

**STORAGE AND DISTRIBUTION WAREHOUSE WITH
ANCILLARY OFFICES SPACES, BALLYEARL**
DRAWING PACKAGE



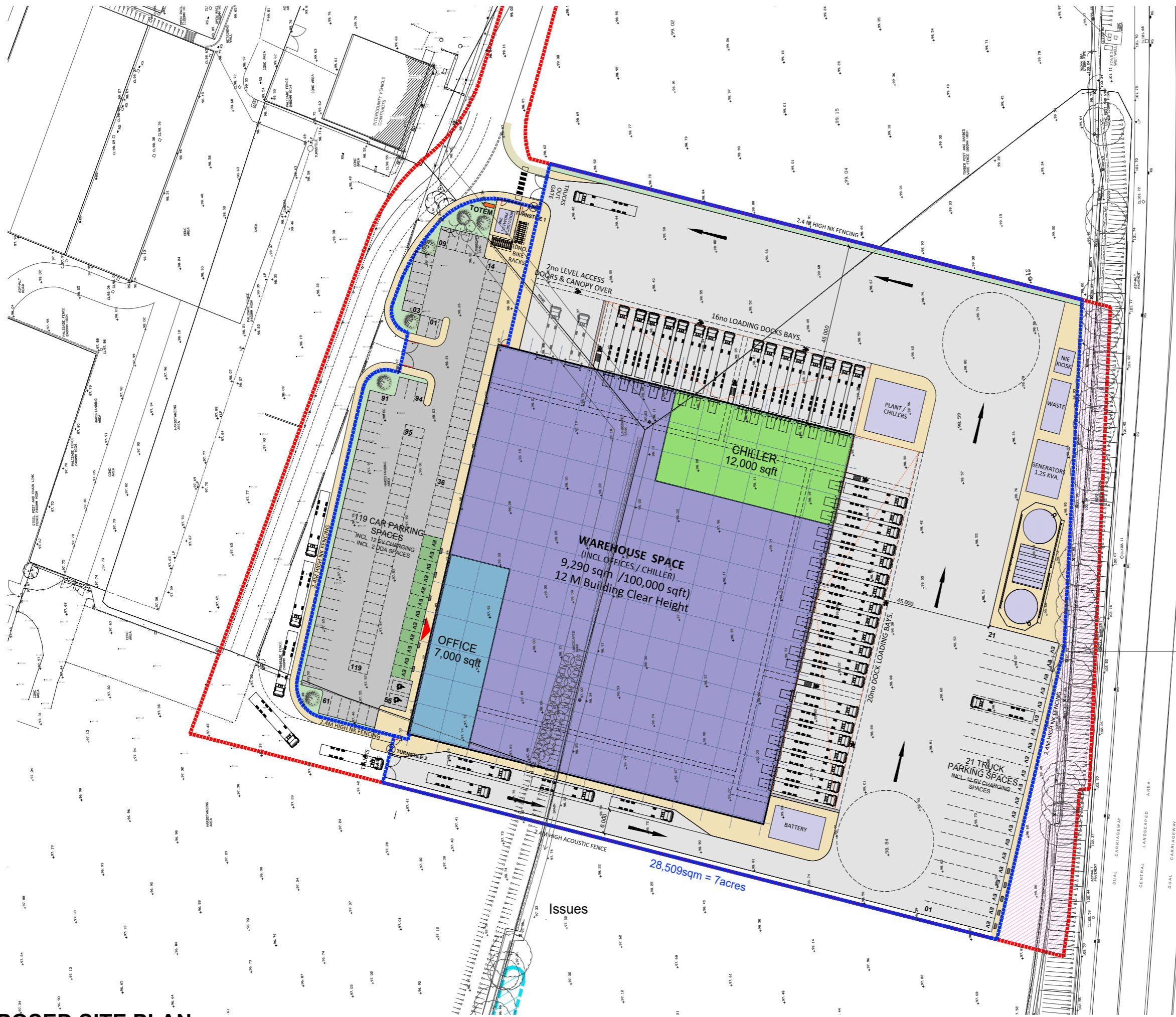
LOCATION MAP



- LA03/2025/0776/PAN - PROPOSED LATHAM WAREHOUSE
- LA03/2023/0491/F - APPROVED WAREHOUSE
- U/2014/0072/RM - APPROVED WAREHOUSE
- LA03/2025/0950/PAN - PROPOSED TURKINGTON WAREHOUSE
- 10m LANDSCAPE BUFFER

