



January 16th, 2026

To Each Member of Committee

**NOTICE OF MEETING**

You are requested to attend a Meeting of the  
Mid and East Antrim Planning Committee to be held on

Thursday, 15th January 2026 at 10:00 am in Council Chamber, The Braid, 1-29 Bridge Street, Ballymena and via remote access.

Yours sincerely

A handwritten signature in black ink that reads "Valerie Watts". There is a small horizontal line or flourish at the bottom left of the signature.

Valerie Watts  
Interim Chief Executive, Mid and East Antrim Borough Council

# Agenda

## 1 NOTICE OF MEETING

## 2 APOLOGIES

## 3 DECLARATIONS OF INTEREST

Members and Officers are invited to declare any pecuniary and non-pecuniary interests, including gifts and hospitality, they may have in respect of items on this Agenda.

## 4 SCHEDULE OF PLANNING APPLICATIONS

### 4.1 Planning Application No. LA02/2024/0415/F – Lands 390 metres North of Prince Andrew Way, adjacent to Ulidia Integrated College and West of Victoria Rise, Dunluskin, Carrickfergus - Circulated

Proposed residential development comprising of 403 no dwellings (mix of affordable and private), including 2no new site accesses, completion of link road, private and communal open space, car parking, landscaping, and all associated site works and upgrade of Prince Andrew Way / North Road Junction to provide a traffic signal-controlled junction with controlled pedestrian crossings.

#### RECOMMENDATION:

**Lead Officer:** Henry McAlister

#### SPEAKERS:

**To present to Committee**

Tom Stokes - TSA Planning (Agent) - 4 minutes in support of Officer's recommendation

**Available to answer questions**

Gareth Graham (Applicant)

Ciaran Deazley (LIKE Architects)

Conor O'Hara (RPS)

□ *LA02.2024.0415.F Carrick Housing.pdf*

*Not included*

□ *LA0220240415F Dunluskin Presentation.pdf*

*Not included*

## 4.2 Planning Application No. LA02/2024/0660/F – Lands at the St Patrick's Regeneration site, adjacent and south of Demesne Avenue, approximately 100m to the North East of Castle Tower School, St Patricks Link, Ballymena, BT43 7FT - Circulated

New leisure, health and wellbeing centre to include 8-lane pool, learner pool, 4 court sports hall, café, gym, spin studios, clip and climb, community hub, soft play area and spa facility. Access to be provided via Demesne Avenue, with external facilities including outdoor workout area, car parking, dedicated bus parking and lay-by, cycle stands, landscaping, substation, and all associated works.

### RECOMMENDATION:

**Lead Officer:** Gary McGuinness

|   |                     |
|---|---------------------|
| <a href="#"> LA02.2025.0660.F Leisure Centre.pdf</a> | <i>Not included</i> |
| <a href="#"> LA02.2024.0660.LeisureCentre.pdf</a>    | <i>Not included</i> |

## 4.3 Planning Application No. LA02/2025/0580/F - 49 Waveney Road, Ballymena, BT43 5BB - Circulated

Change of use from 4 bed dwelling to 5 bed / 5 person HMO.

### RECOMMENDATION:

**Lead Officer:** Keith Irwin

### SPEAKERS:

**To present to Committee**

Ally Olphert (Director - Creative Architects) & Chris Selwood (Applicant and chairman of Ballymena United Football Club) - 4 minutes in support of Officer's recommendation

|  |                     |
|--|---------------------|
| <a href="#"> LA02.2025.0580.F HMO Waveney.pdf</a> | <i>Not included</i> |
| <a href="#"> LA02 2025 0580 F.pdf</a>             | <i>Not included</i> |

## 5 LOCAL DEVELOPMENT PLAN

### 5.1 Local Development Plan Timetable - Circulated

|  |                     |
|--|---------------------|
| <a href="#"> Local Development Plan Timetable.pdf</a> | <i>Not included</i> |
|--|---------------------|

 [APP 1 Timetable\\_existing.pdf](#) *Not included*

 [APP 2\\_Timetable Revisions\\_proposed.pdf](#) *Not included*

## 6 PLANNING APPEALS UPDATE

### 6.1 New Appeals

**LA02/2025/0298/O** - 15m NW of 96a Ballyconnelly Road, Cullybackey, BT42 1EW. Infill dwelling and Garage.

### 6.2 Appeal Decisions

**LA02/2025/0406/O** – Approx 75m East/North East of No 54 Greenfield Road, Kells, BT42 3NG. Dwelling & domestic garage / Store (Dwelling on a farm).

#### **Appeal Dismissed**

**LA02/2024/0841/F** - 20 Bankhall Road, Drumnadreagh, Larne, BT40 3JQ. Extension to agricultural building in a similar style to existing making use of existing structural walls from existing silage storage compound for extension.

#### **Appeal Partly Allowed**

**LA02/2024/0871/F** - Land directly north of 83a Ballystrudder Road, Islandmagee, Larne. Proposed drying shed for the drying of wood chips and the storage of vehicles, and the provision of addition external parking for staff car parking and associated site works.

#### **Appeal Dismissed**

**LA02/2024/0154/O** - Lands 30 metres north of No.110 The Woods, Larne, BT40 1BD & 20 metres east of No.27 The Woods, Larne, BT40 1BF. Residential development for 10no. dwellings.

#### **Appeal Dismissed**

**LA02/2024/0172/O** - Lands 50 metres east of No.4 Blackcave Crescent, Larne, BT40 1TY & 40 metres north of No.222 The Woods, Larne, BT40 1BD. Residential development for 9no. dwellings.

#### **Appeal Dismissed**

**LA02/2024/0756/F** - 14 Victoria Road, Larne, BT40 1RN. House in multiple occupation.

## **Appeal Dismissed**

## **7 CORRESPONDENCE**

The SPPS, Edition 2 can be accessed following this link:

<https://www.infrastructure-ni.gov.uk/publications/strategic-planning-policy-statement>