

June 5th, 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, 11th June 2026 at 10:00 am in Council Chamber, The Braid, 1-29 Bridge Street,
Ballymena and via remote access.

Yours sincerely



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. LA02/2026/0294/F – Ballymena Showgrounds, 30 St Patricks Link, Ballymena, BT43 7FU. - circulated

Replacement of the existing natural grass surface within the main arena with a high-performance 3G / hybrid full-size pitch system.

RECOMMENDATION: Approval

Lead Officer: Sean O’Kane

Attachment: LA02.2025.0294.F Showgrounds_R.pdf

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4.2 Planning Application No. LA02/2025/0907/O - Land 160 metres south-east of No 19 Dunluce Park, Ballymena. - circulated

Residential development comprising 28 dwellings and associated features.

RECOMMENDATION: Approval

Lead Officer: Gary McGuinness

Attachment: LA02.2025.0907.O Dunluce Ave_R.pdf

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4.3 Planning Application No. LA02/2025/0959/RM - Lands immediately adjacent to the rear and southwest of Nos 92-105 Blackthorn Rise, Larne.- circulated

Erection of a residential development for 96 no. residential units, comprising 17no. detached dwellings, 58no. semi-detached, 6no. townhouses, 2no. bungalows, 4no. maisonettes and 9no. apartments with open space and all associated infrastructure and site works.

RECOMMENDATION: Approval

Lead Officer: Gary McGuinness

Attachment: LA02.2025.0959.RM Blackthorn Rise_R.pdf

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5 LOCAL DEVELOPMENT PLAN

No items for consideration

6 PLANNING APPEALS UPDATE

6.1 New Appeals

LA02/2025/0580/F - 49 Waveney Road, Ballymena, BT43 5BB – Change of use from 4 bed dwelling to 5 bed / 5 person HMO.

6.2 Appeal Decisions

No new appeal decisions.

7 CORRESPONDENCE - circulated

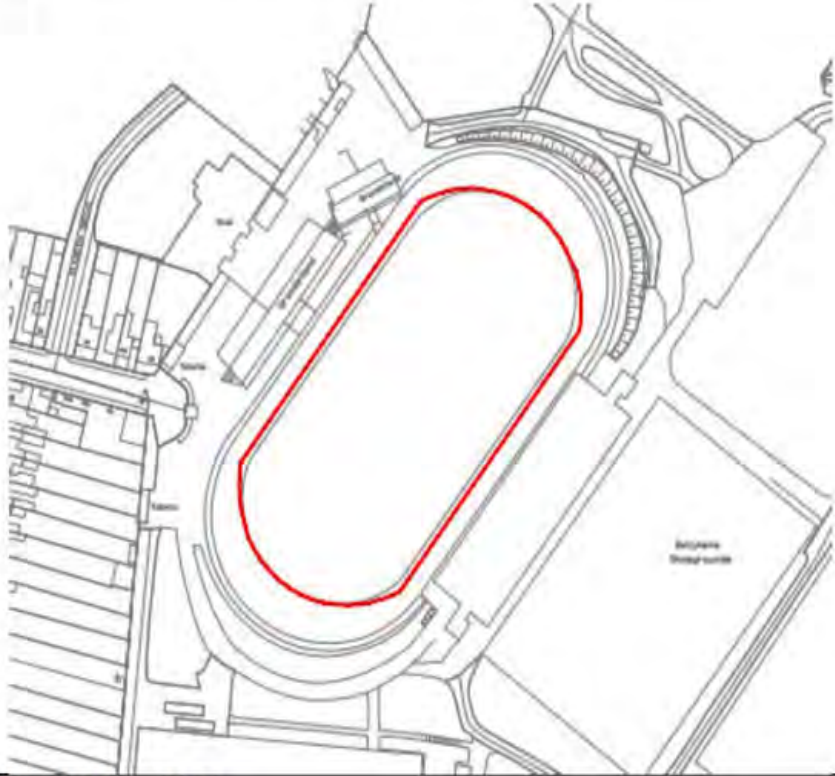
NILGA letter to Chairs of Planning Committee

Attachment: NILGA Letter to Planning Chairs_R.pdf

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Committee Application

Development Management Officer Report	
Case Officer: Sean O'Kane	
Application ID: LA02/2026/0294/F	Target Date:
Proposal: The proposed development comprises the replacement of the existing natural grass surface within the main arena with a high-performance 3G / hybrid full-size pitch system.	Location: Ballymena Showgrounds 30 St Patricks Link Ballymena BT43 7FU
Applicant Name and Address: Mid and East Antrim Borough Council Wellington Court 4 Wellington Court Ballymena BT43 6EQ	Agent Name and Address: Adrian Murray 2a Wallace Avenue Lisburn BT27 4AA
Date of last Neighbour Notification:	
Date of Press Advertisement:	14 May 2026
EIA Determination:	
Consultations: DFI Rivers – No objection Shared Environmental Services – No comment NIEA – WMU – No objection	
Representations: The application was advertised in the local press. No notifiable neighbours were identified as part of the application. No representations have been received to date.	
Letters of Support	0
Letters of Objection	0
Petitions	0
Signatures	0
Number of Petitions of Objection and signatures	
Summary of Issues:	

Site Visit Report
<p>Site Location Plan:</p>  <p>The diagram is a site location plan of the Ballymena Showgrounds. It features a large, oval-shaped arena with a red outline, indicating the development site. The arena is surrounded by various structures, including what appears to be a stadium seating area and other buildings. The plan shows the layout of the grounds, including roads and other facilities. The text 'Ballymena Showgrounds' is visible on the right side of the plan.</p>
<p>Date of Site Visit: May 2026</p> <p>Characteristics of the Site and Area:</p> <p>The development site is located at the Ballymena Showgrounds Main Arena, approximately 1.4km northeast of Ballymena Town Centre within the established sports facilities. The site area extends to just under 1ha. Existing access is gained from St Patricks Link and Warden Street. The proposed works relate solely to the resurfacing of the existing grass pitch.</p> <p>The site is not within any land use zonings within the extant Ballymena Area Plan.</p>
<p>Description of Proposal</p> <p>The proposed development comprises the replacement of the existing natural grass surface within the main arena with a high-performance 3G / hybrid full-size pitch system.</p> <ul style="list-style-type: none"> • The removal of the existing natural grass surface and underlying soil. • installation of the new pitch system, including formation, engineered subbase, and performance layers. • Primary and secondary drainage network.

- Automated irrigation system

There are no proposed works to existing floodlighting, car parking or access.

Planning Assessment of Policy and Other Material Considerations

The site is owned by Mid and East Antrim Borough Council and in line with the Council scheme of delegation and recommendation must be presented to the Planning Committee for decision

Relevant Planning History

G/1988/0217 Decision: Permission Granted Decision Date: 12 May 1988

Proposal: FLOODLIGHTING

G/1997/0359 Decision: Permission Granted Decision Date: 03 December 1997

Proposal: playing pitches, temporary changing facilities, permanent

Toilet facility and alterations to fencing, paths and infrastructure

Supporting Documents

Doc 01 Drainage Assessment

Doc 02 Habitats Regulation Assessment

Doc 03 - Infill Management and Maintenance report

Doc 04 Planning Supporting Statement

Planning Policy Context

Regional Development Strategy 2035 (RDS)

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Ballymena Area Plan 1986 – 2001

MEABC Local Development Plan 2030 - Plan Strategy

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

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the plan in the determination of planning applications unless other material considerations indicate otherwise. Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this application.

The Council has yet to adopt its LPP, so in the interim, decisions fall to be made in light of current circumstances. The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended) (Regulations) makes provision for the preparation of a LDP by a Council. Part 9 and the Schedule contain the arrangements for the transition from departmental development plans made under the Planning (Northern Ireland) Order 1972 or the Planning (Northern Ireland) Order 1991 to the new council local development plans. It also defines what constitutes an LDP during the transition period until the council has fully adopted its own LDP.

In line with the transitional arrangements set out in the Schedule to the Regulations, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

Ballymena Area Plan 1986 – 2001 comprises the DDP for this proposal, the maps land use designations and zonings of the DDP remain relevant.

The Local Development Plan 2030 Plan Strategy policies relevant to this proposal include:

SGS1 – Spatial Growth Strategy

SGS9 – Open Space Strategy

OSL5 – Sport and Outdoor Recreation Facilities

COM1 - Education, Health, Community and Cultural Facilities

GP1 – General Policy for all Development (a – e)

TR5 – Active Travel

TR6 – Parking and Servicing

FRD3 – Management of Development in regard to Surface Water Flood Risk

FRD4 – Sustainable Drainage (SuDS).

Policy NAT1 – European and Ramsar sites – International

Consideration and Assessment

Habitats Regulations Assessment (HRA)

This planning application is being considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

As this is a Council application, Mid and East Antrim Borough Council is the Competent Authority and must itself undertake as much of the assessment process as required under Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Environmental Impact Assessment (EIA)

This application has been screened by Council under The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 Schedule 2 Part 10 (b) Urban development projects, including the construction of shopping centres and car parks; (unless included in Schedule 1); where the area of the site exceeds 0.5 ha. As outlined within the EIA screening report, an Environmental Statement is not required. It is considered any impacts can be considered through the normal development management procedure.

Ballymena Area Plan 1986-2001

The Ballymena Area Plan comprises the DDP for this proposal. This proposal for the replacement of the existing natural grass surface within the main arena with a high-performance 3G / hybrid full-size pitch system is located at the established Ballymena Showgrounds. The site is in an area designated as Recreation and Open Space (16.13) within the development limits of Ballymena. There is a generous amount of formal recreational open space that is well distributed throughout the town. There is no perceived conflict arising between the DDP and the Plan Strategy. This proposal for the upgrading of existing recreational facilities will safeguard existing open space and would therefore comply with the Ballymena Area Plan.