AERIAL VIEW

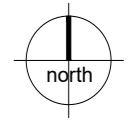
PROPOSED SITE PLAN



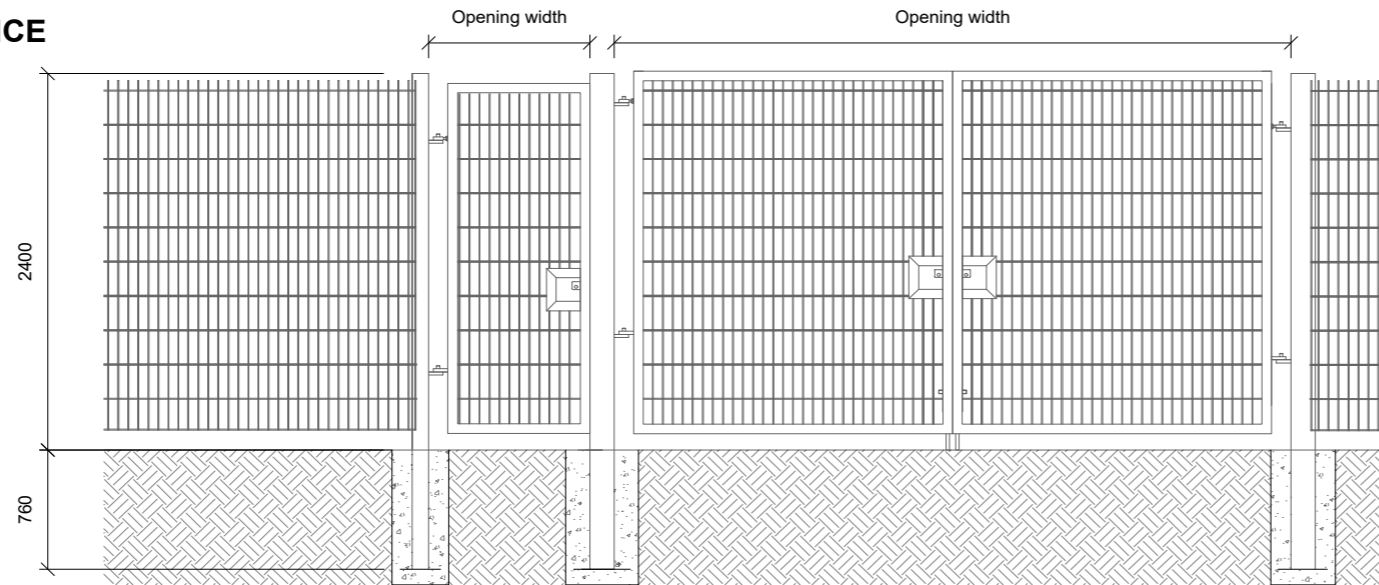
BALLYNURE ROAD

102.1

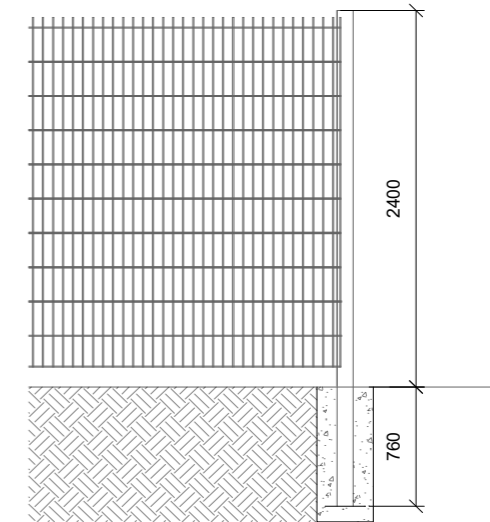
102.4



NK PALADIN FENCE



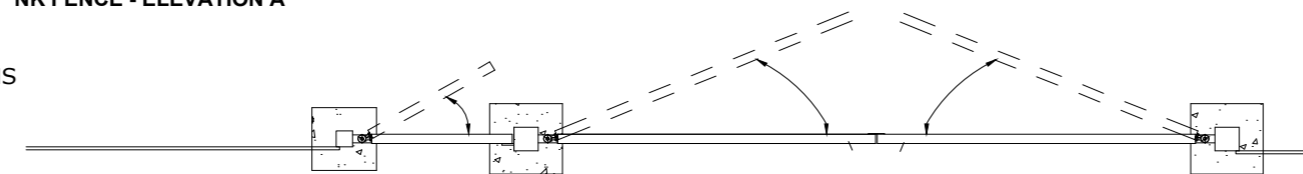
NK FENCE - ELEVATION A



NK FENCE - ELEVATION B

Materials

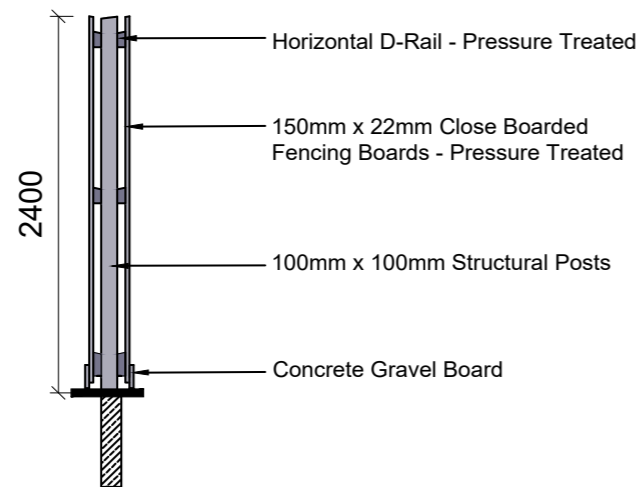
- Posts 150x150x5 SHS
- Frame 60x60x3 SHS
- Sub Frame 50x50x5 RSA
- Infill Paladin panels



