Policy SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies related to designated sites are provided within Policy DM 37 of the ANPS, with policy in relation to protected species being provided under Policy DM 38 of the ANPS. Policy DM 39 of the ANPS addresses other Habitats, Species and Features of Natural Heritage Importance.

As discussed in the original Planning Committee Report, owing to the information provided within the Biodiversity Checklist (Document 03 date stamped 2nd August 2023) and the consultation response from DAERA Natural Environment Division dated 11th June 2024 the proposal is unlikely to significantly impact protected or priority species or habitats and as such complies with policy requirements of Policy DM 38 of the ANPS.

Policy DM 37 of the ANPS states that the Council will only support development that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on an existing or proposed Special Protected Area (SPA), existing or candidate Special Area of Conservation (SAC), Sites of Community Importance, or a listed or proposed Ramsar Site. Policy DM 39 of the ANPS states that Council will only permit development likely to result in an unacceptable adverse impact on, or damage to, the features listed below, where the benefits of the development outweigh the value of the habitat, species or feature.

As noted above the applicant has submitted an Updated Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025) together with Clarification of Soil Sample Readings (Document 14 date stamped 9th September 2025) and a Nutrient Management Plan (Document 16 date stamped 14th November 2026). Amended floor plan and elevations (Drawing No. 02/2 date stamped 9th September 2026) has also been submitted with amended annotation in relation to appropriate bedding provisions for young calves. DAERA Water Catchment Unit (WCU) and Natural Environment Division (NED) have reviewed the proposal.

WCU has advised that it is content that the proposal will not have an impact on the surface water environment subject to the applicant complying with all mitigation and disposal methods as detailed in the Nutrient Management Plan (Document 16 date stamped 14th November 2025) and that there are no deviations from these disposal agreements.

NED had previously raised concerns in a consultation response dated 24th April 2025 about the need for suitable bedding facilities for young calves. An amended floor plan and elevations (Drawing No. 02/2 date stamped 9th September 2026) have been provided detailing suitable bedding provision for calves and advised that they will not be housed on totally slatted floors. NED has reviewed this amended plan and has offered no objection.

NED has further advised that it has taken account of the potential risk associated with the effects of air pollution on Designated Sites and has concluded based on the environmental information presented that the development represents a low risk to the qualifying features of the designated sites provided all mitigation and avoidance measured detailed within the proposal are adhered to.

Shared Environmental Service (SES) has also been consulted and has undertaken a Habitats Regulation Assessment (HRA) on behalf of the Council. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and its conclusions therein, prepared by SES, dated 4th June 2026.

This report found that the project would not be likely to have a significant effect on any Designated Sites subject to a condition restricting the number of cattle to that outlined within the Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025, compliance with the Nutrient Management Plan (Document 16 date stamped 14th November 2025) and that no livestock shall be housed within the section of the shed entitled 'general purpose dry storage' on the floor plans and elevation (Drawing No. 02/2 date stamped 9th September 2025).

As noted within the SES response, the air quality modelling has confirmed that the emissions from the proposal are below the relevant published thresholds that would require further assessment and as such will not undermine the conservation objectives of Lough Neagh and Lough Beg SPA/Ramsar, Rea's Wood and Farrs Bay SAC and Garry Bog SAC. The applicant must ensure that the site complies with the Nutrient Action Programme (NAP) Regulations (Northern Ireland) 2019.

Owing to the responses received from NED and SES it is concluded that the proposal would not have any significant detrimental impact on any Designated Site of Nature Conservation Importance in accordance with Policy DM 37 of the ANPS.

In regard to other habitat features NED has also advised that using the information submitted, the Air Quality Modelling Report indicates that the process contribution at this site is <50%, in line with the current policy for habitats outside Designated Sites and as such would not have any significant detrimental impact on any other habitats, species or feature of natural heritage importance in accordance with Policy DM 39 of the ANPS.

Other Matters
This section of the Addendum report will address matters raised via representation which have not already been addressed in the main body of the report. With regards to concerns that similar applications within priority areas are being refused it is advised that every planning application is assessed on its own merits, the information submitted with the application and against the prevailing planning policy.

In relation to comments made on the air modelling undertaken in respect of the application, this has been assessed by the relevant bodies, including NED and SES. The Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025) includes consideration of Designated Sites and priority areas both in the vicinity of the site and also in the vicinity of the spreading locations.

In regard to the matter of the underground tank still being present under the general-purpose shed, it is noted as part of the proposed development this is to be removed. This application does not grant consent for that element and the removal of this tank would be a matter to be followed up by the Council's Planning Enforcement Section.

Similarly in relation to the concerns raised that the proposed calving pens/isolation pens are not being used correctly, a condition will be imposed in relation to the number of cattle being housed within the facility. If this number is breached or the facility is not being used in accordance with plans this will again be a matter for the Council's Planning Enforcement Section.

Regarding the concerns raised in relation to road safety matters, DfI Roads has reviewed the proposal and has raised no objection to the development in relation to road safety.

Finally, in regard to matters raised in relation to amenity (noise/odour/appearance) and the location of the tank with respect to nearby neighbouring properties, the Council's Environmental Health Section (EHS) has reviewed the development proposal and has raised no objection to the proposed development. As detailed within the Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025) the predicted results of the ammonia modelling process also show that the emissions of each pollutant from the proposed shed will also not cause significant ground level concentrations at any residential property in the vicinity of the site. Owing to the separation distance of approximately 66 metres from the closest neighbouring dwelling at No. 23 Ballylurgan Road, the design and appearance of the shed and the intervening vegetation (partly defined by hedge) it is considered that the proposal would not have an unacceptable visual impact from this nearby residential property.

The Council's Environment Heath Section was consulted in regard to the impact of odour and stated that it noted the letter of support from the nearest property in relation to the proposed development. It stated that as the next nearest residential dwelling is situated at least 75m from the proposed farm buildings, that it has no objection to the application.

CONCLUSION

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

- The principle of development is considered acceptable.
- The development will not have a detrimental impact on the rural character of the area.
- The proposal will not have any significant detrimental impact upon neighbour amenity.
- The proposal will not be impacted by surface water flooding or exacerbate flooding elsewhere; and
- The proposal will not have a detrimental impact on designated sites, protected species or other features of natural heritage importance.

RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. This decision is issued under Section 55 of The Planning Act (Northern Ireland) 2011.
   Reason: This is a retrospective application.

2. The applicant must adhere to all mitigation and disposal methods for the 1154m³ manure generated by this proposal as detailed in the Nutrient Management (Document 16 date stamped 14th November 2025). No amendments or deviation for the disposal arrangements outlined in this document will take place without prior written consent from the Council.

   Reason: To ensure that the manure arising from this proposal will be utilised in a sustainable manner and in compliance with legislative requirements, therefore providing protection of the aquatic environment and/or to any designated site.

3. The maximum number of livestock within the facility, shall not exceed 60 no. animals (dairy cows) as detailed within the Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025) and no livestock shall be housed in the general-purpose dry storage shed, as indicated in green on Drawing No. 02/2, date stamped 9th September 2025.

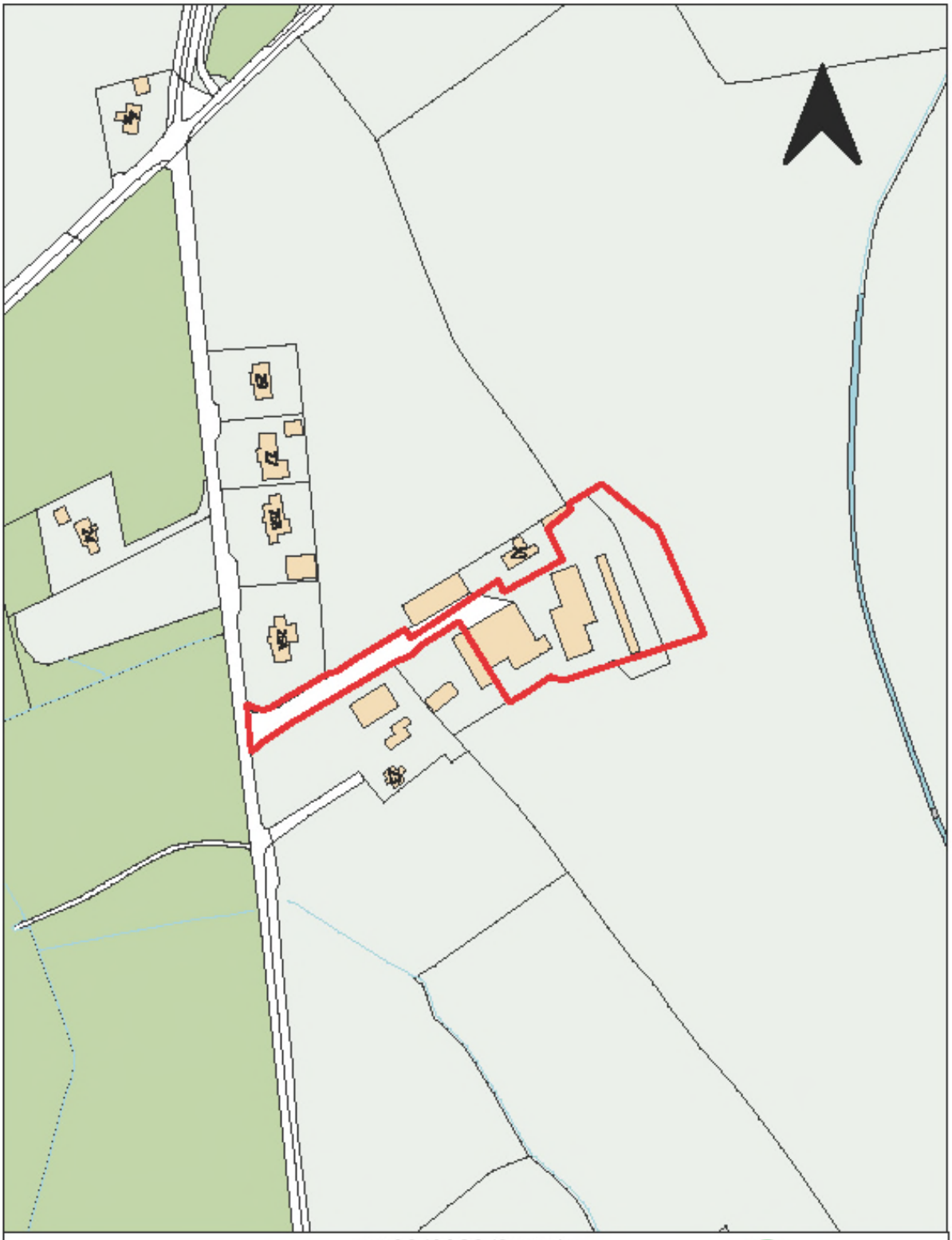
   Reason: To prevent adverse impacts from ammonia and nitrogen depositions on the features of designated sites

4. All of the manure from the proposed facility must be utilised, as detailed within Air Quality Impact Assessment (Document 05/3 date stamped 14th November 2025) and the Nutrient Management Plan (Document 16 date stamped 14th November 2025). Records of the destination of each load of manure/litter/digestate arising from the facility hereby permitted shall be produced and made available to the-Council upon request.

Reason: To prevent adverse impacts from ammonia and nitrogen depositions on the features of designated sites

5. The Council must be immediately notified if any of the arrangements (land spreading locations/tonnage) detailed within the application change. A full environmental assessment to include updated Nutrient Management Plan(s) (NMPs) and Air Quality Impact Assessments (AQIAs) should be undertaken, in consultation with DAERA, if the Council considers it necessary.

   Reason: To prevent adverse impacts from ammonia and nitrogen depositions on the features of designated sites.



LA03/2023/0147/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:2,500

COMMITTEE ITEM	**3.11**
APPLICATION NO	**LA03/2026/0341/F**
DEA	**BALLYCLARE**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed erection of an organic free range poultry shed with 2no. feed bins, manure storage shed, underground effluent tank, PV panels, associated site works including yard areas, drainage, swale, and lane and proposed new entrance to serve new poultry unit. Shed to contain 9,000 free range laying hens.
SITE/LOCATION	Lands 270m North West of 15 Sawmill Road, Ballyclare, BT39 9JP
APPLICANT	Ken Craig
AGENT	Farm Design Solutions
LAST SITE VISIT	3rd July 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40414 Email: alice.gallagher@antrimandnewtownabbey.gov.uk

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/700410

SITE DESCRIPTION

The application site is located at lands 270m northwest of No. 15 Sawmill Road, Ballyclare which is within the countryside, and outside the development limit of any settlement as defined in the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004).

The application site encompasses a section of two separate agricultural fields which results in the northern, southern and western boundaries of the site being undefined. The eastern boundary is defined by mature hedgerow approximately 2m in height. The site will be accessed via a new laneway taken from the Sawmill Road and traverses across three fields. The laneway sits marginally below road level.

The character of the surrounding area is predominantly rural, with detached dwellings and small farm holdings interspersed throughout.

RELEVANT PLANNING HISTORY

Planning Reference: U/2004/0340/F
Location: Castlehill, Sawmill Road, Ballyclare
Proposal: Erection of two storey farm dwelling and garage
Decision: Permission Granted (13th December 2004)

Planning Reference: U/2000/0598/O
Location: Castlehill, Sawmill Road, Ballyclare, BT39
Proposal: Proposed site of farm dwelling house
Decision: Permission Granted (13th September 2001)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan (dBMAP) (published 2004): The application site is located within the countryside as defined by the Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policy:

- Policy DM 4 Agricultural and Forestry Development.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM 10 Access and Parking.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and

- Policy DM 28 Amenity Impact.

Strategic Policy 7 – Historic Environment (SP 7): indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP7 is supported by Policy:

- Policy DM 30 Archaeology.

Strategic Policy 8 - Natural Heritage (SPG8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SPG8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution.

CONSULTATION

DfI Roads: No objection subject to conditions

Environmental Health Section: No objection subject to conditions

Belfast International Airport: No objection subject to condition

Department for Agriculture, Environment and Rural Affairs – Advice

DfC Historic Environment Division: No objection subject to conditions

Shared Environmental Services: No response

DfI Rivers: No objection

DAERA WCU: No objection

DAERA NED: No objection subject to conditions

REPRESENTATION

Ten (10) neighbouring properties were notified, and eight (8) letters of representation have been received.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

A summary of the matters raised via representations have been provided below:

- Siting of buildings away from applicant's farm yard;
- Impact on residential amenity;
- Flooding concerns;
- Impact on water quality;
- Runoff to Lough Neagh;
- Biodiversity concerns;
- Increase in large traffic vehicles;
- Increase in pests;
- Artificial lighting concerns; and
- Misleading information.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Rural Design and Character
- Neighbour Amenity
- Historic Environment
- Natural Heritage
- Access and Road Safety
- Flood Risk and Drainage
- Other Matters

Preliminary Matters

Habitats Regulations Assessment

This planning application was considered in light of the assessment requirements of Regulations 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of the Council. The Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, formally consulted Shared Environmental Services (SES) owing to the proposal's potential for impacts on designated sites. SES have not yet returned their formal response to include the HRA report and therefore no conclusion has been made with regards to the impact of the proposed development on designated sites and habitats.

Environmental Impact Assessment

As the development type falls within Schedule 2, Category 1(C) the carrying out of development to provide for intensive livestock installations (unless included within Schedule 1) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the application does not require to be accompanied by an Environmental Statement.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan,

so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside as defined within the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004). In line with the transitional arrangements set out in the SPPS, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type, otherwise it will not be permitted unless they are overriding reasons why it is essential in a countryside location and cannot be located within a settlement.

Policy SP 2 of the ANPS deals with employment and is supported by SP 2.11 of the ANPS which indicates the Council will support the ongoing needs of our Borough's agricultural sector. Policy DM 4 of the ANPS indicates the Council will support proposals for a new agricultural building for an active farm business subject to a number of criteria. DM 4.2 of the ANPS indicates it will normally be expected that the business has been established and active for a minimum of 6 years.

The applicant has provided a farm business ID number with the application form and the Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the farm business ID was allocated in December 1995 and that the business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last 6 years. The response does, however, note that the application site and laneway covers multiple fields some of which are under the control of the farm business identified on the application form and some are located on land associated with another farm business. The agent has advised that the fields associated with another farm business are currently rented out to a third party, but this arrangement will terminate at the end of this year and the fields will be returned to the control of the applicant. Land registry checks confirm that all lands associated with the application are within the applicant's ownership and therefore DM 4.2 of the ANPS is satisfied.

Criteria (a) and (b) of DM 4.1 of the ANPS require the building to be necessary for the efficient operation of the agricultural holding and for there to be no other buildings available on the holding that can be used to meet the operational need. In this regard, the agent has submitted a Supporting Statement (Document 09 date stamped 18th May 2026) which indicates there are no existing buildings within the applicant's landholding that are suitable for conversion or reuse for the purpose of a poultry shed. The Statement contends that all current structures are fully utilised

throughout the year for livestock accommodation, machinery storage, and feed storage. Additionally, standard agricultural sheds would not meet the stringent requirements necessary for modern, efficient, climate controlled and cost effective poultry production. Accordingly, the proposal is seen as meeting criteria (a) and (b) of DM 4.1 of the ANPS.

Criteria (c), (d), (e) and (f) of DM 4.1 of the ANPS are discussed in detail below.

Criterion (c) stipulates that any new building(s) or development is sited beside existing farm buildings. It is noted the proposed development is not sited beside any existing farm buildings and one objector advised that the applicant has a large farmyard at their home farm and raised concerns with regards to the proposed siting of the poultry unit.

From the submitted farm maps (Drawing No. 04 date stamped 18th May 2026) and the submitted P1 form detailing the applicant's address, it would appear that the main farm holding and associated buildings are located at 55 Collin Road, which is approximately 3.2km northwest of the application site and therefore the proposal is contrary to Criterion (c) of DM 4.1 of the ANPS.

It is noted that DM 4.3 of the ANPS states that exceptionally, the use of a suitable alternative site away from the existing buildings on the holding may be acceptable where:

(a) It is essential for the efficient functioning of the farm or forestry business.
(b) There are demonstrable environmental or health and safety grounds to substantiate this; or
(c) Where there is a need to protect the amenity of nearby residents.

The agent's Supporting Statement (Document 09 date stamped 18th May 2026) indicates that the proposed siting away from the existing buildings on the farm holding is due to the nature of the proposal requiring separation from other livestock units to safeguard biosecurity and maintain high animal welfare standards. Moreover, the Statement advises that the site is positioned within the land holding to serve as the future birds' outdoor ranging area, which is essential to comply with the RSPCA Welfare Standards and the Red Tractor (Red Lion) Code of Practice, which stipulate a maximum stocking density of 2,000 birds per hectare. The Statement also advises that the proposed siting will result in minimal cut and fill earthworks.

When the submitted farm maps (Drawing No. 04 date stamped 18th May 2026) are reviewed it would appear that there are lands in closer proximity to the existing farm buildings, and no justification has been provided to discount these lands specifically. In this regard, it remains that the proposal is not considered to comply with DM 4.3 of the ANPS.

In summary, the proposal fails to comply with criterion (c) of DM 4.1 and DM 4.3 of the ANPS and the principle of development is therefore not considered acceptable in this regard.

Rural Design and Character
Criterion (c) of DM 2.7 of the ANPS requires the development to respect rural character, be appropriately integrated into its surroundings and deliver local

biodiversity benefits. Furthermore, Policy DM 27 of the ANPS states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the site and its context.

