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**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**

12th November, 2020

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Tuesday, 17th November, 2020.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

- 6 (b) **LA04/2020/0804/F** - 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 including 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 on lands West of Monagh By-Pass, South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Altnamona Crescent (Pages 1 - 66)

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/0804/F	
Proposal: 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.	Location: 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
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: BW Homes & Construction Ltd 25F Longfield Road Eglinton BT47 3PY	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Executive Summary: The application seeks full permission for a mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; 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 building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), internal road network, pedestrian and cycle ways, public open space, children's play area, landscaping and 2 no. waste water treatment plants.	

The key issues in the assessment of the proposed development are:

- Development Plan considerations
- Principle of Proposed Uses
- Open Space Provision
- Landscaping
- Layout, Massing, Design and Visual Impact
- Traffic, Movement and Parking
- Impact on the Environment and Amenity
- Other Environmental Matters
- Drainage and Flooding
- Natural Heritage including potential impact on Protected Sites, Protected / Priority Species and Habitats
- Built heritage / archaeology
- Developer Contributions/ Section 76 Agreement
- Pre-application Community Consultation

The principle of the proposed uses and general layout and location of these uses has been established through outline planning permission (Z/2010/1284/O) which is extant. The uses also sit comfortably with the proposed mixed use zoning in the Draft Belfast Metropolitan Area Plan 2015.

The development is proposed on an expansive sloping site located in the north west of the city just within the settlement limits. The site is predominantly greenfield with two buildings currently on site. The site is zoned for Employment/Industry (Zoning BT007) in the Draft Belfast Metropolitan Area Plan 2015 (published November 2004) and zoned as a Mixed Use site (Zoning BT002) in Belfast Metropolitan Area Plan 2015 (published September 2014). There is also an extant outline planning approval on the site for a mixed use development. The presumption is therefore in favour of development. The proposal is in keeping with both the outline approval and the mix of uses identified in the Key Site Requirements for Zoning BT002.

Although a large number of trees must be removed to facilitate the development, many protected trees will be retained plus a comprehensive replanting scheme, with existing trees integrated within open spaces throughout the development. The scheme respects the site's edge of settlement location with a south-north landscape spine as a key design concept, providing a visual bridge between the urban character of the Glen Road to the rural character of the Belfast Hills to the north of the site.

This mixed-use development will provide social and affordable housing, a retail and community hub, a business park, hotel and two care homes within a layout and built form which responds positively to a challenging sloping site, retaining a high level of mature vegetation and is sympathetic in terms of density and massing at this edge of settlement location. The quantum of housing will not only contribute towards one of the main aims of the Belfast Agenda but also provide much needed housing in area of identified housing stress. The introduction of retail, office and industrial units, as well as hotel and care homes will provide jobs for people in the locality and beyond, during construction and subsequent operation.

The proposed density is in keeping with the surrounding residential context and edge of settlement location, enabling the protection and integration of mature landscaping (the

subject of a Tree Preservation Order) within the scheme and the provision of integral open space areas creating a north-south green spine through the development. The design and layout responds to the topography of the site in order to minimise the amount of cut and fill on a steeply sloping site, helping to minimise retaining structures and have them located in such a way as to minimise their visual impact.

The design and access statement notes that the proposal represents an investment of around £95million from the private sector and during the construction phase will create about 400 construction jobs. Once operational, the proposal will generate approximately 370 local jobs in a range of sectors within the employment, retail, community and trust home uses.

An Environmental Statement was submitted with the application. The Statement's contents and suggested mitigation measures were considered in the assessment of the application and after scrutiny from expert consultees on various environmental matters it is concluded that the proposal will not have any significant impacts on the environment.

Statutory Consultees

NI Water – No objection
 DFI Roads – No objection subject to conditions
 Rivers Agency – Await Response
 Shared Environmental Services – Await response
 Historic Environment Division – No objection
 DAERA – Await response
 Tourism NI – No objection

Non-Statutory Consultees

Belfast City Council Environmental Health Department – No objection subject to conditions
 Belfast City Council Urban Design Officer – No objection
 Belfast City Council Building Control – No objection
 Belfast City Council Local Development Plan (LDP) Team - Objection
 Belfast City Council LDP Tree Officer – Await Response
 Belfast City Council Regeneration and Development Team – No objections
 Belfast City Council City Landscape Planning and Development Unit – No objection
 Belfast City Council Place and Economy Department – No objection
 Belfast Hills Partnership – No objection
 Translink – No objection

Two objections have been received. The issues raised are set out and considered in the main report.

Recommendation

Having had regard to the statutory development plan, the draft development plan, relevant planning policies, planning approvals in the area including the extant outline planning permission on the same site, Environmental Statement and proposed mitigation, and the consideration of the issues set out in this report, the proposed development is considered acceptable.

It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement to secure the implementation of detailed Travel Plans, Employability and Skills Plan, financial contributions to help establish a bus route to serve the site, provision of social housing and the management and maintenance of public open space within the development.

It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and enter into the Section 76 Agreement and resolve any issues arising from any outstanding consultation responses.

Case Officer Report

Site Location Plan and Layout



1.0

Description of Proposed Development

1.1

Mixed use development comprising:

- 653 residential units (549 social housing units and 104 affordable housing units) 317 apartments and 336 dwellings;
- 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.
- 2 vehicular site access points from Monagh By-Pass (1 signalised)
- areas of public open space, children's play areas, landscaping,
- 2 no. waste water treatment works.

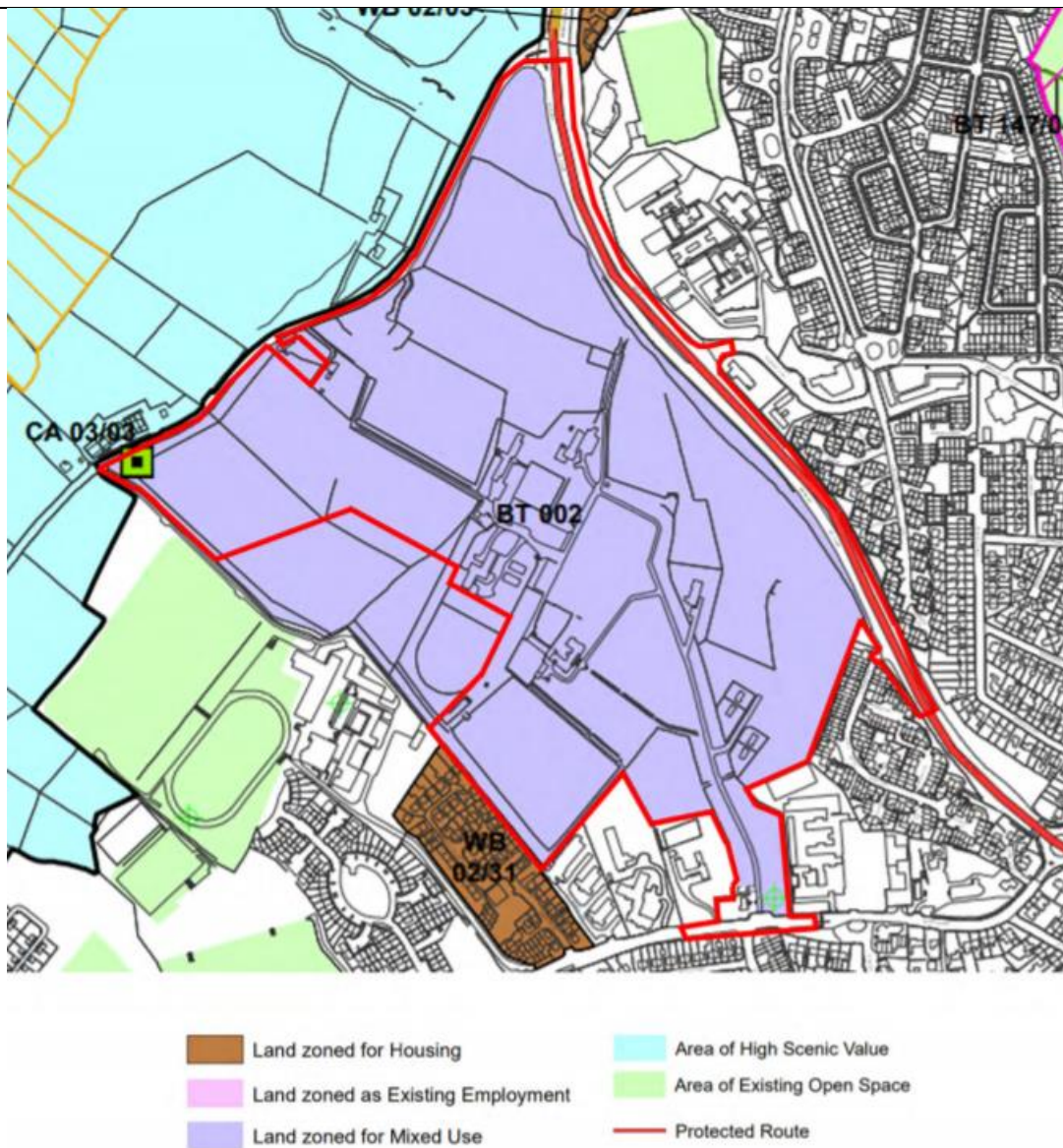
The quantum of each element within the proposal is shown below:

Development	Quantum
Dwellings	653no.
Retail	852.2 sqm
Community Building	323 sqm
'Employment Area'	4,034 sqm
Trust Home (1)	1,460 sqm (14no.bed)
Trust Home (2)	763 (6no. bed)
Hotel	3,833 sqm

Below is a breakdown of the proposed 'Employment Uses' with the proposed use class and internal floor area of each unit in sqm:

Unit 1a B1(a) 93

	Unit 1b B1(a) 140 Unit 1c B1(a) 93 Unit 1d B1(a) 140 Unit 1e B1(a) 93 Unit 1f B1(a) 140 Unit 1 Total B1(a) 972 Unit 2 B1(b) / B1(c) 1,281 Unit 3 B1(b) / B1(c) / B2 112.5 Unit 4 B1(b) / B1(c) / B2 274 Unit 5 B1(b) / B1(c) / B2 112.5 Unit 6 B1(b) / B1(c) / B2 112.5 Unit 7 B1(b) / B1(c) / B2 274 Unit 8 B1(b) / B1(c) / B2 112.5 Unit 9 B1(b) / B1(c) / B2 112.5 Unit 10 B1(b) / B1(c) / B2 112.5 Unit 11 B1(b) / B1(c) / B2 112.5 Unit 12 B1(b) / B1(c) / B2 97 Unit 13 B1(b) / B1(c) / B2 97
2.0	Description of Site
2.1	The site is located on the western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015. The site has an area of approximately 35.5Ha and is bound by housing and schools to the south and south-west, the Upper Springfield Road and Belfast Hills to the north and north-west and a major arterial road to the east (Monagh By-Pass).
2.2	The site itself is well defined with mature planting along all boundaries, and within the site itself. The site is characterised by this vegetation and undulating land, which rises steeply from the southern-most point on the Glen Road to the northern edge along the Upper Springfield Road. In terms of the Glen Road portion, the frontage is quite limited and occupies only a narrow existing access point. Low level hedging defines the extent of the eastern boundary with the Monagh By-Pass with the higher parts of the site abutting the Upper Springfield Road, which defines the settlement limit, are bound by a mix of 2-3m high vegetation and a 3m high railings.
2.3	In terms of existing/ previous uses on the site, two care homes have been demolished and one remains along with an office building. The two remaining buildings are still in use.
2.4	The following zonings apply to the site: The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015 (published September 2014) as shown in the map below. The Zoning has a number of Key Site Requirements which are discussed below under the Development Plan Section of the report.



Planning Assessment of Policy and other Material Considerations

- 3.0** Outline planning permission (Z/2010/1284/O) was granted on 6th December 2013 (with a 10 year time condition for submission of Reserved Matters) for:
'Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements'.
- 3.1** The approved Concept Master Plan and key showing approved land uses and quantum of each use is shown below along with a comparison between the levels of approved and currently proposed uses:



Comparison of Proposal against Outline Permission

Use	Outline	Proposal	Difference
Residential	450	656	+206
Retail	1,600sqm	852.2	-747.8
Employment	13,350	4,034	-9,316
Community	4,000	323	-3,677
Hotel	6,000	3,833	-2,167
Care Homes	2,000	2,223	+223

4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001
 Draft Belfast Metropolitan Area Plan 2015 (versions published in 2004 and 2014)
 Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015
 Part 2 'Report on Belfast City Council Area'
 Developer Contribution Framework (adopted January 2020)

4.2 Regional Development Strategy
 Strategic Planning Policy Statement for Northern Ireland
 Planning Policy Statement 2 – Natural Heritage
 Planning Policy Statement 3 – Access, Movement and Parking
 Planning Policy Statement 4 – Planning and Economic Development
 Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage

	<p>Planning Policy Statement 11 – Planning and Waste Management</p> <p>Planning Policy Statement 13 – Transportation and Land-use</p> <p>Planning Policy Statement 15 – Planning and Flood Risk</p>
5.0	<p>Statutory Consultees</p> <p>Historic Environment Division – No objection</p> <p>DFI Roads – No objection subject to conditions</p> <p>DAERA – Await Response</p> <p>Rivers Agency – Await response</p> <p>Shared Environmental Services – Await response</p> <p>NI Housing Executive - Support</p>
6.0	<p>Non-Statutory Consultees</p> <p>Belfast City Council Environmental Health Department – No objection subject to conditions</p> <p>Belfast City Council Urban Design Officer – No objection</p> <p>Belfast City Council Building Control – No objection</p> <p>Belfast City Council Local Development Plan (LDP) Team - Objection</p> <p>Belfast City Council LDP Tree Officer – No objection</p> <p>Belfast City Council Regeneration and Development Team – No objection</p> <p>Belfast City Council City Landscape Planning and Development Unit – No objection</p> <p>Belfast City Council Place and Economy Department – No objection</p> <p>Belfast Hills Partnership – No objection</p> <p>Translink – No objection</p>
7.0	<p>Representations</p> <p>Two public objections have been received.</p> <p>The following issues were raised, with each addressed immediately below:</p> <ul style="list-style-type: none"> - Inability of existing roads infrastructure to cope with increase in traffic. - <i>DFI Roads have confirmed they are satisfied with the proposal and are content that there will be no unacceptable impact on the existing road network. The mitigation offered by a robust Travel Plan and a 5 year contribution towards a bus route which will run through the site is considered to outweigh any requirement to improve the existing infrastructure serving the site and in the surrounding area.</i> - Cycle paths not feasible and will become obstructed with parked cars with dwellings only having one car parking space. - <i>DFI Roads are satisfied with the level of parking proposed for the development with most dwellings served by two in-curtilage parking spaces. A new bus route and green travel measures promoted through an agreed Travel Plan should reduce dependency on the private car and encourage alternative means of transport, thus relieving any potential pressure on proposed parking.</i> - The green space and park are not sufficient for the number of prospective residents. One small play park is not sufficient. - <i>Although only one formal play area is proposed an ample play area, with a more informal arrangement incorporating existing landscaping is located in the northern part of the site. This will have significant amenity and</i>