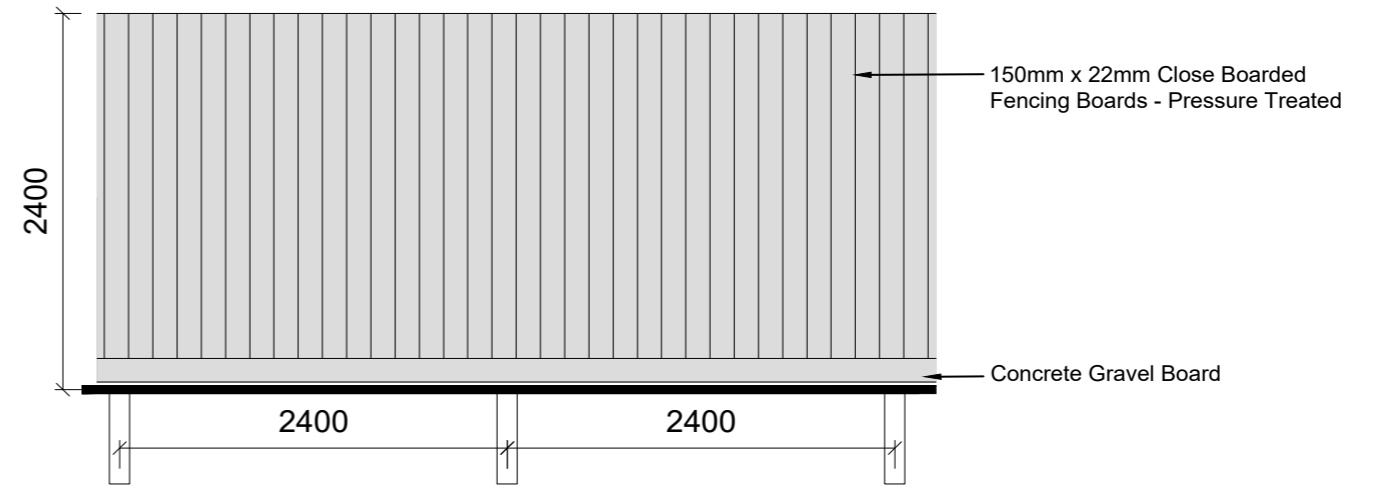
NK FENCE - PLAN VIEW

SINGLE LEAF GATES AND SINGLE LEAF-PALADIN

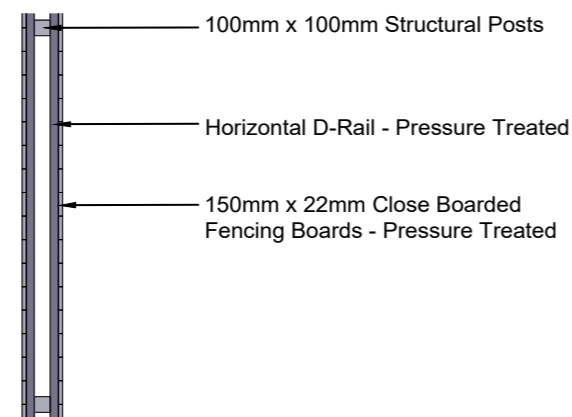
ACOUSTIC FENCE



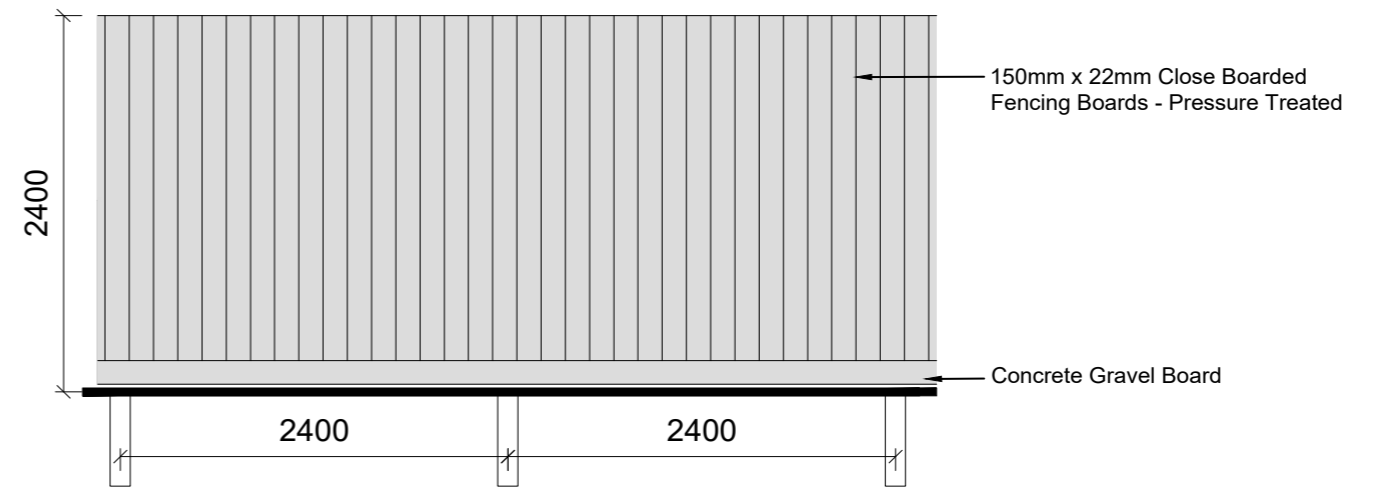
ACOUSTIC FENCE - SECTION



ACOUSTIC FENCE - REAR ELEVATION



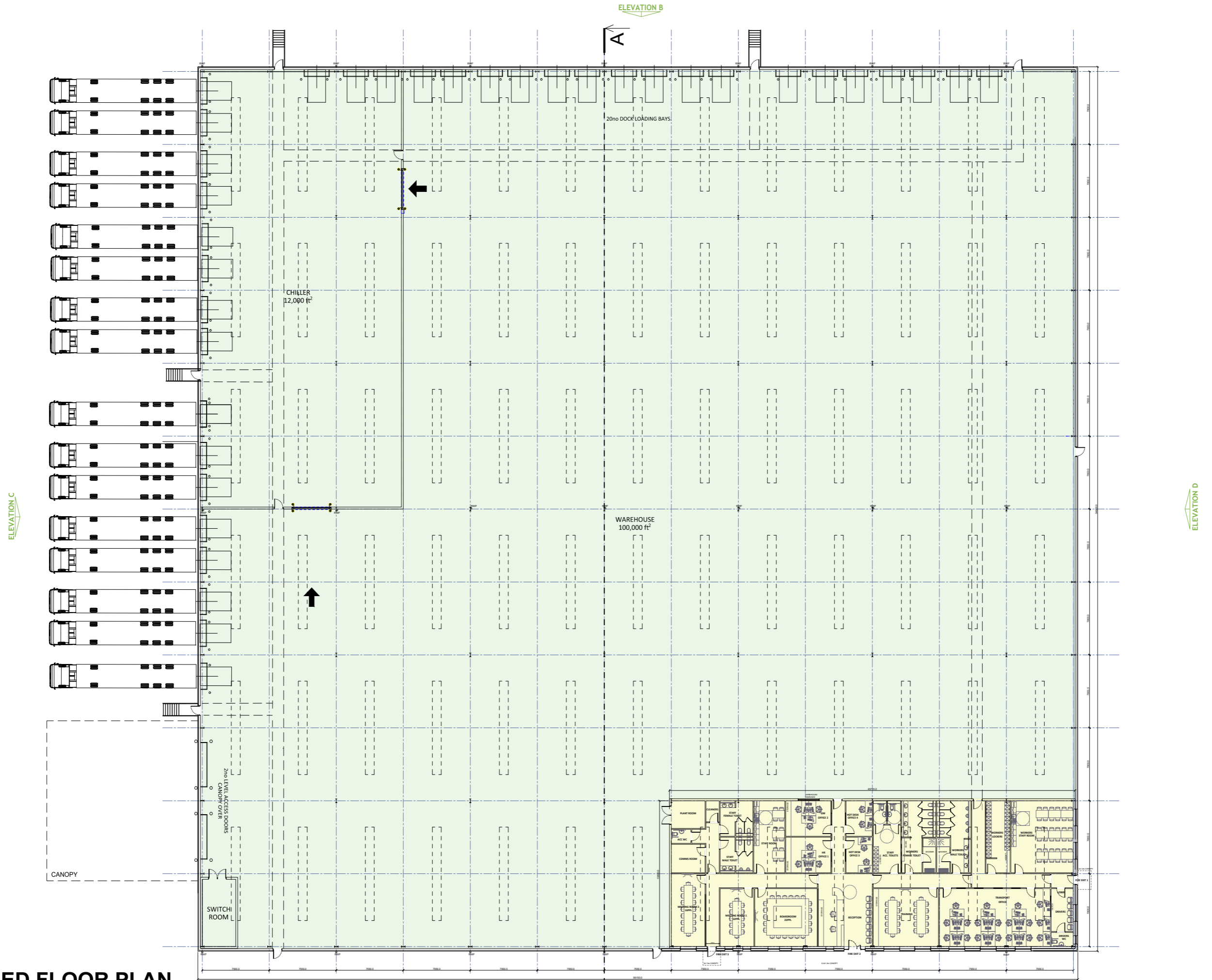
ACOUSTIC FENCE - PLAN VIEW

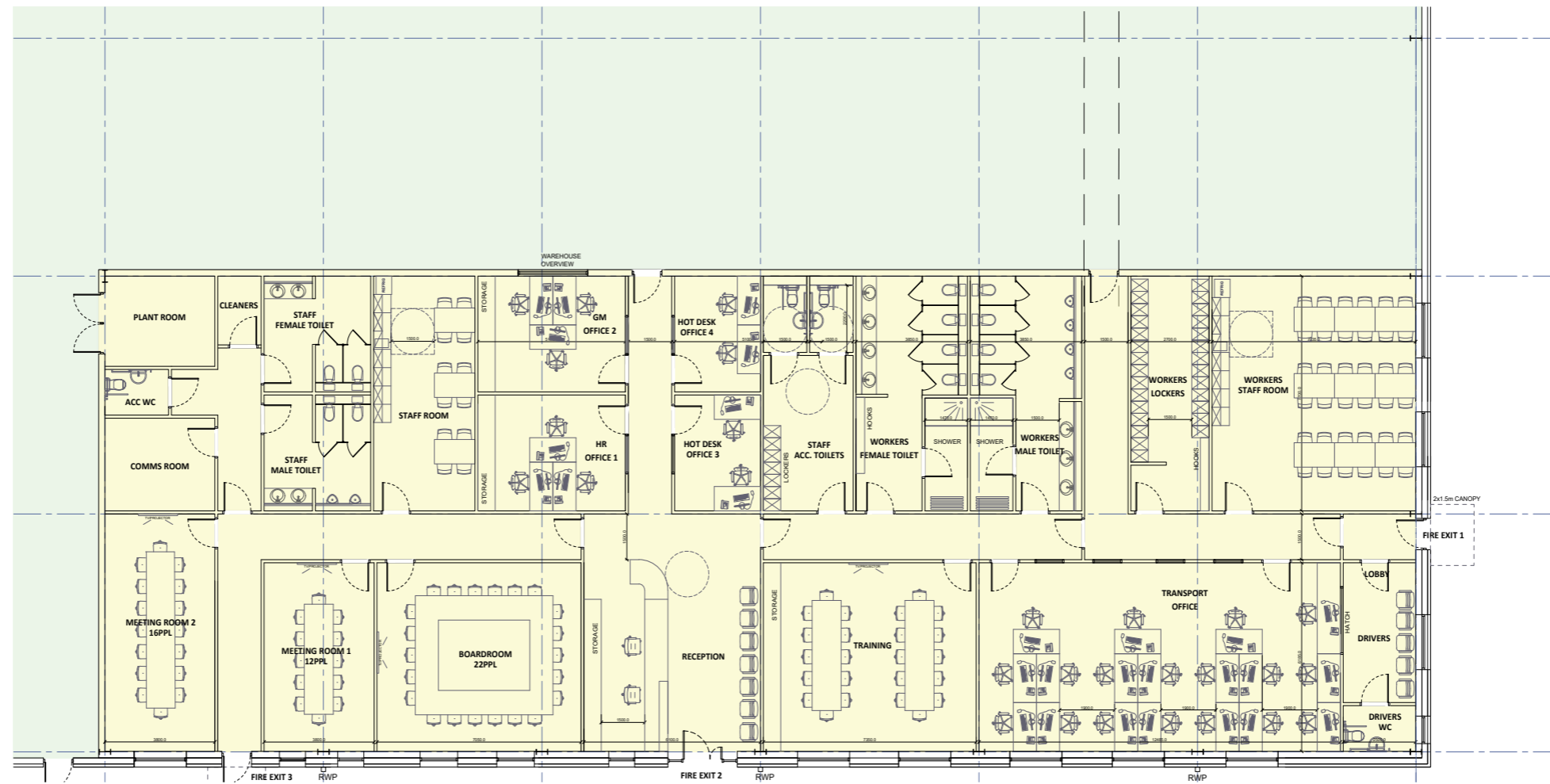




PROPOSED ROOF PLAN

PROPOSED FLOOR PLAN

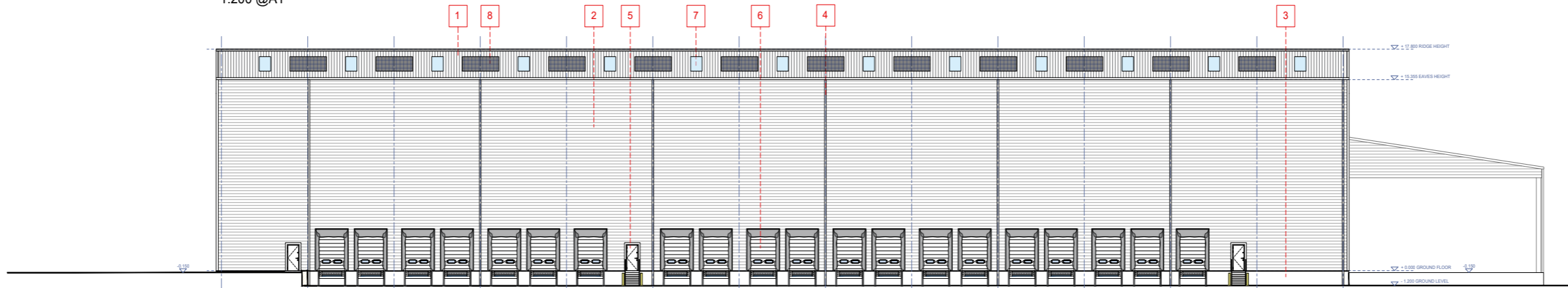




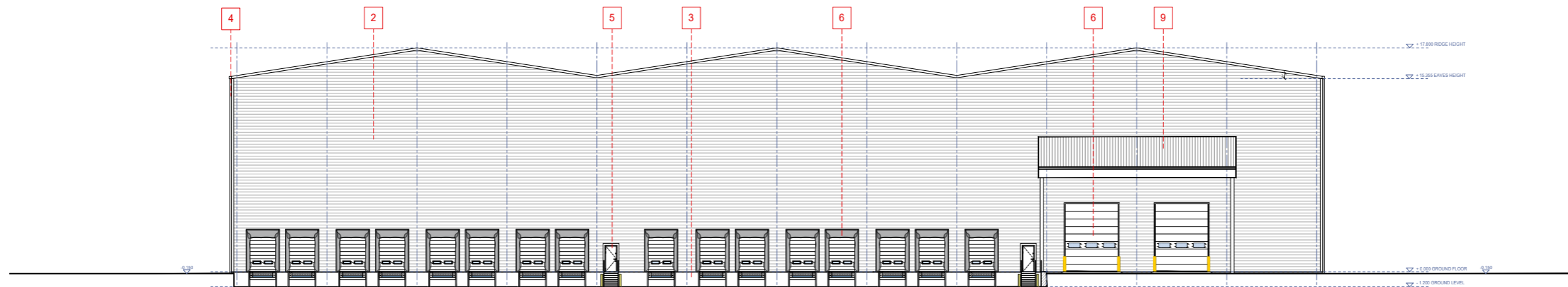
OFFICE BLOCK PROPOSED FLOOR PLAN