The planning application seeks permission for the erection of an organic free range poultry shed with two (2) feed bins, a manure storage shed, an underground effluent tank, PV panels and associated site works. The proposed poultry shed measures approximately 5.6m in height, 84m in length and 16.6m in width. Proposed finishes include green cladding on the walls and roof, and ventilation fans with black cowls. The proposed feed bins are cylindrical in nature, with a height of approximately 8.4m and a width of 2.7m, with a galvanised finish. The proposed manure shed measures approximately 6.9m in height, 17.9m in width and 18.2m in length. Proposed finishes of the manure shed includes a concrete wall with green cladding, a green cladded roof and roller doors. It is stated that the proposed colours of the proposed poultry shed and manure shed aid integration into the surrounding rural area.

The proposal is set back from Sawmill Road by approximately 245.6m. Owing to this distance and the intervening topography and vegetation, it is considered that the proposed structures will not be prominent when travelling in either direction along the Sawmill Road. The proposal is also set back from the Collin Road by approximately 202.5m. When travelling in both directions along the Collin Road, there will be short views of the proposal, however, these will only be achieved to the immediate east of the application site and the proposal will not be a prominent feature in the landscape owing to its backdrop of mature trees and the separation distance from the road.

The proposed new access laneway results in the loss of approximately 52.5m of native species hedgerow. However, a native species hedgerow extending approximately 31.6m along the new southern boundary is to be planted, which compensates for the loss of hedgerow, will aid integration and can be conditioned to be retained. The proposal will not impact upon the mature northern field boundary (beyond the red line boundary of the site) which comprises mature hedgerows and trees, which aids integration of the proposed building.

It is noted that one of the objectors raised concerns that the proposal would require external lighting for operational, security and animal welfare purposes, which would be out of character with the existing rural environment. However, the Proposed Elevations Plan (Drawing No. 03 date stamped 18th May 2026) does not indicate any significant external lighting, aside from that to the front of the proposed poultry shed. In addition, the Council's Environmental Health Section (EHS) was consulted, and did not raise concerns in relation to external lighting. It is also noted that there are no third party dwellings in the immediate vicinity of the proposal and therefore proposed external lighting will not have any adverse impact on residential properties.

Notwithstanding that the principle of development is unacceptable, it is considered that the subject development will satisfactorily integrate with its surroundings while respecting the rural character of the area and as such meets the criteria of Policies DM 2 and DM 27 of the ANPS.

Neighbour Amenity
Policy DM 28 of the ANPS indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

The recently constructed dwelling at No. 14 Sawmill Road is located 172m southeast of the application site while the dwelling at No. 11 Collin Road is located approximately 187.9m north of the application site and No. 10 Sawmill Road is located approximately 265.8m south of the application site. These separation distances are considered to mitigate against any significant adverse impact on the amenity of these properties by way of overlooking and overshadowing.

It is noted that the occupier of No. 7 Sawmill Road raised concerns in relation to residential amenity, notably as a result of noise, odour, lighting and increased traffic. No. 7 Sawmill Road is approximately 291.1m southeast of the application site and it is considered that it is sufficiently separated from the proposal to mitigate against any significant adverse impact as a result of noise, odour and lighting. Matters related to increased traffic are detailed below.

The occupier of No. 15 Sawmill Road raised concerns in relation odour, noise, dust, lighting and increased traffic, as well as the impact of views from the home. It is considered that whilst impact of views from residential properties are not material considerations, views of the proposal will be difficult to achieve from the Sawmill Road owing to the intervening topography and mature vegetation. No. 15 Sawmill Road is located approximately 270m southeast of the application site and therefore is sufficiently separated from the proposal to mitigate against any significant adverse impact as a result of noise, odour and lighting.

The Council's EHS was consulted and raised no objection subject to conditions relating to mechanical ventilation of the poultry unit, a restriction on the number of birds permitted, a restriction on delivery times and for the poultry unit to operate in line with the Farm Management Plans (as submitted under Documents 02, 04 and 05 date stamped 18th May 2026' and Document 03/1, date stamped 25th June 2026'.

Notwithstanding that the principle of development is not established, the proposal is not considered to have any significant impact on neighbour amenity due to the separation distance between the proposal and neighbouring properties and is considered to comply with Policy DM 28 of the ANPS subject to conditions.

Historic Environment
Policy DM 7 of the ANPS seeks to protect, conserve and promote the enhancement of heritage assets and their settings, and is supported by Policy DM 30 Archaeology of the ANPS which indicates that the Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings.

The application site is located within close proximity of a fort (NISMR Ref: ANT045:110). DfC Historic Environment Division (HED) was consulted and raised no objection subject to conditions for the agreement and implementation of a developer funded programme of archaeological work. As such the proposal is considered to comply with Policy DM 7 of the ANPS.

Natural Heritage
Strategic Policy SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Strategic Policy SP 8.3 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37 of the ANPS, policies relating to protected species are provided under Policy DM 38 of the ANPS, whilst Policy DM 39 of the ANPS addresses other Habitats, Species and Features of Natural Heritage Importance. Policy DM 42 of the ANPS also addresses the impact of development on trees.

Five (5) objectors raised concerns in relation to biodiversity, commenting on the impact on environmental beauty, Avian Flu, runoff to Lough Neagh and the impact on water quality and ammonia emissions.

It is noted that NIEA Water Catchment Unit (WCU) was consulted and had no objection subject to the attachment of informatives. It is noted that WCU advised consultation should be carried out with authorities in England/Wales to determine transboundary effects. Owing to the principle of development not being established, further consultation was not carried out in this regard.

NIEA Natural Environment Division (NED) was consulted, and had no objection subject to conditions and informatives relating to ammonia and nitrogen deposits.

As noted above, SES was consulted but have not yet returned a consultation response. The submitted contract documents (Document Nos. 06 and 07 date stamped 18th May 2026 and Document No. 16 date stamped 2nd July 2026) indicate that the poultry litter from the proposed development will be delivered to a farm in Cheshire. However, no further information has been provided in relation to the specific location within this farm and the specific end use of the poultry litter has not been provided. As such, no determination can be made in regards to the impact this poultry litter will have on designated sites in England/Wales in the absence of such detailed information.

Given consideration to the above, it is considered that the impacts on natural heritage from the proposed development cannot be fully determined.

Access and Road Safety
SP 3.10 and Policy DM 10 of the ANPS indicate that any access for a proposal must not prejudice road safety or significantly inconvenience the flow of traffic.

Access to the proposal is taken from a new laneway from the Sawmill Road. It is noted that six (6) objectors raised concerns in relation to the impact of increased traffic on the local road network and neighbour amenity. However, DfI Roads was consulted, and raised no objection subject to conditions and informatives to ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. As such the proposal is considered to comply with SP 3.10 and Policy DM 10 of the ANPS.

Flood Risk and Drainage
Policy SP 10.2 of the ANPS states the Council will work in partnership with DfI Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The Plan aims to achieve this by applying a strong presumption against development proposals within flood plains.

Policy DM 47 of the ANPS states that consideration of drainage issues is a requirement for all development proposals. DfI Rivers was consulted with respect to the submitted Flood Risk Assessment (Document 01 date stamped 18th May 2026) and the associated clarification documents (Documents Nos. 14 and 15 date stamped 30th June 2026) and advised it had no objection subject to informatives.

NIEA WCU was consulted and had no objection to the development subject to informatives. It is noted as above, that WCU advised consultation be carried out with authorities in England/Wales to determine transboundary effects, which was not conducted owing to the principle of development not being established.

Other Matters
Owing to the application site's proximity to Belfast International Airport's (BIA) aerodrome, BIA was consulted and had no objection subject to a condition relating to non-reflective glass being used for the PV panels in order to keep glare down to a minimum.

One (1) objector raised concerns in relation to the risk of increased pests (rats) from the proposal. Whilst this does not fall within the remit of Planning, the Council's EHS was consulted and raised no concerns in relation to pests, recommending conditions be imposed relating to operational practices set out within Farm Management Plans (Documents 02, 04 and 5 date stamped 18th May 2026 and Document 03/1 date stamped 25th June 2026), one of which is a Rodent Control Management Plan (Document 05 date stamped 18th May 2026) to protect residential amenity.

One (1) objector raised concerns in relation to misleading information initially provided by the applicant in relation to the site location, suggesting that they were of the view the proposal was to be sited closer to the Collin Road. It is considered that regardless of any information previously provided, up-to-date and accurate information has now been provided on the Planning Portal to allow any third party to express their concerns on the proposal.

CONCLUSION

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

- The principle of the development is not considered acceptable.
- The scale, massing, design and appearance of the proposal are considered acceptable.
- The proposal will not unduly affect the privacy or amenity of neighbouring properties.
- Insufficient information has been provided on the method and location of litter disposal.
- It has not been demonstrated that the proposal will not have a detrimental impact on trees or the environmental quality of the area.
- Access arrangements will not prejudice road safety; and
- There will be no significant adverse impact on surface water flooding.

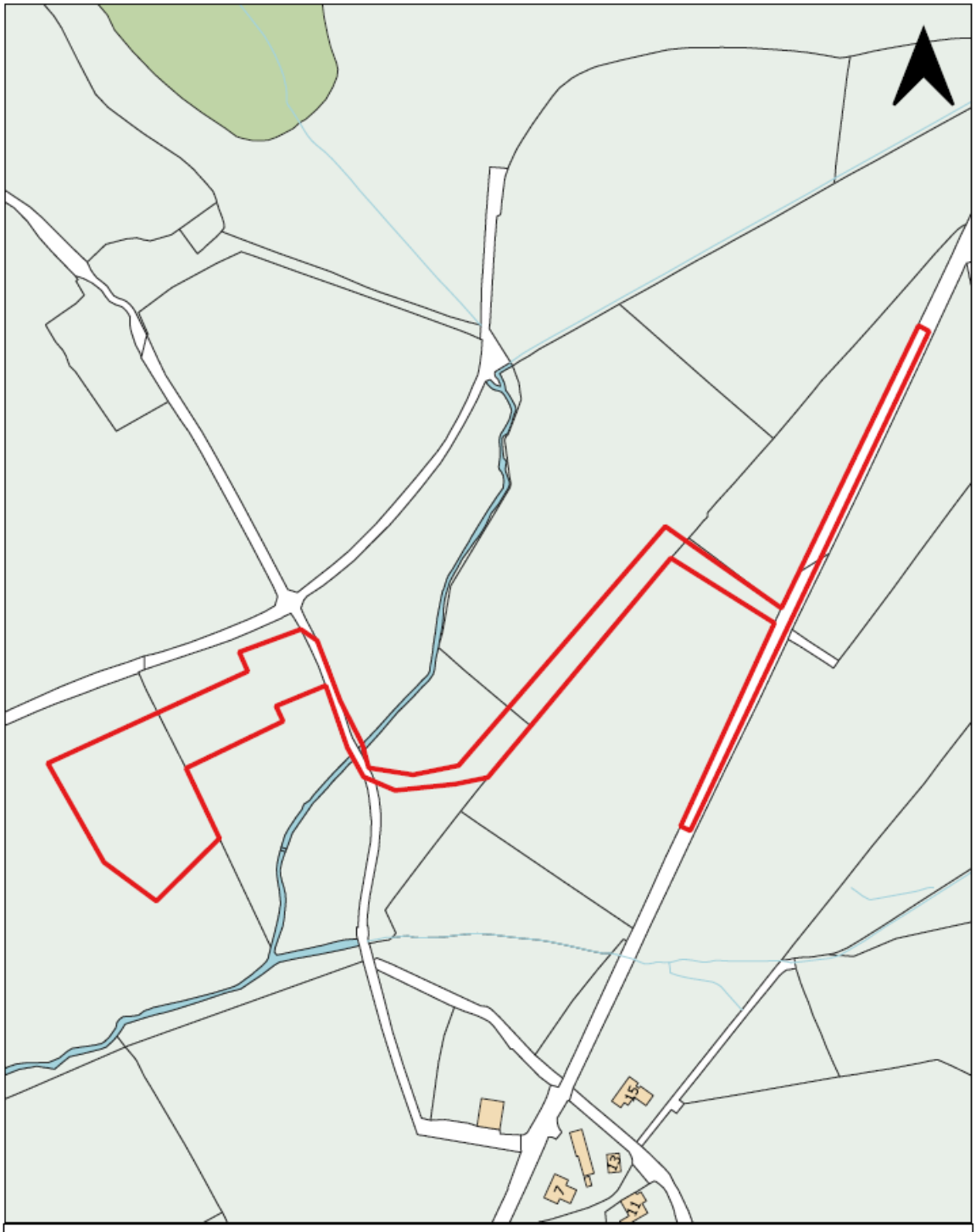
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and criterion (c) of DM 4.1 of the Antrim and Newtownabbey Plan Strategy in that the development is not sited beside existing farm buildings and there is no overriding reason for the siting away from the existing buildings.

2. The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and DM 4.3 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.

3. The proposal is contrary to the provisions of paragraph 6.192 of the Strategic Planning Policy Statement and Policy DM 37 of the ANPS in that it has not been demonstrated that the proposal will not have a detrimental impact on designated sites in England/Wales, as no information has been provided with regards to the specific end location and use of the poultry litter.



LA03/2026/0341/F

Antrim and Newtownabbey BOROUGH COUNCIL

Site Boundary

1:2,500

COMMITTEE ITEM	**3.12**
APPLICATION NO	**LA03/2026/0366/F**
DEA	**DUNSILLY**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
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
APPLICANT	Donna Hodge
AGENT	Slemish Design Studio Architects
LAST SITE VISIT	22nd July 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk

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/700410

SITE DESCRIPTION

The application site is located approximately 20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, which is within the countryside, on the edge of the development limit of the hamlet of Creggan-Cranfield as defined by Antrim Area Plan (AAP) 1984-2001.

The site forms a section of a larger agricultural field, which abuts Nos. 10 -18 Cranfield Lane (to the north of the application site). The northern site boundary is defined by mature hedgerow and trees reaching a maximum height of 10m while the eastern and western boundaries are defined by mature hedgerows approximately 2-3m in height. The southern boundary is defined by a post and wire fence approximately 1.5m in height. The topography of the site is generally flat and is accessed off the Cranfield Road to the west.

The surrounding area is defined by a mix of development on the edge of the development limit of Creggan-Cranfield, comprising the small residential development of Cranfield Lane, as well as detached dwellings and small farm holdings spread intermittently outside the development limit.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0314/O
Location: Between 154 & 156 Staffordstown Road, Randalstown, BT41 3LH
Proposal: Two storey dwelling house
Decision: Permission Granted (29th June 2026)

Planning Reference: LA03/2021/0431/O
Location: 40m North of No. 4 Cranfield Road, Randalstown
Proposal: Proposed dwelling & garage on a farm
Decision: Permission Refused (21st October 2021)
Appeal Decision: Appeal Dismissed (10th February 2023)

Planning Reference: LA03/2020/0352/O
Location: 20m South of No. 9 Cranfield Road, Randalstown
Proposal: Proposed 2 storey dwelling & garage on a farm
Decision: Application Withdrawn (7th December 2020)

Planning Reference: LA03/2016/0606/LDE
Location: Lands south east of No. 156A Staffordstown Road, Randalstown, BT41 3LH
Proposal: Operational development consisting of (a) the erection of a workshop building; and (b) the hardcoring of a laneway and an adjacent area of land.
Decision: Certificate of Lawfulness Granted (12th October 2017)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the development limit of the hamlet Creggan-Cranfield as defined by the Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland (2nd Edition): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.
Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP2 is supported by Policy:

- Policy DM 4 Agricultural and Forestry Development.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current

and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM10 – Access and Parking.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policies:

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems.

CONSULTATION

Council Environmental Health Section – No objection subject to conditions

Department for Infrastructure Roads –-Additional information required

Belfast International Airport – No objection

DAERA –The category one farm business ID was allocated in February 2023 and has not claimed payments through the Farm Sustainability Payment or Agri Environment scheme in each of the last 6 years

REPRESENTATION

Eleven (11) neighbouring properties were notified of the application, and three (3) letters of objection have been received from three (3) neighbour notified properties.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal at:
https://planningregister.planningsystemni.gov.uk/application/701951

A summary of the key points of objection raised is provided below:

- Visual Impact;

- Residential amenity concerns including location, farm vehicle movements, odour, loss of sunlight, dust, lighting, noise and general disturbance;
- Intended use of proposed sheds;
- Impact on Lough Neagh; and
- Child safety concerns.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Natural Heritage
- Parking and Manoeuvring
- Drainage
- Other Matters

Preliminary Matters

Habitats Regulation Assessment

The subject site is located on lands approximately 20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ, and there are no relevant sites close by. The proposed development comprises two agricultural sheds and a proposed new access lane. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor it is located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Request for Further Information

- On 27th July 2026 the agent was requested to provide clarification in regard to the applicant's farming activities, noting that DAERA's consultation response stated that farm business payments were not claimed in 2025 and to advise why the lands on which the application site is located are not included on the submitted farm maps;

- On 28th July 2026 the agent was requested to provide justification for the two (2) proposed sheds from the agent;

- On 30th July 2026 the agent advised via email that the applicant did not claim farm payment in 2025 due to rumours of discussions in 2024/25 that DAERA was planning to increase the minimum area of land ownership from 3 hectares to 5 hectares in order to claim Single Farm Payment. The agent also advised that the field in which the application is located is not on the 2025 Farm Maps (Drawing No. 02 date stamped 1st July 2026) due to it being let out in conacre to another farmer in 2025, but that the applicant is claiming on the said lands in 2026 and plans to continue to use it as part of their active farm business. Additionally, the agent advised that prior to 2023, the applicant was farming under her father's Farm Business ID, and following his death she was required to set up a new farm business ID to follow on from that and continue farming;

- In support of the application, the agent submitted an Evidence of Active Farming Document (Document No. 02 date stamped 4th August 2026) which provides details on the applicant's farming activities since 2021 and the need for the sheds.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The ANPS sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan (AAP) 1984-2001. In line with the transitional arrangements set out in the SPPS, AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement.

Policy SP 2 of the ANPS deals with employment and is supported by SP 2.11 of the ANPS which indicates that the Council will support the ongoing operational needs of our Borough's agricultural sector and facilitate appropriate farm diversification schemes. Policy DM 4 of the ANPS indicates the Council will support proposals for a new agricultural building of an active farm business subject to a number of criteria.

DM 4.2 of the ANPS indicates it will normally be expected that the business has been established and active for a minimum of 6 years. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the Category 1 Farm Business ID was allocated in February 2023, and has claimed payment in 2023, 2024 and 2026 through the Farm Sustainability Payment or Agri

Environment Scheme. It is therefore considered that the current business has not been active for a minimum of 6 years, nor has been in continuous operation since 2023. In the submitted Planning Statement (Document 01 date stamped 29th June 2026) it is indicated that there are no farm buildings on the holding at present and the buildings are required for storage and ancillary use to the main farm holding.