	<p><i>recreational value and is accessible from all parts of the development. The level of open space provision and proposed playground comply with planning policies within Planning Policy Statement 7 and Planning Policy Statement 8 and are considered acceptable in terms of size and location. This will be discussed further below under the relevant policies.</i></p> <ul style="list-style-type: none"> - Who will regulate tree planting of the scale proposed? - <i>The onus will be on the developer to carry out the planting in accordance with the approved landscaping details and planting schedules. The implementation of this planting will be the subject of planning conditions, should approval be forthcoming. The maintenance and management of the open spaces and planting will be the subject of a Section 76 planning agreement. Ultimately failure to comply with any conditions of the approval will be addressed through the Council's enforcement procedures.</i> - The development will have an adverse impact on the environment and road safety. - <i>An Environmental Statement accompanied the application and a comprehensive consultation exercise was carried out with a number of environmental bodies including DAERA, Environmental Health Department of Belfast City Council and Shared Environmental Services. It was demonstrated that through proposed mitigation (where necessary) the proposal would not have any significant impacts on the environment. This will be discussed in some detail below under various headings relating to environmental matters. Although a substantial increase in traffic is inevitable given the scale of the proposal, In terms of road safety, as stated above, DFI Roads offered no objection to the volume of traffic generated and any impact this may have on the existing network and subsequently on road safety.</i> - The hotel is not viable. It could be turned into 'flats'. - <i>The hotel element is in keeping with the extant outline approval on the site and is an intrinsic element to this mixed use scheme and a significant employer when completed. Tourism NI has offered support for the proposal and have pointed to a lack of hotel accommodation in this part of West Belfast.</i> - 'Glen 10' proposals promised a sympathetic development with job opportunities. This has not materialised and the same assumption can be made for this proposal. - <i>The developer has been fully committed to the scheme from its inception at Pre-Application stage and was co-operative and reactive through what was an extensive 'PAD' process. This commitment is reflected in the parallel Section 76 process and the proposed contribution towards the new bus route to serve the site.</i> - The density of housing is too high, and accompanied with high levels of poverty and limited employment opportunities will result in further negative impacts.
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- *For reasons set out below the density is considered appropriate to the site, and is lower than residential densities in parts of the surrounding area. With the mix of uses proposed, including retail, light industry and call centres the proposal will enhance job prospects for not only the prospective residents but also for those in the surrounding area. These opportunities will also occur during the construction phase with an estimated 508 jobs created. An employability and skills plan will be secured via the accompanying planning agreement and this will ensure adequate interventions are put in place to ensure the long term viability of the scheme.*
- Proximity of development to adjacent dwellings.
- *Amenity issues are discussed in further detail below but the proposed layout and house types have evolved through the PAD and this application to ensure that any impact on neighbouring dwellings to the immediate south of the site is minimal. It is acknowledged that given the sloping nature of the site that the proposed dwellings abutting the southern boundary will be at a higher level, with inevitable retention required along the boundary to achieve functional levels. However there is no direct back-to-back relationship between proposed dwellings and existing dwellings and apartments. Given the separation distances and the orientation of the proposed dwellings there should be no direct overlooking into neighbouring properties or unacceptable proximity issues such as dominance and loss of light. At one location, in the south-western point of the site, the proposed built form is located relatively close to the boundary of the properties to the south of Glen Road approximately 6m at the nearest point), and at a higher level than the existing apartment block to the south (proposed site F41 in Zone F1). However this dwelling is a bungalow and is perpendicular to the rear of what is a 4 storey apartment block with a separation distance of approximately 10m from wall to wall. There is also intermittent mature planting along parts of this boundary which will screen the proposal to a certain extent from some of the apartments. Subsequently, although some views will inevitably be impeded, given the orientation of the proposed bungalow, residents in the apartment block should not experience any unacceptable loss of amenity as a result of the proposal.*
- Loss of phone reception as a result of the development.
- *This would not be a matter for consideration or assessment in a planning application.*
- Flooding during construction phase.
- *The onus will be on the developer to ensure that no existing property should experience any unacceptable loss of amenity or damage as a result of construction works on the site.*
- Disruption to Services (Water Supply, gas etc).
- *Again the onus will be on the developer to ensure that there is no loss of services to neighbouring properties as a result of construction work on the site.*

	<ul style="list-style-type: none"> - Pest problems on adjacent residential site. - <i>This would not be a matter for consideration in a planning application. No objections were offered in relation to pests from any of the statutory and non-statutory environmental consultees.</i> - Loss of Green Space - <i>The site is zoned for development in the Belfast Metropolitan Area Plan and is also the subject of an extent outline planning approval for a mixed use scheme. The presumption is therefore in favour of development. The amount of retained vegetation, proposed planting and general open space provision throughout the development is considered on balance acceptable, and as discussed in detail below, fulfils the relevant planning policy requirements.</i>
8.0	Other Material Considerations The Belfast Agenda Creating Places Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Hot Food Outlets DCAN 8 – Housing in Existing Urban Areas DCAN 9 – Residential and Nursing Homes DCAN 10 – Environmental Impact Assessment DCAN 15 – Vehicular Access Standards
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Development Plan considerations - Principle of Proposed Uses - Open Space Provision - Landscaping - Layout, Massing, Design and Visual Impact - Traffic, Movement and Parking - Impact on the Environment and Amenity - Other Environmental Matters - Drainage and Flooding - Natural Heritage including potential impact on Protected Sites, Protected / Priority Species and Habitats - Built heritage / archaeology - Developer Contributions/ Section 76 Agreement - Pre-application Community Consultation
9.2	Development Plan Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.3	Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. BMAP has reverted to a draft plan and both the pre-examination

	<p>(dBMAP 2004) and post-examination (dBMAP 2015) versions are material considerations. However, given the stage at which dBMAP 2015 had reached pre-adoption through a period of independent examination, the policies within the version of Draft BMAP 2015 are considered to carry significant weight in the decision making process.</p>
9.4	<p>Belfast Urban Area Plan 2001 (BUAP)</p> <p>The site is located on unzoned whiteland within the development limits of Belfast.</p>
9.5	<p>Draft BMAP (2004 and 2014) designations</p> <p>In draft BMAP (2004) it is zoned for Employment/ Industry (Zoning BT007) and in BMAP 2015 (the version purported to be adopted) the site is zoned as a Mixed-Use Site (Zoning BT002) including residential, hotel, storage and distribution, retail, light industrial and open space.</p>
9.6	<p><u>Draft BMAP (2004)</u></p> <p>In draft BMAP (2004), the majority of the site is zoned for Employment/Industry – BT007 (31.75ha), with detailed KSR, including type of acceptable uses, new school provision and Transport Assessment. A small eastern portion of the site was 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. A map extract is shown below.</p>
9.7	<p><u>PAC Public Inquiry Report, July 2011</u></p> <p>At the BMAP public enquiry (April 2007 – May 2008), all parties agreed to a change in zoning to mixed use, which was endorsed by the PAC in their report dated July 2011. The report stated that:</p> <p><i>‘There was broad agreement that the zoning should be changed to a mixed use one... The Department agreed on the basis that there was sufficient employment land elsewhere in West Belfast and because of the critical social housing need in the area. DSD had indicated that the wider regeneration benefits of a mixed scheme justified an amended zoning. They argued however that some employment uses must be accommodated on the site. Invest Northern Ireland agreed with this assessment and indicated that other sites were capable of meeting the strategic needs of the area. The principle of a mixed use development covered by a masterplan was endorsed by all and we see no reason to disagree with this conclusion’.</i></p>
9.8	<p><u>Draft BMAP (2014)</u></p> <p>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 for Zoning BT002 are:</p> <ul style="list-style-type: none"> • Development of the site shall only be permitted in accordance with an overall masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site; 99 Part 4 Volume 2 • The development of the site shall comprise an appropriate mix of uses, including housing and employment, at a level to be agreed by the Department;

- Favourable consideration would be given to a proposal coming forward in the masterplan for a single shopping/commercial area (as designated elsewhere on Arterial Routes) at a location and of a scale to be agreed with the Department;
- Development shall only include the following uses:- - Class B1 (b) - call centres and Class B1 (c) - research and development; - Class B2 - Light Industrial Use; - Class B4 - Storage and Distribution; - Class D1 (d) - Educational Use (School); - Class C1 - Residential development; - Class C3 (a) and (c) - Residential Institutions; - Class A1 – Shops. The retailing use shall be limited to meeting the requirements of the residential and employment community, subject to it being clearly demonstrated that this is intended to meet local need only; - Hotel; and - Open Space. The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.
- 4 hectares of land shall be allocated for the provision of new educational facilities/campus on the site;
- A minimum of 300 (or a minimum of 50%) of the dwellings shall be provided for social housing;
- Open space shall be provided as an integral part of the overall development of the site;
- Consideration shall be given to the location and type of employment uses with a view to protecting the amenity of any residential or educational premises in close proximity;
- Access shall be from the Monagh Bypass in accordance with Roads Service, DRD (now DFI Roads), requirements;
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
 - New and improved pedestrian and cycling links from the site to existing nearby transport facilities in order to maximise the use of these facilities; and
 - Improvements to the existing Glen Road access in accordance with Roads Service requirements for pedestrians, cyclists and public transport usage only;
- The alignment and landscaping of the internal road layout shall be designed to achieve the maximum possible degree of integration into the landscape;
- Proposals for development shall take account of the siting, design and layout of the landscape constraints and assets of the site and assist in defining the urban edge;

	<ul style="list-style-type: none"> • A comprehensive landscaping scheme for the proposed development will require to be submitted with any planning application for development and agreed with the Department. <p>This shall include all of the following:</p> <ul style="list-style-type: none"> - The existing vegetation on the north-east, north-west and south-west boundaries shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and - A detailed planting plan for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site; and <ul style="list-style-type: none"> • Positive long-term management proposals may be required to mitigate and integrate any development and to protect and maintain the landscaping and features of natural heritage on the site.
9.9	The proposal generally adheres to these requirements, each shall be discussed below under various planning policy considerations which raise similar issues.
9.10	<p>The Belfast Agenda</p> <p>The proposed development broadly contributes to the delivery of the core principles of the Belfast Agenda. One of the core aims of the Belfast Agenda is to support 66,000 additional people living in the city by 2035, and within this, 2021 stretch goals include 1,800 social housing units and an agreed city target of affordable housing. The provision of 656 no. residential dwellings (550 no. social housing units and 106 no. affordable housing units) supports these core aims.</p>
9.11	The proposal for provision of Class B businesses uses will also help to deliver the goals of Belfast Agenda which has a target to create an additional 46,000 jobs by 2035.
9.12	The proposed hotel will help to deliver the goals of the Belfast Agenda which has a target to create a minimum of 3,000 new hotel bed spaces by 2021. Tourism NI have pointed to a lack of hotel provision in the West of the City where a number of visitor attractions such as the Belfast Hills and Gaeltacht Quarter can be accessed, and the hotel element of this proposal could contribute to the city's aspirations of 'neighbourhood tourism', expanding and supporting existing tourism infrastructure in this part of the city.
9.13	<p>Principle of Proposed Uses</p> <p>The principle of the proposed uses is already established through the outline planning permission Z/2010/1284/O. Additional commentary is provided below.</p>
9.14	<p><i>Hotel (Sui Generis)</i></p> <p>The proposal has been assessed against Policy TSM 1 of Planning Policy Statement 16 which states that permission will be granted for a proposal for tourism development (including tourist amenity or tourist accommodation) within a settlement; provided it is of a nature appropriate to the settlement, respects the site context in terms of scale, size and design, and has regard to the specified provisions of a development plan.</p>