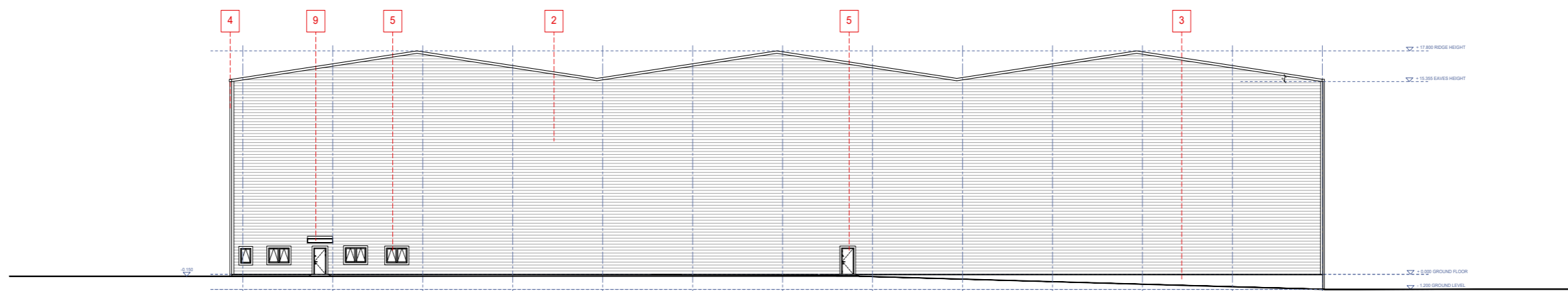
PROPOSED ELEVATION A
1:200 @A1



PROPOSED ELEVATION B
1:200 @A1

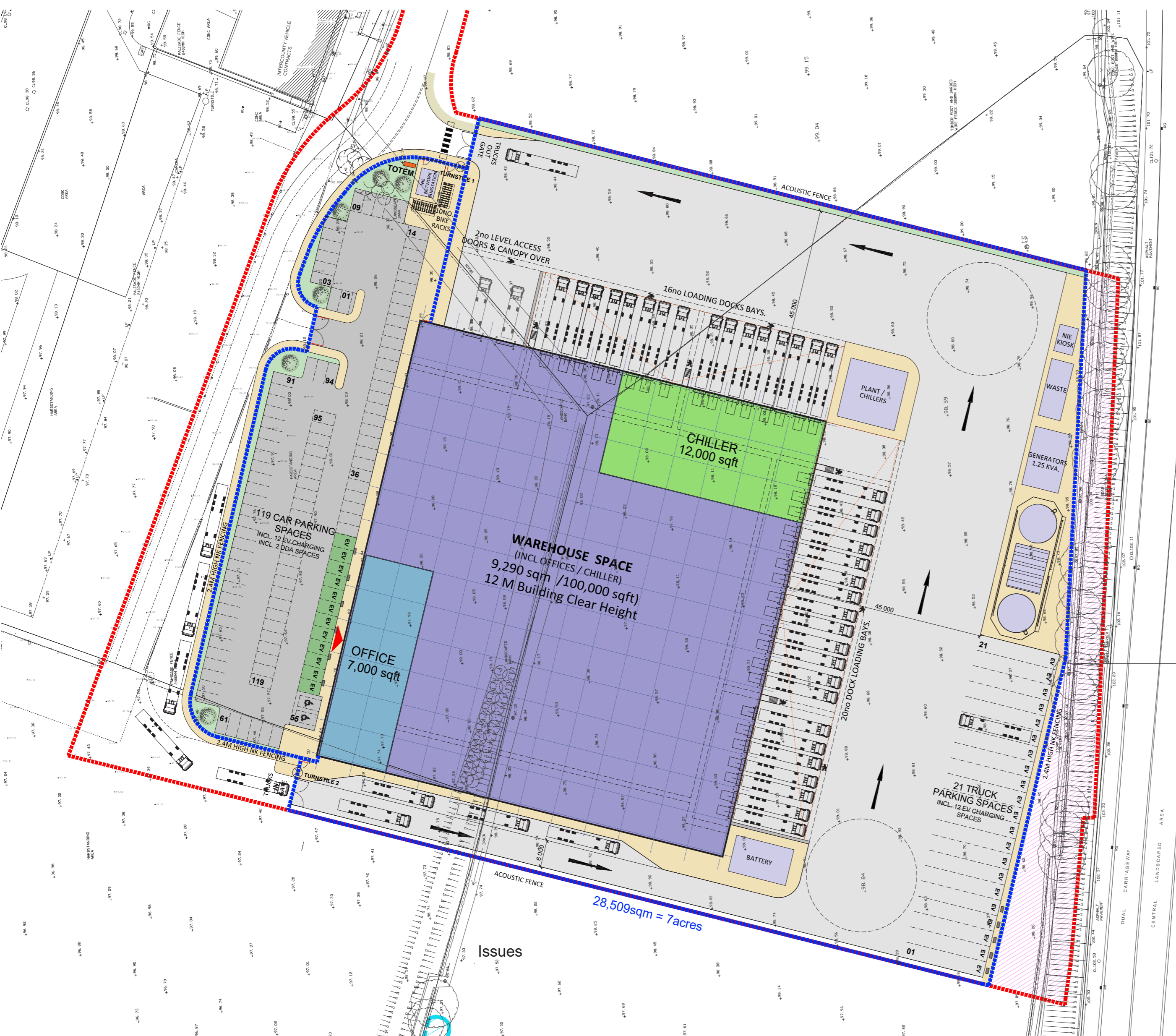


PROPOSED ELEVATION C
1:200 @A1



PROPOSED ELEVATION D
1:200 @A1

PROPOSED ELEVATIONS
1:200 @ A1



LYNNURE ROAD

INTRODUCTION

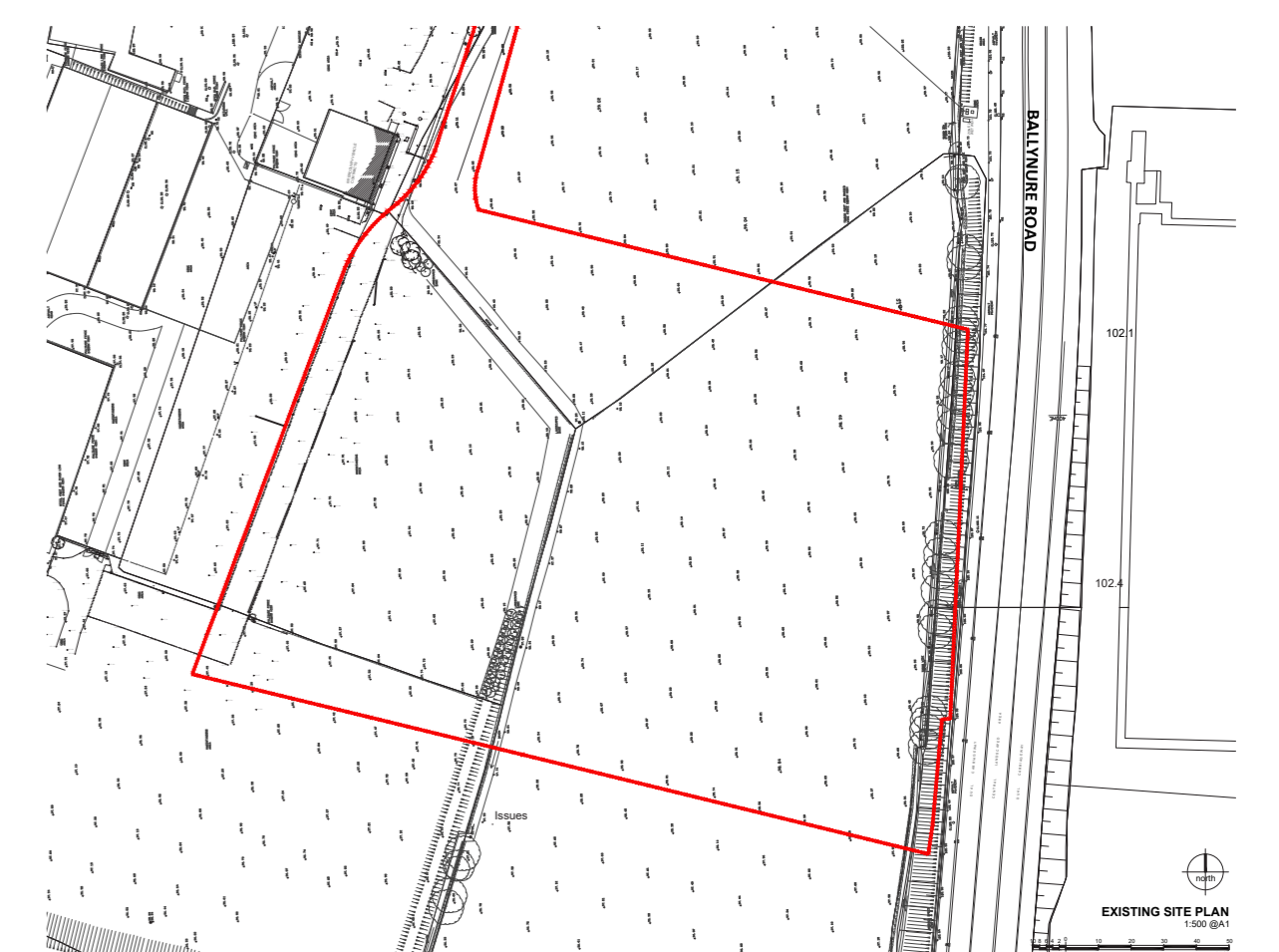
Welcome to the Pre-Application Community Consultation (PACC), in respect of lands at to the south-east of Ballyearl Business Park, Houstons Corner, Doagh Road, Newtownabbey.

This latest phase of Ballyearl Business Park will comprise a 100,000 sq.ft. storage and distribution warehouse delivered by JH Turkington & Sons Limited.

The purpose of this consultation event is to share our indicative proposals as part of the formal pre-application consultation process, prior to submission of a full planning application to Antrim & Newtownabbey Borough Council.

Please take some time to browse the information on display. You can also speak to a member of the team who will answer any questions you might have. Comment cards are also available.

Located within Ballyearl Business Park in Newtownabbey, the site is conveniently located adjacent to the A8 Ballynure Road at Houston's Corner Roundabout. The site benefits from excellent transport linkages to the strategic road network and Ports of Belfast, Larne, and Belfast International Airport.





Date: March 2026
Project No: 25.88(06)

Address of the Proposed Development
 Ballyearl Business Park

Description of the Proposal
 Proposed 7 acres site which includes 1No 100,000sqft warehouse unit with associated offices with 119 car parking spaces including 2No Accessible spaces and 12No EV Charging spaces.