Further clarification was sought with regards to these matters, given the DAERA response, the ambiguity within the submitted Farm Maps and the lack of information regarding the applicant's farming activities. The agent advised via email, as noted above, that the applicant previously operated under her father's Farm Business ID. Upon a search of this previous Farm Business ID, it is accepted by Officers that the Farm Business has been in existence for a minimum of 6 years. In addition, the agent has submitted an 'Evidence of Active Farming Document' (Document 02 date stamped 4th August 2026), which provides the following information:

- Figure 1: Animal Movement Record dated March 2021 (address unreadable)
- Figure 2: Animal Movement Record dated October 2021 (address not provided)
- Figure 3: Invoice from purchase of animals dated October 2021 (addressed 4 Cedar Grove, Randalstown)
- Figure 4: Invoice from purchase of various livestock equipment and feed dated February 2022 (address not provided)
- Figure 5: Invoice from purchase of livestock feed dated February 2022 (address not provided)
- Figure 6: Invoice from purchase of straw dated March 2022 (address not provided)
- Figure 7: Invoice from purchase of livestock feed dated March 2022 (address not provided)
- Figure 8: Collection of dead stock form dated July 2022 (addressed 158 Staffordstown Road)
- Figure 9: Invoice from purchase of livestock equipment dated November 2022 (addressed Cedar Grove)
- Figure 10: Collection of dead stock form dated April 2023 (addressed 158 Staffordstown Road)
- Figure 11: Animal Movement Record dated December 2023 (addressed 4 Cedar Grove)
- Figure 12: Animal Movement Record dated June 2024 (addressed 25 Roseville Avenue)
- Figure 13: Invoice from purchase of livestock equipment dated December 2024 (address not provided)
- Figure 14: Invoice from purchase of seed potatoes dated March 2025 (addressed 5 Roseville Avenue)
- Figure 15: Invoice from purchase of livestock feed dated July 2025 (address not provided)
- Figure 16: Invoice from agricultural contracting dated September 2025 (addressed 25 Roseville Avenue)
- Figure 17: Animal Movement Record dated December 2025 (addressed 4 Cedar Grove, Randalstown)
- Figure 18: Animal Movement Record dated June 2026 (addressed 25 Roseville Avenue).

Given the above evidence, it is not disputed that the applicant has been actively farming for a minimum of 6 years.

Criteria (a) and (b) of DM 4.1 of the ANPS require the building to be necessary for the efficient operation of the agricultural holding and for there to be no other buildings available on the holding that can be used to meet the operational needs of the farm business. The submitted Planning Statement (Document 01 date stamped 29th June 2026) indicates that there are no farm buildings on the holding at present, and the buildings are required for storage and ancillary use to the main farm holding.

It is noted in the submitted DAERA 2025 Scheme Farm Maps (Drawing No. 02 date stamped 1st July 2026) that the application site is not included in lands claimed for payment in 2025. Further clarification was sought with regards to these matters given the DAERA consultation response, the ambiguity of the submitted Farm Maps and the lack of information regarding the applicant's farming activities. In response, the agent advised that these lands are not shown on the submitted Farm Maps as they were let out in conacre in 2025. In the submitted Farm Evidence Document (Document 02 date stamped 4th August 2026) an image is provided that suggests the applicant is claiming payments for these lands in 2026. In this document, as discussed above, it is also noted that eighteen (18) invoices / forms are provided, none of which relate to the lands in question, however, they reference three (3) different addresses, namely, 158 Staffordstown Road, 4 Cedar Grove and 25 Roseville Avenue.

One of these receipts (Figure 16 of Document 02 date stamped 4th August 2026) makes reference to the rolling of 19 acres of land. Clarification as to the location of these lands was sought from the agent, who advised that these lands are in the applicant's ownership, and provided a 2020 Farm Map which identified these lands, however, this map did not reference any Farm Business ID. It is however noted that this map included lands to the west of Cranfield Road, which were the same as the Farm Maps which accompanied an earlier planning application for a proposed farm dwelling and garage at 20m south of No. 9 Cranfield Road, Randalstown under planning application Ref: LA03/2020/0352/O (which was subsequently withdrawn on 7th December 2020), the applicant of which is included in the current application's P1C form.

In addition, the agent also provided LPS folio maps dated September 2021, which shows a small area of land, which contains a small outbuilding as shown on aerial imagery, located along the Staffordstown Road, which is within the applicant's ownership as indicated by the provided folio map. No further justification was provided in relation to this building and its current use.

In relation to the need for the proposal, the agent submitted a Farm Evidence Document (Document 02 date stamped 4th August 2026) and stated that in order for the applicant to continue to grow their farm the farm sheds are vital and necessary, and advised that the client has also recently applied to DAERA for a hedge planting grant. No further evidence was provided to demonstrate the security of future growth of the farm, and no overriding reason has been provided as to why the storage of hay, supplies, machinery and farming tools cannot be provided at any of the three (3) addresses listed in the submitted evidence. The agent advised via email that storage of round bales, tools and quads would not be possible at these locations as No. 4 Cedar Grove is no longer in the applicant's ownership, No. 25 Roseville is in a built-up town area, and No. 158 Staffordstown Road is the applicant's mother's address. The email did not provide specific clarification as to why storage could not be provided at the listed addresses, which have been previously used for deliveries

and collections. As such the proposal is not considered to comply with Criteria (a) and (b) of DM 4.1 of the ANPS.

Criteria (c) of DM 4.1 of the ANPS requires that any new building(s) is sited beside the existing farm buildings. It is noted that two of the objectors raised concerns with the siting of the agricultural sheds. A search of the previous Farm Business ID issued to the applicant's father, under which the current applicant operated until 2023 suggests that the previous Farm Business ID was linked to No. 156A Staffordstown Road, approximately 78.9m north of the application site. This Business ID is related to two (2) previous planning applications, both for a proposed farm dwelling and garage on the Cranfield Road, under planning application Refs: LA03/2020/0352/O and LA03/2021/0431/O.

It is noted that on the submitted P1C form that one of the farm business operators (Mrs. Dympna Bateson) is that of the applicant for planning application Ref: LA03/2020/0352/O (for lands 20m south of No. 9 Cranfield Road, which is approximately 108m southwest of the application site), whose address is indicated to be 25 Roseville Avenue, Randalstown on the current P1C form. Moreover, during the planning appeal (Ref: 2021/A0166) related to planning application Ref: LA03/2021/0431/O, the Planning Appeals Commission (PAC) noted that the original farmhouse for the farm holding linked to the previous Farm Business ID was No. 158 Staffordstown Road (within the settlement limit of Creggan as defined by the AAP). This address was listed on an invoice noted as one of the addresses for Dead Stock Collection in the submitted Farm Business Evidence Document (Document 02 date stamped 4th August 2026) and confirmed by the agent via email to be the applicant's mother's address. The PAC also noted that there was a building to the rear of No. 156A Staffordstown Road (granted under planning application Ref: LA03/2016/0606/LDE) which was within lands under the ownership of the former farm business operator (outside the settlement limit of Creggan as defined by the AAP), and there was no explanation as to why the proposed dwelling could not be sited to visually link with this building.

However, it is noted in recently approved planning application under Ref: LA03/2026/0314/O (for a two-storey dwelling on lands between 154 and 156 Staffordstown Road) that Certificate C was signed and notice was served on Mrs. Dympna Bateson, whose address was listed as No. 156A Staffordstown Road. From the evidence before Officers, it would appear that the applicant's farm business is still connected to the stated addresses and buildings at Staffordstown Road, and no explanation has been provided as to why the proposed buildings could not be sited to visually cluster with these existing buildings. Criteria (c) is of DM 4.1 of the ANPS is not satisfied.

Criteria (e) and (f) are discussed below. Nonetheless, the proposal fails to comply with criteria (a) (b) and (c) of Policy DM 4 of the ANPS. Accordingly, the principle of development is therefore not acceptable in this regard.

Design, Integration and Rural Character

Criteria (e) and (f) of DM 4.1 of the ANPS indicates the scale of the building, design and materials to be used are sympathetic to the locality and adjacent buildings and for the building form to not be prominent or otherwise visually obtrusive in the landscape. Furthermore, Policy DM 27 of the ANPS states that the Council will support development in the countryside where it is sited to integrate sympathetically into its

surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

Additionally, SP1.13 of the ANPS states the Council will operate a presumption against development that mars the distinction between a settlement and the surrounding countryside or that would result in ribbon development.

The application seeks full planning permission for two (2) agricultural sheds for farm storage purposes and a new access lane approximately 20m east of Nos. 4-7 Cranfield Corner, and immediately adjacent to the settlement limit of Creggan-Cranfield. Proposed Shed 1 (the northernmost shed) measures approximately 4.7m x 8.7m, and 5m in height. Proposed Shed 2 (the southernmost shed) measures approximately 5.8m x 4.6m, and 4.2m in height. Both sheds are finished in a mix of render, metal cladding, uPVC rainwater goods and roller shutter doors. Given the combination of both the limited scale and finishes of the proposed sheds, it is considered these are more akin to domestic outbuildings as opposed to agricultural buildings and why two buildings are required as opposed to one larger shed.

It is noted the occupiers of No. 12 Cranfield Lane raised concerns in relation to visual impact with regard to the proposed agricultural sheds.

With regards to rural character and integration, as noted above, the sheds are located immediately south of the development limit of Creggan-Cranfield, within the northeastern corner of an agricultural field. Whilst the wider agricultural field currently benefits from mature boundary vegetation, some hedgerow removal would be required along the western roadside boundary of the application site to provide the required 2.0m x 60m visibility splays in both directions. Although the mature vegetation along the northern site boundary will provide a backdrop to the proposed development when travelling north and will screen the development when travelling south, the roadside hedge removal will allow short term views of the proposal when travelling in both directions along the Cranfield Road.

Moreover, it is noted that the application site is located immediately outside of the development limit of Creggan-Cranfield. As a result, the proposed buildings are located in the countryside and it is considered that the proposed buildings would result in urban sprawl that would mar the distinction between the settlement and the surrounding countryside.

In summary, it is considered that the principle of development is not acceptable and the proposed sheds would result in urban sprawl.

Neighbour Amenity
Criterion (d) of DM 4.1 of the ANPS requires agricultural development to not result in a detrimental impact on the amenity of residential dwellings outside the holding including potential issues arising from noise, smell and pollution. Additional, Policy DM 28 of the ANPS indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual or cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

Nos. 10, 11, 12, 14, 15, 16, 17 and 18 Cranfield Lane abut the application site to the north. The closest neighbouring residential property to the proposal is No. 12 Cranfield Lane, approximately 16m to the north of the proposed sheds. It is noted that the occupiers of Nos. 11, 12 and 17 Cranfield Lane objected to the proposal, and raised concerns in relation to odour, noise, loss of light and general disturbance as a result of farm vehicle movements.

Owing to the intervening mature boundary vegetation consisting of mature hedgerow and 3no. large trees coupled with the small scale nature of the two sheds (approximately 5m and 4.2m in height) and the separation distance in excess of 4 metres between the northernmost shed and the boundary of these properties it is considered that there will be no significant adverse impact as a result of loss of light, dominance or overshadowing at these properties. It is also noted that the occupiers of No. 12 raised concerns in relation to the impact on amenity as a result of artificial lighting from the proposal. In relation to general disturbance, dust, noise and lighting, the Council's Environmental Health Section (EH) was consulted, and advised that it had no objection subject to noise control conditions and an informative relating to artificial light.

Notwithstanding that the principle of development has not been established, the proposal is not considered to have any impact of loss of light, dominance or overshadowing to neighbouring properties.

Parking and Manoeuvring
DM 10.1 of the ANPS states that the Council will support a development proposal where it is demonstrated that there is capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

DfI Roads was consulted, and advised that the required visibility at this access location is 2.0m x 60m in both directions, and requested the red line on the location plan be amended to include the required 2.0m x 60m visibility splays in both directions, fully triangulated to the near side road edge, a 1:500 scale plan of the access detailing the visibility splays in full and highlighting all the work required to provide them, and a block plan to detail a turning area to enable a vehicle to enter/exit the site in forward gear.

Given the concerns with the principle of development, Officers did not request the information but notwithstanding the concern raised by DfI Roads, it is considered that the application site is capable of providing the turning areas, however, a precautionary reason for refusal has been added as the required visibility splays have not been provided.

Natural Heritage
SP 1.4 of the ANPS states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst Policy SP 8.2 of the ANPS requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies are provided for designated sites in Policy DM 37 of the ANPS, protected species in Policy DM 38 of the ANPS and policies for other habitats, species and features of natural heritage importance are found in

Policy DM 39 of the ANPS. Policies relating to trees and development are found in Policy DM 42 of the ANPS.

One of the objections raised concerns relating to biodiversity, in particular the impact on Lough Neagh. Owing to the small scale of the proposal, it is not considered that there would be any significant adverse impact on Lough Neagh. Moreover, it is considered that should planning permission be forthcoming, a condition could be imposed which restricts the use of the proposed sheds for dry storage only and not to be used for the housing of animals, which would ensure no significant adverse impact on the Lough.

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because no significant environmental features are present on the site. Nonetheless, should planning permission be forthcoming, a condition which secures the retention of mature vegetation along the northern, eastern and western boundaries, aside from that required for visibility splays. Moreover, in accordance with Policy DM 42 of the ANPS, the applicant would be required to demonstrate where removal of hedgerow or trees is required to accommodate these splays, a planting scheme located within the site to introduce a net gain in tree numbers.

Given the concerns with the principle of development, Officers did not request the information but notwithstanding the concern with the principle of development such information would normally be required to ensure that the proposed development would provide safe access arrangements.

Surface Water Drainage
Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

The proposed sheds are not sited within an area of 'present day surface water' and 'climate change surface water' as indicated by the Flood Maps (NI) and does not involve buildings and / or hardstanding which exceeds 1,000sqm, and as such a Drainage Assessment is not required.

Notwithstanding that the principle of development is not established; it is considered that the proposal would not have significant impact on drainage or flood risk.

Other Matters
Owing to the application site's location within the consultation zone for Belfast International Airport (BIA) radar, BIA was consulted and advised it has no safeguarding objection.

Two of the objectors raised concerns in relation to child safety. Such matters generally fall outside the remit of planning considerations, albeit it is noted that DfI Roads was consulted and as discussed above, required amendments to the proposal to ensure road safety. Should planning permission be forthcoming, such changes would be required prior to any decision being made, or a negative condition could

be imposed requiring that prior to the commencement of development visibility splays of 2.0m x 60m are put in place. In addition, the buildings are not proposed to contain any livestock and it is not evident where the safety risk would arise.

It is noted that one of the objectors raised concerns in relation to insufficient clarification of the proposed use of the sheds. As noted in the EH response, the agent provided clarification that the proposed sheds are to be used for storage of tools, machinery, hay and animal feed. The sheds will not be used for the housing of animals.

CONCLUSION

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

- The principle of development has not been established as it has not been demonstrated that there are no other buildings available on the holding that can be used to meet the operational need and the proposed sheds are not sited beside existing farm buildings;
- The proposed sheds could not integrate into the surrounding area as they would contribute to urban sprawl and are not agricultural in nature;
- It is considered that mitigation measures could be put in place so as not to compromise the amenity of neighbouring residents;
- It is considered that mitigation measures could be put in place so as not to compromise natural heritage; and
- There is no flood risk associated with the proposed development.

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 DM 4.1 of the Antrim and Newtownabbey Plan Strategy in that the proposed development does not comply with criterion (a) of DM 4.1 as it has not been demonstrated that the buildings are necessary for the efficient operation of the farm holding, and criterion (b) of DM 4.1 as it has not been demonstrated that there are no other buildings available on the holding that can be used to meet the operational need, and criterion (c) of DM 4.1 in that the proposal is not sited beside existing farm 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 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.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.77 and fails to meet the provisions of Policies SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal would prejudice the safety and convenience of road users in that the access point is substandard and it has not been demonstrated that the applicant controls all lands necessary to provide the required visibility splays.



LA03/2026/0366/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:750

COMMITTEE ITEM	**3.13**
APPLICATION NO	**LA03/2026/0517/F**
DEA	**BALLYCLARE**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of boundary fence
SITE/LOCATION	4 Highgrove Avenue, Ballyclare, BT39 9XL
APPLICANT	David Beattie
AGENT	Andy McDowell Design
LAST SITE VISIT	25/08/2026
CASE OFFICER	Micheal Glynn Tel: 028 9034 0411 Email: michael.glynn@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/711308

SITE DESCRIPTION

The application site is located at No. 4 Highgrove Avenue, Ballyclare, which is situated within the development limits of Ballyclare as defined within the draft Belfast Metropolitan Area Plan (published 20024) (dBMAP).

The application site contains a detached bungalow finished in dashed render, PVC windows and concrete roof tiles. Amenity space is located at the rear (southeast) and parking provision is located at the front (northwest) of the dwelling. The application site abuts three neighbouring properties: No, 2 Highgrove Drive to the northeast, No. 2 Highgrove Avenue to the north and No. 6 Highgrove Avenue to the west.

The northeastern boundary is defined by a wall approximately 1.8m in height while the southeastern boundary is defined by a close boarded timber fence approximately 2.1m in height. The southwestern boundary is defined by a timber fence approximately 1m in height with mature hedgerow atop reaching a maximum height of approximately 2 and the northwestern boundary is defined by a close boarded timber fence approximately 1.8m in height.

The surrounding area is predominantly residential, comprising of houses of similar types and design.

PLANNING HISTORY

There is no relevant planning history.

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational

policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Ballyclare. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 22 – Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policy:

- Policy DM 28 - Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

- Appendix B 23 Walls and Fences

CONSULTATION

No consultations were carried out.

REPRESENTATION

Eight (8) neighbouring properties were notified, and no letters of objection were received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

Preliminary Matters

Appropriate Assessment

The subject site is located at No. 4 Highgrove Avenue, Ballyclare, and there are no relevant designated sites close by. The proposed development comprises a boundary fence. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

EIA

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being situated within the development limits of Ballyclare as defined within the Draft Belfast Metropolitan Area Plan (dBMAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a fence is acceptable subject to the listed criteria being met. In addition, Policy DM 22 of the ANPS also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance
Paragraph 4.27 of the SPPS indicates that planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance. Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area. Annex B23 of the ANPS states that walls and fences, particularly in front gardens, can have a significant impact on the

appearance of a property and the surrounding streetscape. It advises that materials should complement the character of the property and neighbourhood. Expanses of close boarded fencing bordering public areas are visually unacceptable.

The application seeks full planning permission for the retention of a 2.1m high close boarded timber fence along the southeastern site boundary of the application site. The fence spans approximately 20.4m along the roadside boundary of the dwelling at No. 4 Highgrove Avenue. The fence is highly visible when travelling in both directions along the Doagh Road and when travelling north along Willendale Meadows, where it reads as an obtrusive and out of character feature in the landscape.

Along this section of the Doagh Road, the roadside boundaries are defined by 1m high close boarded timber fences and mature hedgerows approximately 1.5m in height. The 2.1m high close boarded timber fence appears out of keeping with the character of the surrounding area due to its height, expanse and materials. Instead, the 2.1m high fence appears visually intrusive and inappropriate when read together with the surrounding area, as roadside fences of this height are not a feature or character of the surrounding area.

Accordingly, the proposal is considered contrary to Policy DM 22 of the ANPS and associated guidance, and it is not acceptable in terms of scale, massing or design.

Neighbour Amenity
Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

It is considered the subject fence will have no significant impact of dominance, overshadowing or loss of light at any neighbouring properties.

Impact on Trees and Environmental Quality of this Area
Criteria (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

It is considered that the subject development will not cause unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the proposal will be located.

Amenity Space, Parking and Manoeuvring
Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The subject development does not impact upon parking provision.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

The application site is not located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and as such a Drainage Assessment is not required.

CONCLUSION

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

- The principle of development is considered acceptable;
- The subject development is considered unacceptable in terms of scale, massing, design and appearance;
- There are no issues with neighbour amenity, impacts on trees and environmental quality of this area; and
- The subject development is not considered to negatively impact amenity space, parking and manoeuvring.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

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.