9.15	The principle of a hotel at the site is established through the BMAP Zoning's Key Site Requirements and a hotel was approved under the outline permission, with a maximum floor space of 6,000 sqm (120 rooms). The proposed hotel has a floor area of approximately 4,000 sqm (65 rooms).
9.16	The hotel occupies a prime position adjacent to the Monagh By-Pass at the main site entrance. The 4/5 storey, split level design takes account of this gateway location and the changing topography across the site. The scale and contemporary design are acceptable within what will be a new built context on a peripheral arterial route with little in the way of existing architectural character which would dictate a particular design.
9.17	Tourism NI, who have expressed their support for the proposal, have stated: <i>'The proposed location of this hotel as part of a mixed-use development in the West of the city may help to address a lack of hotel accommodation in that immediate area which is attractive to visitors who wish to take part in popular political walking tours, black taxi tours, cemetery tours or who wish to visit, for example, Divis & Black Mountain and Colin Glen Forest Park & Activity Centre. The latter is currently undergoing a multi-million-pound re-development.'</i>
9.18	<i>Community Centre, Play Area and MUGA</i> Whilst Class D1 (c) Community Centre use is not one of the Key Site Requirements within the BMAP Mixed Use Zoning, the principle of this use is also established under the extant Outline approval. A maximum floor area of 4,000 sqm has been permitted, the proposed community building has a floor area of 323 sqm. The use is integral to the scheme and forms part of a central hub with the neighbourhood retail centre and employment units. Its modest two storey flat roof form with buff coloured brick finish is acceptable and in keeping with the rest of the scheme.
9.19	Further to discussions with the architect and developer the community centre is now located closer to the main junction within the site and as stated by the Urban Design Officer <i>'benefits from a degree of synergy with the neighbourhood centre and associated civic space directly opposite'</i> .
9.20	The play area been increased in size and repositioned to a more sheltered location that will be overlooked by the community building ensuring surveillance. These changes resulted in the MUGA being re-orientated within the linear parkland area, but it remains an easily accessible, cohesive and legible component of the overall mix of uses in this location. The proposal has been assessed against Policies OS5 and OS7 of Planning Policy Statement 8. Environmental Health Department has offered no objection in terms of potential amenity issues, and it has been confirmed that the MUGA does not include floodlighting.
9.21	<i>Offices/Light Industrial/ Business Uses (Class B1/ B2)</i> The proposal has been assessed against Policy PED1 of Planning Policy Statement 4. The 18 proposed business units range from B1a Offices (Units 1a-1f) to B1b/B1c/B2 call centre/ research and development/ light industrial in units

	2-13. A breakdown of the proposed floor areas in each unit is provided above at the 'Description of Proposal'.
9.22	The policy states that a development proposal for a Class B1 business use will be permitted in a city or town centre (having regard to any specified provisions of a development plan) and in other locations that may be specified for such use in a development plan, such as a district or local centre.
9.23	In this instance the proposed B1 uses have been designated in BMAP 2015 as part of the mixed use zoning as discussed above at 'Development Plan'. The relevant Key Site Requirement states that the development shall only include (and not exclusively) the following uses: - Class B1 (b) - call centres and Class B1 (c) - research and development; - Class B2 - Light Industrial Use; - Class B4 - Storage and Distribution. The proposal, with the 12 units incorporating B1b, B1c and B2 uses sits comfortably with this requirement. Class B1a (Office) is also proposed but this is a supplementary offer of approximately 1000 sqm and should not create a competing force that would in any way undermine the city centre's role as the primary location for office development. The level of office use, in terms of overall floor area, is also in accordance with the outline approval, which shall be discussed further below
9.24	The Policy states that in addition, a development proposal for a Class B1 (b) use as a call centre or B1(c) use for research and development proposals will be permitted within an existing or proposed industrial/employment area. Class B1 (a) office use will only be permitted in an industrial/employment area when specified in a development plan.
9.25	As stated above, the level of B1a Office provision is supplementary to the main light industrial uses within the 'Employment Area'. It should also be noted that a total floor area of 5,375 sqm of B1 Business Uses were permitted under the outline approval on the site as part of a mixed use conceptual layout. Condition No. 11 of the outline approval restricts the floor area of B1a Offices uses to no more than 1000 sqm. The proposed level of B1a uses is 972 sqm. The condition also limits any unit within that 1000 sqm to 200 sqm. As outlined above at the Description of Proposal, the largest individual office unit is 140 sqm.
9.26	<p>B2 Use is also proposed in 12 of the 18 units of the 'Employment Area'. Policy PED1 states that <i>a development proposal for a Class B2 light industrial use or Class B3 general industrial use will be permitted in an area specifically allocated for such purposes in a development plan or in an existing industrial / employment area provided it is of a scale, nature and form appropriate to the location. Elsewhere in cities and towns such proposals will be determined on their individual merits.</i> The outline permission granted a total of 6,975 sqm of B2/B3 uses (light industrial and general industrial). The total B2 uses (there is no general industrial proposed) is approximately 1,500 sqm which is obviously significantly less than approved. B2 Use was also one of the use classes deemed acceptable within the Key Site Requirements of the BMAP zoning for the site.</p> <p><i>Retail Use (Class A1)</i></p>

9.27	<p>The proposal has been assessed against the relevant Policies within the SPPS. The quantum of retail use within the proposed neighbourhood centre (4 units with a cumulative floorspace of 852 sqm) falls below the threshold for a Retail Impact Assessment (1000 sqm). One of the units is significantly larger and offers the opportunity for a convenience store/ supermarket to serve the development. Given the scale and nature of the proposed units there will be no competing threat to the city centres role as the primary location for retail and thus the retail element of the proposal is in keeping with the strategic thrust of the SPPS. The retail offer forms part of the neighbourhood 'hub' along with the community centre located to the other side of the main east-west through road, and is very much the fulcrum of the development.</p>
9.28	<p>Condition No. 12 of the outline approval restricts the level of Retail to 1600 sqm, with no individual unit exceeding 500 sqm. The total retail floor space within the proposed Neighbourhood Centre is approximately 800 sqm. Although the largest of the four proposed units is 593 sqm, approximately 20% greater than permitted in the outline approval, it is not of a scale which would act as a competing retail offer and undermine the primacy of the city centre and nearby district centres. One of the Key Site Requirements of the mixed use zoning in BMAP states that the retail use shall be limited to meeting the requirements of the residential and employment community. Given the modest scale of the retail offer, with a cumulative floor area approximately half of that approved as part of the outline permission, it is clear this will predominantly cater for prospective residents and workers on the site and is not be of a scale that would attract shoppers from beyond the site itself, although that is not to say that residents in the locale won't avail of any convenience retailing that may be provided in the four units.</p>
9.29	<p><i>Trust Homes</i></p> <p>The principle of the Trust Homes on the site has been established through the Key Site Requirements of the BMAP Zoning, with uses within (a) and (c) of Use Class C permitted. Class C, and also the extant Outline Permission with 2,000 sqm of care home floor space approved. It is also worth noting that two care homes were previously located on the site, and are now demolished, with two remaining and in use. DCAN9 states that <i>'the existence or otherwise of similar establishments will be considered from the point of view of precedent, as well as from the point of view of the effect of an additional establishment or establishments on the character of the area'</i>.</p>
9.30	<p>The proposal has ensured that the two homes are integrated into the wider site layout in line with the requirements of DCAN 9. The Design and Access Statement states <i>'that the location of the proposed trust homes has been designed to ensure compatibility with adjacent uses and house types'</i>. It is also worth noting that both care homes are sited in almost identical locations to two of the four areas identified for care homes on the conceptual layout approved under the outline permission.</p>
9.31	<p>The peripheral location, scale and massing of the two care homes should ensure that the amenity of any proposed residential unit is not compromised.</p> <p><i>Waste Water Treatment Plants</i></p>

