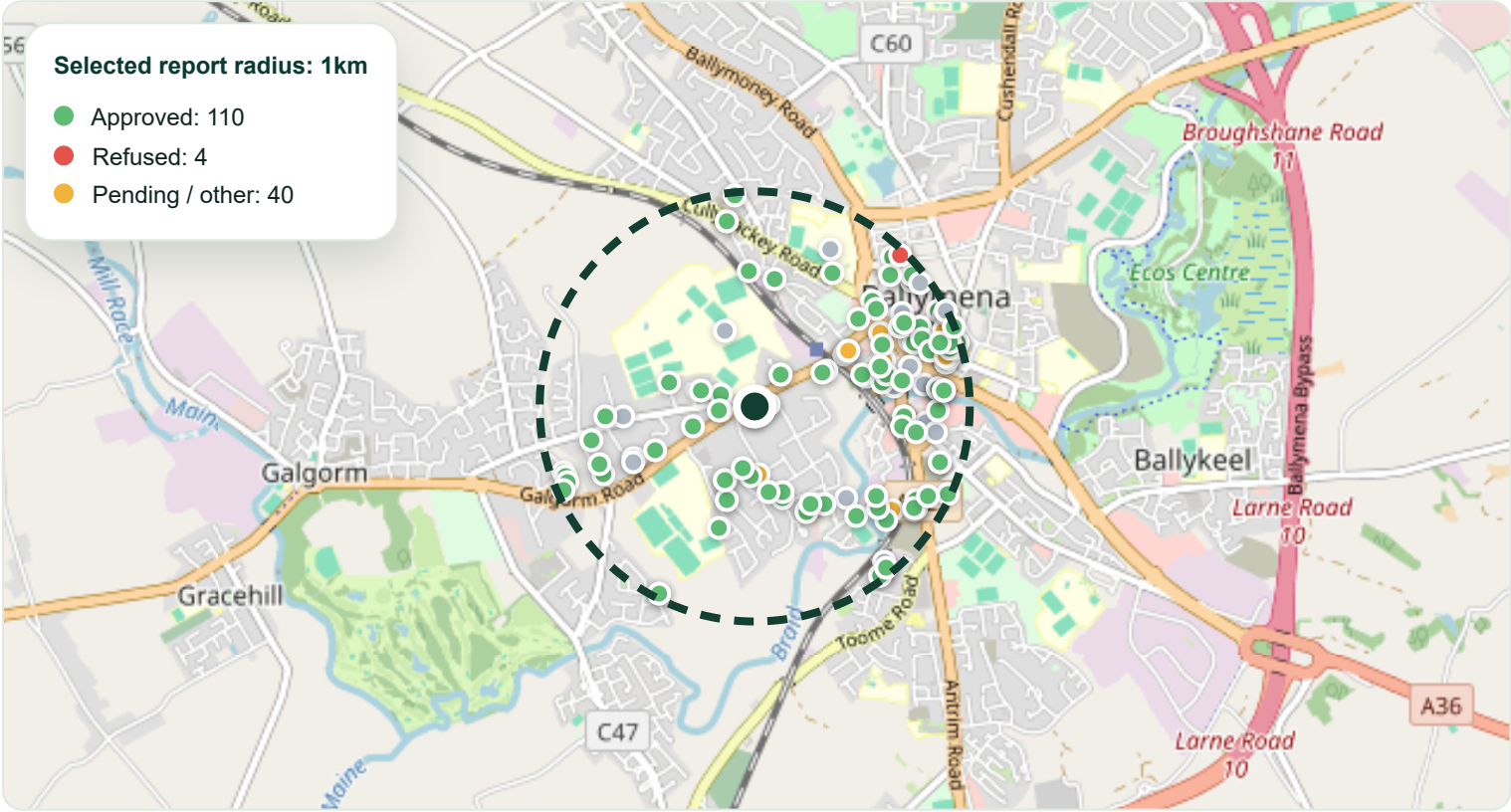


SITE CONTEXT SNAPSHOT

LA02/2025/0237/F

ANALYSIS TYPE LA02/2025/0237/F	PROPOSAL WIDENING OF ENTRANCE AND PROVISION OF ADDITIONAL AREA FOR IN CURTILAGE CAR PARKING	APPLICATION TYPE Full
COUNCIL AREA Mid and East Antrim	SELECTED LOCATION 54.86166, -6.28919	HISTORY PERIOD Last 5 years
NEARBY APPLICATIONS 154 within 1km	APPROVAL RATE 96% 110 approved	PRIMARY REFUSAL ISSUE Road Safety / Access 2 refusals 50% of nearby refusals
	AVG DECISION TIME 12 weeks	RECENT ACTIVITY 15 last 6 months
		PLANNING ACTIVITY Very High 154 nearby applications



Planning Assessment

The surrounding area shows a generally favourable planning context, with 96% of decided nearby applications approved. Dwelling-related development form the largest share of local activity. The main refusal theme identified nearby relates to road safety / access.