LA03/2026/0517/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.14**
APPLICATION NO	**LA03/2026/0368/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**LEVEL OF OBJECTION**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Alteration to dwelling
SITE/LOCATION	880 Antrim Road, Templepatrick, BT39 0AH
APPLICANT	Jane Martin
AGENT	9yards Architecture
LAST SITE VISIT	03/07/2026
CASE OFFICER	Micheal Glynn Tel: 028 9034 0411 Email: michael.glynn@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/709986

SITE DESCRIPTION

The application site is located at No. 880 Antrim Road, Templepatrick, which is within the development limits of Templepatrick as defined by the Antrim Area Plan 1984-2001 (AAP).

The application site contains a detached one-and-a-half storey dwelling finished in dashed render, concrete roof tiles and PVC windows. Amenity space is located at the rear (northeastern) and parking provision is located at the front (southwest). The application site abuts twelve (12) neighbouring properties.

The northwestern and northeastern boundaries of the application site are defined by a close boarded timber fence approximately 1.8m in height. The southeastern and southwestern boundaries are undefined and front onto a shared laneway serving a number of neighbouring properties.

The surrounding area is predominantly residential, comprising of a mix of house types and design. The Rabbit Hotel and Retreat is located approximately 200m to the northwest.

PLANNING HISTORY

Planning Reference: T/1980/0149
Location: 880 Antrim Road, Templepatrick
Proposal: House
Decision: Permission Granted (02/05/1980)

Planning Reference: T/1980/0520
Location: 880 Antrim Road, Templepatrick
Proposal: Alterations and additions to bungalow
Decision: Permission Granted (02/05/1980)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001 (AAP): The application site is located within the development limits of Templepatrick as defined by the Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interest of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policy:

- Policy DM 22 – Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policy:

- Policy DM 28 - Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 6 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

CONSULTATION

No consultations carried out on this application.

REPRESENTATION

Fourteen (14) neighbouring properties were notified, and eighteen (18) letters of objection from seven (7) properties were received.
The full representations made regarding this proposal are available for Members to view online at the Planning Portal

(https://planningregister.planningsystemni.gov.uk/application/709986)

A summary of the key points of objection raised is provided below:

- Unacceptable scale, massing;
- Overbearing and dominance;
- Loss of daylight;
- Significant loss of privacy and direct overlooking;
- Reduce outlook for neighbours.
- Boundary screening;
- Difference in levels;
- Lack of sectional information;
- Safeguarding children; and
- CGI renderings do not provide any context of the setting.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

Preliminary Matters

Appropriate Assessment

The subject site is located at No. 880 Antrim Road, Templepatrick and there are no relevant designated sites close by. The proposed development comprises

alterations to the host dwelling. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development; and
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

EIA
The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside within the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;

c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 of the ANPS also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Additionally, the ANPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources.

Scale, Massing, Design and Appearance
Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The application seeks full planning permission for an increase in the ridge height of the existing dwelling by approximately 1.5m. The proposed increase in roof height changes the dwelling from a one-and-a-half storey dwelling with one rear dormer window and a skylight, to a two-storey dwelling with four new windows at first floor level and the remaining window will serve the stairwell.

The four new windows will facilitate internal alterations at first floor level, including the provision of two ensuite bathrooms, one bathroom and increased floor space within the four (4) existing bedrooms. Whilst the proposal results in an increase to the overall height of the dwelling, the footprint of the building remains unchanged, and the development does not involve any significant extension to the existing built form.

The four new windows at first-floor level on the northeastern (rear) elevation, which serve the two ensuites and a bathroom, will be fitted with obscure privacy glass. Four new windows are proposed on the southwestern (front) elevation at first floor level to serve the four enlarged bedrooms. At ground floor level, a new window is proposed on the southwestern elevation replacing an existing garage door. On the northeastern elevation, a new window and door are proposed to replace an existing window and door arrangement, serving the kitchen and lobby area.

The dwelling will retain a simple and traditional residential appearance. The increase in ridge height will continue the existing roof form and proportions of the dwelling without introducing overly dominant, incongruous or visually intrusive design features. The proposed external finishes, comprising grey slate roof tiles, white render and white PVC windows and doors, are appropriate residential materials commonly found within the locality and will ensure the development integrates satisfactorily with the existing dwelling and surrounding neighbouring properties.

The application site is located within an area characterised by a mix of dwelling types and scales, including a number of two-storey dwellings in close proximity to and adjoining the site. In this context, the proposed increase in ridge height would

result in a dwelling of a scale and form that is consistent with neighbouring residential properties and would not appear out of character within the streetscape.

Given the modest nature of the ridge height increase and the absence of any substantial increase in the footprint or bulk of the building, the proposal is not considered to result in excessive massing or visual dominance. The development will continue to read as a single domestic dwelling and will remain subordinate within its plot. Furthermore, due to the presence of existing boundary treatments and surrounding development, views of the altered roof form will be kept within the established pattern of development.

Additional landscaping is proposed in the form of hedgerow planting along the existing 1.8m high close-boarded timber fence located on the northwestern, northeastern and southeastern boundaries of the site. This planting will assist in softening the impact of the existing fence, enhance the appearance of the site and contributing positively to local visual amenity.

Concerns were raised by objectors from Upton Hall regarding the unacceptable scale, massing and overbearing impact of the proposed development. Whilst the proposal would increase the ridge height of the dwelling by approximately 1.5m, the existing footprint, siting and overall form of the dwelling remain unchanged. Given the character of the surrounding residential area and the presence of similarly scaled dwellings within the locality, the proposal is not considered excessive in scale or massing. Additionally, the proposal is not considered to result in an unacceptable overbearing impact given the 19.5m separation distance between the host dwelling and the nearest neighbouring dwelling at No. 35 Upton Hall.

Having regard to the scale, form, design and proposed external finishes, it is considered that the proposed 1.5m increase in ridge height will not adversely affect the character or appearance of the existing dwelling or the wider area. The proposal is sympathetic to the established pattern of development, respects the character of neighbouring properties and is therefore considered to comply with Policy DM 22 of the ANPS.

Neighbour Amenity
Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

As stated above, sixteen (16) letters of objection from seven (7) properties at Upton Hall were received, raising residential amenity concerns including the difference in site levels between properties, privacy and overlooking concerns, dominance, loss of light and impact on outlook.

Nos. 29-36 Upton Hall abuts the application site to the north and Nos. 26-28 Upton Hall abuts the application site to the east. The host dwelling sits at an acute 30-degree angle with the neighbouring properties and the separation distance from the host dwelling to Nos. 29-36 Upton Hall ranges from 19.5m to 60m and the separation distance from the host dwelling to Nos. 26-28 Upton Hall ranges from 38.6m to 47.6m. It is noted from the site inspection that the application dwelling sits

approximately 0.5m higher than the neighbouring properties within the Upton Hall development.

The relationship between the properties remains principally determined by the existing separation distance of approximately 19.5m to the nearest dwelling at No. 35 Upton Hall. Additionally, the proposed dwelling has a gable-to-rear relationship with this dwelling and as such the impact of dominance is reduced. Whilst the proposal involves an increase in ridge height of approximately 1.5m, the development does not extend the existing building footprint or move the built form closer to the neighbouring properties. Given the separation distance of approximately 19.5m to the nearest neighbouring property, the orientation of the host dwelling and the relatively modest increase in height, it is not considered that the proposal would result in any unacceptable loss of daylight, overshadowing or reduction in sunlight to neighbouring residential properties.

With regards to privacy and overlooking, there are no first floor windows on the northwestern gable elevation, and the first floor windows on the northeastern rear elevation are for bathrooms and en-suites, which will use obscure glazing to prevent direct views and the stairwell window on this elevation previously existed. Additionally, privacy will be maintained and enhanced by retaining the existing 1.8m high fencing and adding new hedgerow planting along the boundaries.

A number of objectors from the Upton Hall residential development raised concerns in relation to the stairwell window. Previously a stairwell window with a width of 1.6m and a height of 1.1m existed 2.8m above ground level. The replacement window is situated 2.2m above ground level and is 1.6m by 1.6m. Although the replacement window is slightly larger, given the existence of the previous stairwell window and its orientation within the site limiting direct views, it is not considered to give rise to an unacceptable level of overlooking or loss of privacy.

Concerns were raised by objectors in relation to the proposal reducing the neighbouring properties outlook and enjoyment of their properties. While the proposal may alter the outlook currently experienced from some neighbouring properties, there is no planning right to retain an existing private view, while the outlook may be different, it is not considered that the change in outlook would be significantly adverse. Having regard to the modest increase in ridge height, the retention of the existing footprint, the separation distances involved and the established residential character of the area, the proposal is not considered to result in an unacceptable loss of outlook or enjoyment of neighbouring residential properties. In summary, it is considered the development will have no significant impact of overlooking, dominance or loss of light at any neighbouring properties.

Impact on Trees and Environmental Quality of this Area
Criteria (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

It is considered that the proposal will not cause unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the proposal will be located. Furthermore, the proposed development involves additional landscaping with hedgerow proposed to be

planted inside the existing 1.8m close boarded timber fence along the northwestern, northeastern and southeastern boundaries of the application site.

Amenity Space, Parking and Manoeuvring
Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The footprint of the host dwelling is not changing as a result of the proposed development. It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal does not impact upon parking provision.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

With regards to the proposed development, the application site is not located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and as such a Drainage Assessment is not required.

Other Matters
Concerns were raised by a resident from Upton Hall regarding safeguarding children. These concerns have been noted, however, the proposal relates solely to alterations to an existing dwellinghouse and does not introduce a new use, activity or a significantly greater overlooking relationship that would raise a demonstrable safeguarding concern. This matter is therefore not considered to warrant refusal of the application.

Concerns were raised by an objector from Upton Hall regarding the CGI renderings not providing sufficient context of the setting. It is acknowledged that the CGI images relate solely to the host dwelling and are produced in isolation of the surrounding residential development. The images are supplementary information only and it is considered that sufficient information has been provided to undertake a full assessment of the proposal with regard to the impact on the existing neighbouring properties with a recommendation being made based on the relevant development plan policies, the submitted plans and other material considerations.

CONCLUSION

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

- The principle of development is considered acceptable.
- The proposal is considered acceptable in terms of scale, massing, design and appearance.
- The proposal is considered acceptable in terms of neighbour amenity.

- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area.
- The proposal is not considered to negatively impact upon private amenity space, or parking and manoeuvring within the application site.

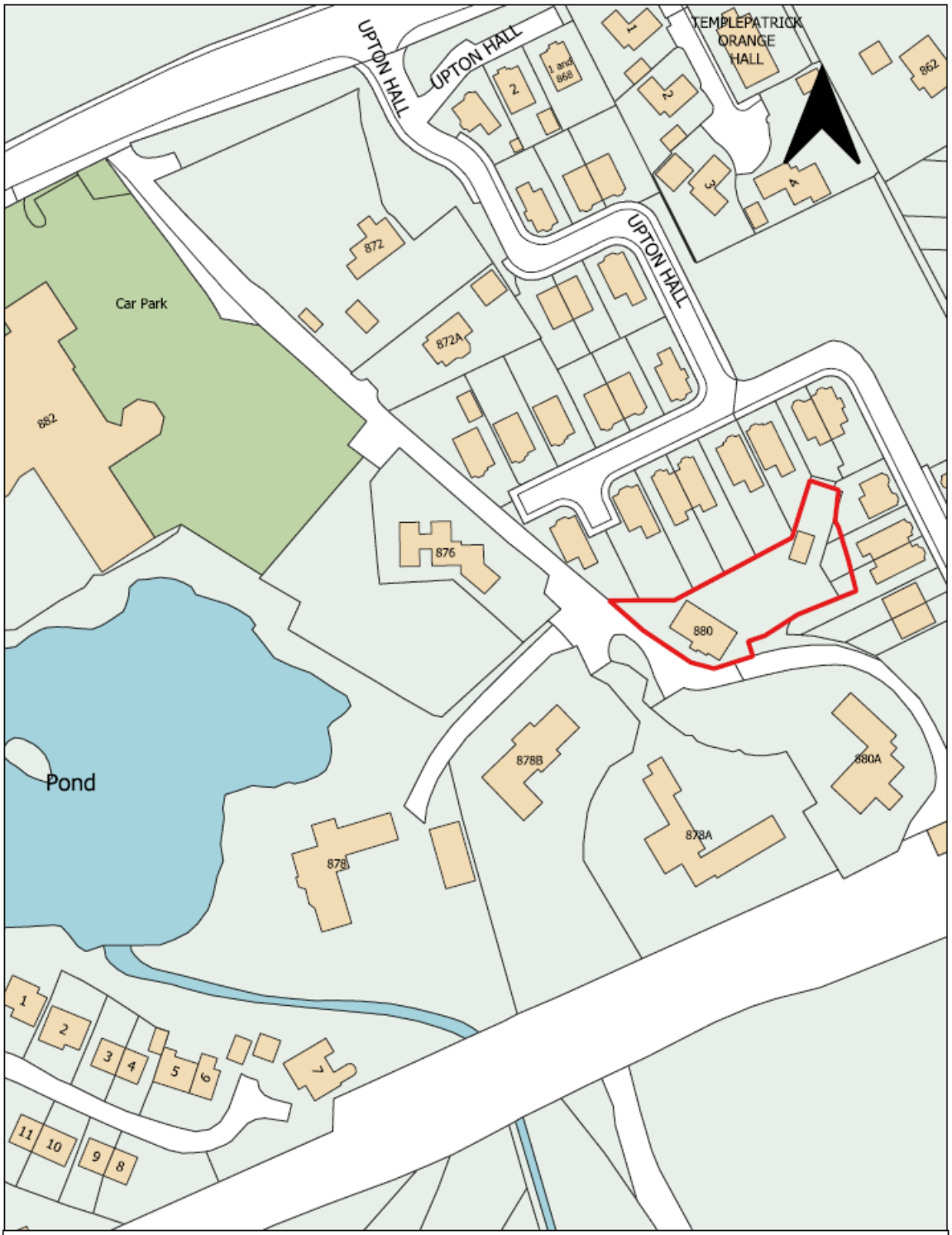
RECOMMENDATION	**GRANT PLANNING PERMISSION**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The four windows on the first floor northeastern elevation coloured red on Drawing No. 03/1 date stamped 4th September 2026 must be fitted with opaque glazing and must be fitted with a permanently fixed restrictor catch which must restrict the external opening of the opaque windows to a maximum of 10cm and shall thereafter be permanently retained for the lifetime of the development.

   Reason: In the interests of residential amenity.


UPTON HALL
UPTON HALL
UPTON HALL
TEMPLEPATRICK ORANGE HALL
Car Park
Pond
LA03/2026/0368/F
Site Boundary
Antrim and Newtownabbey BOROUGH COUNCIL
1:1,250

COMMITTEE ITEM	**3.15**
APPLICATION NO	**LA03/2026/0474/F**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Retention of deck area
SITE/LOCATION	23 Kirkdale, Newtownabbey, BT36 5BX
APPLICANT	Joseph Osborne
AGENT	JWM Planning Limited
LAST SITE VISIT	25/08/2026
CASE OFFICER	Micheal Glynn Tel: 028 9034 0411 Email: michael.glynn@antrimandnewtownabbey.gov.uk

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
https://planningregister.planningsystemni.gov.uk/application/711156

SITE DESCRIPTION

The application site is located at No. 23 Kirkdale, Newtownabbey and is situated within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004).

The application site contains a two-storey semi-detached dwelling finished in red brick, PVC windows and concrete roof tiles. Amenity space is located at the rear (northeast) of the host dwelling and parking provision is located at the front (southwest). The topography of the application site is relatively flat, however, seven metres from the rear (northeastern) boundary there is an incline of approximately 1.5m before the land levels off at that height approximately 1.9m from the boundary. The area of decking. Which is the subject of this application, is located approximately 3.1m from the northeastern boundary.

The northeastern, southeastern and northwestern boundaries are defined by a close boarded timber fence approximately 1.8m in height while the southwestern boundary is undefined and fronts on to Kirkdale. The application site abuts two neighbouring properties, No. 21 Kirkdale to the southeast and No. 25 Kirkdale to the northwest. The surrounding area is predominantly residential, comprising of houses of similar types and design.

PLANNING HISTORY

There is no relevant planning history.

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational

policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (dBMAP): The application site is located within the development limit of Metropolitan Newtownabbey as defined by the Plan. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policy:

- Policy DM 22 – Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 25- Urban Design; and
- Policy DM 28 - Amenity Impact.

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

CONSULTATION-

None required.

REPRESENTATION

Three (3) neighbouring properties were notified, and one letter of objection and one letter of support was received.

The full representations made regarding this proposal are available to view online at the Planning Portal:
(https://planningregister.planningsystemni.gov.uk/application/711156)

A summary of the concerns raised are as follows:

- Disregard for the planning process.
- Absence of proactive engagement.
- The development cannot be assessed by reading the plans alone.
- Site visit is required to properly assess the impact.
- Inaccurate content within the Planning Statement regarding the use of the decking.
- Non-compliance with Policy DM 28 with regard to the impact on neighbour amenity, including overlooking, lack of privacy, noise, artificial light, and general disturbance; and
- Ineffective screening and inadequate mitigation.

A summary of the supporting points are as follows:

- Designed to comply with relevant planning policies.
- The proposal incorporates privacy screening to be installed and maintained; and
- Existing privacy cover provided by mature trees.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

- Other Matters

Preliminary Matters

Request for Further Information

As the applicant is seeking to retain a decking area within the curtilage of the dwelling, no further information was requested. However, the applicant submitted supporting information in relation to the structures as set out within the submitted Planning Statement (Document 01 date stamped 2nd July 2026).

Appropriate Assessment

The subject site is located at No. 23 Kirkdale, Newtownabbey and there are no relevant designated sites close by. The proposed development comprises the retention of timber decking to the rear of the host dwelling. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from the nearest European Site and lack of connections

It is concluded that on the basis of the objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with any other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the development limit of Metropolitan Newtownabbey as defined within the draft Belfast Metropolitan Area Plan 2015 (dMAP). In line with the transitional arrangements set out in the SPPS, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 of the ANPS also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance
Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area. Paragraph B6 of Appendix B of the ANPS, indicates that an extension or alteration should not be so large or prominent as to dominate the host property or its wider surroundings.

The land within the rear garden area is relatively flat, however, there is an incline of approximately 1.5m with a gradient of 1:3 and approximately 14.9m from the rear building line of the host dwelling before the land levels off at that height approximately 1.9m from the boundary.

The subject area of decking is located approximately 14.9m from the rear building line of the host dwelling and approximately 3.1m from the northeastern rear boundary. The area of decking, which is approximately 1.5m above ground level, is approximately 4m in length and has a width of 6.1m. Wooden balustrades and handrail guards approximately 1m in height enclose the decking, resulting in an overall height of 2.2m. Steps on the southwestern elevation provide access to the decking. Two privacy barriers are proposed on each side of the stepped access on the southwestern elevation, each having a width of approximately 2.2m and a height of 1.8m, resulting in an overall height of 2.5m from ground level. The finishing material of the proposed decking and privacy barriers is timber, and whilst this does not match the finishes of the host dwelling, timber is a widely utilised traditional finish for outdoor decks and is considered an acceptable contrast to the existing finishes of the dwelling.

In summary, it is considered that the decking to the rear of the host dwelling is subordinate to the host dwelling and acceptable in terms of scale, mass and design and would not result in any unacceptable visual impact as it is not visible from any

public viewpoints. Accordingly, the proposal is considered acceptable in terms of scale, massing, design and appearance.