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Paragraph 6.213 states that planning authorities should carefully consider development proposals for all sport and outdoor recreational activities. Relevant planning considerations will include: location, design, hours of operation, noise, impact upon visual and residential amenity, access and links to public transport; floodlighting; landscaping, public safety (including road safety); nature conservation, biodiversity, archaeology or built heritage.

The proposal will be considered in detail below under the relevant policies of the MEABC Local Development Plan 2030 - Plan Strategy.

SGS1 - Spatial Growth Strategy

The Spatial Growth Strategy seeks to facilitate appropriate growth in our small towns to provide opportunities for business, retail, housing and services. (SFG13, 14). It is considered the proposal accords with the requirements of the Spatial Growth Strategy.

SGS9 Open Space Strategy

One of the elements of the Open Space Strategy is for the provision for and facilitating of sport and outdoor recreation facilities. It states the LDP will support firm proposals for the delivery of new or reconfigured public playing pitches in accessible locations where the Council or other public bodies identify such a need.

Paragraph 5.8.16 of the J&A also advises that the Council will bring forward a Playing Pitch Strategy that will aim to increase the number of synthetic pitches available within the borough, particularly through the upgrade of existing grass pitches. Paragraph 5.8.17 goes on to clarify it is important that any new sport or outdoor recreation facilities are well designed and located appropriately to ensure they are accessible, and respect residential amenity.

The operation policy for this strategic element is set out in Policy OSL5 'Sport and Outdoor Recreation Facilities'.

Policy OSL5 – Sport and Outdoor Recreation Facilities

Policy OSL5 advises that the development of sport and outdoor recreation facilities inside settlement limits will be permitted where they meet the General Policy and accord with other provisions of the LDP, including Policy NAT1 and the policy text relating to noise and floodlighting.

This policy seeks to support sport and recreation facilities that are of high-quality sustainable design and respect the visual and residential amenity of the local area, local character and distinctiveness, and respect the historic environment and natural heritage. Proposals should also provide satisfactory arrangements for access for all, car parking, drainage and waste disposal.

The development relates to the upgrading of the existing pitch facilities and is part of a long-established sports ground. The improvement to the existing pitch facilities will result in a more attractive and safer place for sport and recreation facilities and encourage greater use by local teams, schools and community groups.

There is no additional floodlighting or increased attendance capacity associated with the pitch surface replacement.

The proposal complies with Policy OSL5.

Policy COM1 - Education, Health, Community and Cultural Facilities

A proposal for development of new or enhanced education, health, community or cultural facilities will be permitted where it meets the General Policy and accords with other provisions of the LDP.

The proposed site is located within the confines of an established sports ground and within the development limits of Ballymena. The proposal will result in an improvement to the existing pitch facilities, provide a more attractive and safer place for sport and recreation facilities. The site is within a highly accessible location served by the surrounding road network and public footpaths.

The proposal complies with Policy COM1.

Policy GP 1 – General Policy for all Development

a) **Design Quality and Respecting Local Character and Distinctiveness.**
The site is located within the confines of an established sports ground and relates solely to the changing of a pitch surface finish.

b) **Safeguarding Residential Amenity**
No intensification of the existing sporting use is proposed. The recreational context of the site is already established and no significant conflict with residential amenity is anticipated due to the ongoing use of the site.

c) **Access/Movement/Carparking**
Access, movement and car parking have been considered under the TR policies below.

d) **Safety and Safeguarding Human Health and Wellbeing.**
There is no reason to suggest that the proposed development will prejudice safety or cause demonstrable harm to human health.

DfI Rivers have advised that Flood Maps (NI) indicates that the development does not lie within the 1 in 100-year fluvial flood plain including the most up to date allowance for climate change.

The site is not within an area of known land instability or subsidence or an area of known land contamination.

e) **Sustainable Development**
The proposed drainage system includes SuDS. In consultation with NIEA, it is not envisaged that the proposal will have an unacceptable adverse impact on the quality and integrity of the environment. Drainage from the pitch will go through a series of silt traps and granulate traps which will capture the rubber infill material. These traps will be cleaned weekly as part of the maintenance schedule, thereby reducing the retention time for the leaching of any potential pollutants into the water course.

In relation to biodiversity, accompanying information confirms that no woodland, field hedgerows or lines of trees >1m high and 0.5m wide, mature trees or areas of scrub, including gorse will be felled, removed or lopped.

It is therefore considered the proposal complies with all the relevant criteria of Policy GP1.

Policy TR1 – Access to Public Roads.

A development proposal involving direct access, or the intensification of the use of an existing access, onto a public road will only be permitted where it will not prejudice

road safety or significantly inconvenience the flow of road users and does not conflict with protected routes.

The site is currently used for sporting activities and benefits from an existing vehicular access and on-site parking. The proposed development does not involve any alterations to the existing access or parking arrangements. Peak-time traffic associated with fixtures already occurs in connection with the existing grass pitch and is not expected to materially increase because of the proposed development. It is not expected that the development will generate any significant additional traffic.

DfI Roads have not been consulted. The proposal complies with Policy TR1.

Policy TR5 – Active Travel

A new development proposal within an urban area should ensure the needs of pedestrians and cyclists are considered. The existing sports ground is situated within the urban area, where it benefits from existing footpaths and cycle links. The site is also well served by public transport, with bus stops located nearby.

The proposal supports sustainable travel patterns and is in general accordance with Policy TR5.

Policy TR6 – Parking and Servicing

Policy advises that the precise amount of car parking will be determined according to the specific characteristics of the proposed development and its location, having regard to DfI published standards. Proposals should not prejudice road safety or significantly inconvenience the flow of people or goods.

The proposal does not involve any additional parking; there is no expected change to the average number of vehicles visiting the site. The volume of traffic attending the site is likely to vary depending on the scale and nature of the activity taking place. However peak-time traffic associated with fixtures already occurs in connection with the existing grass pitch and is not expected to materially increase as a result of the proposed development.

It is considered that the level of parking provision is acceptable and in general accordance with the published standards. The proposal complies with Policy TR6.

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

A proposal for development outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding to the development or elsewhere, can be effectively managed through adequate drainage arrangements.

A Drainage Assessment (DA) was required in this case as the proposed development is marginally within the Q1200 surface climate change constraint. The DA advises that a new surface water drainage system is proposed which includes a series of surface water pipes beneath the pitch along with gullies in the hardstanding area. Storm water attenuation has been incorporated into the design in the form of a cellular attenuation tank within the northeast of the site.

DfI Rivers have reviewed the DA and have advised that it provides a detailed drainage design that demonstrates compliance with Policy FRD3.

The proposal complies with Policy FRD3.

Policy FRD4 – Sustainable Drainage (SuDS).

Policy FRD4 states that a sustainable drainage solution for the management of surface water run-off will be required for any development that trigger the requirement for a drainage Assessment under Policy FRD3.

A sustainable drainage solution has been proposed in the form of 'hard SuDS' which involves the use of a cellular attenuation tank within the northeast of the site. The measures proposed therefore mean that the proposed development is compliant with Policy FRD4 and will manage surface water runoff and ensure that flooding is not increased elsewhere.

The proposal complies with Policy FRD4.

Policy NAT1 – European and Ramsar sites – International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

- a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance); or
- b) a listed or proposed Ramsar Site.

Mid and East Antrim Borough Council - the competent authority undertaking and authorising the development - commissioned AVRIO Environmental Management to undertake a Habitats Regulations Assessment on its behalf to meet its obligations under Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Having considered the nature, scale, timing, duration and location of the project, the assessment concluded that there are no likely significant effects on any European/Ramsar site, either alone or in combination with other plans or projects, in

light of the conservation objectives for the sites assessed. Further assessment is not required.

The Council agrees the assessment conclusions, adopts the report and considers that NAT1 has been complied with.

Regarding the protection of local water quality, the drainage design incorporates a range of mitigation measures which have been specifically designed to intercept, retain, and prevent the mobilisation of rubber infill and suspended solids. Mitigation has been proposed in the form of silt traps and filters.

NIEA Water Management Unit were consulted on this information. They have no objection to the proposals provided that the drainage for the site is constructed in line with the agreed drainage plan and maintained as set out in Document 03- Infill Management and Maintenance report. These recommendations will be conditioned.

Neighbour Notification Checked

Yes

Summary of Recommendation

Approve. For the reasons considered above, and having had regard to the policy context of the Local Development Plan 2030 – Plan Strategy, and all other material considerations, including the existing use of the application site, the Planning Department recommends that planning permission be approved for the resurfacing of the existing grass pitch.

Conditions:

- 1) The development hereby permitted must be begun within five years from the date of this permission.

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

- 2) The proposed development hereby permitted shall be carried out in accordance with the Drainage Assessment, Doc 01. The applicant shall be responsible for the detailed design, construction, implementation and ongoing maintenance of the drainage network.

Reason: To ensure the risk of surface water flooding is effectively managed and to negate any adverse impact on local water quality.

- 3) The proposed development hereby permitted shall be managed in accordance with Doc 03 - Infill Management and Maintenance report. The applicant shall be responsible for the ongoing maintenance of the drainage network.

Reason: To negate any adverse impact on designated sites or any sensitive receptors.

4) The development hereby approved shall be developed and operated in accordance with the plans and documents referenced at the beginning of this decision notice.

Reason: To ensure that the development is developed/operated in accordance with the approved plans.