9.32	Due to the foul system pipe capacity issues on the Glen Road, Waste Water Treatment Plants (WWTPs) will be provided to treat the foul runoff through a series of RCB (Rotating Biological Contactor), this process removes the solid's and filters flow prior to discharging clean water into the adjacent watercourse, these are designed to meet the requirements of NI Water and Northern Ireland Environment Agency. There are two WWTPs being provided to facilitate this development, one at the northern end of the site and the other at the southern end, both located as such to avoid any conflict with existing or proposed residential uses.
9.33	The proposal has been assessed against the SPPS and Planning Policy Statement 11. Waste Water is not controlled waste and as such is not subject to assessment against the detailed policies within PPS11. In such cases the applicant must demonstrate that there is a need for the facility and that the proposal is the Best Practical Environmental Option.
9.34	NI Water has stated that the receiving Belfast Waste Water Treatment Works (WWTW) has available capacity. However, DAERA Water Management Unit notes that although there is a mains sewer in close proximity to this site it is concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to Belfast WWTW. The Water Management Unit have stated that a discharge consent under the terms of the Water (NI) Order 1999 will be required for the discharge of foul sewage effluent from the proposed Waste water Treatment Plants. Subsequently The Water Management within DAERA have offered no objections to the proposal subject to a condition to ensure that no development takes place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. This condition is detailed below. The Storm and Foul system will be subject to approval from NI Water through an Article 161 process. Both WWTPs will be adopted and maintained by NI Water.
9.35	Environmental Health Service has offered no objections in relation to any impact on amenity, subject to conditions. This is discussed in further detail below. Environmental Health Service agrees with the consultants concluding comments that predicted odour levels do not require any building to be fitted with mitigation measures to reduce odour and that no significant odour impacts are predicted from the wastewater treatment works.
9.36	In terms of design and visual impact the majority of the development associated with the WWTWs is at sub-surface level with a 1.8m high fence surrounding an area of hard standing, and a cluster of small kiosks and telemetry pole with lighting being apparent in terms of any built form. As such, accompanied with planting around their perimeter, it is not envisaged that the works would have any significant visual impact.
9.37	<i>Residential</i> The principle of residential use has been established through the outline approval and the mixed use zoning on the site. One of the Key Site Requirements relates to housing and stipulates that ' <i>A minimum of 300 (or a minimum of 50%) of the</i>

9.42	<p><i>a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;</i></p> <p>The residential element of the proposal consists of a mix of 653 residential units (549 social housing units and 104 affordable housing units) 317 apartments and 336 dwellings; with 2 detached dwellings, 300 semi-detached dwellings, 183 townhouses and 168 apartments. This has provided the opportunity to introduce a degree of interest in the built form with distinctive character areas created throughout the proposed layout creating a sense of place and defining urban spaces within. The development consists of a higher density along the main north-south through road, with 3 storey apartment blocks providing a strong urban edge. The Urban Design Officer has observed this core density and observes <i>‘the majority of the apartment types along the denser central neighbourhood spine and lower density semi-detached dwellings around the peripheral edges of the site, so as to minimise any visual impact when viewed against the wider landscape setting’</i>.</p>
9.43	<p>This principle of high density along the main spine of the site was one of the key principles of the outline application, and is reflected in the approved concept plan above. Elsewhere semi-detached and terraced townhouses are located in long blocks fronting onto the secondary roadways and overlooking areas of proposed open space. This notion of a hierarchy in the built form is emphasised by the Urban Design Officer who states that <i>‘The proposed character areas and accompanying Zone Character Matrix will help to introduce a degree of urban hierarchy to the scheme through the provision of an understandable and legible structure that emanates from the denser mixed core and central neighbourhood spine to those less intensive neighbourhood edges which are less urban and more rural in their treatment’</i>.</p>
9.44	<p>The parking has been provided in the form of communal parking bays, roadside parking and in-curtilage parking, ensuring a variety in terms of the proposed streetscape with railings and small hedges provided to the front of many of the dwellings creating a sense of place and enclosure, promoting ownership/ control and providing a high quality environment. Some parking has been provided to the rear of the built form, mainly along the main through road, in order to create a strong built frontage and reduce the levels of parking along the main through road.</p>
9.45	<p>In terms of the surrounding context the proposed density and housing mix are reflective of the residential character of developments abutting the site off Glen Road to the South and those within the wider area such as Turf Lodge to the east, and the Aitnamona development off Monagh By-Pass to the south-east, with the mix of apartments, semi-detached and townhouses very much in keeping with the existing residential context. The density of the proposed layout in terms of the residential element is no greater than these adjacent developments, with generous levels of private amenity to the rear of the dwellings ensuring that it is very much a moderate density, and quite a ‘green’ development, in keeping with the site’s suburban context and current semi-rural character.</p>

9.46	<p>The Council's Local Development Plan (LDP) team state '<i>The established residential densities in the surrounding area are around 50 dwellings per hectare (dph). The proposed yield on the site (656 units) represents a density of 25 dph (based on a developable area of c. 26ha)</i>'. This points to a density significantly lower than the surrounding residential context. The LDP team have followed on from this to outline the site's potential to provide more housing units and suggest that a higher density could be achievable, and indeed desirable, an opinion mirrored by the Urban Design Officer. However, given the level of mature landscaping on the site (most of which is subject to a Tree Preservation Order), the importance of integrating this into the overall layout (as per BMAP Key Site Requirement), plus the significant level changes and the site's edge of settlement location, a lower housing density is both inevitable and welcomed. The Belfast Hills Partnership even expressed concerns about the density as currently proposed, stating:</p> <p><i>'The high density of residential housing would lead to the loss of landscape and biodiversity attributes on this site'</i>.</p>
9.47	<p>Any attempt to increase the density further would either result in the removal of more protected trees or an increase in the number/ scale of apartment blocks, which would not be ideal given the site's semi-rural setting. This is supported by the comments from the Belfast Hills Partnership who are wary of the site's location at the foot of the Belfast Hills. A higher density would not only be at odds with the key site requirements but also with general planning policy in terms of tree/ vegetation retention, open space provision, private and communal amenity provision and ensuring an acceptable ratio of hard and soft landscaping.</p>
9.48	<p>Another material consideration in terms of the overall quality of the scheme, and certainly in terms of the proposed density, is the outline approval on the site (Z/2010/1284/O) where a total of 450 units were approved. Although there are just over 200 more units within the proposal the area of land occupied by residential use is greater than that shown on the approved outline concept plan and as such the proposed density is be only slightly greater than previously approved. It is worth noting at this point that the difference in housing numbers is one of the main changes from the outline approval.</p>
9.49	<p><i>b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;</i></p> <p>Further archaeological investigation was conducted on site in 2019 to find the extent of the archaeological material discovered under a 2011 evaluation. The archaeological report for this was signed off as "Final" by HED on 11th May 2020.</p>
9.50	<p>The site is mainly grassland (approximately 8 fields) and wooded areas but has an unmanaged character with sections subject to colonisation by rush, dock and self-seeded scrub species. Hedgerows are dominated by hawthorn and blackthorn with occasional clumps of ash, sycamore and Scot's Pine interspersed in some hedgerows. Some of the vegetation was subject to fire damage in April / May 2020.</p>

9.51	The Tree Survey and accompanying reports point to notable trees within the core of the site and leading off the established avenue from Glen Road. Further clusters are associated with former properties and within hedgerows. The reports state <i>'The oldest trees growing on the above site are associated with an old farmyard on the Hannahstown Hill. These trees are more than one hundred years old and were planted to provide shelter to an otherwise exposed site. Most of the remaining trees on this site were planted within the last seventy years or so, within the grounds of the existing buildings'</i> .
9.52	In May 2012, the majority of trees on the site became subject of a Tree Preservation Order ((Ref TPO/2012/0005) though 29 no. trees at that time were recommended for felling due to condition. However as the site is the subject of a mixed use zoning and an extant outline planning permission these factors are given considerable determining weight when assessing the extent of tree removal. Boundary vegetation is to be retained and augmented throughout and NIEA have welcomed the level of tree retention on the site.
9.53	A significant level of existing planting has been incorporated into the overall site layout possible particularly along the north-south axis, providing a green spine through the site which links the various parcels of open space internally but also softens the visual impact of the scheme from external views and assists in its integration into the wider edge of settlement setting creating a visual link to the Belfast Hills. This green spine is apparent in the approved indicative layout above at Section 3.0, and was one of the fundamental concepts behind the outline planning permission. The level of vegetation retention is also in keeping with one of the Key Site Requirements of the BMAP zoning which states <i>'Proposals for development shall take account of the siting, design and layout of the landscape constraints and assets of the site and assist in defining the urban edge'</i> .
9.54	240 trees and woodland groups are to be retained in the proposed layout equating to approximately 50% of existing vegetation. Landscaping Plans include the accurate Root Protection Areas and Construction Exclusion Zones of each tree. Retaining strictures have mostly been located outside tree canopies.
9.55	The Tree Survey has identified 54 no. trees as being dead, dying, diseased or in "poor" condition and as a result will be removed. Beyond this a total of 131 healthy trees are to be removed, 24 of which are not the subject of the Tree Preservation Order. In addition approximately 700m of hedgerow is to be removed with some scrub on the more elevated parts of the site off the Upper Springfield Road. There is also some reduction proposed to the 11 woodland groups, with removal ranging from 2% to 61%.
9.56	The loss of these 185 no. trees and parts of ten wooded groups must be considered in conjunction with the proposed landscaping (discussed further below). Peripheral hedgerows and wooded belts will be augmented and retained. As the new planting matures and becomes more established the result will be an increase in the extent, and indeed quality, of vegetation on the site. The Landscape Masterplan shows landscape and open space development equating to approximately 20% of the Site. Therefore, on balance, the loss of trees is considered acceptable on a site zoned for development. The importance of