Neighbour Amenity
Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

An objector at 21 Kirkdale raised concerns regarding non-compliance with Policy DM 28 of the ANPS, with regard to the impact on neighbour amenity, including overlooking, lack of privacy, noise, artificial light, and general disturbance, due to the height, position and proximity of the raised decking platform to the shared boundaries with No. 21 Kirkdale to the southeast and No. 25 Kirkdale to the northwest and the limited mitigation provided by the proposed privacy screening to adequately address the overlooking and lack of privacy concerns.

The objector also stated that the proposed privacy barriers would only screen views in certain directions and would not prevent overlooking towards all adjoining properties. The objector advised that the existing mature deciduous tree along the shared site boundary with No. 21 Kirkdale cannot provide immediate or consistent screening throughout the year and therefore cannot be relied upon to adequately protect the privacy of neighbouring properties, thereby facilitating increased overlooking of the rear gardens and the rear facing windows of the neighbouring properties at Nos. 21 and 25 Kirkdale.

It is acknowledged that the applicant has increased the height of the shared boundary fence with No. 21 Kirkdale in excess of 2 metres and proposes privacy barriers adjacent to the stair access.

Paragraph B30 of Annex B of the ANPS advises that overlooking of gardens may be unacceptable where it results in an intrusive, direct and uninterrupted view from a main room or elevated area into the most private part of a neighbouring garden, typically the first 3-4 metres of private amenity space immediately adjacent to the rear of the dwelling.

In this case, the raised decking, which is positioned approximately 1.5m above the existing ground level and adjacent to the shared boundaries with Nos. 21 and 25 Kirkdale, creates an elevated viewing platform that affords direct and uninterrupted views into the rear private amenity spaces of both neighbouring properties. The elevated nature of the structure enables overlooking of the most private area of the gardens, where occupants would reasonably expect a high degree of privacy. As stated above, the privacy screens are limited to only a section of the southwestern elevation and will not screen all views from the decking. The steps serving the decking are 1.8m wide and as the screens are proposed to each side of the steps, views are afforded from the steps and from inside the area of decking where no screening is provided.

Concerns were raised by the occupier of No. 21 Kirkdale regarding the potential for noise, artificial light and general disturbance arising from the proposed decking area. Whilst these concerns are noted, no external lighting forms part of the

submitted application and therefore the proposal has not been assessed on the basis of any lighting installation. Furthermore, the scale and nature of the development is such that it would remain incidental to the residential use of the dwelling. Any activity associated with the use of the decking would be comparable to that ordinarily expected within a domestic garden environment. As such, there is insufficient evidence to conclude that the proposal would result in an unacceptable level of noise, light pollution or general disturbance.

In summary, it is considered that the proposal would result in significant overlooking and an unacceptable loss of privacy and residential amenity to the occupiers of Nos. 21 and 25 Kirkdale and therefore, the proposal is considered contrary to Policies DM 22 and DM 28 of the ANPS.

Impact on Trees and Environmental Quality of this Area
Criteria (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because there are no trees of other landscape features present where the proposal will be located. There is no additional planting proposed.

Amenity Space, Parking and Manoeuvring
Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The proposed decking is located within an area of the rear garden that would otherwise have been largely unusable due to the incline at the rear section of the garden. The decking provides approximately 24.6sqm of useable amenity space, promoting recreational use of the previously unusable gradient. The proposal does not impact upon the existing access or parking arrangements. Therefore, the proposal is considered to comply with criterion (d) of Policy DM 22 and criterion (c) of DM 10.1 of the ANPS.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

The application site is not located within an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and as such, a Drainage Assessment is not required.

Other Matters
The objector at No. 21 Kirkdale raised concerns regarding the absence of proactive engagement with neighbouring residents prior to the submission of the application.

Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application, if the development falls within the major category as prescribed in the Development Management Regulations. Although it is acknowledged that greater consultation and engagement with adjoining occupiers could have identified amenity concerns relating to privacy and overlooking prior to the construction of the subject decking, no pre-application consultation is required for householder development such as building work, extensions, alterations, or improvements carried out within the boundary or curtilage of a single residential dwelling.

The objector raised concerns regarding an alleged disregard for the planning process. It was argued that the development was undertaken without the benefit of planning permission and that insufficient regard had been given to the potential impacts on neighbouring properties. The objector considered that retrospective planning applications should not lessen the need for a full assessment of the proposal against planning policy requirements. Through the submission of the current planning application the applicant has sought to remedy the breach of planning control and the proposal has been assessed in relation to the relevant current planning policies as set out above.

Concerns were raised by the objector regarding the difference between the plans submitted and the reality of the development as experienced on site. It was argued that measured drawings and supporting documents do not fully convey the visual impact of the elevated decking structure, particularly when viewed from neighbouring properties, and that the practical effects on privacy and amenity would be greater than those suggested by the submitted plans.

It is considered that all the submitted plans are to scale and are considered to represent the application site and the development proposal accurately. A site inspection was carried out by the case officer, including an assessment of the development's impact on both the neighbouring properties abutting the application site. The assessment had regard not only to the submitted drawings but also the site's topography, existing boundary treatments, site levels and the relationship between the decking and neighbouring dwellings and any conceived impacts on neighbour amenity. The conclusions reached within this report are therefore informed by the submitted plans and observations made during the site inspection.

In relation to concerns raised by the objector regarding the use of the decking, including the potential for increased activity and disturbance, whilst these concerns are noted, the use of the decking would remain ancillary to the established residential use of the dwelling and would not, in itself, be expected to generate levels of activity beyond those normally associated with domestic garden use, and as such is not determining in this instance.

CONCLUSION

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

- The principle of development is considered acceptable;
- The proposal is considered acceptable in terms of siting, scale, massing, design and appearance;

- The proposal is considered unacceptable in terms of neighbour amenity.
- The proposal is not considered to result in adverse impacts on trees and the environmental quality of the area.
- The proposal is not considered to negatively impact amenity space, or parking and manoeuvring; and
- The proposal is not considered to have a significant adverse impact as a result of surface water flooding.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to paragraph 4.12 of the SPPS, Policy DM 22 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy, in that the proposal will result in a detrimental impact on the privacy and amenity of the neighbouring residents at Nos. 21 and 25 Kirkdale by way of overlooking and loss of privacy.



LA03/2026/0474/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.16**
APPLICATION NO	**LA03/2025/0900/F**
DEA	**MACEDON**
COMMITTEE INTEREST	**NUMBER OF OBJECTIONS/COUNCIL LAND**
RECOMMENDATION	**GRANT RETROSPECTIVE PLANNING PERMISSION**
PROPOSAL	Retrospective application for external landscaping that includes a raised patio to the front of the dwelling, a gabion retaining structure and a replacement 2m high stained, timber, vertical palisade fence.
SITE/LOCATION	2 Fernlea Lane, Newtownabbey, BT36 6UY
APPLICANT	John Russell
AGENT	A.I.D.A Architects
LAST SITE VISIT	02/02/2026
CASE OFFICER	Micheal Glynn Tel: 028 903 40411 Email: Michael.glynn@antrimandnewtownabbey.gov.uk

The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/705172

SITE DESCRIPTION

The application site is located at No. 2 Fernlea Lane and is situated within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (published 2004) (dBMAP).

The site contains a detached two-storey dwelling finished in pebble-dash render, concrete roof tiles and PVC windows. Amenity space is located at the front (east) of the dwelling and parking provision is located at the rear (west). The topography of the site increases from west to east by approximately 3m.

The northern boundary of the application site is defined by a close boarded timber fence approximately 2m in height with mature vegetation atop reaching a maximum height of approximately 10m while the eastern boundary is defined by a close boarded timber fence approximately 1m in height. The southern boundary is defined by mature hedgerow approximately 1.5m in height and the western boundary is defined by a wall approximately 1.5m in height.

The application site abuts one neighbouring property, No. 4 Fernlea Lane to the west. The surrounding area is predominantly residential, comprising of houses of similar types and design.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

CONSULTATION

DfC Historic Environment Division (HED) – No objection

REPRESENTATION

Two (2) neighbouring properties were notified, and six (6) letters of objection from five (5) different addresses, and one letter of support was received.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal (https://planningregister.planningsystemni.gov.uk/application/705172)

A summary of the key points of the objections raised is provided below:

- Procedural and administrative concerns;
- The application is retrospective;
- Assessment needs to be made against planning policy;
- Concerns with the timing of tree removal; -
- Landscape mitigation, proposed planting and biodiversity improvements;
- Impact on landscape character and visual prominence;

- Alterations to ground levels;
- Harm to amenity;
- Raised patio results in overdevelopment and excessive ground level changes;
- Lack of evidence in relation to the need for a disabled access;
- Lack of structural geotechnical assessment, engineering information and safety assurance;
- No consultation took place with Building Control or the Woodland Trust;
- The development encroaches onto Council-owned land;
- Impact on the public footpath to Carmoney Hill.

A summary of the key points of support raised is provided below:

- Improves the aesthetic of the dwelling and gives the property a modern look; and
- The plants are great for bees and wildlife.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Access and Parking
- Impact on Trees and Environmental Quality of this Area
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage
- Historic Environment
- Other Matters

Preliminary Matters

Appropriate Assessment

The subject site is located at No. 2 Fernlea Lane, Newtownabbey and there are no relevant designated sites close by. The proposed development includes a raised patio, a gabion retaining structure, and a replacement 2m high timber fence. Having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

EIA

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Correspondence with the Agent

- An email was sent to the agent on the 7th July 2026 requesting that Certificate C be completed and notice served on third party land owners given the proposed gabions encroach on a public right of way.
- An amended application form (Form P2) with Certificate C completed and a Form 2A indicating notice having been served on the relevant third party land owner (Antrim and Newtownabbey Borough Council) was submitted on 28th July 2026.
- On 7th July 2026 the agent was asked via a telephone call to submit a landscaping plan to include ivy to screen the gabions. The agent stated that it was not necessary as sufficient landscaping was already indicated on the Block Plan (Drawing No. 02 date stamped 2nd December 2026).

Policy Context and Principle of Development

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable

development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 4 - Homes (SP 4): sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP 4 is supported by Policy:

- Policy DM 22 Residential Extensions and Alterations.

Strategic Policy 6 - Placemaking and Good Design (SP 6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 7 - Historic Environment (SP 7): Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policy:

- Policy DM 30 Archaeology

Strategic Policy 8 - Natural Heritage (SP 8): seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 42 Trees and Development.

Strategic Policy 10 - Environmental Resilience and Protection (SP 10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP 10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

Appendix B – Guidance for Residential Extensions and Alterations: seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of

planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the urban area in the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP). In line with the transitional arrangements set out in the SPPS, the Belfast Urban Area Plan and draft Belfast Urban Area Plan and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 of the ANPS indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of development is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance
Policy DM 22 of the ANPS indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The application seeks full retrospective planning permission for the retention of a raised patio to the front of the dwelling, a gabion retaining structure and a replacement 2m high stained, timber, vertical palisade fence. Information provided within the application form states that there were also landscaping works which included the felling of three ash trees, replacing a section of fencing that was both unstable and had rotted, a gabion, retaining structure to stabilise the bank along the northern site boundary, the creation of additional car parking, the creation of a raised patio to the front of the dwelling, including a glass surround with supporting steel uprights, and a disabled access to the dwelling.

Objectors raised concerns regarding the visual impact of the retaining structures, raised patio fencing and associated ground level alterations. Two objectors also raised concerns regarding the need for a disabled access ramp, when there are steps at the front and side of the dwelling. Whilst the development includes steps to facilitate access between varying site levels, the raised patio provides a level

circulation area adjacent to the dwelling and improves accessibility within this part of the site. The application is not dependent upon the provision of a fully step-free route and has not been assessed on that basis.

A 1.9m high gabion retaining structure extends along the northern site boundary and encroaches upon a public walkway, which is owned by Antrim and Newtownabbey Borough Council and managed by the Woodland Trust. The gabion wall is situated approximately 1.5m below the ground level of the host dwelling and is made up of two rows of wire mesh cages filled with rocks, which extend for a maximum length of approximately 8.2m. The gabion wall features a stepped layout, spanning 8.20 metres along the bottom row and 7.86 metres on the top row and is visible when walking along the Carnmoney Hill Walk in both directions.

Although the proposed landscaping has been indicated on the submitted Block Plan (Drawing No. 02 date stamped 2nd December 2025), the agent was requested to submit a landscaping plan to include ivy to screen the gabions, which was not forthcoming. However, the provision of ivy can be secured through the attachment of a condition on any forthcoming planning condition to ensure full foliage coverage of the gabion wall and to ensure the development integrates into the surrounding area.

The raised patio at the front of the host dwelling has an approximate length of 19.1m, a width of 5.1m and a height of 1m. The glass guard railing above the raised patio has an approximate height of 1m. The raised patio is finished with a stone wall, glass guard railing and steps. It is considered the patio is subordinate to the host dwelling and does not detract from the character or appearance of the host dwelling due to the design and finishes, which are considered sympathetic to the host dwelling.

The topography of the site naturally rises from west to east and the landscaping works have been undertaken to create a usable terrace area associated with the dwelling. Given the scale and nature of the works and the clear relationship with the existing dwelling, the alterations are not considered to appear excessive or out of character within the site context.

One objector stated that the proposal represents overdevelopment of the site. The development comprises landscaping works, retaining structures, fencing and a raised patio, which are ancillary to the enjoyment of an existing dwelling. The development does not significantly increase the built form or reduce the site's residential function. Sufficient private amenity space, parking provision and manoeuvring areas are retained within the curtilage of the dwelling. Accordingly, the proposal is not considered to constitute overdevelopment of the site.

It is noted within the letter of support that the development improves the appearance of the property. Whilst limited weight is attached to subjective matters, it is accepted that the use of contemporary materials and landscaping does not negatively impact its immediate setting.

In summary, it is considered that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

Policy DM 22 and Policy DM 28 of the ANPS deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Additionally, DM 22.2 of the ANPS indicates that the Council will take account of the guidance set out in Appendix B of the Plan Strategy, which replicates the details included in Annex A of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (DoE, 2008).

No. 4 Fernlea Lane is located approximately 16.4m west of the host dwelling. It is considered the development will have no significant impact of overlooking, loss of light or dominance at this neighbouring property as the development is located at the front of the host dwelling and no fenestration is included in the design. Furthermore, the raised patio is located approximately 29.5m from No. 4, and it is considered that the patio has no significant impact of overlooking, dominance or loss of light at this neighbouring property.

No. 5 Treetops Lane is located 28.5m north of the application site. It is considered there will be no significant impact of overlooking, loss of light or dominance at this neighbouring property due to the mature trees approximately 10m in height along the northern boundary which will screen any views from the raised patio area. The raised patio, retaining structures and fencing are located to the front and northern side of the dwelling and do not introduce new overlooking opportunities.

Given the separation distances to neighbouring properties, existing boundary treatments and mature vegetation along the northern boundary, the proposal is not considered to result in unacceptable overlooking, loss of privacy, loss of light, dominance or overshadowing. Accordingly, the proposal complies with Policies DM 22 and DM 28 of the ANPS.

Impact on Trees and Environmental Quality of this Area
Criteria (c) of Policy DM 22 and Policy DM 42 of the ANPS requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

An objector considered that an arboricultural assessment should have accompanied the planning application. Having regard to the scale and nature of the proposal, and the absence of protected trees or trees of known significant arboricultural value, the Council did not consider it necessary to request an arboricultural assessment.

Objectors raised concerns regarding the loss of biodiversity, tree removal, and disruption of bats during nesting season and the adequacy of replacement planting. It is stated within the application form that the landscaping works included the felling of three dead ash trees, and no evidence has been submitted to show that bat roosts were present during the tree removal. Although three trees were felled, ten new trees are proposed to be planted between the northern boundary fence and the top of the gabion wall, which consist of two (2) sorbus aucuparua, four (4) betula pendula and four (4) prunus sylvestris.

Although it is noted that three trees were removed, they were not subject to a Tree Preservation Order and the agent has stated that the trees removed were dead and as such would not contribute significantly to local environmental quality or have a negative impact on biodiversity. As the proposal introduces a net increase in trees this is considered acceptable and the proposed landscaping will contribute positively to the site's biodiversity and ecological value over time. As such the proposal is considered to comply with Policy DM 22 and Policy DM 42 of the ANPS. Any impact on protected species, if it has occurred, as a result of the works is a separate legal matter for the PSNI to investigate.

Amenity Space, Parking and Manoeuvring
Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 of the ANPS requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Concerns were raised by objectors regarding road safety concerns relating to the access. The development is for landscaping works within the curtilage of the dwelling and does not generate additional traffic or intensify the use of the access beyond the existing residential level. The proposal does not impact on the existing level of parking provision. There is no alteration to the existing access and as such the access arrangements remain unchanged. Therefore, the proposal is not considered to have any adverse impact on road safety.

Overall, the proposal is considered to comply with Policy DM 22 and DM 10.1 of the ANPS.

Surface Water Drainage
Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) of the ANPS aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 of the ANPS states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop. The application site is not located within a floodplain or identifies any surface water flooding as shown on the strategic flood maps.

In accordance with Policy DM 47.4 of the ANPS, the use of SuDS measures has been considered as part of the assessment for this proposal. The application site is not located within a floodplain or identifies any surface water flooding as shown on the strategic flood maps. In accordance with Policy DM 47.4 of the ANPS, the use of SuDS measures have been considered as part of the assessment for this proposal. Having regard to the nature and scale of the development it is considered that the incorporation of SuDS is not fundamental to the proposal.

With regards to the proposed development, the application site is not located in an area of ‘present day surface water’ and ‘climate change surface water’, as indicated by the Flood Maps (NI) and as such a Drainage Assessment is not required.

Historic Environment
Strategic Policy 7 (Historic Environment) and Policy DM 30 of the ANPS seek to protect and enhance the Borough's historic environment. The policies recognise the importance of archaeology and will operate a presumption in favour of the physical

preservation in situ of all archaeological remains and their settings.

DfC Historic Environment Division (HED) was consulted on the application and responded on 6th August 2026 stating it is content that the proposal is satisfactory to the SPPS and the ANPS archaeological policy requirements.

Other Matters
Concerns were raised by objectors regarding the application site boundary, land ownership and alleged encroachment onto land outside the applicant's ownership. These matters were identified during the processing of the application and an amended ownership certificate was submitted. An amended application form (Form P2) with Certificate C completed and a Form 2A indicating notice having been served on the relevant third party land owner (Antrim and Newtownabbey Borough Council) was submitted. Questions regarding ownership boundaries, trespass, easements and land disputes are civil matters and do not in themselves determine the planning merits of the proposal. Moreover, objectors requested that a formal boundary survey be undertaken. The submission of a boundary survey is not a specific planning requirement in this case and any dispute regarding precise ownership boundaries remains a civil matter. The grant of planning permission does not confer any right to the applicant over the land owned by the Council and the granting of permission is not an indication of any commitment by the Council to dispose of the land. These matters remain civil matters.

Concern was raised by objectors that the Woodland Trust had not been consulted with regard to the subject development. There is no legal requirement to consult with the Woodland Trust on this planning application as the Woodland Trust does not occupy any building which would abut the application site. In addition, the Woodland Trust is not a statutory consultee relevant to this planning application. The application has been processed in accordance with the statutory requirements for publicity, neighbour notification and consultation. All representations received have been taken into account as part of the assessment of the proposal.