Case Officer Signature:

[Redacted Signature]

Date: 2nd June 2026

Appointed Officer Signature:

[Redacted Signature]

Date: 2nd June 2026

Development Management Consideration

Details of Discussion:

As per CO Report

Letter(s) of objection/support considered: Yes

Group decision:

Approve subject to conditions

D.M. Group Signatures

[Redacted Signature]

[Redacted Signature]

Date 2nd June 2026

Committee Application

Development Management Officer Report	
Case Officer: Sean O'Kane	
Application ID: LA02/2025/0907/O	Target Date:
Proposal: Residential development comprising 28 dwellings, access through developments approved under LA02/2023/1355/F & LA02/2024/0318/RM, pumping station (in place of wastewater treatment plant approved under LA02/2024/0318/RM), and associated site works.	Location: Land 160 metres south-east of No 19 Dunluce Park, Ballymena
Applicant Name and Address: JFM Construction Ltd 75 Loughbeg Road Toomebridge BT41 3TS	Agent Name and Address: Dermot Monaghan 4 College House Citylink Business Park Belfast BT12 4HQ
Date of last Neighbour Notification:	17 December 2025
Date of Press Advertisement:	18 December 2025
EIA Determination: No ES Required	
Consultations: Northern Ireland Housing Executive – No objection subject to 20% Affordable housing provision DFI Roads – No objection NIEA – WMU - No objection NED - No objection DfI Rivers – No objection Shared Environmental Services – No objection NI Water – No objection subject to a developer funded infrastructure upgrade	
Representations: The application was advertised in the local press and notifiable neighbours were contacted by letter. Representation has been received objecting to the proposal as detailed below.	
Letters of Support	0
Letters of Objection	53
Number of Petitions of Objection and signatures	1 Petition with 885 signatures

Summary of Issues:

- Inadequate and unsafe road network to serve proposed development
- Loss of open space
- Building on a Flood plain
- Potential overflow from proposed foul sewage pumping station
- Impact on existing wildlife

Site Visit Report

Site Location Plan:



Date of Site Visit: April 2026

Characteristics of the Site and Area:

The application site is located within a broadly square shaped portion of land extending to 2.26ha at Dunluce Park, off the Dans Road, Ballymena. The western boundary of the site is marked by the River Braid. The land to the north-west between the site and Dunluce Park has been approved for residential development. There is a vacant farmhouse and outbuildings to the south of the site. Vehicular access into the site is from an existing turning head from Dunluce Park/Kenbane Crescent. The boundaries are defined by mature trees and vegetation.

The site is within the settlement limits for Ballymena as defined in the extant Ballymena Area Plan 1986-2001. The site has no specific zoning or designation in the Plan. The surrounding area is characterised by suburban housing developments with mainly

detached dwellings to the north off the Dans Road and a mix of detached and semi-detached dwellings on the opposite side of the river to the south of the site.

Description of Proposal

Residential development comprising 28 dwellings, access through developments approved under LA02/2023/1355/F & LA02/2024/0318/RM, pumping station (in place of wastewater treatment plant approved under LA02/2024/0318/RM), and associated site works.

Planning Assessment of Policy and Other Material Considerations

Relevant Planning History

Application Number: G/2013/0116/O Decision: Permission Granted Decision Date: 10 April 2014

Proposal: Site for residential development (detached dwellings, semis, townhouses and apartments)

Application Number: LA02/2017/0310/O Decision: Permission Granted Decision Date: 06 June 2017

Proposal: Site for residential development (renewal of approval G/2013/0116/O)

Application Number: LA02/2018/0764/F Decision: Permission Granted Decision Date: 15 August 2019

Proposal: Housing Development (28 units) to include 18 No. houses and 10 No. apartments

Application Number: LA02/2018/1026/PAD Decision: PAD Declined Decision Date: 17 November 2020

Proposal: Housing development

Application Number: LA02/2020/0576/F Decision: Permission Granted Decision Date: 24 November 2020

Proposal: Application under Section 54 of the Planning Act (NI) 2011 to vary condition no 5 (relating to management and maintenance of open space and trees) of planning permission LA02/2018/0764/F (28 unit residential development) by substituting drawing no 03/1 with a different landscaping plan

Application Number: LA02/2020/0440/O Decision: Permission Granted Decision Date: 30 April 2021

Proposal: Residential development comprising the erection of dwellings and associated access roads, landscaping and site works.

Application Number: LA02/2023/1355/F Decision: Permission Granted Decision Date: 24 August 2023

Proposal: Residential Development of 28no. units - 2no. chalet bungalow, 1no. detached, 15no. semi-detached and 10no. maisonette dwellings. Proposal generally in accordance with previously approved extant planning permission LA02/2018/0764/F, to include change of house types, access off Kenbane Crescent, landscaping, car parking, garages, pumping station and all associated siteworks.

Application Number: LA02/2024/0318/RM Decision: Permission Granted

Decision Date: 08 November 2024

Proposal: Residential development comprising 22no dwellings (2 detached and 20 semi-detached) with associated access roads, landscaping and site works

Application Number: LA02/2025/0424/PAN Decision: Proposal of Application Notice is Acceptable Decision Date: 28 May 2025

Proposal: Residential development comprising mix of detached, semi-detached and town houses, access through developments approved under LA02/2023/1355/F & LA02/2024/0318/RM, pumping station (in place of waste water treatment plant approved under LA02/2024/0318/RM), landscaping and associated site works.

Habitats Regulations Assessment (HRA)

This planning application is being considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.

Environmental Impact Assessment (EIA)

This application has been screened by Council under The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 Schedule 2 Part 10 (b) Urban development projects, including the construction of shopping centres and car parks; (unless included in Schedule 1); where the area of the site exceeds 0.5 ha. As outlined within the EIA screening report, an Environmental Statement is not required. It is considered any impacts can be considered through the normal development management procedure.

Policy Context

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

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the LDP in the determination of planning applications unless other material considerations indicate otherwise.

Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this planning application.

The Council has yet to adopt its Local Policies Plan. In the interim, in line with the transitional arrangements set out in the Schedule to the Regulations, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

The Policies that apply in this case are as follows: -

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Ballymena Area Plan 1986 -2001

MEABC Local Development Plan 2030 - Plan Strategy

SGS1 – Spatial Growth Strategy

SGS2 – Settlement Hierarchy

Policy HOU 1 – Quality in New Residential Development in Settlements.

Policy HOU 5 – Affordable Housing in Settlements.

Policy HOU 6 – Housing Mix (Unit Types and Sizes).

Policy OSL1 - Protection of Open Space

Policy OSL4 – Public Open Space in New Residential Development.

Policy TR1 – Access to Public Roads.

Policy TR3 - New Transport Schemes

Policy TR5 – Active Travel

Policy TR 6 – Parking and Servicing

Policy FRD1 – Development within Floodplains.

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

Policy FRD4 – Sustainable Drainage

Policy WWI1 – Development Relying on Non-Mains Wastewater Infrastructure.

Policy NAT1 – European and Ramsar sites – International

Policy NAT2 – Species Protected by Law

Policy NAT3 - Sites of Nature Conservation Importance – National.

Policy NAT5 – Habitats, Species or Features of Natural Heritage Importance.

Policy GP1 – General Policy for All Development (a- e)

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Paragraph 6.133 states that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. In accordance with the regional policy approach for sustainable development. Housing development should be located in sustainable locations that facilitate a high degree of integration with community service, transport and take advantage of existing infrastructure

The proposal will be considered in detail below under the relevant policies.

Ballymena Area Plan 1986- 2001

The Ballymena Area Plan comprises the DDP for this proposal. The proposed site is not within any zoned lands identified in the extant plan. The South West Ring road

abuts the site along the northeastern boundary. Detailed consideration will be carried out under the relevant Plan Strategy policies below.

SGS1 - Spatial Growth Strategy

Provides a strategic framework for realising the vision and objectives of the LDP.

The Spatial Growth Strategy seeks to focus major population growth and economic development in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the borough. (SFG1, 4, 5, 10, 11, 12 & 15).

This application is for the principle of proposed residential development site within the development limits of Ballymena. It is considered the proposal accords with the requirements of the Spatial Growth Strategy.

SGS2 – Settlement Hierarchy

Provides the spatial framework for the delivery of the Spatial Growth Strategy. As highlighted in the Spatial Growth Strategy, the three main towns of Ballymena, Carrickfergus and Larne will be the focus for major population growth and economic development.

The proposal accords with this strategic policy.

Policy HOU 1 – Quality in New Residential Development in Settlements

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a high quality, sustainable and safe residential environment. All proposals for residential development will be expected to meet the General Policy and accord with other provisions of the LDP. The guidance in Appendix D will be considered when assessing proposals.

As this application is only seeking Outline permission and 'Development in Principle' it is therefore not appropriate to fully consider the detailed design of a proposed housing scheme.

It is considered that the proposed site is within an established residential area as set out in see Appendix E of the Plan Strategy, planning permission will only be granted for or the infilling of vacant sites to accommodate new housing where the proposed density is not significantly higher than that found in the established residential areas and the pattern of development is in keeping with the overall character and environmental quality of the established residential area.

As part of the submission the applicant has included a concept layout indicating 28 units accessed of a central spine road to the northern portion of the site outside of any identified flooding and detached from the existing river path. The dwellings are detached, semidetached and terrace units. This housing mix is reflective of the wider area and is compatible in terms of density and mix.

All proposals for residential development will be expected to meet the General Policy and accord with other provisions of the LDP.