	<p>integrating the vegetation is highlighted in one of the Key Site Requirement for the BMAP zoning which requires landscaping proposals which demonstrate:</p> <ul style="list-style-type: none"> - <i>The existing vegetation on the north-east, north-west and south-west boundaries shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and</i> - <i>A detailed planting plan for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site.</i> <p><i>As discussed above, and in further detail below under 'Landscaping', the proposal fulfils these fundamental requirements.</i></p>
9.57	<p><i>The Urban Design Officer, has commented on the role and importance of existing planting and has acknowledged efforts made by the architect/ developer to incorporate as much as possible into the layout:</i></p> <p><i>'Additional measures were also taken to save more trees by redesigning the rectilinear open space within the SW section of the site (Zone F1) with protective fencing being placed around all trees to be retained. Both of these changes have helped to soften the visual impact of the development and blur the edges between the urban and rural'.</i></p>
9.58	Proposed landscaping will be discussed in detail below.
9.59	<p><i>c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;</i></p> <p>Public open space provision within the site is predominantly delivered through three main open space areas located within Zones B, E and F (as indicated on overall site layout). These areas comprise a central area of open space located within Zone E, adjacent to the Community Centre and secondary areas within Zones B and F. The total useable open space within the site measures approximately 54,000 sqm/5.4ha. 'Creating Places' states that a normal expectation for new green-field development may be around 10% of the site area or greater. The total area in this case equates to approximately 20% of the total site area. In terms of non-useable spaces, which add to the overall residential and visual amenity, equate to approximately 14,000 sqm (approx. 5% of the overall site area).</p>
9.60	<p>In terms of private amenity, the proposal encompasses a range of rear garden sizes, balconies and communal amenity areas at apartments for future residents. The smallest private garden measures approximately 41 sqm with the largest being 186 sqm. The average private amenity provision (for dwellings) sits at approximately 90 sqm, 20s sqm greater than the 'Creating Places' guidance. In terms of the apartments, the average balcony space is 7 sqm with approximately 40sqm of communal space provided per apartments. This exceeds the 'Creating Places' standards, where it is stated communal open space '<i>should range from a minimum of 10 sq m per unit to around 30 sq m per unit</i>'.</p>
9.61	Open Space provision will be discussed further under Policy OS2 of PPS8 below.

9.62	<p>(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; A community building and neighbourhood retail centre have been proposed and will help form a central service hub providing a retail offer for the prospective residents, workers and visitors to the site.</p>
9.63	<p><i>(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;</i> There are 2no. vehicular access points to the development site on Monagh Bypass as part of this proposal. These access points were approved as part of an extant outline permission. The main access point forms a traffic signal controlled crossroads with Monagh Bypass and the existing Monagh Link. The secondary access provides a left in / left out access onto Monagh Bypass located to the south of the main access point.</p>
9.64	<p>Not only will these access points provide links to existing public transport networks, with bus stops located a short distance south-east of the site close to the junction with the Glen Road, it will also serve a new bus route, which will loop through the site. The closest existing bus facilities to the proposed development are located on Glen Road opposite St Teresa's Primary School and De La Salle Pastoral Centre (approximately 400m from the development site) and on the Monagh by Pass just north of Aitnamona Crescent (approximately 300m from the development).</p>
9.65	<p>Internally the proposed layout has undergone a number of amendments in more recent months. The Urban Design Officer points to one of the more notable amendments '<i>involving changes that saw additional housing areas adopting perimeter block arrangements which is welcomed. Such arrangements allow for increased permeability through the site as well as a broader range of land uses and mix of housing types and tenures</i>'.</p>
9.66	<p>Traffic calming measures have been provided in the form of raised tables and speed control humps. DFI Roads are satisfied with these speed control measures.</p>
9.67	<p><i>(f) adequate and appropriate provision is made for parking;</i> DFI Roads is satisfied with the level car parking provision and its arrangement.</p>
9.68	<p><i>(g) the design of the development draws upon the best local traditions of form, materials and detailing;</i> The built form, in terms of the residential element of the proposal, with the rows of two and two and a half storey terraced and semi-detached dwellings, reflects the character of the adjoining residential areas to the east off Monagh B-Pass and to the south in the developments off Glen Road.</p>
9.69	<p>The mix of red brick and off-white render finish reflects the finishes and material of both the more established and newer dwellings that bound the site to the south.</p>

	Given the scale of the scheme and its peripheral location on a well vegetated sloping site, a new character will be established that will define the western side of the Monagh By-Pass. For reasons stated above it will be a character very much in keeping with the area.
9.70	In terms of the proposed materials the Urban Design Officer comments as follows: <i>'Consideration has been given to the type of dwelling and their respective materials within each character area in an effort to integrate the proposal into the wider landscape, while evoking a sense of place. In terms of visual impact, dwellings within Zones A2, B1 and B2 which represent the most elevated northern section of the site, includes more subdued elevational treatments which comprises a palette of buff brick and grey render. On lower sections of the site in areas which would not be as readily visible in the wider context of the natural landscape, the palette of materials has been extended to include a mix of red brick, blue brick and off-white render'.</i>
9.71	<i>h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;</i> Screening is provided by mature planting along boundaries with existing housing to the south and south-west of the site. This boundary planting will be augmented where possible and form part of a comprehensive planting scheme. There are no back to back relationships between the proposal and existing dwellings to the south at Aitnamona Crescent/Airfield Heights/Old Brewery Lane, with landscaped buffers and/or open space provided between ensuring ample separation distances between existing and proposed dwellings.
9.72	In the south-western corner of the site, where the development sits closest to neighbouring buildings, these separation distances range from approximately 7m from built form to built form at Old Brewery Lane to approximately 26m at Airfield Heights. It is apparent the layout has been heavily informed by the change in ground levels across the site with generous separation distances across the site and minimal cut and fill ensuring there is no unduly significant overlooking and/ or dominance from proposed back to back relationships. Some obstruction of views will be inevitable given the sloping nature of the site and the fact that proposed finished floor levels will be higher than those of the lower lying existing properties off the Glen Road, however the orientation of the nearest proposed dwellings should ensure there is no unacceptable dominance and/ or loss of light experienced in the existing properties.
9.73	Subsequently, these existing properties should experience any significant loss of amenity as a result of the development, with non-residential uses some distance away along the eastern frontage on Monagh By-Pass.
9.74	Internally, generous separation distances has ensured that retaining structures been pushed to the northern edge of deep garden areas so as to minimise their impact, whilst also ensuring the dwellings at the higher levels do not dominate or impose significantly on the amenity of the dwellings at the lower end of the slope. <i>i) the development is designed to deter crime and promote personal safety.</i>

