

SITE ANALYSIS / PLANNING

SITE PHOTOS - EXISTING BUILDING



Planning Application Process & Pre-Application Community Consultation

What is the purpose of this Consultation Event?

As part of the planning application process for 'major developments' we are required to undertake formal pre-application community consultation with the public before the submission of the planning application to Antrim & Newtownabbey Borough Council (the Council). The purpose of the consultation is to provide members of the public with the opportunity to review the draft project proposals. Members of the public can provide feedback on the draft project proposals, and the project team will consider the feedback provided. The consultation period will run from Thursday 2nd July 2026 until Friday 31st July 2026.

Feedback on the draft proposals can be provided as follows:

- At the Public Consultation Event, held at Carr's Corner on Thursday 2nd July between 3pm and 6.30pm.
- Via the dedicated project at https://junoplanning.com/public_consultations/thethompsonsons, between the dates of Thursday 2nd July 2026 until Friday 31st July 2026.
- Via the project email address at thethompsonsons@gmail.com or contacting us via the post at JUNO Planning & Environmental Ltd, 409 Lisburn Rd, Belfast BT9 7EW between the dates of Thursday 2nd July 2026 until Friday 31st July 2026.

Details of the public consultation, including the public feedback will be compiled as part of 'Pre-Application Community Consultation Report' (PACC Report). The PACC Report will be submitted as part of the formal planning application.

What stage is the project at?

The project is currently at the pre-planning application stage. We are consulting with the Council and their statutory consultees on a range of planning and environmental matters. The project team has prepared a draft design, and this is currently being discussed with the Council. We anticipate that the planning application will be submitted to the Council in September 2026.

What will happen when the planning application is submitted to the Council?

Upon receipt of the planning application, the Council will start the formal planning application determination process. The Council will consult with their statutory consultees, notify neighbours and advertise the planning application and assess the development proposal against the provisions of the Antrim & Newtownabbey Borough Council Local Development Plan- Plan Strategy. The final decision on the planning application will be made by the Council planning committee. We anticipate that this process may take up to 6 months. Members of the public can make submissions directly to the Council in respect of the planning application. Submissions by the public will also be considered by the Council as part of the decision-making process.

What planning policy will be considered as part of the decision-making process?

Section 45 of The Planning Act (Northern Ireland) 2011, 'Determination of Planning Applications' states:

"45. -(1) Subject to this Part and section 91(2), where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations..."

In this context, regard must be had to the Antrim & Newtownabbey Local Development Plan- Plan Strategy 2030.

The subject site is within the Ballyrobert development limit and is identified as "whiteland." The playing field is identified as an "Area of existing Open Space."

Table X.X below outlines the relevant LDP-PS planning policy considered material to the proposed development as part of the planning application determination process.

Local Development Plan- Plan Strategy

Planning & Environmental Topic Area	Local Development Plan- Plan Strategy Planning Policy
Transportation and Infrastructure	Policy DM10 – Access and Parking Policy DM12 – Active Travel (Walking and Cycling)
Placemaking and Good Design	Policy DM 25 – Urban Design
Natural Heritage	Policy DM 38 – Protected Species Policy DM 39 – Habitats, Species, and Features of Natural Heritage Importance Policy DM 40 – Landscape Protection Policy DM 42 – Trees and Development
Environmental Resilience and Protection	Policy DM 47 – Surface Water Drainage and Sustainable Drainage Systems (SuDS) Policy DM 50 – Pollution Policy DM 52 – Contaminated Land

TABLE X.X



EXISTING ELEVATION - EAST (1)



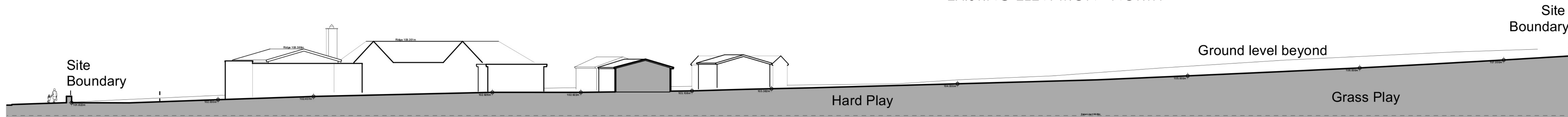
EXISTING ELEVATION - EAST (2)