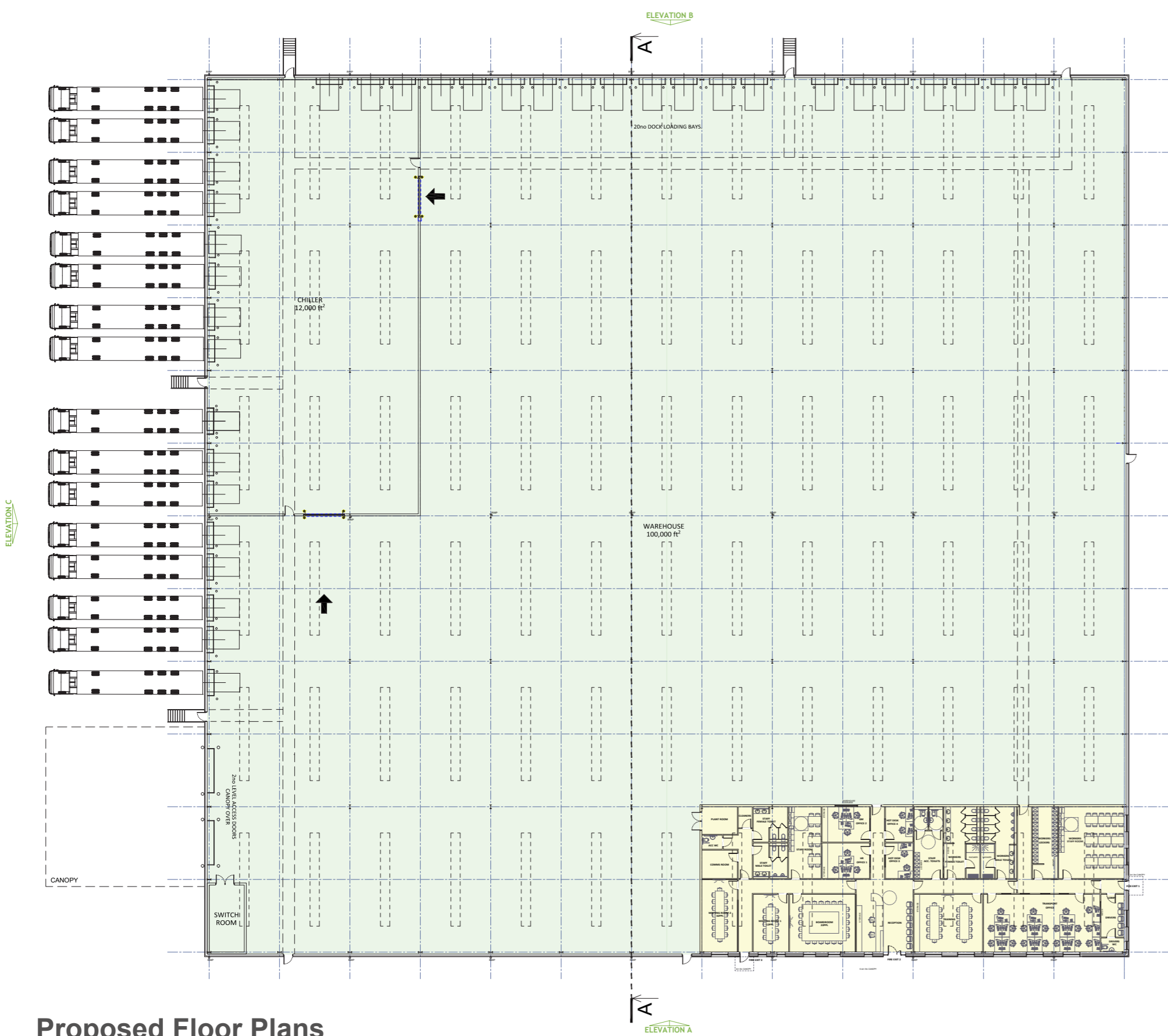
Applicant
 JH Turkington & Sons Ltd

Agent
 Whittaker and Watt Architects
 379 Antrim Road
 Newtownabbey
 BT36 5EB

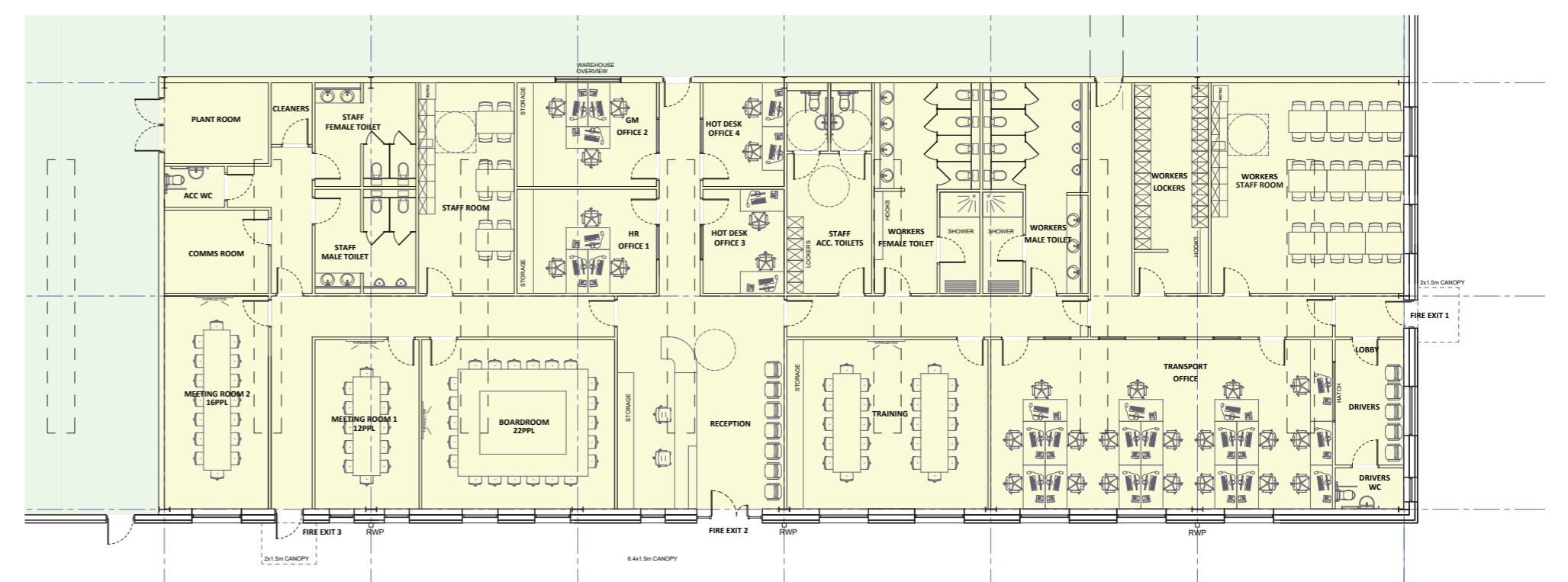
PROPOSED WAREHOUSE AREA
 GFA: 9290 sqm = 100,000 sqft

PROPOSED OFFICE AREA
 GFA: 6503 sqm = 7,000 sqft

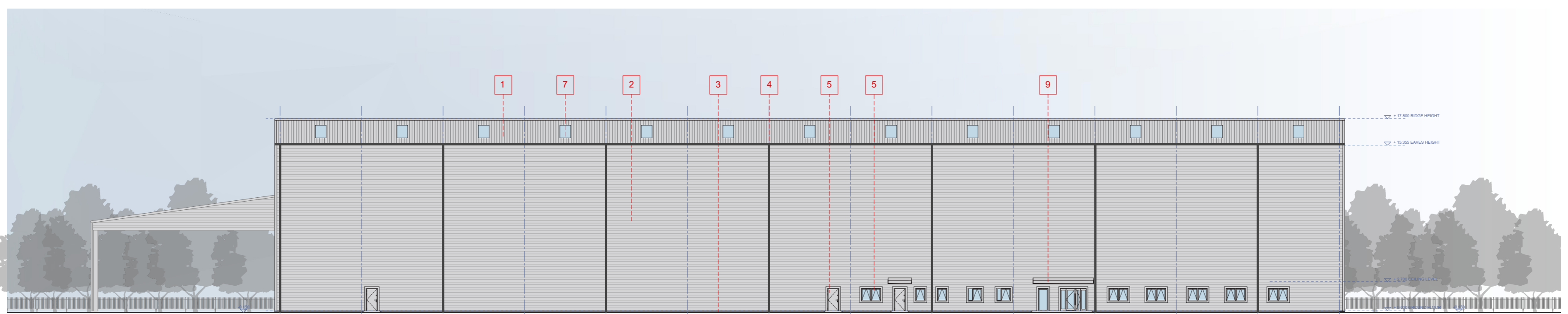
PROPOSED CHILLER
 GFA: 1,115 sqm = 12,000 sqft