In addition, the guidance set out in Appendix D and in the 'Creating Places' design guide, alongside the principles outlined in 'Living Places – An Urban Stewardship and Design Guide' will be considered when assessing proposals. The proposal is seeking permission for the principle of residential development. The above documents deal with the detailed design considerations which are not appropriate in this instance.

It is considered that the principle of residential development is acceptable and in compliance with Policy HOU1

Policy HOU5 – Affordable Housing

The Northern Ireland Housing Executive (NIHE) carries out Housing Need Assessments (HNAs) annually to identify social housing need. The proposed development is located within Ballymena Town Housing Need area, which has an unmet need of 362 social housing units for the 2024-2029 period. As of September 2025, there were 839 households deemed to be in housing stress. This advice is valid for one year.

Policy HOU5 in the Local Development Plan is applicable and requires an affordable housing provision of a minimum of 20% to be provided. While intermediate housing demand in the area has been identified, due to the high number of applicants on the waiting list in housing stress, NIHE would like to see the minimum of 20% affordable housing provided as social units.

As the application is seeking outline permission no units can be delivered as part of this initial application, the Council may wish to reconsult the Housing Executive on any future submission to ensure that an up-to-date assessment of affordable housing need is provided.

A condition requiring detailed affordable housing provision forms part of any future application will be added to any determination

Policy HOU5 has been complied with.

Policy HOU 6 – Housing Mix (Unit Types and Sizes).

As the proposal is for a new residential development of more than 25 units Policy HOU6 is relevant. This policy requires a mix of house types and sizes and advises that there should be the provision for smaller homes to meet future household requirements in Mid and East Antrim.

Based on the concept layout, it is considered that the housing mix is appropriate for this location and the proposal is in general compliance with Policy HOU6.

Policy OSL1 Protection of Open Space

Development that would result in the loss of existing open space or land zoned for the provision of open space will not be permitted, irrespective of its physical condition and appearance aside from exceptions as set out in policy.

The site is designated as white land within the settlement development limit of Ballymena approximately 2km southwest of the town centre to the southeast of the residential development Dunluce Park which is accessed from Dans Road.

The proposed development does not result in the loss of any open space.

Policy OSL 4 – Public Open Space in New Residential Development

Council will only permit proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.

The concept layout has respected the existing open space provision along the riverside path by locating the development to the north of the site. Pedestrian links have been provided to encourage connectivity with the wider area. The Council would welcome such provision in any future planning application.

The proposal complies with Policy OSL4.

Policy TR1 – Access to Public Roads

The proposed access to the site will be from Dunluce Avenue leading from the existing access at Dans Road. The applicant has submitted a Traffic Impact Form together with a Traffic Impact Assessment.

DFI Roads have been consulted and requested further detailed modelling information for junctions beyond Dans Road / Dunluce Ave. The applicant's traffic consultant provided a robust analysis on the intensification of the existing access and demonstrated that it was within acceptable design parameters

DFI Roads offer no objection to the use of the existing access.

Based on the response from the statutory consultee it is considered that the access will not prejudice road safety or significantly inconvenience the flow of road users and therefore complies with Policy TR1.

Policy TR3 - New Transport Schemes

The Council will safeguard land required for the implementation of a transport scheme identified in the LDP. A development proposal that would prejudice such a scheme will not be permitted.

The LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. In this case the Ballymena Area Plan 1986- 2001 (BAP) provides land use zonings and material considerations.

BAP Proposal Map No. 2 illustrates a portion of the proposed southwest Ring Road, intended to link Ballee to Galgorm Road running along the northeastern boundary, outside of the redline boundary of the proposal.

The first element of Policy TR3 calls for the protection of Transport Schemes. In my professional view the proposed development would not impede the implementation of the southwest Ring Road.

Access is proposed from the existing infrastructure negating the policy requirement to provide an element of the proposed transport route.

Policy TR3 is compiled with.

Policy TR5 – Active travel

A new development proposal within an urban area should ensure the needs of pedestrians and cyclists are considered.

The concept layout illustrates future safe and convenient pedestrian and cyclist access in and out of the site and will link with the existing footpaths. Public transport links are available in close proximity;

It is considered that the proposed development has taken the needs of pedestrians and cyclists into account and assists in the promotion of active travel.

The proposal complies with policy TR5.

Policy TR6 – Parking and Servicing

A development proposal will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined in any future detailed submission according to the specific characteristics of the development and its location having regard to the Department's published standards.

DfI Roads have been consulted and have not raised any issues in terms of parking.

The proposal complies with Policy TR6.

Policy FRD1 – Development within Floodplain.

DfI Rivers have confirmed that that the western portion of the site lies within the 1 in 100-year fluvial floodplain including the most up to date allowance for climate change.

The proposed concept layout indicates that the built development, including gardens, is taking place on elevated ground and out of the floodplain with a suitable freeboard.

Rivers Agency suggested that it be a condition of planning that the area of floodplain, is designated as open space by the Planning Service, should not be raised or the flood

storage capacity and flood conveyance route reduced by unsuitable planting or obstructions.

However, any future application will be determined on its own merits and layout presented at the time.

Policy FRD 1 is satisfied.

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

A proposal for development outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding to the development, or elsewhere as a result of the proposed development, can be effectively managed through adequate drainage assessment.

Rivers Agency has reviewed the Drainage Assessment by Sheehy Consulting, dated 18th November 2025 and commented as follows;

The Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100-year event, including an allowance for climate change (10%) and urban creep (10%), could be contained through the addition of an underground online attenuation system, when discharging at existing green field runoff rate, and therefore there will be no exceedance flows during this event.

Rivers Directorate requests that the potential flood risk from exceedance of the network, is managed by way of a condition. Such a condition will be appended to any determination.

The proposal complies with Policy FRD3.

Policy FRD4 – Sustainable Drainage (SuDS).

A sustainable drainage solution for the management of surface water run-off will be required for any development that trigger the requirement for a drainage Assessment under Policy FRD3. The proposed development includes sustainable drainage in the form below ground surface water storage (hard SuDS), which limits flows to a greenfield rate of attenuation.

The proposal complies with Policy FRD4.

Policy NAT1 – European and Ramsar sites – International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance); or

b) a listed or proposed Ramsar Site.

Albeit an outline application, whereas no development can commence on site on the back of a positive determination, the site is hydrologically linked to Designated sites.

The outline Construction Environmental Management Plan (CEMP) sets out measures to mitigate any potential effects during the construction phase.

NIEA - Water Management Unit has considered the impacts of the proposal on the surface water environment and on the basis of the information provided are content

A Habitats Regulations Assessment has been carried out by Shared Environmental Services on behalf of Mid and East Antrim Borough Council. Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.

This is subject to conditions being attached to any approval conditions to ensure no development takes place until the method of sewage disposal has been agreed and the submission of a final CEMP Policy NAT1 has been complied with.

NAT1 has been complied with.

Policy NAT2 – Species Protected by Law

The proposal has the potential to have an adverse impact on species which are protected under The Wildlife (NI) Order 1985 (as amended). As such the applicant has provided a Preliminary Ecological Appraisal together with an Outline CEMP with detailed mitigation.

As the statutory authority pertaining to the protection of the environment, NIEA NED were consulted and provided the following response:

NIEA, Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns, subject to conditions.

Policy NAT2 is complied with subject to condition to be included in any determination.

Policy NAT3 – Sites of Nature Conservation Importance - National

The application site is hydrologically connected to Lough Neagh Area of Special Scientific Interest (ASSI), which is of national importance. Following consultation with NIEA NED, given the distance of the site from Lough Neagh and provided the water protection measures set out in the oCEMP are implemented, no significant impacts are considered likely.

Policy NAT3 has been complied with.

Policy NAT5 – Habitats, Species or Features of Natural Heritage Importance.

The concept layout illustrates the removal of approximately 16m of Hedgerows. NED consultation response notes that approximately 180m of new compensatory hedging along the northeast and southeast site boundaries is proposed.

Policy NAT 5 has been complied with.

Policy WWI1 – Development Relying on Non-Mains Wastewater Infrastructure.

A proposal for new development relying on non-mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

NI Water have recommended approval based on the provision, at the developer's expense, of an upgraded infrastructure facility to deal with this issue.

Detailed design shall be fully considered as part of any future application.

Policy WWI1 has been complied with.

Policy GP1 - General Policy for all Development

Planning permission will be granted for sustainable development where the proposal accords with the LDP and there is no demonstrable harm to interests of acknowledged importance. Where this is not the case there will be a presumption to refuse planning permission. Detailed consideration of each element of GP1 is not possible given that the proposal is seeking outline permission

a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness

The proposal for housing respects the existing character and uses in the immediate area.

b) Criteria relating to Safeguarding Residential Amenity

The proposed concept layout maintains sufficient separation from closest residential properties to safeguard residential amenity. No unacceptable environmental risks have been identified to human health.

c) Criteria relating to Access/Movement/Car Parking

As referred to in the assessment of the transportation policies, it is considered adequate access, parking and servicing arrangements are provided. The statutory consultee DfI Roads have not raised any reasons for refusal or issues regarding access and servicing.

d) Criteria relating to Safety and Safeguarding of Human Health/Wellbeing

Mitigation is proposed to provide protection against the risk of flooding, and the drainage proposals will not cause or exacerbate flooding elsewhere. The site is not within an area of known contamination or land instability. The necessary consultees have been consulted and suggested conditions are to be attached to any decision

notice. It is not envisaged development will prejudice safety nor cause demonstrable harm to human health and wellbeing.

e) Criteria relating to Sustainable Development

Essential infrastructure to facilitate the development is available in close proximity to the site. No unacceptable adverse impact on the quality and integrity of the environment is envisaged. Sustainable drainage systems (SuDS) have been included in the proposed development to manage surface water run-off.

