

Planning Committee Development Management Report

Committee Date: 13th October 2026

Application ID: LA04/2025/0088/F

Proposal: Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising a three storey building of 36 no. Category 1 (over 55's) social housing apartments and 7 no. single storey Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works.

Location: Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast

Referral Route: Application for Major development

Recommendation: Approval subject to conditions and section 76.

Applicant Name and Address:
BW Homes and Construction
25F Longfield Road
Eglinton
BT47 3PY

Agent Name and Address:
TSA Planning
20 May Street
Belfast
BT1 4NL

Date Valid: 17th February 2025

Target Date: 15th October 2025

Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)

Executive Summary:

The key issues for consideration of the application are set out below.

- Principle of Industrial Units and Housing in this Location
- Housing Density
- Affordable Housing and Housing Mix
- Design and Placemaking
- Residential Quality and Impact on Amenity
- Ancillary Open Space
- Adaptable and Accessible Accommodation
- Climate Change
- Access and Transport
- Flood risk and Drainage
- Environmental protection
- Waste-water infrastructure
- Natural heritage
- Waste Management
- Public Consultation
- Section 76 Agreement
- Other Matters

The application relates to a rectangular section of land west of Monagh By Pass approved as part of the wider mixed use site under the reference LA04/2020/0804/F. This specific part of the site was approved as employment use with 13 units approved and associated parking.

The applicant has demonstrated through marketing that there is limited demand for the proposed industrial uses and demonstrated that the reduction in units will not impact the long term delivery of economic land.

The proposed 36 apartments are considered acceptable in principle. The height, scale, massing and design are considered in keeping with the approved apartments under the application LA04/2020/0804/F.

The 36 apartments are to be social rented and is supported by NIHE.

There are no objections from consultees and no third party representations.

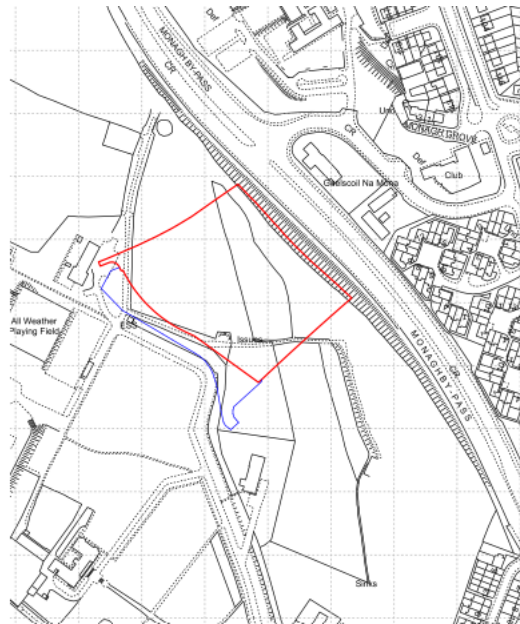
Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise from the final consultation responses, provided that they are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Block Plan:



1.0	Characteristics of the Site and Area
1.1	The application relates to a rectangular section of land west of Monagh By Pass approved as part of the wider mixed use site under the reference LA04/2020/0804/F. This specific part of the site was approved as employment use with 18 units approved and associated parking.
1.2	The planning permission LA04/2020/0804/F has been commenced and a number of dwellings have been constructed and are occupied directly north and south of the site.
	Description of Proposed Development
1.3	The application seeks to replace the approved units within the north of the site with two three storey apartment buildings with a total of 36 units. The proposal retains the employment use to the south of the site with a reduction from the approved 13 units to 7.
2.0	PLANNING HISTORY
2.1	- LA04/2020/0804/F- Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast- Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works (amended scheme). Permission Granted 15th March 2021. - LA04/2022/1735/PAN- Lands adjacent and south west of Monagh By Pass c300 meters north west of 1 Aitnamona Crescent (part of wider Glenmona mixed use development, Belfast. Proposed residential development of c50 dwellings (mix of semi-detached dwellings and apartments) including access, car parking, amenity space and all associated site works. Proposal of Application Notice Acceptable 10th October 2022

	- LA04/2023/2390/F. Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast. Section 54 application to vary a number of conditions (of planning approval LA04/2020/0804/F) to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road. Permission Granted 7th March 2025. - LA04/2024/1752/PAN. Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works Proposal of Application Notice Acceptable 12th November 2024 There have also been a number of discharge of condition applications in relation to the approved reference LA04/2020/0804/F.
3.0	PLANNING POLICY
3.1	Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas <i>Operational Policies:</i> Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation Policy RET1- Establishing a Centre Hierarchy Policy RET2- Out of Centre Development Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development