9.75	<p>All car parking is located in areas which would encourage an optimum level of surveillance. All open space areas are positioned in such a way that would discourage anti-social behaviour and enclosed spaces and walkways behind building lines and behind proposed dwellings have been avoided. All rear gardens are private and well enclosed.</p>
9.76	<p>Open Space Provision</p> <p>The Proposal has been assessed against Policies OS1 and OS2 of Planning Policy Statement 8. Integral communal open space has been provided in the form of three 'village green' areas and a 'linear park' (as referenced on the proposed site layout). The area of the site is approximately 35 Hectares. Therefore an area of at least 35,000 square metres (10% of the site area) should be given over to communal open space. The total area of open space provision amounts to approximately 54,000 square metres, almost 20% of the area of the site.</p>
9.77	<p>As stated above, public open space provision within the site is predominantly delivered through three main open space areas located within Zones B, E and F. These areas comprise a central area of open space located within Zone E, adjacent to the Community Centre and secondary areas within Zones B and F.</p>
9.78	<p>The largest open space area is located off the main east-west spine road and helps incorporate one of the most significant groups of mature trees into the overall layout. 'Creating Places' states that <i>'larger open spaces can be major focal points along local distributor roads and other important streets and avenues and can create settings for key community buildings'</i>. This is achieved here with the largest area of open space, creating a visual buffer at the highest part of the site, sympathetic to the edge of settlement location close to the Belfast Hills, whilst creating an elevated vocal point from within the site and from the surrounding roads. The Urban Design Officer has recognised the efforts made to enhance this area and has provided the following comment: <i>'At the request of council officers, further design work has been carried out to the NW boundary of this area of open space, where a large retaining wall has now been replaced with a less severe grading of ground works. This will ensure a more positive outlook when viewed from the public road and potentially cause less damage to the root protection zones of existing trees'</i>.</p>
9.79	<p>The integral locations of the proposed areas of open space will ensure ease of access to dwellings and achieve maximum amenity value. The pockets of public open space are an intrinsic part of the overall site and represent approximately 20% of the residential site area.</p>
9.80	<p>The inter-relationship between the pockets of open space has been strengthened by the strong linear parkway which follows the curvature of the internal north-south spine road. The Urban Design Officer has recognised its role in the visual softening of the scheme and acknowledges that this is in line with one of the fundamental concepts of the outline approval. He notes: <i>'Largely running parallel to the Monagh Bypass, this crucial green link represents the primary pedestrian movement corridor through the site along which most of the public/civic buildings are located and off which the various residential zones can be accessed to either side'</i>.</p>

9.81	Policy OS2 of PPS 8 requires that for residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children’s play area will be required as an integral part of the development. An equipped children’s play area has been proposed within Zone F in the south-eastern part of the site. The children’s play area is overlooked by housing on all sides and benefits from the retention of mature trees. BCC Landscape and Development Unit are satisfied with the choice of surface for the Play Areas and the majority of the Play Equipment.																		
9.82	The overall management and maintenance of the open space areas shall be secured via the Section 76 Agreement for the site. The Landscape and Development Unit (BCC) are now content with the information provided on the revised 20 year Landscape Management & Maintenance Plan.																		
	Landscaping																		
9.83	The proposal has been assessed against policies QD1 of PPS7, OS2 of Planning Policy Statement 8 and NH5 of Planning Policy Statement 2. The existing mature landscaping is one of the key assets of the site, and similarly replacement/ proposed landscaping will have a significant role in enhancing the quality of the environment for prospective residents and workers alike, but also acknowledging the site’s location at the north-western edge of Belfast’s settlements limits and at foot of the Belfast Hills.																		
9.84	<p>The proposal includes wide-ranging landscaping proposals throughout the site which incorporate the retention of existing trees where possible and augmenting where required. Additional trees and vegetation are included within the street scene and at site boundaries and compensatory priority habitats are proposed throughout the site. The quantum of proposed landscaping is set out below and detailed planting proposals can be found on landscaping drawings.</p> <table><tr><th colspan="3">Landscaping Proposals</th></tr><tr><th>Proposal</th><th>Number</th><th>Area (Sqm)</th></tr><tr><td>Trees Retained</td><td>204</td><td></td></tr><tr><td>Proposed Trees</td><td>1,131</td><td>21,252 (c. 10,600 trees)</td></tr><tr><td>Planting</td><td>10,931</td><td></td></tr><tr><td>Priority Habitat</td><td></td><td>6,363</td></tr></table>	Landscaping Proposals			Proposal	Number	Area (Sqm)	Trees Retained	204		Proposed Trees	1,131	21,252 (c. 10,600 trees)	Planting	10,931		Priority Habitat		6,363
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9.85	The supporting documentation notes that the number of trees to be retained includes individual and groups of trees as per submitted Tree Survey.																		
9.86	The proposal provides a landscaping scheme including 1,131 no. trees within the streetscape and approximately 21,000sqm (c.10,600 trees) of native woodland buffer planting. This mitigates the visual impact of the development at this edge of settlement location and also protects the amenity of adjacent properties to the south and east.																		
9.87	The proposal also includes approximately 6,000sqm of compensatory lowland meadow grass priority habitat, representing a net gain of approximately 1,000sqm when balanced against that lost through the development of the site.																		

9.88	DAERA Natural Environment Division (NED) note from the Landscape Masterplan that significant planting is proposed throughout the site including native woodland buffer planting as well as individual trees. NED welcomes this additional planting and considers it is sufficient compensation for the loss of existing woodland, trees and scrub on site. NED notes that the proposed woodland planting is native species and welcomes this approach.
9.89	NED also notes that the other tree and shrub planting proposed throughout the site is with a mix of native and non-native species. NED is content that this plan provides sufficient compensation for the loss of existing native and non-native trees and scrub on site. The Landscape and Development Unit (BCC) are also satisfied that the landscape proposals have considered the existing landscape character and seek to enhance it by including parkland and street tree planting, native woodland and shrub planting.
9.90	<p>Layout, Massing, Design and Visual Impact</p> <p>The proposed layout and built form have been assessed against the relevant policies within the Strategic Planning Policy Statement for Northern Ireland and PPS2, PPS4, PPS7, and PPS8.</p>
9.91	With the marked increase in levels from the southern most point of the site on the Glen Road to the northern most point on the Upper Springfield Road one of the main design challenges was the topography of the site. The most significant ground retention occurs at the upper/ northern part of the site where the most cutting in occurs. This has resulted in high retaining walls of up to 8m along this northern edge. However in doing so this has created the opportunity to grade the slope more gently throughout the remainder of the site with minimal cut and fill and retaining walls of 3-4m between levels.
9.92	The proposal has been subject to design and layout changes as a result of constructive discussions between officers and the applicant's team. The more recent changes are welcomed by the Urban Design Officer who has acknowledged that these changes <i>'have seen a stronger sense of enclosure being incorporated to built form across the site including more meaningful frontages to key buildings; notably the local neighbourhood centre and the general arrangement of the community building, play area and MUGA opposite'</i> .
9.93	<p>The fulcrum and focal point within the site is very much the neighbourhood centre and community building. A concept which has been developed through discussions between the architect and the Council's Urban Design Officer, who notes:</p> <p><i>'Recent changes have seen this building (neighbourhood centre) being repositioned so as to present a stronger frontage to the nodal junction location thereby enhancing its presence, improving its relationship and connectivity with the linear park and surrounding housing as well as visually terminating axial views north along the internal spine road'</i>.</p>
9.94	The proposal comprises a range of house types across the site which reflect and contribute to the distinctiveness of the various character areas proposed. These

	include placing the majority of the apartment types along the denser central neighbourhood spine and lower density semi-detached dwellings around the peripheral edges of the site, so as to minimise any visual impact when viewed against the wider landscape setting. A number of house/apartment type booklets have been submitted as part of the application, which include details pertaining to their location within the site, breakdown of materials, floor plans and elevations. The respective house and apartment designs contained within these booklets are considered acceptable in terms of their finish and articulation and while elements are common to many types, subtle variations in their architectural language and materiality will help to reinforce and enrich the range of character areas, which is welcomed.
9.95	Belfast City Council's Landscape and Development Unit are of the opinion that the proposed development is unlikely to result in a significant additional impact on landscape character or visual amenity. The scale is appropriate in the context of the receiving landscape and is compatible when considered with the existing landscape condition and the wider landscape character. The Urban Design Officer is of a similar view and states that <i>'more recent changes have included the retention of additional trees, improving pedestrian connectivity across the site, a more considered approach to minimising the visual and physical impact of retaining walls'</i> .
9.96	<p>Traffic, Movement and Parking</p> <p>The proposal has been assessed against the SPPS and Policies AMP1, AMP2, AMP6, AMP7 and AMPS of Planning Policy Statement 3 and the general principles of Planning Policy Statement 13.</p>
9.97	The Transport Assessment has been reviewed. DfI Roads is generally content with the TA on the understanding that the impact of the development will be mitigated through a Travel Plan and through measures to support Public Transport rather than off-site works to junctions. In particular, the proposed Translink bus service offers a long term solution and will be supported by the developer for five years, secured via Section 76 Agreement.
9.98	A Travel Plan Framework has been submitted which covers both the residential and non-residential aspects of the scheme. The Plan summarises proposals for enhancing the attractiveness of walking, cycling and public transport for staff and visitors of the site, and outlines the restrictions imposed to curtail the use of private cars.
9.99	As part of the proposal pedestrian facilities will be provided along the site frontage on Monagh Bypass. This provides a direct linkage from the proposed development site to the existing pedestrian facilities on Monagh Bypass and onto the wider pedestrian network. The proposed traffic signal controlled junction will include controlled pedestrian crossings which will enhance the safety of pedestrian activity in the vicinity of the proposed development site. There is a 3.5m shared footway / cycleway to be provided from the proposed site access southwards, connecting into the existing pedestrian facilities at Aitnamona Crescent. Internal cycle routes will be provided within the proposed development site.