The proposal is in general compliance with the relevant criteria of Policy GP1.

Consideration of Representation

A number of representations were received on the above application including a petition following advertisement and neighbour notification. The majority of the representations replicated a standard format letter which included the following issues that fall under the remit of planning considerations. Each will be considered in turn.

Inadequate and unsafe road network to serve proposed development.

As the statutory consultee pertaining to road safety and access, DFI Roads were consulted and following extensive consultation have offered no objection in terms of inadequate or unsafe road network. In addition to the statutory consultees response the detailed policy consideration set out above details the proposals compliance.

Loss of open space

The land in question is designated as white land and as such a variety of uses including housing are acceptable. The public river walks and most of the adjacent lands are to be retained as set out within the concept layout. Current and future access to this area is a legal matter between the parties and outside the remit of planning.

Building on a Flood plain

Through consultation with Rivers Agency, no development is proposed within the flood plain. In any event no development can take place on the back of any outline determination and will be subject to detailed consideration in the future.

Potential overflow from proposed foul sewage pumping station

Any wastewater package treatment plant will be subject to a further planning application, however any emergency discharge will be subject to a separate statutory process administered under the NIEA.

Impact on existing wildlife

<p>A detailed Preliminary Ecological Appraisal together with a lighting plan form part of the application. NIEA NED were consulted on the impacts on any existing protected wildlife on site. Within the statutory consultee's response, no adverse impacts were highlighted.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation</p> <p>Approve. For the reasons considered above, and having had regard to the policy context of the Local Development Plan 2030 – Plan Strategy, and all other material considerations</p>	
<p>Conditions/Reasons for Refusal:</p> <p>1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates: -</p> <ul style="list-style-type: none"> i. the expiration of 5 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.</p> <p>Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Council.</p> <p>3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.</p> <p>Reason: To enable the Council to consider in detail the proposed development of the site.</p> <p>4. At Reserved Matters stage plans shall be submitted indicating 20% of the total number of residential units for affordable housing purposes designed to DfC Housing Association Guide Standards in accordance with the requirements to be agreed with NIHE.</p>	

Reason: To ensure the provision of affordable housing units in Ballymena and to comply with Policy HOU5 of the Mid and East Antrim Borough Council Local Development Plan 2030 – Plan Strategy.

5. The existing natural screenings of the site, along the northeastern boundary shall be retained 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 removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

6. As part of any Reserved Matters Application, the applicant shall submit a Drainage Assessment, compliant with FRD 3 and FRD4 which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100-year event with an additional allowance for climate change and urban creep.

Reason: To safeguard against flood risk to the development and from the development to elsewhere

7. The applicant is requested to demonstrate via the submission of a Construction Environmental Management Plan at Reserved Matters stage to demonstrate that the proposed development will not result in any adverse impact on designated sites or any sensitive receptors. The approved CEMP shall be implemented in accordance with the approved details, and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. The CEMP shall include the following:

- a) Construction methodology and timings of works
- b) Pollution Prevention Plan, including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site
- c) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures
- d) Spoil Management Plan, including identification of spoil storage areas, management and handling of spoil and details of the reinstatement of excavated soil
- e) Water Quality Monitoring Plan
- f) Environmental Emergency Plan

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Statement and to prevent likely significant effects on Lough Neagh and Lough Beg Special Protection Area / Lough Neagh Area of Special Scientific Interest.

8. A landscape management and maintenance plan shall be submitted at Reserved Matters Stage. The plan shall set out the period of the plan, long term objectives, management responsibilities, performance measures and maintenance schedules for all areas of landscaping and open space. The landscape management plan shall be carried out as approved.

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 Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

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

Case Officer Signature:



Date: 2nd June 2026

Appointed Officer Signature:



Date: 2nd June 2026

Development Management Consideration

Details of Discussion:

As per CO report

Letter(s) of objection/support considered: Yes

Group decision:

Approve as per CO recommendation

D.M. Group Signatures

[Redacted Signature Area]

Date 2nd June 2026

Committee Application

Development Management Officer Report	
Case Officer: Norma Alexander	
Application ID: LA02/2025/0959/RM	Target Date:
Proposal: Erection of a residential development for 96 no. residential units, comprising 17no. detached dwellings, 58no. semi-detached, 6no. townhouses, 2no. bungalows, 4no. maisonettes and 9no. apartments with open space and all associated infrastructure and site works.	Location: Lands immediately adjacent to the rear and southwest of Nos 92-105 Blackthorn Rise, immediately adjacent and southeast of Nos 91 and 74 Blackthorn Rise, approximately 50m south of No 53 Blackthorn Rise and lands immediately adjacent and to the north and east of No 93 Ballyboley Road, Larne, BT40 2SY
Applicant Name and Address: Nuport Developments Ltd 111 Templepatrick Road Ballyclare BT39 9RQ	Agent Name and Address: Grace Hamilton TSA Planning 20 May Street Belfast BT1 4NL
Date of last Neighbour Notification:	17 April 2026
Date of Press Advertisement:	29 January 2026
EIA Determination: Environmental Statement not required.	
Consultations:	
<p>Environmental Health – having reviewed the information Mid and East Antrim Borough Councils Public Protection, Health and Wellbeing Department have no objections to this proposal.</p> <p>DfI Roads – No objection subject to conditions.</p> <p>NI Water – No objection - the applicant has identified their intention to use on site wastewater treatment.</p> <p>Rivers Agency – no objection.</p> <p>Historic Environment Division - Historic Monuments – is content that the proposal satisfies SPPS and Mid and East Antrim Local Development Plan 2030 Plan Strategy policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.</p> <p>DAERA Water Catchment Unit – No objection subject to a condition to ensure no development takes place until the method of sewage disposal has been agreed.</p>	

<p>DAERA Natural Environment Division – No objection subject to condition requiring the submission of a Final CEMP prior to any development.</p> <p>Shared Environmental Services – Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects subject to the conditions suggested by DAERA.</p>	
<p>Representations:</p> <p>The application was advertised in the local paper on 29.01.2026 and neighbours were notified on 01.04.2026. To date 6 objections have been received.</p>	
Letters of Support	0
Letters of Objection	6
Petitions	0
Signatures	0
Number of Petitions of Objection and signatures	
<p>Summary of Issues:</p> <p>A summary of the issues raised are:</p> <ol style="list-style-type: none"> 1. Overdevelopment/Out of character. 2. Design not in keeping with the area. 3. Loss of a view. 4. Amenity issues such as disruption during construction, potential for overlooking and overshadowing and overbearing impact due to difference in levels. 5. Increased traffic and impact on the road network. 6. Potential drainage issues and impact on the sewage network. 7. Potential impact on archaeological remains. 8. Loss of green space. 9. Damage to local biodiversity. 10. Devaluation of property. 	

Site Visit Report

Site Location Plan:



Date of Site Visit: 31st March 2026

Characteristics of the Site and Area

The site relates to land immediately adjacent to the rear and southwest of Nos 92-105 Blackthorn Rise, immediately adjacent and southeast of Nos 91 and 74 Blackthorn Rise, approximately 50m south of No 53 Blackthorn Rise and lands immediately adjacent and to the north and east of No 93 Ballyboley Road, Larne.

The site is located within the settlement limits of Larne Town as defined in the Local Development Plan 2030 – Plan Strategy, and the extant Larne Area Plan 2010 and is zoned housing land (HO1). It forms the northwestern portion of overall residential development approved under LA02/2018/0005/O.

The site is approximately 3.5 Ha, comprises two field parcels and lies within the western outskirts of Larne Town.

The land within the site rises gradually from southwest to northeast and the northern parcel of the site sits above the level of Blackthorn Rise.

Lands to the north, east and south are primarily residential interspersed with schools and other mixed uses. Lands to the west comprise mostly agricultural landscape and farmsteads properties.

Description of Proposal

Erection of a residential development for 96 no. residential units, comprising 17no. detached dwellings, 58no. semi-detached, 6no. townhouses, 2no. bungalows, 4no. maisonettes and 9no. apartments with open space and all associated infrastructure and site works.

Planning Assessment of Policy and Other Material Considerations

Environmental Impact Assessment (EIA)

The proposal falls within Category 10(b) of Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 in that the site area exceeds the 0.5-hectare threshold. In accordance with Regulation 12(1), the Council's Planning Department has determined that the planning application does not need to be accompanied by an Environmental Statement.

Habitats Regulations Assessment (HRA)

This planning application is being considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Shared Environmental Services have carried out an HRA of the proposal. Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects subject to mitigations. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to mitigation measures being conditioned in any approval.

Relevant Planning History:

LA02/2017/0666/PAN -Proposed Outline Masterplan for a Residential Development comprising of circa 450 - 480 dwelling units, local neighbourhood centre and commercial centre, associated road infrastructure to include main spine road and distributor roads, equipped children's play area, pedestrian greenways and cycle paths, public open space, landscaping and all associated site works - Decided

LA02/2018/0005/O –Proposed Outline Masterplan for a residential development comprising of 500 dwelling units, local neighbourhood centre and Petrol filling Station and crèche. Associated road infrastructure to include new main spine road, realignment and upgrading of Ballyboley Road, new distributor roads, equipped children's play area, pedestrian greenways and cycle paths, public open space, landscaping and all associated site works– Approved – 17.01.2019

LA02/2018/1151/F - Proposed temporary Wastewater Treatment Works, Ballyboley Road, Larne – Approved 04.06 - 2019.