	Policy RD1 – New residential developments Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources <u>Supplementary Planning Guidance</u> Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Tall Buildings Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Development Viability Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Statutory Consultees</u> DfI Roads – No Objections subject to conditions DAERA – No objection subject to conditions NI Water – No objections NIHE – supports the proposal.
4.2	<u>Non-Statutory Consultees</u>

4.3	Environmental Health – No objections subject to conditions. BCC Economic Development Unit – recommends that an Employability and Skills Developer Contribution is not required. BCC Tree Officer- No objections subject to conditions Whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. <u>Representations</u> The application has been advertised in the newspaper and neighbours notified. No representations were received.
5.0	PLANNING ASSESSMENT Main Issues 5.1 The main issues relevant to consideration of the application are set out below. • Principle of Industrial Units and Housing in this Location • Housing Density • Affordable Housing and Housing Mix • Design and Placemaking • Residential Quality and Impact on Amenity • Ancillary Open Space • Adaptable and Accessible Accommodation • Climate Change • Access and Transport • Flood risk and Drainage • Environmental protection • Waste-water infrastructure • Natural heritage • Waste Management • Public Consultation • Section 76 Agreement • Other Matters Development Plan Context 5.2 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise. 5.3 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations. 5.4 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP

	will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted. <u>Operational Polices</u> 5.5 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above. <u>Proposals Maps</u> 5.6 Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. 5.7 Belfast Urban Area Plan 2001 – the site is un-zoned “white land”. 5.8 Belfast Metropolitan Area Plan 2015 (2004) – In draft BMAP (2004), the site is zoned as part of the wider site for Employment/Industry – BT007 (31.75ha), with detailed KSR, including type of acceptable uses, new school provision and Transport Assessment. Directly to the south of the site a portion is zoned for housing – WB 03/19. WB 03/19 included a number of KSR including min. 25 dwellings per hectare, min. 56 social dwellings and a Transport Assessment. 5.9 Belfast Metropolitan Area Plan 2015 (v2014) – In draft BMAP 2015 (published September 2014), the site was re-zoned as a Mixed Use Site (Zoning BT 002), 36.08 hectares for Mixed Use including Residential, Employment and Educational facilities. Key site requirements were included and assessed as part of the approved application LA04/2020/0804/F. Impacts of this proposal on the Key Site Requirements will be assessed in the main report below. <u>Principle of Industrial Units and Housing in this Location</u> 5.10 The approval LA04/2020/0804/F included 18 business units ranging from B1a Offices (Units 1a to f) to B1b/B1c/B2 Call centre/research and development/light industrial units 2-13. The B1 uses have been approved as part of the mixed use zoning within dBMAP 2015. 5.11 The proposal is to reduce the number of units from 18 to 7 which are to be flexible to be B1 or B2 uses depending on the end user. The approved floorspace for the uses will reduce from 3782.5sqm to 689sqm. The proposed units will be entirely within the southern portion of the site with the northern portion to be replaced by housing. 5.12 The proposed reduction in units will result in a loss of zoned employment land as part of the mixed use zoning under bMAP 2015. Policy EC4 states that zoned employment land will be retained in employment use and only in exceptional circumstances will the
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	loss of zoned employment land be considered acceptable. Proposals for the use of zoned employment land for other purposes should clearly demonstrate: a) <i>The proposed use is complementary to the primary employment use of the area, providing a small scale-ancillary service to meet the day-to-day needs of local employees, subject to compliance with other plan policies; or</i> b) <i>The proposal would not prejudice the long term development of the wider employment area primarily for industrial and business development. In such cases alternative uses should:</i> 1. <i>Not adversely affect the city's overall capacity to meet future demand for employment land;</i> 2. <i>Be compatible with existing retained employment uses within their vicinity; and</i> 3. <i>Demonstrate that there is no likely future demand for employment use on the site. This would require evidence that it had been actively marketed for B1(b), B1(c), B2, B3 and B4 uses for a minimum of 18 months.</i> Criteria a) would not be considered applicable. The scale of the proposed residential use within the zoned employment land would not be considered complimentary to the primary employment use nor would it be considered a small scale ancillary service. In support of Criteria b) the applicant has submitted a Property Market Review to demonstrate the site has been actively marketed since 2019 and there is no likely future demand, the existing stock and land available in the wider area will satisfy current and future need and that the site is primarily for residential use and the proposal is in keeping with the approved adjoining development. The Local Development Plan Team were consulted and following the submission of further information were satisfied that sufficient evidence has been provided to demonstrate that criterion b (1 and 3) of Policy EC4 has been satisfied and that the proposal would not prejudice the long term development of the remaining employment area previously approved. There is sufficient evidence that the site has been marketed for a minimum of 18 months with minimum interest. Criterion b (2) has also been satisfied as the existing employment site remains in the general location of that previously approved. The removal of the employment units and provision of residential units has been mitigated with a car park located between the two uses. This allows compatibility with the retained employment uses and residential use. It is therefore considered that the loss of the employment units to be replaced with residential units is acceptable in principle under policy EC4 subject to application of the residential policies. Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land. While the proposal is not on previously developed land it is on land with an extant approval to be developed and therefore is considered suitable for housing development. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below. a. The site is suitable for housing – the site is a sustainable location with construction of the previously approved residential development being carried out in the surrounding area.
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	b. The location is accessible and convenient to public transport and walking cycle infrastructure – the site is located within close proximity to a bus route. c. Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place and has been approved as part of the previous application. The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
5.19	<u>Housing density</u> Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.20	The proposal is located in outer Belfast for which the average density should be between 25 and 125 dwellings per hectare. The residential site is approximately 0.5ha which results in a density of 72dph, compliant with Policy HOU6.
5.21	<u>Affordable housing</u> Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
5.22	The proposal is for a 100% social housing scheme. The SPG seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.14 of the SPG states that larger mono-tenure schemes may be considered having regard to the following considerations:
5.23	• <i>‘The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i> • <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and</i> • <i>Whether a scheme is proposed as ‘shared housing’</i>
5.24	The NIHE supports the application, citing an acute housing need and most notably a growing need for units suitable for the elderly. The consultation response cites the mixed tenure development to the north at Glenmona and Black Ridge and that the application would help address the current imbalance of housing mix in the locality. While there is no evidence of the scheme being shared housing, significant weight is given to the NIHE response citing the significant level of social housing need and the wider tenure. The proposal is considered to comply with Policy HOU5.
5.25	<u>Housing mix</u> Policy HOU6 applies. It requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:
5.26	a. Up to date analysis of prevailing housing need in the area; b. The location and size of the site; c. Specific characteristics of the development; and d. The creation of balanced and sustainable communities.