Proposed Floor Plans



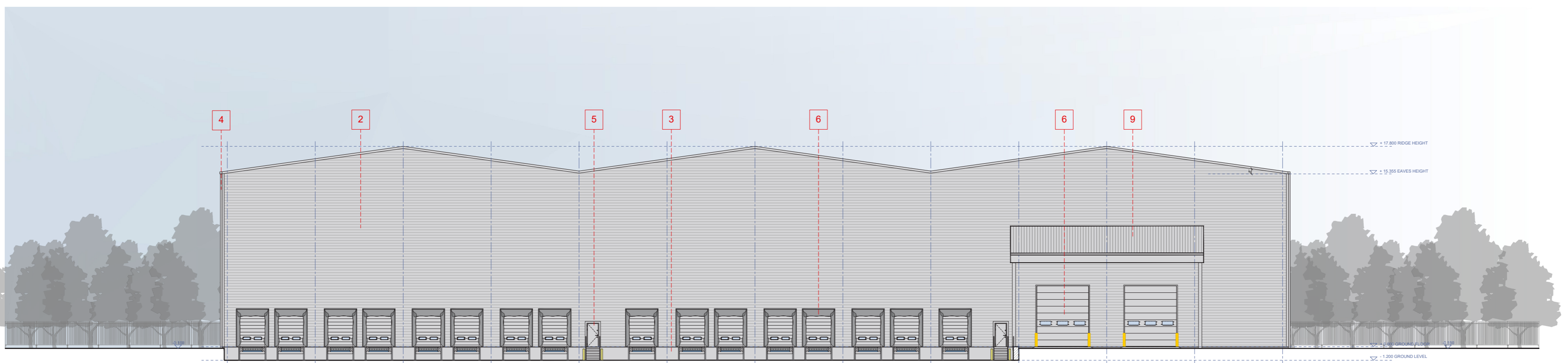
Proposed Office Layout



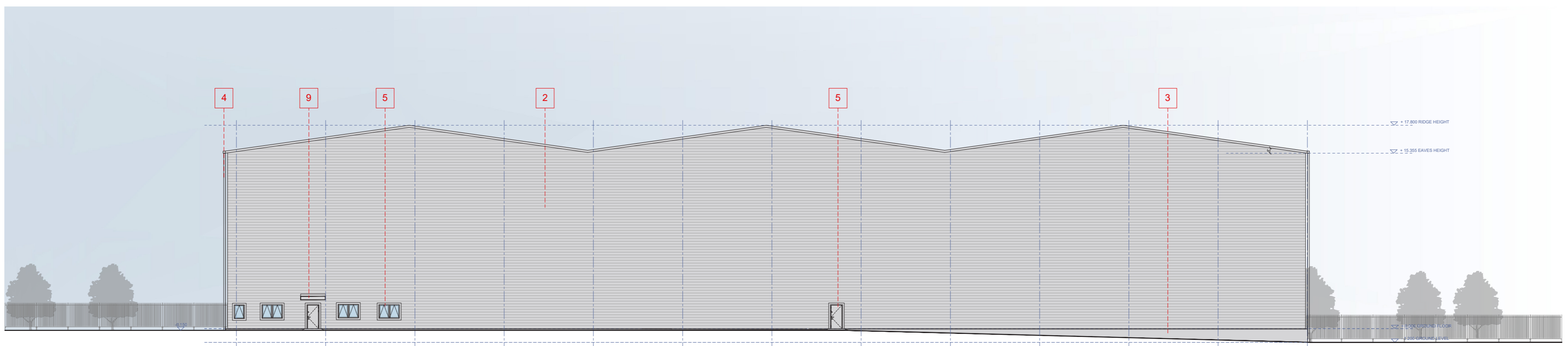
Proposed Elevation A



Proposed Elevation B



Proposed Elevation C



Proposed Elevation D

PLANNING HISTORY + PROPOSED DEVELOPMENT

The subject lands benefit from extant planning approval under planning reference no: LA03/2023/0491/F. This granted approval on 23 November 2023 for 2no. 40,000 sq.ft. distribution warehouses on part of this site. This site encompasses approximately half of this site.

The site also has previously been approved for a 100,000 sq.ft. warehouse under planning ref: U/204/0072/RM.

This proposal seeks planning permission for a 100,000 sq.ft. distribution warehouse.

COMMUNITY + ECONOMIC BENEFITS

The proposals will deliver a range of community and economic benefits including:

- A total investment of £18 million in the local economy.
- Construction expenditure of £15m with around 100 construction jobs.
- Seeks to secure DHL, a world-leading logistics company, within the Borough providing over 280 Full-Time Equivalent (FTE) roles.
- Proposal will complement the company's development plans in the nearby Houston Business Park on the opposite side of the A8 and consolidate its presence in the Borough.

HAVE YOUR SAY

If you wish to make comments on the proposals, you can do so as follows:

Complete a comment card:

Comment Cards are available to be filled in and returned as directed at our consultation event. Alternatively, electronic comments can be completed via our website homepage: www.graplanning.com/consultations/ballyearl-business-park-newtownabbey The website will be available to access until 5pm on Friday 20 March 2026.

Write to us:

Contact us in writing by sending a letter to:
GRA Planning + Development Ltd
 50a High Street, Holywood BT18 9AE.

Email us:

Email us at info@graplanning.com.

View the proposal online:

You can view an electronic copy of the proposals pack on our website homepage at www.graplanning.com/consultations/ballyearl-business-park-newtownabbey. If you have any trouble viewing the proposals online, we can provide an electronic copy by email, upon request.

Receive a call back:

Leave your contact details by email at info@graplanning.com to receive a call back to discuss.

Closing date for feedback – **Friday 20 March 2026, 5pm.**