Planning Activity Analysis

Main Development Type

Residential

65 nearby applications

Peak Activity Year

2025

43 nearby applications

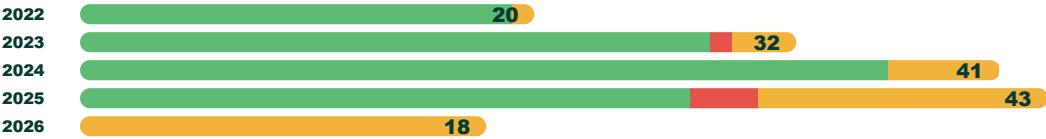
Approved Comparables

3 of 4

main categories found nearby

Planning Activity Trend (2022–2026)

154 applications analysed across 5 years

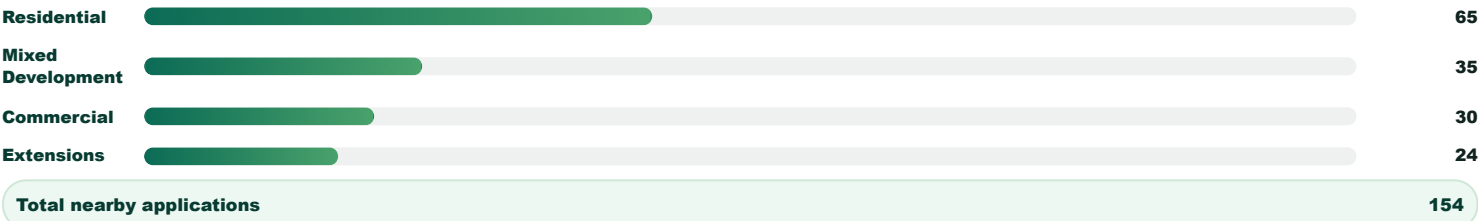


Each row shows yearly total and status split. **APP** = Approved · **REF** = Refused · **PEN** = Pending / Other

APP 19 · REF 0 · PEN 1
APP 28 · REF 1 · PEN 3
APP 36 · REF 0 · PEN 5
APP 27 · REF 3 · PEN 13
APP 0 · REF 0 · PEN 18

Application Types Nearby

Number of nearby applications by type



Closest Approved Comparables

Closest approved examples inside selected radius

Residential	32m
LA02/2024/0399/O — Demolition and redevelopment of no. 108b Galgorm Road and its rep...	
Extensions	303m
LA02/2024/0602/F — Proposed single storey rear extension with internal & external al...	
Commercial	659m
LA02/2024/0180/A — Sign to side of Building, 1 Shop sign, 1 Other - Signage above en...	
Agricultural	None found

Local Development Character

The area is characterised primarily by dwelling-related planning activity, with 65 nearby applications identified during the assessment period. Planning activity peaked in 2025 with 43 applications. Mixed Development and Commercial also appear in the nearby mix, giving a broader indication of how land and buildings in the area are being adapted. 3 approved comparable categories were identified nearby, helping show what forms of development have been accepted locally.

!

Refusals, Conditions & Recent Activity

📍

Planning Risk Overview

The selected area shows a very active planning environment, with 154 applications identified within 1km. The local approval rate is 96% across decided nearby applications, and residential applications form the largest share of local development activity. The main refusal theme identified nearby relates to road safety / access.

●

Favourable
Planning Context

Strong local approval history

Refusal Themes Nearby

Grouped from available refusal wording. This identifies recurring local issues, not a predicted decision outcome.

Road Safety / Access

2 of 4 refusals (50%)

This theme appeared in nearby refusal records and should be checked where relevant to a proposal.

Relevant Refusal Examples

Closest refused applications, shortened for report readability.

LA02/2025/0024/F

484m

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies GP1 and HOU2 of the Mid and East Ant...

LA02/2025/0580/F

536m

5 The proposed Change of Use is contrary to Policies HOU1, HOU2, TR6 and GP1 of the Local Development Plan, Plan Strategy 2030, in that, the...

LA02/2025/0841/F

496m

1 The proposed Change of Use is contrary to Policies HOU1, HOU2 and GP1 of the Local Development Plan, Plan Strategy 2030, in that, the prop...

Common Approval Condition Topics

Recurring condition topics found in nearby approved applications.

Visibility plays / access

Low occurrence

Landscaping / screening

Low occurrence

Drainage

Low occurrence

Archaeology

Low occurrence

Construction hours

Low occurrence

What This Means

How to read the refusal and condition evidence.

1

Refusals show the issues that have caused concern locally.

2

Conditions show matters commonly controlled when applications are approved.

3

Nearby approvals help identify comparable development patterns.

Recent Decisions

11 Aug 2026 · LA02/2026/0192/F
CONSULTATION(S) ISSUED — Proposed additional accommodation to Oranmore Guest Ho...
604m from selected point

30 Jul 2026 · LA02/2025/0499/F
CONSULTATION(S) ISSUED — Partial demolition of 97 Mill Street, adaptation and c...
815m from selected point

09 Jul 2026 · LA02/2025/0398/F
CONSULTATION(S) ISSUED — Proposed development of 9 no. apartments including ass...
975m from selected point

Recent Submissions

LA02/2026/0592/F
● Variation of condition 03 of G/1996/0249 - Section 54 Appl...
796m from selected point

LA02/2026/0579/F
● Mechanical and electrical remedial works to the existing c...
832m from selected point

LA02/2026/0573/RM
● Proposed New Two Storey Dwelling & Garage
976m from selected point

Nearest Records

LA02/2025/0237/F
WIDENING OF ENTRANCE AND PROVISION OF ADDITIONAL AREA FOR...
0m from selected point

LA02/2026/0563/F
Refurbishment of existing garage/outbuildings including fi...
31m from selected point

LA02/2024/0399/O
Demolition and redevelopment of no. 108b Galgorm Road and...
32m from selected point

Overall Planning Context

Planning activity within the study area shows a consistent pattern of approved development. The predominance of residential provides useful evidence of what has recently been accepted nearby. Refusal evidence should be reviewed carefully where proposals raise road safety / access considerations.

Opportunities, Constraints & Next Checks

Opportunities

• Strong approval rate locally.
• 110 approved nearby applications identified.

Potential Constraints

• Road Safety / Access appears in nearby refusal records.
• Site-specific policy and constraint checks still required.

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