5.27

The requirement for a mix of house types will not apply to single apartment developments such as the proposal. In such cases, the housing mix will be considered acceptable through greater variety in the size of units.

5.28

The proposed housing mix is shown in the table below.

No. of Units	No. of occupants/bedrooms	Size (sqm)	Type of unit	Tenure
4	3P/2B	85	Apartment	CAT1/ Wheelchair
2	2P/1B	52.5	Apartment	CAT1 Social
4	2P/1B	55	Apartment	CAT1 Social
10	3P/2B	64.9	Apartment	CAT1 Social
4	3P/2B	63.1	Apartment	CAT1 Social
4	3P/2B	67.2	Apartment	CAT1 Social
8	3P/2B	65	Apartment	CAT1 Social

5.29

The proposal comprises a mix of 1 and 2 bedroom apartments. There is a limited variety in size of units with 2 bedroom apartments varying between 64.9sqm and 67.2sqm while 1 bedroom apartments are between 52.5 and 55sqm. However, given the support from NIHE for the proposal and that the apartments are generously above the space standards the proposed mix is considered on balance acceptable.

The proposal on balance complies with Policy HOU6.

Adaptable and accessible accommodation

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Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet. The applicant has provided evidence to demonstrate that the proposal is in accordance with criteria a. to f.

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The proposal includes 4 wheelchair accessible units which complies with the minimum 10% wheelchair units. Furthermore the proposal meets criteria g to o of Policy HOU 7.

The proposal complies with Policy HOU 7.

Design and placemaking

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The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and RD1 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively

5.34	to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.
	<i>Layout, Scale, height, massing and design:</i>
5.35	Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k. The proposed residential use comprises of two apartment blocks of three storeys in height. The blocks are an L shape of a modern design with a flat roof and materials of buff brick and render. The proposed building contains projections to provide balconies to a number of apartments.
5.36	The proposed apartment buildings are considered sympathetic to the surrounding area and previous approval. The scale, height and massing and design sits comfortably within the existing and proposed context. The scale and massing will sit below the hotel opposite and are similar in design to the previously approved three storey apartment blocks to the west which ensures a continuity of design within the overall development.
5.37	The proposed B1/B2 units are a similar design of that previously approved and remain to be considered acceptable. The proposed layout moves the units further north within the site compared to the previous approval given the site levels. This aids in giving the approved housing to the south a greater separation distance to the industrial uses.
	<i>Masterplanning</i>
5.38	Policy DES2 states that planning permission will be granted for Major development where it accords with the principles a. to j. The proposal integrates within the context of the previously approved application under LA04/2020/0804/F and does not prejudice the future delivery of the development. The proposed apartments are set back from the road with a high level of landscaping to the front and an appropriate landscaping plan.
	The proposal is considered to comply with Policy DES2.
5.39	<u>Climate change</u>
	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.40	The applicant has provided details on the various sustainable design features which will be incorporated in the development. The proposal includes thermal insulation to exceed Building Regulations, low energy LEDs and renewable technology such as PV solar panels on the roof.
5.41	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal includes measures to mitigate climate change such as soft SuDs provided by large communal landscaped areas, tree planting and rain garden planters.
5.42	The proposal is considered acceptable having regard to Policies, ENV, ENV3 and ENV 5.