Concerns were raised by objectors regarding the structural integrity of the retaining structures and ground stability. Matters relating to structural design, engineering certification, stability and construction standards are primarily regulated through separate legislation. No substantive evidence has been submitted to demonstrate that the development has resulted in planning harm arising from structural instability. It was also suggested that Building Control consultation should have been undertaken. Planning and Building Control operate under separate legislative regimes. Compliance with Building Regulations is considered independently of the planning process.

Concerns were expressed by objectors regarding procedural matters and the retrospective nature of the proposal. The Planning Act provides a mechanism for the processing of retrospective planning applications, and such applications must be assessed on their planning merits in the same manner as any other proposed planning application. The retrospective nature of the proposal is not, in itself, a reason to withhold planning permission. The applicant has sought to rectify the breach of planning by submitting a planning application under Section 55 of The Planning Act (Northern Ireland) 2011 in order that a retrospective application can be assessed.

Carrying out development to your home without planning permission is not normally a criminal offence (with some exceptions including listed buildings, demolition in a conservation area or other heritage assets/sites). However, any works undertaken without the benefit of planning permission are carried out at the applicant's own risk. Additionally, the Council has powers to put any breaches right, by way of enforcement.

An objector raised concerns regarding the cumulative impact of the development. The cumulative impact of the proposal has been fully assessed having regard to all elements of the development, including the raised patio, retaining structures, fencing and landscaping. For the reasons set out above, the development is considered acceptable in terms of its design, visual impact, impact on biodiversity and effect on neighbouring amenity, and it is not considered that the combined impact of these works results in any unacceptable planning harm.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal are considered acceptable;
- The proposal will not unduly affect the amenity of a neighbouring property;
- The proposal will not have a detrimental impact on trees or the environmental quality of the area;
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes;
- Parking provision levels are not impacted upon as a result of the proposal; and
- There is no increase to flood risk associated with the proposed development.

RECOMMENDATION	**GRANT RETROSPECTIVE PLANNING PERMISSION**

PROPOSED CONDITIONS

1. This decision is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

   Reason: This is a retrospective application.

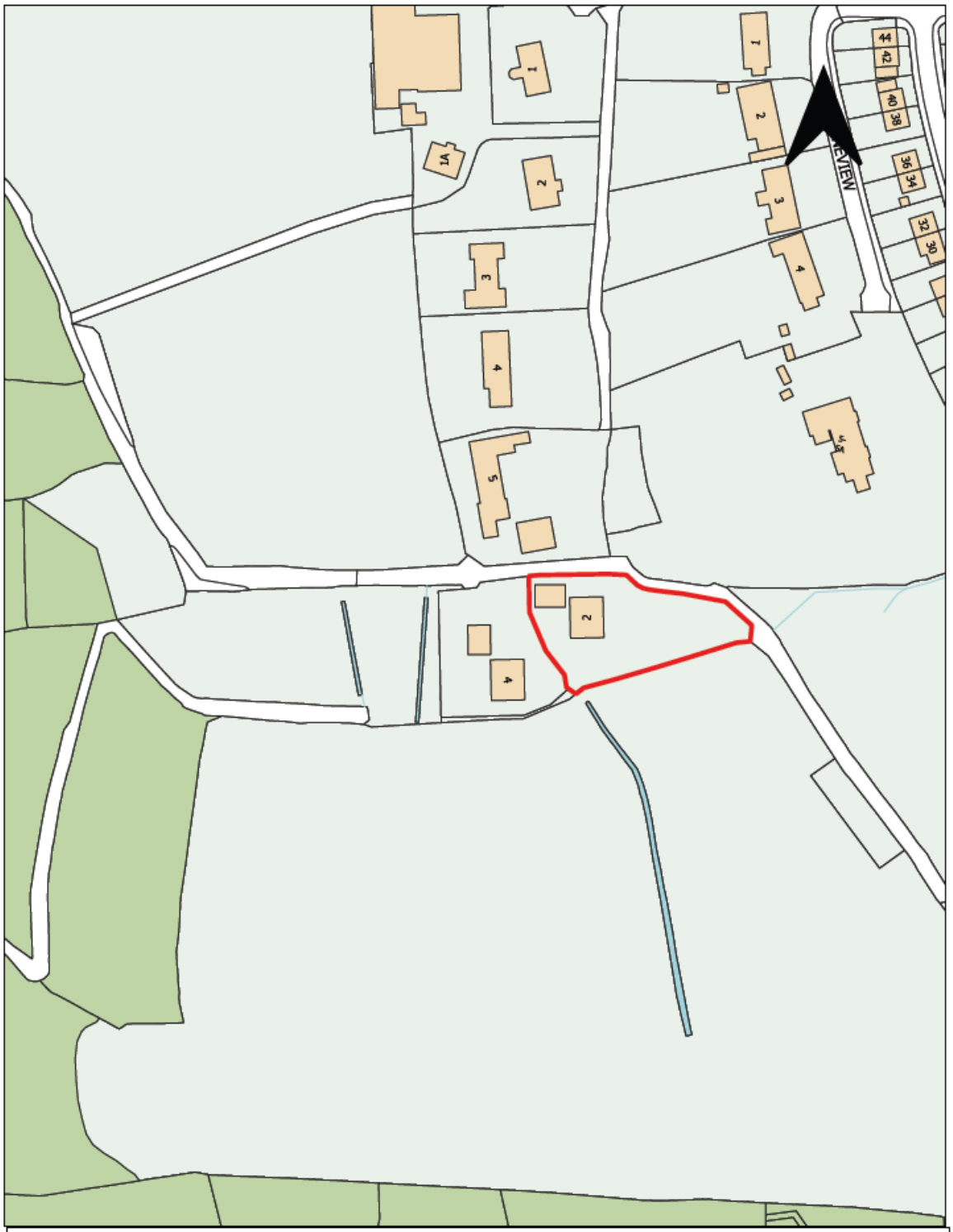
2. Within 4 weeks of the date of this permission, Irish Ivy (Hedera hibernica) shall be planted 30–50 cm apart along the length of the base of the gabion baskets and 30–50 cm apart along the top of the gabion baskets.

   Reason: To ensure full coverage of the gabion wall and to ensure the provision, establishment and maintenance of a high standard of landscape and to ensure the development integrates into the surrounding area.

3. During the first available planting season from the date of the permission the proposed landscaping works as indicated on Drawing No. 02 date stamped 2nd December 2025 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

If within a period of 5 years within the lifetime of the development and from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.



LA03/2025/0900/F

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,500

COMMITTEE ITEM	**3.17**
APPLICATION NO	**LA03/2026/0328/A**
DEA	**AIRPORT**
COMMITTEE INTEREST	**REFUSAL**
RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**
PROPOSAL	1 No. Hoarding
SITE/LOCATION	Lands 253 metres southwest of No. 1 Ballymartin Road, Templepatrick, Ballyclare, BT39 0BW
APPLICANT	Bauer Media Outdoor LTD
AGENT	Applicant is the Agent
LAST SITE VISIT	3rd July 2026
CASE OFFICER	Michael Glynn Tel: 028 903 40411 Email: michael.glynn@antrimandnewtownabbey.gov.uk

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/710553

SITE DESCRIPTION

The application site is located on lands approximately 253 metres southwest of No. 1 Ballymartin Road, Templepatrick, Ballyclare and is situated outside any development limit as defined within the Antrim Area Plan 1984-2001.

The application site comprises an area of grass adjacent to a public footpath to the south of the Templepatrick Road junction. All site boundaries are undefined, and the topography of the site is relatively flat.

Although located adjacent to the Ballymartin Park and Ride facility and the strategic road network, including the Templepatrick Road Junction, the wider landscape remains predominantly rural in character.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2019/0176/F
Location: Ballymartin Park and Ride, Ballyclare Road, Templepatrick, Ballyclare
Proposal: Proposed extension to the existing Ballymartin Park and Ride. Proposals include drainage, new footpath, car parking facilities, new lighting and CCTV columns and landscaping
Decision: Permission Granted (27/09/2026)

Planning Reference: LA03/2015/0311/F
Location: Southwest of 1 Ballymartin Road, Templepatrick
Proposal: Proposed bus park and ride (removal of condition 3 (removal of fairy ash tree) from planning approval T/2014/0069/F)
Decision: Permission Granted (16/09/2015)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001: The application site is located within the countryside as defined by the Plan. The Plan offers no specific guidance on this proposal.

SPPS 2 – Strategic Planning Policy Statement Edition 2: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 6 – Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 28 Amenity Impact; and
- Policy DM 29 Advertisements.

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council Environmental Health Section - No objection

Department for Infrastructure Roads - No objection subject to conditions

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on Residential Amenity;
- Public Safety.

Policy Context and Principle of Development
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside as defined within the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

The application seeks advertisement consent for the installation of advertisement hoarding with the advertisement to be displayed on the northeastern elevation of the proposal. DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety.

DM 29.3 of the ANPS indicates when considering proposals for advertisements, the Council will take account of the guidance set out in Annex A of PPS 17: Control of Outdoor Advertisements, until such times as it publishes its own guidance.

Annex A of PPS 17 advises that particular care should be taken when assessing advertisement proposals within rural areas where the preservation of scenic quality and local distinctiveness are important considerations. It further advises that advertisements unrelated to premises on which they are displayed are generally more likely to have an adverse impact on amenity.

The site is located in an area located approximately 46m northwest of the entrance to the Ballymartin Park and Ride facility. In this case, the proposed freestanding advertisement is not associated with any premises on the site and would represent a

prominent commercial feature in the countryside. The proposal is therefore contrary to the guidance contained within Annex A of PPS 17, and as such is contrary to DM 29.3 of the ANPS.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In addition, DM 29.1 of the ANPS requires that the advertisement proposal avoids visual clutter.

The proposed hoarding would comprise a substantial freestanding structure measuring approximately 6.35m wide and 4.65m high. The site lacks any built backdrop capable of assimilating the proposed structure and the advertisement would appear as a prominent and visually intrusive feature within the rural landscape. Due to its scale, siting and prominent roadside position, the proposal would be readily visible from the Ballyclare Road, the adjacent footpath network and users of the Ballymartin Park and Ride.

Unlike signs associated with a commercial premises, the proposed advertisement would be located on an undeveloped parcel of land within the countryside and would have no functional relationship with any building or lawful use of the site. The proposal would introduce a conspicuous urban feature into a rural location and would result in an incongruous form of development which would erode the rural character of the area. The advertisement would appear visually dominant within the street scene and would create unnecessary visual clutter when viewed in conjunction with existing road infrastructure, lighting columns, traffic signage and the Park and Ride facility.

Consequently, the proposal would significantly detract from the visual amenity of the area and fails to satisfy criteria (a), (b) and (d) of DM 29.1 of the ANPS.

Impact on Residential Amenity
Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of disturbance.

The nearest residential properties are located a significant distance from the application site. Given the scale and nature of the proposal, it is not considered that the development would give rise to an unacceptable impact on residential amenity. The proposal is therefore considered compliant with Policy DM 28 of the ANPS in this regard.

Overall, it is considered that the proposal will have not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS.

Public Safety
Signs are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. Criterion (e) of DM 29.1 of the ANPS stipulates

that a proposal for consent to display advertisement will be supported where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise the public and road safety.

In assessing the proposal, consideration has been given to its potential impact on road users and whether it would obstruct visibility, interfere with traffic management measures or create a distraction that could adversely affect highway safety. The proposed signage comprises a static, non-illuminated advertisement hoarding located adjacent to the public road. The advertisement does not incorporate any lighting, moving images or digital display features which could increase driver distraction. Furthermore, the design and appearance of the advertisement does not resemble, obscure or interfere with any traffic signs, signals or other road safety infrastructure. DfI Roads was consulted and has offered no objection to the proposal.

Having regard to the nature, scale and siting of the proposed advertisement, it is considered that the development would not obstruct visibility splays, prejudice the safe operation of the road network or pose an unacceptable distraction to road users. The proposal is therefore considered to comply with criterion (e) of DM 29.1 of the ANPS.

CONCLUSION

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

- The location of the signage in the countryside is unacceptable.
- The proposal will detract from the character and appearance of the area.
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety concerns.

RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**

REFUSAL REASON

1. The proposed advertisement hoarding, by reason of its scale, siting and prominent location within the open countryside, would be an intrusive feature that would detract from the visual amenity and rural character of the area and create unnecessary visual clutter. The proposal is therefore contrary to criteria (a), (b) and (d) of DM 29.1 of the ANPS and DM 29.3 of the ANPS in that the proposal fails to comply with the guidance contained within Annex A of PPS 17: Control of Outdoor Advertisements.



LA03/2026/0328/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:1,250

COMMITTEE ITEM	**3.18**
APPLICATION NO	**LA03/2026/0493/F**
DEA	**THREE MILE WATER**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION	Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
APPLICANT	New World Payphones
AGENT	Applicant is Agent
LAST SITE VISIT	3rd August 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk

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/707076

SITE DESCRIPTION

The application site is located on the public footpath approximately 22 metres south of the Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, which is within the development limits of Metropolitan Newtownabbey, as designated by the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004).

The application site comprises an area of public footpath along the Jordanstown Road, adjacent to the car park belonging to Abbey Presbyterian Church. The surrounding area is typically urban in character, characterised by a mix of developments, including Abbey Presbyterian Church, Abbey Community College, retail units, and residential developments.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2026/0494/A
Location: Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
Proposal: 1 Digital Advertisement Unit
Decision: Under Consideration

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will

also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey.

SPPS 2– Strategic Planning Policy Statement for Northern Ireland Edition 2: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 2 – Employment (SP 2): aims to encourage growth and investment to support enterprise and increase employment benefits. SP 2 is supported by Policy:

- Policy DM 6 Development within Centres.

Strategic Policy 3 – Transportation and Infrastructure (SP 3): aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP 3 is supported by Policies:

- Policy DM 10 Access and Parking; and
- Policy DM 16 Telecommunication Facilities and Digital Infrastructure.

Strategic Policy 6 - Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP 6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact.

Strategic Policy 10 - Environmental Resilience and Protection (SPG10): seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

CONSULTATION

Council Environmental Health Section - No objection

Department for Infrastructure Roads - No objection subject to conditions

REPRESENTATION

One (1) neighbouring property was notified of the application, and one (1) letter of representation has been received.

The full representation made regarding this proposal is available for members to view online at the Planning Portal (https://planningregister.planningsystemni.gov.uk/application/711453)

A summary of the concerns raised are as follows:

- Query the demand and benefit value;
- Presence of defibrillators in the surrounding area;
- Antisocial behaviour and damage;
- Blocking views on exit from Abbey Presbyterian Church car park;
- Interferes with current Abbey Presbyterian Church signage; and
- Spoils the aesthetic of Abbey Presbyterian Church.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters.
- Policy Context and Principle of Development.
- Design, Appearance and Impact on the Character of the Conservation Area.
- Neighbour Amenity.
- Access, Movement and Parking; and
- Drainage.

Preliminary Matters

Appropriate Assessment

The subject site is located approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, and there are no relevant designated sites close by. The proposed development comprises the installation of a telephone kiosk on the public footpath and having considered the nature, scale and location of the project, there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- Small scale and nature of the development including internal retention of change of use; and
- Distance from nearest European site and lack of connections.

It is concluded that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment is not required.

Environmental Impact Assessment

The proposed development does not meet any of the thresholds of development within Schedule 1 or 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, nor is it located within a sensitive area, therefore there is no requirement for an EIA screening determination.

Policy Context and Principle of Development
Section 45(1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6(4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

SP 1.1 of the ANPS indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development and that the Council will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

Policy DM 6 of the ANPS 'Development within Centres' details that the Council will support a range of retail and complementary town centre uses within centres. Furthermore, SP 3.16 and DM 16.1 of ANPS indicates that the Council will work with its statutory partners and service providers to secure an enhanced range, quality and coverage of telecommunications and broadband services across the Borough that assist the local economy or support local communities.

In this case, the proposal seeks the installation of a telephone kiosk which is also fitted with one (1) digital display screen. The digital display screen is subject to a concurrent planning application (Ref: LA03/2026/0494/A). Supporting information has been submitted in the form of a Planning Statement (Document 01, date stamped 8th July 2026) which details that the application site is approximately 670m from a kiosk which is scheduled for removal. As such, the application site is not in close proximity to any existing kiosk scheduled for removal and the principle of a kiosk has not already been established on the site. The application site is located adjacent to the existing car park belonging to Abbey Presbyterian Church, and 22 metres south of the Abbey Presbyterian Church building.

Design and Appearance
Policies SP 6 and DM 25 of the ANPS promote good placemaking, high quality design practices and provide a number of criteria for a proposal to consider to provide a high-quality urban design. Policy DM 25 of the ANPS details that proposals should make a positive contribution and relate well in relation to scale, massing and design and should be compatible with adjacent land uses. DM 16.2 and 16.3 of the ANPS indicate telecommunications development will be supported where they do not result in unacceptable damage to visual amenity and should be sited and designed to minimise visual and environmental impact, having regard to technical and operational constraints.

The proposed development comprises the installation of a telephone kiosk along the public footpath adjacent to the Jordanstown Road. The proposal measures approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m, comprising an 'L' shape footprint and is grey in colour. The proposal includes a digital display screen on one side of the proposed kiosk which is the subject of a concurrent planning application (Ref: LA03/2026/0494/A). The overall design of the kiosk, notably the domed roof, information 'i' and 'telephone' signage on each side of the roof and side fenestration, clearly indicates the principal function of the kiosk.

It is noted that the objector raised concerns in relation to the proposal's impact on the aesthetic of Abbey Presbyterian Church. Although the proposal is relatively small in scale, it is considered that given the positioning of the kiosk on the public footpath and the lack of any immediate backdrop that the kiosk would not make a positive contribution to the existing streetscape and would be a visual intrusion to the front of an important public building, and therefore would not improve environmental conditions in the Borough. The proposal is not considered to be complementary to the existing community use at Abbey Presbyterian Church as it blocks views of the existing church signage when travelling west of Jordanstown Road.

Policy DM 25 of the ANPS requires that proposals incorporate an appropriate landscaping scheme, promote biodiversity and integrate sustainable energy measures. In this case, this element of the policy can be set aside due to the small scale nature of the proposal, that it is infrastructure which serves the community in which it is located and its siting on the public footpath which does not offer the opportunity for additional planting, biodiversity benefits or energy measures.

It is considered that the proposal does not comply with Policies SP 6, DM 25 and DM 16 of the ANPS in that it is incompatible with existing land uses at Abbey Presbyterian Church and would have a significant visual impact on Abbey Presbyterian Church.

Neighbour Amenity
Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance. Criterion (c) of Policy DM 25 of the ANPS also requires that proposals do not have a detrimental effect on the amenity of adjoining properties.

DM 28.2 of the ANPS refers to a number of issues which may result from the development including overlooking and / or loss of privacy, dominance or

overshadowing, noise, vibration and other forms of disturbance and odour, fumes and other forms of environmental pollution. These issues will be a material consideration in the assessment of all proposals.

There are no residential properties that abut the application site. The Council's Environmental Health Section (EH) was consulted and raised no objection.

Overall, it is considered that the proposal will not have an unacceptable adverse impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS.

Access, Movement and Parking
SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic. Policy SP 3 of the ANPS is supported by Policy DM 10 of the ANPS.

DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

The proposal is located on the existing public footpath along Jordanstown Road and does not impact upon the parking or access arrangements. It is noted that the one representation received raised concerns in relation to views from the exit of the Abbey Presbyterian Church car park.