LA02/2019/0534/RM - Proposed residential development of 119 no. dwellings (Comprising 44 no. detached, 62 no. semi-detached, 4 no. maisonettes and 9 no. apartments), open space, parking, realignment of Ballyboley Road, new section of distributor Road, right turn lanes and all associated site and access works at site to the North and East of Ballyboley Road, to the north of The Beeches and Linden Crescent, adjacent to and west of Lindara Crescent, Lindara Park and Lindara Close and South-west of Blackthorn Rise, Larne – Approved - 18.05.2020.

LA02/2021/1156/RM - Proposed development of 189 dwellings (comprising 47 detached, 120 semi-detached, 4 maisonettes and 18 apartments); Neighbourhood Centre comprising 1 retail unit, 1 hot food/cafe unit, 1 petrol filling station and an ATM; and a Childcare creche facility. Development includes open space equipped children's play area, landscaping, parking, off site road improvements at Donaghy's Lane/ Antiville Road and all associated site and access works – Approved – 09.02.2023.

LA02/2025/0962/F - Proposed Wastewater Treatment Works (WWTW) to NI Water specifications for adoption, including new access, associated site works, boundary treatments and landscaping - Lands opposite and to the east of Nos 6 - 12 Ballyboley Road, Larne – Approved – 21.04.2026

LA02/2018/0005/O Outline permission was granted on 17th January 2019. The subject Reserved Matters has been submitted within the 7-year timeframe (prior to 17th January 2026).

Constraints:

Proximity to monument ANT040:032

Planning Policy Context:

Regional Development Strategy 2035 (RDS)
Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2
Larne Area Plan 2010
Larne West – A Development Strategy – DOE January 1992
MEABC Local Development Plan 2030 - Plan Strategy

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

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the plan in the determination of planning applications unless other material considerations indicate otherwise. Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this application.

The Council has yet to adopt its LPP, so in the interim, decisions fall to be made in light of current circumstances. The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended) (Regulations) makes provision for the preparation of a LDP by a Council. Part 9 and the Schedule contain the arrangements for the transition from departmental development plans made under the Planning (Northern Ireland) Order 1972 or the Planning (Northern Ireland) Order 1991 to the new council local development plans. It also defines what constitutes an LDP during the transition period until the council has fully adopted its own LDP.

In line with the transitional arrangements set out in the Schedule to the Regulations, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

The Larne Area Plan 2010 comprises the DDP for this proposal. The maps land use designations and zonings of the DDP remain relevant.

The Local Development Plan 2030 Plan Strategy policies relevant to this proposal include:

SGS1 – Spatial Growth Strategy

SGS2 – Settlement Hierarchy

SGS9 – Open Space Strategy

Policy GP1 – General Policy for All Development

Policy HOU 1 – Quality in New Residential Development in Settlements.

Policy HOU 5 – Affordable Housing in Settlements.

Policy HOU 6 – Housing Mix (Unit Types and Sizes).

Policy HOU7 – Adaptable and Accessible Homes.

Policy OSL4 – Public Open Space in New Residential Development.

Policy TR1 – Access to Public Roads.

Policy TR5 – Active Travel

Policy TR 6 – Parking and Servicing

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

Policy FRD4 – Sustainable Drainage

Policy WWI1 – Development Relying on Non-Mains Wastewater Infrastructure.

Policy HE1 – Archaeological Remains and their Settings.

Policy NAT1 – European and Ramsar sites – International

Policy NAT2 – Species Protected by Law
 Policy NAT3 - Sites of Nature Conservation Importance – National.
 Policy NAT5 – Habitats, Species or Features of Natural Heritage Importance.
 Creating Places guidance.

Larne Area Plan 2010

Larne West – A Development Strategy – DOE January 1992

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Paragraph 6.133 states that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. In accordance with the regional policy approach for sustainable development, para. 6.137 states that sustainable housing developments should make use of brownfield land and more housing should be promoted in city and town centres. Housing development should be located in sustainable locations that facilitate a high degree of integration with community service, transport and take advantage of existing infrastructure.

The proposal will be considered in detail below under the relevant policies of the MEABC Local Development Plan 2030 - Plan Strategy.

SGS1 - Spatial Growth Strategy

Provides a strategic framework for realising the vision and objectives of the LDP. The Spatial Growth Strategy seeks to focus major population growth and economic development in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the borough. (SFG1, 4, 5, 10, 11, 12 & 15).

This application is for a proposed residential development within the development limits of Larne. It is considered the proposal accords with the requirements of the Spatial Growth Strategy.

SGS2 – Settlement Hierarchy

Provides the spatial framework for the delivery of the Spatial Growth Strategy. As highlighted in the Spatial Growth Strategy, the three main towns of Ballymena, Carrickfergus and Larne will be the focus for major population growth and economic development.

The proposal accords with this strategic policy.

SGS9 – Open Space Strategy

The LDP will support delivery and protection of ancillary open space associated with housing development.

The provision of open space within a new residential development contributes to the creation of a sustainable and quality residential environment.

3 separate areas of public open space have been provided as per the approved Concept Master Plan.

The proposal accords with this strategic policy.

The proposed site is designated as zoned housing land within the Larne Area

Plan 2010 and is adjacent to other residential developments in its immediate vicinity. The principle of residential development on this site is therefore acceptable and was established under the outline application LA02/2018/0005/O.

Policy HOU 1 – Quality in New Residential Development in Settlements

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a high quality, sustainable and safe residential environment. All proposals for residential development will be expected to meet the General Policy and accord with other provisions of the LDP.

The guidance in Appendix D will be considered when assessing proposals.

Relevant criteria in Appendix D:

Site Context:

The proposal respects the surrounding context in terms of the layout and scale of the built form. The dwellings will be predominantly 2-storey in height, maisonettes are 2 storey and the apartments are 3 storeys. The scale, massing and designs of the proposed built form reflect the character of the existing residential development in the area, and the construction materials include roof slates/tiles, UPVC/aluminium windows, rendered, coloured brick and weatherboard cladding finishes, which are acceptable within the context of the surrounding residential areas.

Density:

The density and ratio of built form to amenity space is generally reflective of the surrounding area and the Concept Master Plan.

Layout considerations:

The layout submitted follows the general arrangement as approved under the Concept Masterplan. Dwellings are orientated to face public spaces, including roadways and cycle/pathways to provide informal surveillance and to create an attractive frontage to the road network. Dwellings on corner sites have dual frontages to provide an appealing streetscape.

Site Characteristics:

Increased separation distances have been provided where there is a greater difference in level between adjoining properties.

Privacy:

The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment and is particularly important where new development is proposed adjacent to existing development. The development has been designed to ensure no direct overlooking between dwellings. The layout also has regard to the varying levels and relationship with existing dwellings on a lower level. Where a greater difference in level occurs, increased separation distances have been incorporated to minimise any potential impacts on residential amenity.

Separation distance between the proposed development and Nos. 91-105 Blackthorn Rise range from 25m to 37m. This level of separation would not give rise to unacceptable overshadowing or overlooking.

Where the proposed development abuts Nos. 74 -91 Blackthorn Rise the proposed dwellings are positioned such that they back onto the side of existing neighbouring properties. A separation distance of at least 10m is maintained between existing and proposed dwellings. Given the orientation of the dwellings, the nature of the side to rear relationship, similar ground levels the separation distances involved, it is considered that the proposal would not result in an unacceptable adverse impact in terms of overshadowing, overlooking or loss of privacy.

Security from Crime:

The proposal has been designed to enhance security from crime and discourage anti-social behaviour. Parking and pedestrian paths will be informally overlooked.

Movement:

The proposal has regard to sustainable movement patterns through the provision of pedestrian linkages and footpath links. This is a relatively accessible location, in close proximity and easy walking distance to bus stops, shops and services.

Parking:

The proposed layout indicates at least 2 in-curtilage spaces for dwellings and communal parking for maisonettes and apartments. The parking is well designed, convenient and located to allow for informal surveillance.

Form, Material and Detailing:

There is a mix of house types within the surrounding area. The form, material and detailing of the proposed dwellings are in keeping with other phases and the wider character.

Landscape Design:

Existing trees are to be retained, and new site boundaries are defined by planted belts, which include a 5metre landscape buffer along the western / south western boundary. Extra heavy standard trees are proposed along the access roads, with smaller ornamental tree to front gardens and low ornamental hedge planting to the frontage of dwellings.

Hard surface areas for parking/driveways and shared surface areas will involve the use of natural stone aggregate pavers, granite setts and gravel.

The landscape design is of a high standard and will provide an attractive layout.

Open Space:

Creating Places states that to promote choice for residents a variety of different garden sizes should be provided, and back garden provision should therefore be calculated as an average space standard for the development as a whole and should be around 70 sq. m per house or greater. In the case of apartment developments, private communal open space should range from a minimum of 10sqm to around 30sqm per unit with the

appropriate level of provision to be determined having regard to the particular context of the development and the overall design concept.

Each dwelling has a level of private amenity space behind the building line ranging from 50m² to 169m², with an average of 91m². The 9-no. apartment have a communal amenity area of 144m², amounting to 16m² per apartment, and the maisonettes have a communal amenity area of 167m².

The level of private amenity space provision is in keeping with the levels detailed in Creating Places guidance and is appropriate for suburban style developments which are commonplace in this area of Larne.

The proposal includes 3 areas of public open space; a central green of 1137m² adjacent to the apartments and surrounded on 3 sides by dwellings, an area of 1469m² at the eastern end of the site, overlooked by dwellings, and a 748m² narrow strip along the southern boundary. The total area of communal open space proposed is approximately 3354m² which equates to 10% of the total site area.

The proposal is in general compliance with Policy HOU1.