5.43	<u>Residential quality and impact on amenity</u> Policies DES1, DES1 and RD1 highlight the need to minimise the impact of privacy and amenity both new and existing residents and the promotion of quality residential environments.
5.44	The proposed layout ensures a quality outlook for residents and adequate sunlight. The siting of the apartments will not cause an impact in terms of overlooking or overshadowing to the prospective residents or on residential development approved as part of the previous approval. A Noise Impact Assessment was submitted to ensure there will be no impact on prospective residents from the industrial units. Environmental Health were consulted and had no objections with conditions.
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5.46	<i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential unit. Each apartment contains private space provided by either a balcony or private garden as well as communal space. The minimum space provided is 13.4sqm for an apartment and while this is close to the minimum it is considered acceptable given the provision of both communal and private space and the context of similar levels previously approved within the surrounding area. <i>Space Standards:</i> The proposal comprises a mix of one and two-bedroom apartments. The proposed units exceed the minimum space standards as set out in Appendix C of the Plan Strategy. <u>Open space</u> Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development. Furthermore, planning permission will only be granted for 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.
5.47	In this case 17.64% of the site is retained as public open space which includes a high level of landscaping. It is noted that a public path along the eastern part of the site which was included in the previous approval has been removed. This is due to the site levels and is considered acceptable, given the permeability to and through the site.
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5.49	The proposal is considered to comply with Policy OS 3. <u>Access and transport</u>
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5.51	The site is an accessible location with a bus route in close proximity on the Monagh By pass and an agreement in place for a bus route to run through the development. The proposal contains covered cycle parking for residents. The proposal accords with Policy TRAN1.
5.52	

	The proposal includes a Transport Assessment Form and Travel Plan. The proposal includes 36 parking spaces to serve the residential development and 21 parking spaces to serve the industrial units. DFI Roads were consulted and content with the parking provision.
5.53	The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9. <u>Health impacts</u>
5.54	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.55	The site is accessible and provides excellent opportunities for active travel, including walking and cycling routes and community facilities such as childrens' play parks and a MUGA pitch and play area all as part of the overall previous approval. The proposal complies with Policy HC1.
5.56	<u>Environmental protection</u>
5.57	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations. <u>Contaminated land</u> Environmental Health (EH) has reviewed the information within the Preliminary Risk Assessment. EH recommends conditions in the event that planning permission is granted. The proposal is therefore considered to accord with Policy ENV1.
5.58	<u>Air quality</u> EH has reviewed the Air Quality Impact Assessment and are content subject to conditions. The proposal is therefore considered to accord with Policy ENV1. <u>Noise and vibration</u>
5.59	Having considered the applicant's noise impact assessment, EH is content that the proposal is acceptable subject to conditions. The proposal is therefore considered to accord with Policy ENV1.
5.60	<u>Flood risk and drainage</u> The application site is not within a Floodplain. A Drainage Assessment has been submitted and DFI Rivers has no reason to disagree with its findings.