It is also noted that the objector raised concerns with the proposed kiosk's interference with the current signage at Abbey Presbyterian Church. The proposed kiosk is approximately 7.1m southeast of the existing double-sided signage. It is considered that the location of the kiosk, which is not directly positioned in front of the signage will have no impact on views of the signage when travelling east along the Jordanstown Road. As noted above, DfI Roads acknowledged in its consultation response that the proposed kiosk will obstruct an existing sign for Abbey Presbyterian Church which advertises Church Service times when travelling west along Jordanstown Road but advised that the kiosk poses no road safety concerns, subject to conditions and informatives.

The proposal is considered to comply with Policy DM 10 of the ANPS and paragraph 6.301 of the SPPS in this regard.

Drainage
DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS sets out the threshold where a Drainage Assessment is required. The application site is not located within the 1 in 100-year fluvial or 1 in 100-year coastal floodplain. A Drainage Assessment will be required if the proposal involves a change of use involving new buildings and or new impermeable hard surfacing exceeding 1000 square metres, in line with Policy DM 47.2.

The proposal does not exceed the threshold set out within Paragraph 6.114 of the SPPS or DM 47.2 of the ANPS to require the submission of a Drainage Assessment as the proposal does not create any additional hardstanding. The proposal is not considered to increase the risk of flooding to the site or elsewhere and as such is compliant with DM 47.2 of the ANPS and Paragraph 6.114 of the SPPS in this regard.

Other Matters

It is noted that the objector raised concerns in relation to a number of other matters. The demand and benefit value of the proposal was queried, whilst not necessarily falling within material considerations in this application, the applicant has submitted a Planning Statement (Document 01 date stamped 8th July 2026) which indicates the proposal responds to the continuing reduction in traditional public telecommunications infrastructure, and is located on a site which forms part of a wider pedestrian network connecting surrounding residential areas with community facilities, local services, employment opportunities and public transport infrastructure.

As indicated above, the applicant advised the proposal is located approximately 670m from an existing kiosk which is scheduled for removal. However, no further information has been received in relation to when this kiosk has been scheduled for removal.

The objector raised concerns that there are already several defibrillators in the area and there were concerns in relation to an increase in antisocial behaviour and damage as a result of the proposal. The submitted Planning Statement (Document 01 date stamped 8th July 2026) indicates that the proposed kiosk would benefit from excellent levels of natural surveillance due to the continuous level of activity in the area and contributes to user safety and aligns with 'designing out crime' principles. The open design, integrated lighting and high-quality materials further enhance visibility, security and usability, particularly during evening hours when the area remains active.

CONCLUSION

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

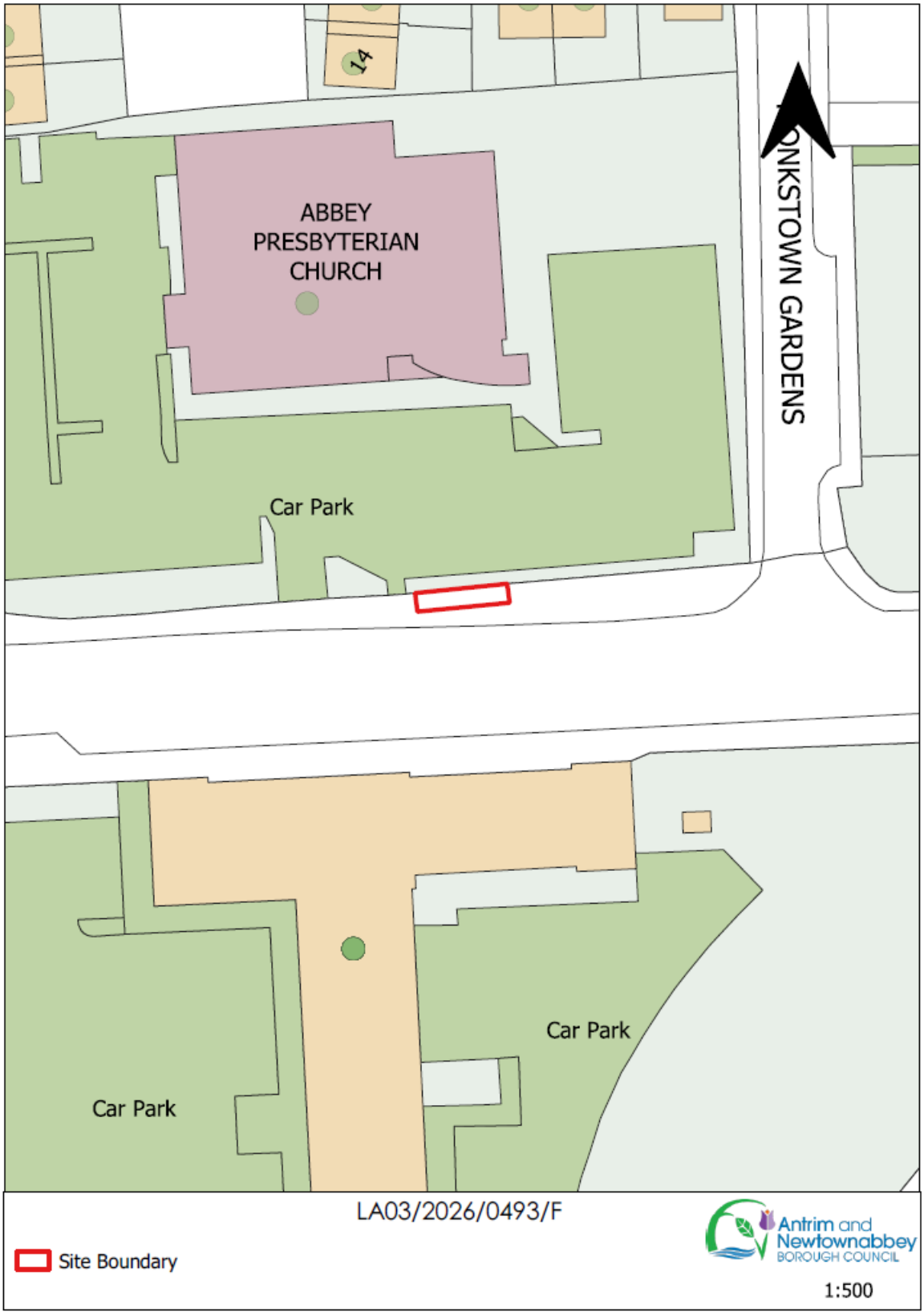
- The principle of development is considered acceptable;
- The proposal will have a significant visual impact on Abbey Presbyterian Church;
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety or drainage concerns.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of Policies SP 1.1 and DM 6 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not improve environmental conditions in the area and is not compatible with the adjacent land uses at Abbey Presbyterian Church.

2. The proposal is contrary to the provisions of Policies DM 16 and DM 25 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not make a positive contribution to the surrounding urban area and would have a detrimental visual impact on the existing Abbey Presbyterian Church.


14
ABBEY
PRESBYTERIAN
CHURCH
ONKSTOWN GARDENS
Car Park
Car Park
Car Park
LA03/2026/0493/F
Site Boundary
Antrim and
Newtownabbey
BOROUGH COUNCIL
1:500

COMMITTEE ITEM	**3.19**
APPLICATION NO	**LA03/2026/0494/A**
DEA	**THREE MILE WATER**
COMMITTEE INTEREST	**REFUSAL RECOMMENDED**
RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**
PROPOSAL	1 Digital Advertisement Unit
SITE/LOCATION	Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
APPLICANT	New World Payphones
AGENT	Applicant is Agent
LAST SITE VISIT	3rd August 2026
CASE OFFICER	Alice Gallagher Tel: 028 903 40424 Email: alice.gallagher@antrimandnewtownabbey.gov.uk

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/707077

SITE DESCRIPTION

The application site is located on the public footpath approximately 22 metres south of the Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, which is within the development limits of Metropolitan Newtownabbey, as designated by the draft Belfast Metropolitan Area Plan (dBMAP) (published 2004).

The application site comprises an area of public footpath along the Jordanstown Road, adjacent to the car park belonging to Abbey Presbyterian Church. The surrounding area is typically urban in character, characterised by a mix of developments, including Abbey Presbyterian Church, Abbey Community College, retail units, and residential developments.

RELEVANT PLANNING HISTORY

Planning Ref: LA03/2026/0493/F
Location: Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
Proposal: Proposed installation of telephone kiosk on public footpath
Decision: Under Consideration

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will

also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey.

SPPS 2 – Strategic Planning Policy Statement Edition 2: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 6 – Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 28 Amenity Impact
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council Environmental Health Section - No objection subject to condition

Department for Infrastructure Roads - No objection subject to conditions

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development;
- Amenity, Design and Appearance;
- Impact on residential amenity;
- Public Safety.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan,

so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The application site is located within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP) published in 2004. Any conflict between the policies in with the plans must be resolved in favour of the ANPS.

The application seeks advertisement consent for a digital display screen on the southeastern elevation on a proposed telephone kiosk, which is the subject of a concurrent application (Ref: LA03/2026/0493/F). DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided that the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety.

In this case, it is noted that this kiosk has been recommended for refusal by Officers, and as such, the principle of development for the proposed advertisement cannot be established without full planning approval being granted for the kiosk to which it relates. Moreover, the application site is located adjacent to the existing car park belonging to Abbey Presbyterian Church, and 22 metres south of the Abbey Presbyterian Church building. It is considered that the proposed advertisement would be a visual intrusion to the front of an important public building, and would be visually incompatible with the church.

Accordingly, the proposed advertisement is not considered acceptable at this location, owing to the recommendation for refusal of the concurrent application to the kiosk to which the advertisement relates (Ref: LA03/2026049/F) and its position south of Abbey Presbyterian Church and directly adjacent to the church car park.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In

addition, DM 29.1 of the ANPS requires that the advertisement proposal avoids visual clutter.

The proposed telephone kiosk takes an 'L' shape form, measuring approximately 2.5m in height, 1.1m in length and has a maximum width of 0.9m. The digital display unit is on the southeastern elevation and measures approximately 1.6m in height and 0.9m in width. The advertisement would portray static advertising images in sequence, changing every 10 seconds. It is considered that the LED illuminated signage when viewed in the context of the surrounding area would have a significant detrimental impact upon the visual amenity and character of the area given its position to the front of the main entrance of Abbey Presbyterian Church.

Whilst it is recognised that the proposal is small in scale, it is considered that the location is directly adjacent to existing signage for Abbey Presbyterian Church which displays church service times, and therefore would result in visual clutter at the application site. Moreover, the proposed advertisement would interrupt key views from the south and east of Abbey Presbyterian Church, an important community building.

The proposal is therefore considered to detract from the visual amenity of the area and is considered to contribute to street clutter. Accordingly, the proposal is considered to comply with criteria (a)-(d) of Policy DM 29 of the ANPS.

Impact on Residential Amenity
Policy DM 28 of the ANPS deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of disturbance.

There are no residential properties that abut the site along the Jordanstown Road. Advice was sought from the Council's Environmental Health Section who indicated that there would be no significant neighbour amenity concerns and it had no objection to the proposal subject to a condition to control the luminance of the digital screen which will help to safeguard neighbour amenity.

Overall, it is considered that the proposal will not have an unacceptable impact on neighbour amenity and complies with Policies DM 25 and 28 of the ANPS in this regard.

Public Safety
Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. Criterion (e) of DM 29.1 of the ANPS stipulates that a proposal for consent to display advertisement will be supported where it does not prejudice public safety. In assessing the impact of a sign, it is necessary to ensure that advertisements and signage do not compromise public and road safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The applicants submitted a Planning Statement (Document 01 date stamped 8th July 2026), which indicates that only static images will be displayed with instantaneous transition between advertisements at an interval of no less than 10 seconds. It also notes that other safety measures such

as turning the display off at midnight and an in-built sensor control system which reads ambient light levels will be implemented.

The proposal is situated adjacent to the public road, however, the design and appearance of the proposed signage does not resemble or interfere with traffic signals. DfI Roads was consulted on the proposal given that the digital screen could present a distraction to road users. DfI Roads advised that it has no safety objection subject to conditions, however, noted that the proposed location will obstruct an existing sign for Abbey Presbyterian Church which advertises Church Service times for traffic coming from the east towards Monkstown Road.

Notwithstanding that the principle of development is not established, it is considered that the proposal will not obstruct or pose any distraction to road users and overall will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

CONCLUSION

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

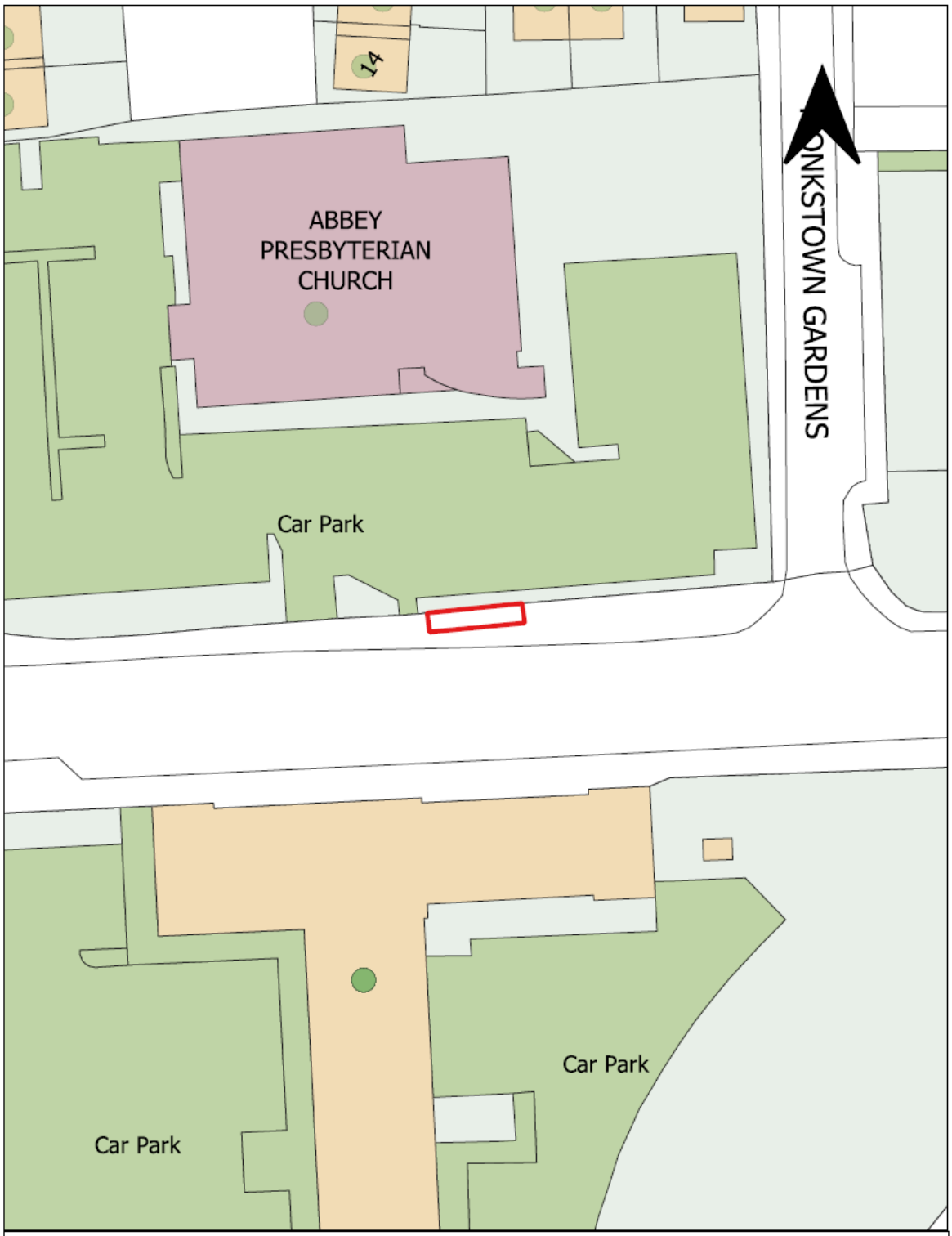
- The principle of development cannot be established;
- The amenity, design and appearance of the signage is acceptable;
  The proposal is considered to detract from the character or appearance of the area.
- Neighbour amenity will not be unduly affected by the proposal; and
- There are no road safety concerns.

RECOMMENDATION	**REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASONS FOR REFUSAL

1. The proposed advertisement 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 Abbey Presbyterian Church.

2. The proposal is considered contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and DM 29.1 of the Antrim and Newtownabbey Plan Strategy, in that the advertisement would have a detrimental visual impact on the existing Abbey Presbyterian Church and would contribute to street clutter.



LA03/2026/0494/A

Site Boundary

Antrim and Newtownabbey BOROUGH COUNCIL

1:500

COMMITTEE ITEM	**3.20**
APPLICATION NO	**LA03/2026/0228/A**
DEA	**GLENGORMLEY URBAN**
COMMITTEE INTEREST	**COUNCIL APPLICATION**
RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**
PROPOSAL	3 no. illuminated signs (1 no. facia, 2 no. totems)
SITE/LOCATION	Site of former PSNI police station located at junction of Antrim/ Glenwell Road in Glengormley
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Antrim and Newtownabbey Borough Council
LAST SITE VISIT	27/05/2026
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: Daniel.savage@antrimandnewtownabbey.gov.uk

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:
https://planningregister.planningsystemni.gov.uk

SITE DESCRIPTION

The application site is located within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan and draft Belfast Metropolitan Area Plan, published 2004 (dBMAP).

The site is situated on the corner of Antrim Road and Glenwell Road, Glengormley and was the site of the former PSNI building. The site currently hosts a 3-storey office block under construction (Ref: LA03/2022/0852/F).

The application site is raised above the level of Antrim Road by approximately one metre. A mixture of uses surround the site including a McDonald's, Movie House Cinema, Sports Bowl, Gym and commercial and industrial uses to the southwest and northwest of the site. Residential properties are located to the south of the site and to the northeast on the opposite side of the Antrim Road. Abutting the site to the southeast is the former Telephone Exchange building.

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2025/0539/F
Location: Lands at former PSNI site, Glenwell Road, Glengormley
Proposal: Roof mounted solar panels
Decision: Permission Granted (28/10/2025)

Planning Reference: LA03/2025/0455/NMC
Location: Former PSNI, Site Glenwell Road, Glengormley, BT36 7QW
Proposal: Non-material change to LA03/2022/0852/F (Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments); Addition of NIE electrical substation to rear. Relocation of external bicycle parking to rear of building and internal store room. Relocation of selected mechanical plant items to roof. Amendment to layout of feature façade fins.