Policy HOU5 – Affordable Housing

This affordable housing policy was introduced under the adoption of the Local Development Plan 2030 – Plan Strategy in October 2023.

The outline approval, which established the principle of residential development on this site was granted in November 2018, prior to the introduction of this policy.

The requirement to introduce affordable housing cannot be introduced after the outline approval has been granted, therefore Policy HOU5 does not apply in this case.

Policy HOU 6 – Housing Mix (Unit Types and Sizes).

As the proposal is for a new residential development of more than 25 units Policy HOU6 is relevant.

This policy requires a mix of house types and sizes and advises that there should be the provision for smaller homes to meet future household requirements in Mid and East Antrim.

The proposed development includes a mix of detached and semi-detached dwellings, town houses and apartments ranging from 2 bed units to 4 bed units.

This includes:

- 12no. 4-bed detached dwellings
- 2no. 4-bed detached chalet bungalows
- 5no. 3-bed detached dwellings
- 26no. 3-bed semi-detached dwellings
- 32no. 4-bed semi-detached dwellings
- 6no. 3-bed townhouses
- 4no. 2 bed maisonettes
- 9no. 2 bed apartments.

The range of types of dwellings is appropriate for this location and will allow for a balanced mix of household sizes and tenures.

Policy HOU6 has been complied with.

Policy HOU7 – Adaptable and Accessible Homes

To assist with the delivery of adaptable and accessible homes, planning permission will be granted for a new dwelling, flat or apartment where a number of listed criteria are met.

In terms of this policy the proposed plans indicate sufficient sized rooms to allow space for turning a wheelchair. Living rooms are located on entrance levels and the window in the principle living space would enable outlook when seated. Bathrooms are on the same floor as bedrooms and allow space to turn a wheelchair.

For the proposed dwellings with solely in-curtilage car parking, provision could be made for wheelchair accessible space within the curtilage of the majority of these properties. There is also opportunity to provide wider spaces within the communal parking areas.

The proposal complies with Policy HOU7.

Policy OSL 4 – Public Open Space in New Residential Development

Council will only permit proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.

3 separate areas of public open space have been provided as per the approved Concept Master Plan. The total open space provision measures 3354sqm, contributing to 10% of the overall open space provisions through this development.

Planning permission will not be granted until the developer has satisfied Council that suitable arrangements will be put in place for the future management and maintenance in perpetuity of areas of public open space required under this policy. A condition will be added to any decision notice to ensure the future maintenance of the proposed open in accordance with the submitted Landscape Management Plan.

Policy OSL4 has been complied with.

Policy GP1 - General Policy for all Development

Planning permission will be granted for sustainable development where the proposal accords with the LDP and there is no demonstrable harm to interests of acknowledged importance. Where this is not the case there will be a presumption to refuse planning permission.

a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness

The surrounding area is characterised by mainly suburban style semi-detached and detached dwellings comprising of a mix of different styles and materials.

The proposal provides a high-quality residential scheme of similar style dwellings constructed with a coloured brick or render finishes and weatherboard cladding. The design and materials are in keeping with local character and similar to the previously approved phases.

The application site is in close proximity to a recorded archaeological site.

The Archaeological Programme of Works sets out proposed mitigation and HED (Historic Monuments) is content. This is considered in more detail under Policy HE1. The site is dominated by improved grassland with limited ecological value. It is not anticipated that the proposal would have an adverse impact on natural heritage.

b) Criteria relating to Safeguarding Residential Amenity

Given the proposed layout and separation distances from existing properties, it is not envisaged that the proposal would adversely affect the amenity of existing residents in terms of planning considerations such as loss of light, overshadowing, and loss of privacy.

The Noise Impact Assessment has assessed the impact of existing and proposed transportation noise sources on the proposed residential development. The worst-case ProPG Noise Risk Impact has been found to be 'Negligible' during the day and night and would not be deemed to have an adverse impact on residential amenity.

Environmental Health have considered this assessment and concur with its conclusion.

c) Criteria relating to Access/Movement/Car Parking

As referred to in the assessment of the transportation policies, it is considered adequate access, parking and servicing arrangements are provided. The statutory consultee DfL Roads have not raised any issues regarding access and parking.

d) Criteria relating to Safety and Safeguarding of Human Health/Wellbeing

The proposed development includes areas of private gardens and public open space to facilitate opportunities for active and passive recreation. The proposed boundary treatments will help to deter crime and promote personal safety, and the areas of public open space and parking areas will have a level of natural surveillance.

Approval has been granted for a private wastewater treatment plan to serve this development.

The development site is not at risk of flooding, and the drainage proposals will not cause or exacerbate flooding elsewhere. The site is also not within an area of known contamination or land instability. The necessary consultees have been consulted and suggested conditions are to be attached to any decision notice. It is not envisaged development will prejudice safety nor cause demonstrable harm to human health and wellbeing.

e) Criteria relating to Sustainable Development

Essential infrastructure to facilitate the development is available in close proximity to the site.

The plans indicate sufficient room for bin storage to be kept to the rear of the dwellings and there is also a communal bin storage area proposed for the apartments.

No unacceptable adverse impact on the quality and integrity of the environment is envisaged.

Sustainable drainage systems (SuDS) have been included in the proposed development to manage surface water run-off.

The proposal is in general compliance with the relevant criteria of Policy GP1.

Policy TR1 – Access to Public Roads

The proposal is accessed from the road network as approved under the previous schemes and links into the adjoining residential development at Blackthorn Rise in accordance Concept Masterplan as approved under LA02/2018/0005/O.

DFI Roads have been consulted and accept the proposed access and offer no objection subject conditions.

Based on the response from the statutory consultee it is considered that the access will not prejudice road safety or significantly inconvenience the flow of road users and therefore complies with Policy TR1.

Policy TR5 – Active Travel

A new development proposal within an urban area should ensure the needs of pedestrians and cyclists are considered.

A pedestrian/cycle path is provided, which links through to the centre of the development to the south of the site. Other pedestrian links and islands have been included at various points to encourage walking/ access to the amenity areas.

The proposal will provide safe and convenient pedestrian access in and out of the site and will link with the existing footpaths. Bus stops are available in close proximity along Killyglen Link.

It is considered that the proposed development has taken the needs of pedestrians and cyclists into account and assists in the promotion of active travel.

The proposal complies with policy TR5.

Policy TR6 – Parking and Servicing

A development proposal will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department's published standards.

The development provided at least two in-curtilage parking spaces for each dwelling, together with communal parking areas to serve the maisonettes and apartments. The parking provision is in general compliance with the published standards and DfI Roads have raised no objection to the parking provision. The level of parking is therefore considered acceptable.

The proposal complies with Policy TR6.

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

A proposal for development outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding to the development, or elsewhere or elsewhere as a result of the proposed development, can be effectively managed through adequate drainage assessment.

This area of the site was covered by the overall outline planning application (LA02-2018-0005-O) and as part of that approval a full Drainage Assessment was completed by RPS Group and issued to and approved by DfI Rivers.

Due to the topography of site and the designed levels, a section of the lands will not discharge to the phase 4 area, as originally expected, but will discharge to the watercourse adjacent to the northern boundary instead.

The Drainage Assessment indicates that the network design provides sufficient storage for a rainfall event of a Return Period of 100 years for the worse case event.

This means with the connection made to the existing watercourse or the phase 4 drainage at the approved rate, the discharge is causing no increased impact on the local area above any acceptable level and no increased flooding risk to any existing infrastructure.

Rivers Agency have advised that the Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event, including an allowance for climate change (10%) and urban creep (10%), could be contained through the addition of an underground online attenuation system, when discharging at existing green field runoff rate, and therefore there will be no exceedance flows during this event.

In order to ensure compliance with the LDP, Rivers Directorate requests that the potential flood risk from exceedance of the network, is managed by way of a condition.

Based on the information provided and the response from the statutory consultees it is considered that the risk of surface water flooding can be effectively managed and the proposal complies with Policy FRD3.

Policy FRD4 – Sustainable Drainage (SuDS).

A sustainable drainage solution for the management of surface water run-off will be required for any development that trigger the requirement for a drainage Assessment under Policy FRD3.

The proposed development includes sustainable drainage in the form of over engineered pipes and vortex flow control (hard SuDS), which limits flow to a greenfield runoff rate of 10 l/s.

The proposal is in general compliance with Policy FRD4.

Policy HE1 – Archaeological Remains and their Settings.

A development proposal which would adversely affect the integrity of archaeological remains of regional importance, and their setting will only be permitted in exceptional circumstances.

The application site is in close proximity to a recorded archaeological site, an Early Medieval souterrain (ANT040:032). Prehistoric archaeological remains were also identified during previous archaeological evaluation within the application site. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site.

The Archaeological Programme of Works outlines the potential impact the proposed development may have on any cultural heritage remains and sets out a proposed mitigation including pre-construction archaeological on-site investigations aimed at minimising the impacts.

HED (Historic Monuments) is content that the proposal satisfies SPSS and Mid and East Antrim Local Development Plan 2030 Plan Strategy policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.

The proposal complies with Policy HE1.

Policy NAT1 – European and Ramsar sites – International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

- a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance); or
- b) a listed or proposed Ramsar Site.

The site is hydrologically linked to Larne Lough Ramsar and Larne Lough SPA, East Coast (NI) Marine Proposed SPA, North Channel SAC and The Maiden SAC.

DAERA Natural Environment Division consider that provided the proposed mitigation measures are implemented during the construction phase to protect the adjacent watercourses, it is unlikely that there will be any significant impacts on the site features of any Designated Sites downstream.

A Habitats Regulations Assessment has been carried out by Shared Environmental Services. Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.