5.61	<u>Waste-water infrastructure</u> Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water were consulted and upon the submission of further information were content subject to conditions. The proposal complies with Policy SP1A of the Plan Strategy.
5.62	<u>Waste management</u> In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. The residential part of the development contains two bin stores while each unit of the industrial uses will have an individual waste area. The application is accompanied by Waste Management Plans and the areas provided are sufficient.
5.63	<u>Natural heritage</u> Policy NH1 relates to the protection of natural heritage resources. The application was accompanied by an Ecological Assessment and an Outline Construction Environmental Management Plan, NIEA were consulted and concluded the proposal would not impact on protected sites and had no objections subject to conditions.
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5.65	<u>Employability and Skills</u> The Developer Contribution Framework requires proposals to make a contribution towards Employability and Skills where necessary. The Economic Development Unit concluded that given a Housing Association will manage the development they will be subject to Buy-Social considerations and therefore a developer contribution would not apply. In terms of the industrial units it is considered difficult to determine end users at this stage and therefore a skills shortage assessment has not been carried out.
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5.68	<u>Section 76 planning agreement</u> A Section 76 agreement has been secured for the following: • Social housing – to require the delivery of the 36 social housing apartments.
5.69	As well as ensuring the clauses of the parent application LA04/2020/0804/F are also implemented. <u>Pre-application Community Consultation</u> The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.
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5.71	The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement: • Distribution of an information leaflet containing the details of the proposals and contact details. • A drop in consultation event attended by 5 people. • Issued a press notice to highlight information about the proposals and provide notification of the public information event; • Held a virtual consultation website. While questions were asked regarding when the homes would be available and phasing plans, no feedback was submitted. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
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6.0	Recommendation
6.1	The proposal has demonstrated that there is limited demand for the approved industrial units and the reduction shall not impact the long term delivery of economic land. The proposed social housing is considered acceptable given the significant need identified by NIHE and therefore it is recommended that planning permission is granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, resolve the outstanding transport and children's play equipment requirements and deal with any other issues that arise from the final consultation responses, provided that they are not substantive.
6.2	
7.0	DRAFT 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. Reason: To safeguard the amenity of occupants of the building hereby approved. 2. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.IBH0673/CA/1500 Rev.F uploaded to the Planning Portal 14th May 2026, prior to the occupation / operation of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

	3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied / becomes operational and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 4. 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 No.IBH0673/CA/1500 Rev.F bearing the Department for Infrastructure Determination date stamp 9th June 2026. Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980. 5. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development. Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling. 6. The development hereby permitted shall not be occupied / become operational until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.IBH0673/CA/1500 Rev.F uploaded to the Planning Portal 14th May 2026 to provide for parking within the curtilage of each site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development. Reason: To ensure adequate provision has been made for parking within the curtilage of each site. 7. The development hereby permitted shall not be occupied / become operational until sheltered cycle parking facilities have been provided to serve both the residential and commercial elements of the development. Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles. 8. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council
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	prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. 9. In the event that the proposed development is to include any substantial centralised combustion plant (boilers/CHP, generator, biomass), and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning for Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment will be required. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development. Reason: Protection of human health and local air quality. 10. The dust management measures, as detailed within the chapter 6 of RPS: Air Quality Screening Assessment, Residential And Light Industrial Units Development At Glenmona, Belfast, uploaded to the planning portal on 17th February 2025 shall be implemented throughout the construction phase of the development. Reason: Protection of human health and local air quality. 11. Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial Units 1-7 a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any necessary noise mitigation measures. Additionally, the report must demonstrate that the rated sound level from the combined operation of external plant and equipment associated with Units 1-7 does not exceed the background sound level at any nearby noise receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Use Class B2 light industrial units 1-7 shall not be occupied unless the approved details have been implemented. Any necessary noise mitigation measures shall be installed and retained thereafter. Reason: Protection of Residential Amenity 12. During operation of the approved Use Class B2 light industrial Units 1-7, the rated sound level from the combined operation of external plant and equipment associated with the hereby permitted development shall not exceed the background sound level at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at any time. All glazing installed in association with the residential development must
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	provide a minimum sound reduction of 35 dB RW (C;Ctr) as specified in the Noise Impact Assessment uploaded to the Planning Portal on the 17th February 2025. An acoustically treated alternative means of ventilation must be incorporated into the habitable rooms of all residential properties within the hereby permitted development and must provide a minimum of 35 dB RW (C;Ctr), as specified in the Noise Impact Assessment uploaded to the Planning Portal on the 17th February 2025. Reason: Protection of Residential Amenity 13. No service collections or deliveries to the hereby permitted Use Class B2 light industrial units shall be permitted between the hours of 23:00 and 07:00. Reason: Protection of Residential Amenity 14. The hours of operation for the hereby permitted light industrial units shall be restricted to 07:00 to 23:00hrs. Reason: Protection of Residential Amenity 15. The landscaping and planting plans shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The planting plan shall be carried out during the first available planting season after construction works have been completed, in accordance with Drawing No.21A Landscape Masterplan, published to the NI Planning Portal 23/07/2025. If within a period of 5 years from the date the development is completed any tree, shrub, or hedge is removed, uprooted, destroyed, 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 written consent to any variation. Reason: To minimise the impact of the proposal on the biodiversity value of the site. 16. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 17. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees /hedging to be retained within the site & on along the public streetscape and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands
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	18. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site during the construction period. Reason: To avoid compaction within the RPA. 19. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter. Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.
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