Change of main entrance double doors to a revolving door with single companion door adjacent.
Decision: Non-Material Change Granted (04/09/2025)

Planning Reference: LA03/2023/0692/S54
Location: Lands at former PSNI site, Glenwell Road, Glengormley
Proposal: Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments. (Variation of Condition 17 of Planning Approval LA03/2022/0852/F regarding wastewater and foul sewage.)
Decision: Permission Granted (22/09/2023)

Planning Reference: LA03/2022/0852/F
Location: Lands at former PSNI site, Glenwell Road, Glengormley
Proposal: Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments.
Decision: Permission Granted (24/02/2023)

Planning Reference: LA03/2021/1181/PAD
Location: Former PSNI station, Glenwell Road, Glengormley
Proposal: Proposed development will comprise of a new office on the site of the former PSNI station. The development will provide workspace, communal collaborative space, meeting/conference facilities, catering, showering facilities over approx. 2000sqm over 3 storeys, along with associated parking and landscaping/site works.
Decision: PAD Declined

Planning Reference: U/2010/0493/F
Location: Glengormley PSNI Station, 244 Antrim Road, Glengormley, Newtownabbey
Proposal: Construction of 2no. new steel framed light weigh proprietary garages
Decision: Permission Granted (22/02/2011)

Planning Reference: U/2002/0182/A
Location: Glengormley PSNI Station, 244 Antrim Road, Glengormley, Newtownabbey
Proposal: 50mm (max) projecting steel police service identification crest
Decision: Permission Granted (20/05/2002)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located on unzoned land within the settlement limit of the Belfast urban area (Newtownabbey). The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan and Belfast Metropolitan Area Plan (published 2004): The application site is located within the development limit of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Strategic Policy 1 – Sustainable Development (SP 1): sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

Strategic Policy 6 – Placemaking and Good Design (SP6): sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 26 Shopfront Design;
- Policy DM 28 Amenity Impact; and
- Policy DM 29 Advertisements

Annex A of PPS 17: Control of Outdoor Advertisements: sets out the guidance for the display of outdoor advertisements.

CONSULTATION

Council Environmental Health Section – No objection

Department for Infrastructure Roads- No objection, subject to conditions

REPRESENTATION

There is no statutory requirement to notify neighbours or advertise in respect of the above proposal.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context;
- Principle of Development;
- Amenity, Design and Appearance;
- Impact on Residential Amenity; and
- Public Safety

Policy Context
Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) of the Regulations requires that the Council exercises its power in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and relevant factors.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being in the development limits of the Belfast Urban Area as defined within the Belfast Urban Area Plan (BUAP) and within the development limits of Metropolitan Newtownabbey as designated in the draft Belfast Metropolitan Area Plan (published 2004) (dBMAP). In line with the transitional arrangements set out in the SPPS, BUAP, the dBMAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

Principle of Development
The application seeks advertisement consent for the erection of 3 no. illuminated signs, comprising of 1 no. fascia and 2 no. totems, in association with 'The Space' co-working hub.

DM 29.1 of the ANPS indicates that the Council will support proposals for consent to display advertisements on land or buildings to which they relate, provided the proposal meets a number of criteria in terms of its visual amenity and providing it does not prejudice public safety. The proposed sign seeks to advertise 'Space', which is a collaborative workspace and office development currently under construction (Ref: LA03/2022/0852/F).

The proposed advertisements are located on land and buildings which they directly relate to. It is therefore considered that the principle of signage is acceptable at this location subject to all other policy and environmental considerations being met.

Amenity, Design and Appearance
DM 29.1 of the ANPS requires that the advertisement does not detract from the visual amenity of the area in which it is sited; it must respect the scale, proportion and architectural features of the building to which it is attached and must be sympathetic to its location in terms of the style of sign and finishes to be used. In

addition, DM 29.1 of the ANPS requires that the advertisement proposal avoids visual clutter.

The proposal seeks advertisement consent for three (3) no. signs, relating to 2no. totem signs and 1no. building sign. The proposed signage is to be coloured grey and teal and displays an internally illuminated business name/and or logo.

The proposed totem signs are to be located along the roadside of the Antrim Road and at the entrance to the office building which is located off the Glenwell Road. Both totem signs measure approximately 2.5m in height and 1.2m in width. The totem signs consist of a single sided, aluminium panel, powder coated grey with white and teal illuminated lettering and logo.

A building fascia sign is also proposed on the southern elevation which fronts on to the Antrim Road. The sign is located above the entrance door and measures approximately 0.9m in height and 4.2m in width. The sign consists of grey and teal lettering and is to be internally illuminated. It is considered that the proposed signage respects the character of this stretch of Antrim Road, which is characterised by a mixture of land uses hosting a variety of advertisement signs.

The proposed signage is considered to comply with Policy DM 29 of the ANPS in that it does not detract from the visual amenity of the area, avoids excessive visual clutter and is in keeping with the building's function and the surrounding urban environment. The scale and style of signage respect both the structure and its setting, and the illumination is appropriate for the context. Additionally, it is considered that the signage proposed does not result in visual clutter.

Impact on Residential Amenity
Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement and Policy DM 28 of the ANPS state that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

There are a number of residential properties located within close proximity to the site, including a number of dwellings along the Antrim Road which lie approximately 30m north of the site. The advertisements are to be illuminated, however, there are no moving lights or images. The Council's Environmental Health Section was consulted on the proposal and offered no objection in relation to neighbour amenity. It is considered that the separation distance from the signage to nearby sensitive receptors is sufficient to ameliorate any significant concerns.

The proposed signage is considered to comply with Policy DM 28 of the ANPS in that it will not have an unacceptable adverse impact on residential amenity.

Public Safety
Signs by their virtue are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. In assessing the impact of a sign on public safety the Council will have regard to its effect upon the safe use and operation of any form of traffic. DM 29.1 of the ANPS stipulates that consent will be given for the display of an advertisement where it does not prejudice public safety.

In terms of the potential impact on public safety, the signage must not pose a distraction or obstruction to road users. The proposed signage consists of building signage along with totem signs with static illumination and therefore is not considered to obstruct movement or visibility. The nearest roadside totem signage is to be set back approximately 5m from the Antrim Road, whilst the building signage is located on the building fascia itself, set back approximately 10m from the roadside.

Given the size and scale of the signage, it will not be visible to road users until they are less than approximately 70 metres from the application site when travelling north along the Antrim Road and approximately 90m when travelling south along the same road. The design and appearance of the proposed signage does not resemble traffic signals and therefore there are no concerns with regards to road safety. DfI Roads has been consulted and has responded with no objection, subject to the attachment of a condition.

It is therefore considered that the proposal will not obstruct or pose any distraction to road users and will not prejudice public safety in accordance with Policy DM 29 of the ANPS.

RECOMMENDATION	**GRANT ADVERTISEMENT CONSENT**

1. The advertising signs hereby consented shall be erected in the position and orientation shown on approved Drawing Number 04, date stamped 21st August 2026.

   Reason: In the interests of visual amenity, road safety and the convenience of road users.



LA03/2026/0228/A

Site Boundary

1:1,250

PART TWO

OTHER PLANNING MATTERS

ITEM 3.21

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS SEPTEMBER 2026

1. Purpose

The purpose of this report is to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of September 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of September 2026 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

3. Planning Appeal Commission Decisions

One (1) appeal was dismissed during September by the Planning Appeals Commission.

Planning application:	**LA03/2025/0565/O**
PAC reference:	2026/A0014
Proposed Development:	Retention of timber fence
Location:	114 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Decision:	29 September 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

4. Recommendation

It is recommended that the report be noted.

Prepared by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.22

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT SEPTEMBER 2026

1. Purpose

The purpose of this report is to update Members on the Proposal of Application Notices received during September 2026.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0656/PAN
Proposal:	Proposed erection of 'One School Global' educational facility
Location:	Lands at and to the north and west of 723 and 723A Antrim Road, Templepatrick, Ballyclare, BT39 0AR
Applicant:	Hydepark Educational Trust
Date Received:	10 September 2026
12 week expiry:	03 December 2026
PAN Reference:	LA03/2026/0673/PAN
Proposal:	Proposed residential development, public open space, play park, landscaping, pumping station, hard and soft landscaping works, engineering works and all associated site and access works.
Location:	Lands at Jubilee Road 30m to the south of Nos 18, 32 and 34 Mossfield Crescent, Coggrey Ballyclare, 50m to the north west of 42 Readers Crescent and 11 Readers Avenue, Ballyclare, BT39 9DX
Applicant:	Lotus Homes (UK) Ltd
Date Received:	15 September 2026

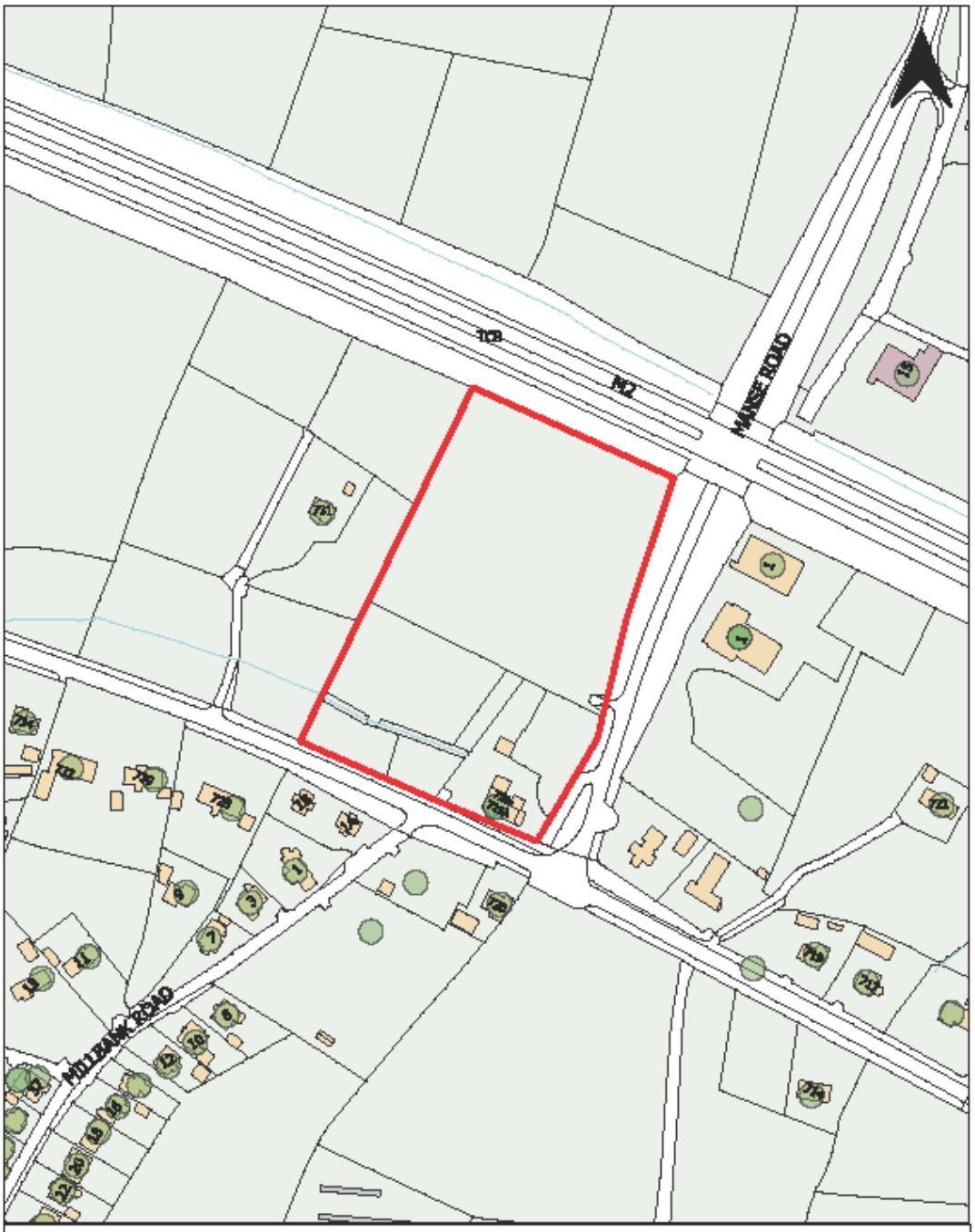
12 week expiry:	08 December 2026

4. Recommendation

It is recommended that the report be noted.

Prepared by: Barry Diamnd, Deputy Director of Planning and Building Control

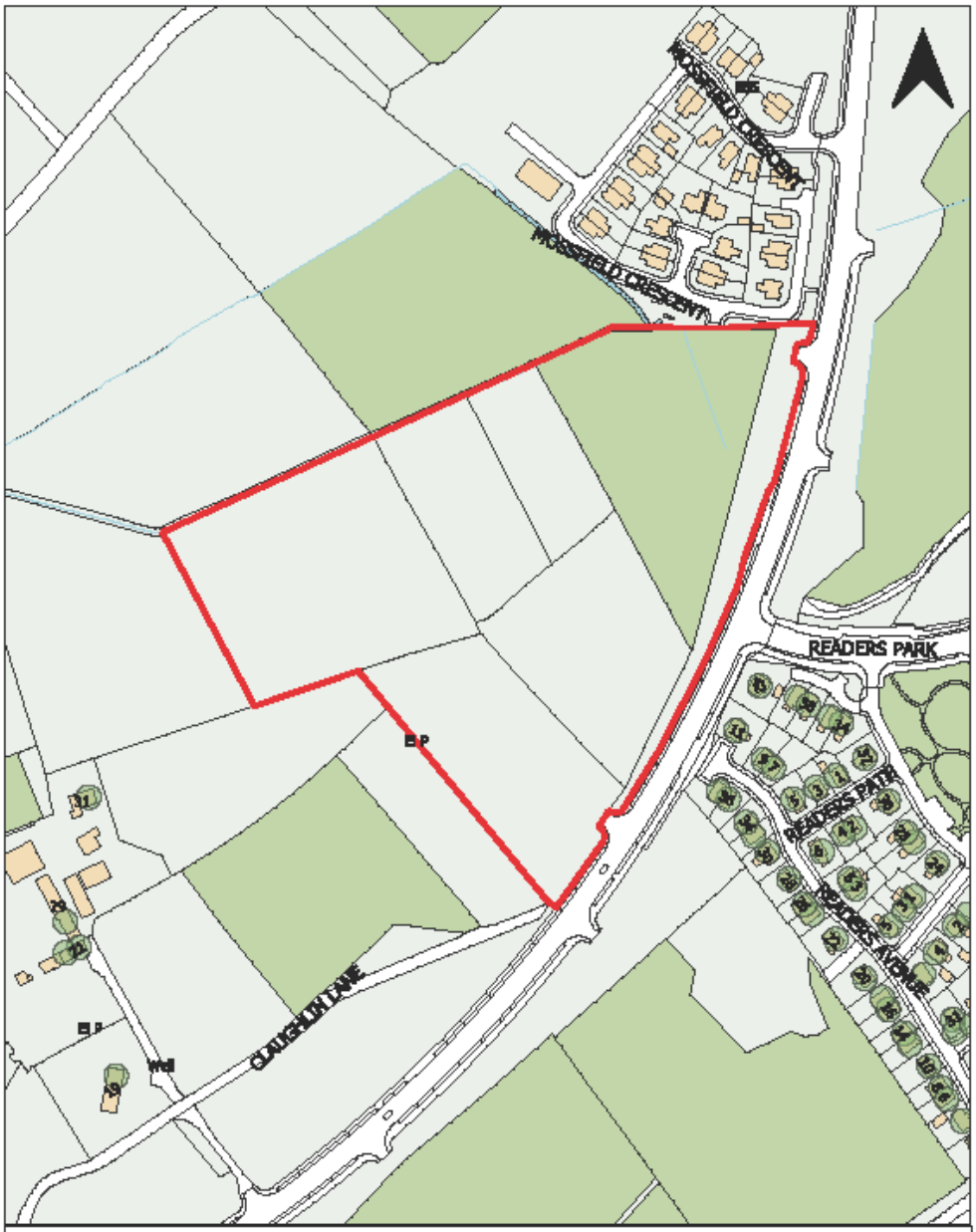
Approved by: Majella McAlister, Director of Economic Development and Planning



LA03/2026/0656/PAN

Site Boundary

1:2,500



LA03/2026/0673/PAN

Site Boundary

1:2,500

ITEM 3.23

P/FP/LDP/1 ARMAGH CITY BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL, LOCAL DEVELOPMENT PLAN 2035 DRAFT PLAN STRATEGY LAUNCH

1. Purpose

The purpose of this report is to provide the Planning Committee Members with an update on the Armagh City Banbridge and Craigavon Borough Council Draft Plan Strategy.

2. Introduction/Background

Members are advised that an Officer from the Council's Forward Planning Team attended the formal launch of the Armagh City Banbridge and Craigavon Borough Council (ABCBC) Local Development Plan 2035 draft Plan Strategy, on 29 September 2026 at The Council Offices, Palace Demesne, Armagh.

Correspondence from ABCBC was then received on 02 October 2026, enclosed, inviting the Council to make a representation, as a neighbouring Council statutory consultee to the process.

The 8-week public consultation period runs from 13 October 2026, to 5:00 pm on 08 December 2026, with a number of public engagement events timetabled throughout the ABC Borough. The draft Plan Strategy and its associated documents are available to view at:

https://www.armaghbanbridgecraigavon.gov.uk/resident/local-development-plan-residents/

Officers have considered the content of the ABCBC draft Plan Strategy and have identified that the cross-boundary issues primarily relate to Lough Neagh and its environs, as it forms the common boundary of the two Boroughs. Officers consider that there are no significant issues that would conflict with this Council's adopted Plan Strategy. A copy of the Council's draft formal response to the ABCBC draft Plan Strategy consultation is enclosed for Members agreement.

Officers from the Forward Planning Team will continue to engage with their counterparts in ABCBC in relation to the ongoing preparation of our respective Local Development Plans.

3. Recommendation

It is recommended that the draft response to the Armagh City Banbridge and Craigavon Borough Council draft Plan Strategy consultation, be approved for submission.

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

Agreed by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development, Planning

ITEM 3.24

P/PLAN/1 NISRA PLANNING STATISTICS 2025/2026 – ANNUAL STATISTICAL BULLETIN 2025/2026 – APRIL 2025 to MARCH 2026

1 Purpose

The purpose of this report is to update Members on the performance of the Councils Planning Section as reported in NISRA's Annual Planning Statistical Bulletin for the period April 2025 to March 2026.

2. Background

The 2025/26 Annual Planning Statistical Bulletin, produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which is enclosed, was released on 26 August 2026.

The figures show that the total number of planning applications received in Northern Ireland by Councils and the Department in 2025/2026 was 9,642 a marginal decrease from the previous financial year (9,716). Six (6) Councils reported a decrease in the number of planning applications received in 2025/2026 with the greatest percentage decreases reported in Mid Ulster (-13.7%). Five (5) Councils reported an increase over the financial year with Ards and North Down (8.7%) reporting the largest increase.

The publication indicates a decrease in the total number of planning applications decided in Northern Ireland during the financial year. The total number of planning applications decided during this financial year was 8,774, a decrease of 5.5% from the previous year (9,284) and the lowest annual figure on record.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council was one (1) of only two (2) Councils within the 30-week target time for Major planning applications. Antrim and Newtownabbey processed 10 major applications during the year with an average processing time of 26.0 weeks. This performance ranks first amongst the 11 Councils. It also reflects well against the average processing time of 41.4 weeks across all Councils.

Three (3) of the eleven (11) Councils were within the 15-week target for Local planning applications with Antrim and Newtownabbey (13.0 weeks) ranked third, this performance maintains the progress achieved in last year's local performance. It also reflects well against the average processing time of 19.6 weeks across all Councils.

Enforcement is subject to a statutory target that 70% of all enforcement cases are progressed to target conclusion within 39 weeks of receipt of complaint. Across all Councils, 75.1% of enforcement cases were concluded within 39 weeks during 2025/26 meeting the statutory target of 70%. This represents a increase from the rate reported for the same period last year (70.7%). Antrim and Newtownabbey recorded the highest percentage of cases processed within 39 weeks, with 93.7%

processed within target during 2025/26. This performance ranks first amongst the 11 Councils.

3. Recommendation

It is recommended that the report be noted.

Prepared by: Barry Diamond, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.25

ANY OTHER RELEVANT BUSINESS

Any Other Relevant Business (AORB) may be taken at this point.