This is subject to conditions being attached to any approval conditions to ensure no development takes place until the method of sewage disposal has been agreed and the submission of a final CEMP.

Policy NAT1 has been complied with.

Policy NAT2 – Species Protected by Law

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

Site investigations have established that only 3 trees hold low potential to support roosting bats, and all other trees have no bat roost potential. However, all 11 trees are to be retained and as such, no direct impacts upon roosting bats are predicted to arise

The Ecological Assessment advises that no impacts upon badger are predicted to arise due to an absence of field evidence indicating the presence of badger within the application site or surrounding buffer zone. Also, no impacts are predicted to arise in relation to breeding birds provided the removal of the southeast hedgerow is undertaken out with the breeding season.

On the basis of the submitted information, DAERA Natural Environment Division consider that the proposed development is unlikely to have any significant impacts on the local bat population or any other protected species.

Policy NAT2 has been complied with.

Policy NAT3 – Sites of Nature Conservation Importance - National

The site is hydrologically linked to Larne Lough ASSI.

NED consider that provided the proposed mitigation measures are implemented during the construction phase to protect the adjacent watercourses, it is unlikely that there will be any significant impacts on the site features of any Designated Sites downstream.

Policy NAT3 has been complied with.

Policy NAT5 – Habitats, Species or Features of Natural Heritage Importance.

Planning permission will only be granted for a development proposal that is not likely to result in the unacceptable adverse impact on, or damage to known designated site.

The submitted drawings indicate the retention and protection of existing trees and hedgerow.

The areas of scrub and hedgerow on the site which will be removed to facilitate the development have the potential to provide suitable habitat for nesting birds.

NED would have no concerns provided that any vegetation removal is undertaken outside of the bird breeding season.

Landscaping proposals include a significant quantity of additional, supplemental and new native-species planting. A 5m vegetation buffer is being provided to the southeast boundary of the west field and the southwest boundary of the east field.

The quantity of landscaping which help enhance biodiversity and is considered adequate compensation for the removal of an existing hedging.

Policy NAT 5 has been complied with.

Policy WWI1 – Development Relying on Non-Mains Wastewater Infrastructure.

A proposal for new development relying on non-mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

NI Water sewage infrastructure is at capacity in Larne, therefore the proposed development requires the provision of new Wastewater Treatment Works in order to ensure that there are no adverse environmental impacts.

A wastewater treatment works has been granted planning permission under application LA02/2025/0962/F to serve the proposed and already approved housing developments. This WWTW will be constructed to NI Water specification for adoption.

In their consultation response NI Water have noted that this phase of the development will discharge foul sewage to an onsite wastewater treatment plant. Consent to Discharge is subject to a separate regulatory process.

Therefore, it is considered that a condition can be added to ensure no development commences until a suitable means of sewage disposal has been agreed in writing with Northern Ireland Water or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

This condition will ensure that the proposed development will not increase the risk of pollution.

Policy WWI1 has been complied with.

Consideration of objections:

Overdevelopment/Out of character.

An outline concept plan was previously approved under application LA02/2018/0005/O which indicated that there would be approximately 500 residential units within the larger zoning. The layout is in general accordance with this masterplan, and the layout has been determined to be acceptable and in keeping with the existing and approved developments.

Design not in keeping with the area

The design of the proposed dwelling are similar to the previous approved dwellings in the previous phases and materials and finishes are similar to those already found in Blackthorn Rise. The Council consider the design and materials to be acceptable.

Loss of views

The loss of a view is not a determining material planning consideration and therefore carries little weight in the assessment of the application.

Amenity issues

The impact of the proposal on neighbouring residential amenity has been carefully considered, with no significant impacts from overlooking, overshadowing or loss of privacy due to the layout, orientation of dwellings and separation distances involved. Disruption associated with the construction phase is temporary and an inevitable consequence of any construction works, however this would only be a temporary issue.

Increased traffic and impact on the road network.

DfI Roads have been consulted and have not raised any objection to the additional traffic generation.

Potential drainage issues and impact on the sewage network

The Drainage Assessment indicates that the network design provides sufficient storage and will not increase flood risk to any existing infrastructure. Rivers Agency have advised that the Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. The site is not with a floodplain. The development will discharge foul sewage to a private treatment plant. No development can take place until the method of sewage disposal has been agreed. Therefore, there will be no pollution risk.

Potential impact on archaeological remains

The Archaeological Programme of Works sets out proposed mitigation proposed mitigation including pre-construction archaeological on-site investigations aimed at minimising the impacts. HED (Historic Monuments) is content subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.

Loss of greenspace

The site is zoned for housing in the extant Larne Area Plan and the principle of residential development has been granted on the site under the outline approval LA02/2018/0005/O.

Damage to local biodiversity

The applicant has provided an ecological appraisal, and detailed consultation has taken place with DAERA Natural Environment Division who have no concerns subject to a condition requiring a final Construction Environmental Management Plan (CEMP) prior to development activity.

Devaluation of property

No evidence has been submitted to demonstrate this point, and little weight can be attached to this claim as property values are affected by a number of variables which fall outside the remit of the planning system.

For the reasons considered above, and in accordance with Section 6(4) of the Act, the proposal complies with the Local Development Plan 2030 – Plan Strategy and there are no material considerations to indicate otherwise.

Recommendation: Approve

Neighbour Notification Checked

Yes

Summary of Recommendation

Approve

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 7 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. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report. If significant archaeological remains are recovered the publication of the results would be requested.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded and made available in a published format if appropriate.

3. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

4. No development shall take place on site until the method of sewage disposal has been agreed in writing with Council or a consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure protection to the aquatic environment.

5. No development activity, including ground preparation or vegetation clearance, shall take place until a Final Construction Environmental Management Plan (CEMP) has been submitted by the approved contractor and approved in writing by the Planning Authority. The Final CEMP shall reflect all the proposed pollution prevention and mitigation measures as noted within the submitted Outline CEMP (published on the Planning Register on 12th January 2026) and include the following:

- a) Construction methodology and timings of works;
- b) Details of any proposed culverting including construction methods and proposed mitigation measures to protect water quality within the watercourse.

Reason: To protect priority habitats and the site features of Designated Sites.

6. Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with FRD3 of the LDP, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event including an allowance for climate change (10%) and urban creep (10%).

Reason: In order to safeguard against surface water flood risk.

7. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department 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 Nos. 57/1 & 58/1 bearing the dates published 16th April 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.

8. Notwithstanding the provisions of The Planning (General Permitted Development) Order (Northern Ireland) 2015, no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in (verges/service strips) determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

9. All soft and hard landscaping shall be completed as indicated on Drawing Nos 02/1 and 53, and in accordance with 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.

10. If any retained 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.

11. 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.

12. The development hereby approved shall be developed and operated in accordance with the plans and documents referenced at the beginning of this decision notice.

Reason: To ensure a quality residential environment.

Case Officer Signature: 

Date: 3 June 2026

Appointed Officer Signature: 

Date: 3 June 2026



the voice of local government

Sent by email only to:

Chair of Council Planning Committees

cc: Council Chief Executives
Council Heads of Planning

22 May 2026

Dear Chair,

Planning Improvement Learning and Engagement Programme – Ministerial Engagement

Further to our correspondence on 13 January 2026, the Planning Improvement Task and Finish Advisory Group meeting took place on 18 May 2026 as part of the wider Planning Improvement Learning and Engagement Programme.

Through NILGA's planning improvement engagement work with DfI and Solace NI, elected Members from Planning Committees engaged with the DfI Chief Planner, Rosemary Daly, on the challenges and opportunities within the planning system, and on how elected members can be supported to make sound and defensible decisions.

The discussion generated valuable practical insight, examples of good practice, and a clearer shared understanding of the areas where further support and improvement activity may be beneficial. NILGA is now working with DfI and Solace NI to reflect these issues in draft proposals for a future programme of work, and we will engage further with councils in due course as that develops.

A key strand of the wider planning improvement learning and engagement programme has been to strengthen direct political engagement between the Minister and Council Planning Committees, ensuring that local government experience and elected member perspectives can help inform the ongoing improvement agenda.

As such, we are pleased to invite you, or a nominated representative from your Planning Committee, to attend a meeting with Minister Liz Kimmins MLA on 18 June 2026 at James House, Cromac Avenue, Belfast BT7 2JB at 10am.

A draft agenda is included below for your consideration and, if helpful, for discussion with your Planning Committee and/or officers. To support effective engagement, NILGA will also arrange a short local government pre-meeting online to assist participants in identifying key themes, shared issues and constructive points for discussion in advance of the Ministerial meeting.

DRAFT AGENDA

- 10:00 Arrival & Refreshments / Informal networking opportunity
- 10:30 Welcome & Opening Remarks
- 10:40 Ministerial Scene-Setting: Planning in Context
- 11:00 Planning Improvement Programme: Findings & Priorities
- 11:15 Elected Member Perspectives – regional and strategic issues
- 12:15 Feedback & Agreed Actions
- 12:25 Next Steps & Closing Remarks

Please confirm your attendance or the attendance of your nominated Planning Committee representative to [REDACTED] no later than 10 June 2026.

Yours sincerely



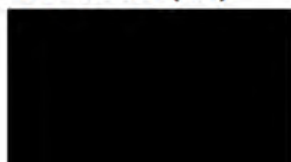
Cllr Billy Webb, MBE JP
President (All)



Cllr Matt Garrett
Vice-President (Sinn Fein)



Cllr Alison Bennington
Vice-President (DUP)



Ald Hazel Legge
Vice-President (UUP)



Cllr Carl Whyte
Vice-President (SDLP)