EXISTING ELEVATION - WEST/BALLYROBERT ROAD



EXISTING ELEVATION - NORTH



Footpath Garden Hard Play Existing Building Existing Mobile Classrooms

EXISTING SITE SECTION

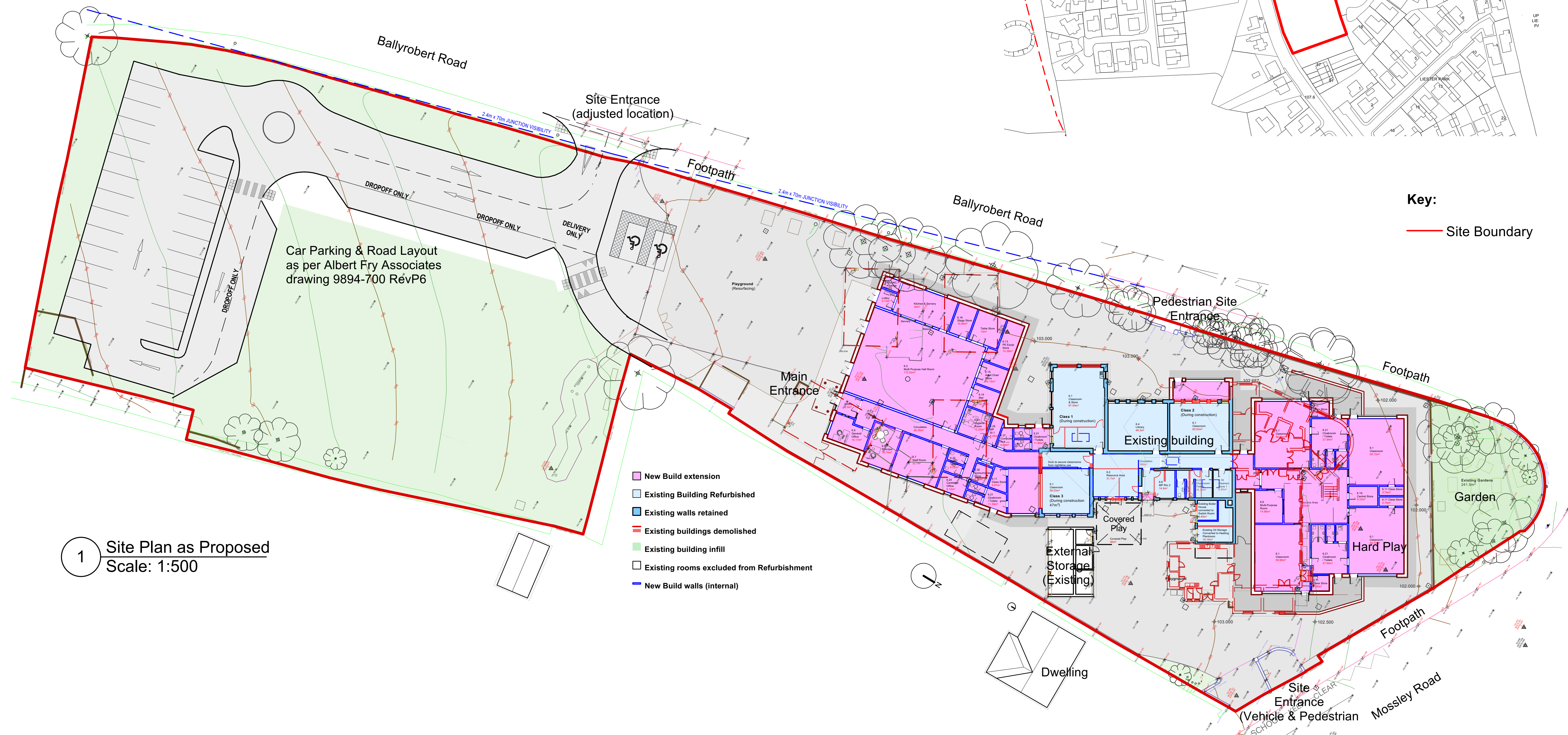
PROPOSED WORKS

DEVELOPMENT DESCRIPTION OF PROPOSED WORKS

Refurbishment and extension of existing school with new staff car park and dedicated school drop-off within the school, accessed from the Ballyrobert Road. The development will comprise the partial demolition of the existing school with the removal of 4 no. mobile classrooms. The extension will be single storey and include 4 no. new classrooms, a new multi-purpose Hall, upgraded heating systems and all ancillary development.

GIA Gross Internal Area of Newbuild extension = 974sq m. GIA of existing building to be retained = 350sq m, of which 315sq m will be refurbished.

PROPOSED SITE PLAN



PROPOSED SITE LOCATION



R P P ARCHITECTS

Key:

- New Build extension
- Existing Building Retained
- Existing building demolished
- Existing walls retained
- Existing building wall infill
- New Build walls

Plan as Proposed (Existing, Newbuild & Demolition)

Scale 1:200

DESIGN CONCEPT & DEVELOPMENT

PROPOSED ELEVATIONS



PROPOSED ELEVATION - NORTH FACING



PROPOSED ELEVATION - SOUTH FACING



PROPOSED ELEVATION - EAST FACING



PROPOSED ELEVATION - WEST/BALLYROBERT ROAD

CGI - 3D VIEWS

ARTIST IMPRESSION - 3D VIEWS



ARTIST IMPRESSION - AERIAL VIEW