9.100	The site is well served by public transport facilities on Glen Road and Monagh Bypass. The applicant is engaged in detailed discussions with Translink regarding the provision of public transport services to the site. A yearly financial contribution (for 5no. years) towards public transport provision to serve the site is proposed. DFI Roads and Translink have both confirmed that they are satisfied with this approach.
9.101	A Travel Co-ordinator will be appointed to oversee the implementation and operation of the Travel Plan. The Travel Co-ordinator will be responsible for the promotion of walking, cycling and public transport.
9.102	The Travel Plan will be reviewed at the beginning of each year, this will ensure all travel patterns and requirements are considered within the Travel Plan. The surveys will be updated every year, and comment on the existing modal shift targets made (if they have been achieved or not), the surveys will enable new modal shift targets to be set or incentives changed to achieve existing targets.
9.103	Prior to occupation of each phase, DFI Roads expects the applicant to provide, for the Department's approval, an updated 'Residential Travel Pack' to be provided to new residents of each phase. This will be secured via the Section 76 Agreement.
9.104	DFI Roads is satisfied with the proposal subject to a number of conditions detailed below.
9.105	<p>Impact on the Environment and Amenity</p> <p>Paragraphs 4.11 and 4.12 of the SPPS state that there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.</p>
9.106	Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas. Each proposed use that may give rise to adverse impacts on amenity will be discussed in turn below.
9.107	<p>Odour</p> <p><i>Waste Water Treatment Plant.</i></p> <p>In terms of the various odour emission rates to be applied to the wastewater treatment works, RPS (the environmental consultants) have cited emission rates for the specific type of wastewater treatment equipment to be installed at the development. RPS have advised that the odour concentrations at relevant</p>

	receptor locations presented in the original Environmental Statement represent a worst case scenario. RPS have also advised that at all the receptor locations, modelled in the vicinity of the proposed WWTWs, odour levels are significantly below the target level.
9.108	In addition, detailed designs for the wastewater treatment works will also be subject to agreement with Northern Ireland Water.
9.109	Environmental Health Service agrees with the consultants concluding comments that the predicted odour levels do not require any building to be fitted with mitigation measures to reduce odour and that no significant odour impacts are predicted from the wastewater treatment works. On this basis, Environmental Health Service advises that no additional odour control measures are considered necessary for the proposed wastewater treatment works.
9.110	<i>Odour from commercial kitchens.</i> Specific details of hot food outlets are not known at this stage. Vol 1 Chapter 14 of the Environmental Statement: 'Odour' sets out potential options for the treatment of odour on the information available.
9.111	The environmental consultant previously carried out an odour risk assessment that determined that there was a high odour impact risk from proposed development cooking odours on receptors. It advised that the assessment was based on assumed worst case assumptions. It is acknowledged that some worst
9.112	case assumptions have been made, particularly with respect to the care homes which include two 7 bed minor's units and one 6 bed unit. Furthermore it is acknowledged that is unclear at this time details of food type and cooking processes, however the odour risk assessment assumed a worst case, very high risk food such as a pub serving a high level of fried food and that all the commercial kitchens are within 20m from any sensitive receptor.
9.113	Environmental Health Service, having considered the information submitted has no objections subject to the conditions requiring details of odour extraction prior to operation of each unit.
9.114	Noise <u>Neighbourhood Retail Units 1 to 4</u> Calculations have been provided within the Technical Clarifications Report to demonstrate that external plant associated with these units will not exceed the noise limits proposed by the consultancy within the Environmental Statement. Any barrier attenuation is dependent on a number of factors including location of the noise source, height of barrier and distance from barrier to noise source and/or receptor. As these details are not known at this stage a reduction for barrier attenuation cannot be relied upon. Considering the close proximity to residential receptors, and the fact that required plant may need to operate during the sensitive night time hours Environmental Health Service has requested that consideration is given to attaching conditions to any planning permission ensuring a noise report is submitted prior to installation of any external plant detailing operations, specifications and any necessary mitigation measures. This condition is detailed below.

9.115	In addition the supporting information proposes restricted hours of operation for the service yard associated with these units in order to protect amenity during sensitive night time hours. Environmental Health Service has recommended that a condition is attached restricting vehicular movements in the service area during the night and early morning. This condition is detailed below.
9.116	<u>Hotel</u> The consultant's report states ' <i>The end user of the proposed hotel, at this planning stage, is not currently known, nor are the proposed hours of operation. It is not known if the proposed hotel will hold live entertainment including amplified music as part of their operations or be subject to an Entertainments License. In addition, the exact construction of the hotel building is not known to assess potential noise breakout from low frequency noise should entertainment and amplified music be confirmed.</i> '
9.117	Environmental Health Service has requested that a condition is attached requiring a noise assessment to be submitted identifying any potential noise breakout and proposing any necessary mitigation measures to ensure there is no adverse impact on nearby residential properties.
9.118	<u>Employment Area</u> The employment area consists of office units 1 and 2 and light industrial units 3 – 12. Within the supporting information it is stated that it is unlikely that any external plant will be required for the office units and that external plant associated with the light industrial units will operate during the daytime hours only. Calculations are presented within the Technical Report to demonstrate that daytime operations of external plant will not exceed the daytime noise limits proposed within the Environmental Statement.
9.119	These calculations are based on one piece of external plant with a maximum sound power level of 60 dB. However Environmental Health Service must consider that external plant with a higher sound power level may be required and it may be necessary for plant associated with the light industrial units to operate during night time hours.
9.120	The proposed light industrial units 7 -11 are located in close proximity to residential properties. Environmental Health Service has subsequently requested that consideration is given to attaching a condition to any planning approval granted requiring a noise report to be submitted showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. The conditions are detailed below.
9.121	Environmental Health Service requested clarification regarding the assessment of potential noise impact associated with vehicle and fork lift truck movements in connection with the light industrial units and whether internal noise levels within the light industrial units had been considered. The Technical Clarifications Report states that there are no roller shutter doors associated with the light industrial units and that it is unclear at present whether fork lifts will be required. In addition calculations have been provided within the report to demonstrate that internal

	<p>noise levels within the industrial units will not result in an exceedance of the daytime background noise levels as presented within the Environmental Statement. The report proposes restricted hours of operation for the light industrial units in order to protect amenity during the sensitive night time hours. Subsequently Environmental Health Service has requested that consideration is given to attaching two conditions restricting the hours of operation of the light industrial units and service collections/ deliveries. These conditions are detailed below.</p>
9.122	<p><u>Other external plant</u></p> <p>Environmental Health has noted that external plant may be required in association with uses not discussed above, these include the waste water treatment works, community centre and residential care homes. The Technical Clarifications Report advises that plant associated with the waste water treatment works will be located below ground and will therefore have a negligible impact operationally. Environmental Health has requested that a condition is attached to ensure that noise from external plant shall not exceed a certain level, and protect the amenity of adjacent properties. This condition is detailed below.</p>
9.123	<p><u>MUGA, play area and community hub</u></p> <p>Details have been provided regarding the proposed hours of use for the MUGA, play area and community hub. In addition details of the specification for the construction of the MUGA have been provided. Subsequently Environmental Health Service has requested conditions are attached restricting the opening hours of the community centre, play area and MUGA. The three conditions are detailed below.</p>
9.124	<p><u>Glazing and alternative means of ventilation</u></p> <p>Glazing specification has been proposed to ensure suitable internal noise levels for the end users of the development can be achieved. The Technical Clarifications Report states <i>'The proposed glazing is to be installed throughout the residential development, to include houses and apartments, light industrial units, office and community centre and units one – four.'</i> Additionally it is noted that all residential properties within the development will require an alternative means of ventilation. Environmental Health Service has therefore requested conditions are attached to ensure the specified glazing and ventilation systems are applied.</p>
9.125	<p>Contamination</p> <p>As a large 'cut and fill' operation is to be completed on the site due to its steep gradient, the remedial measures proposed in the Risk Assessments predominantly relate to the movement and management of the existing soil on site. The remedial strategy contained within the Generic Quantitative Risk Assessment explains that the final depths of exceeding soils will ensure that no risk to human health exceeds on the developed site.</p>
9.126	<p>Environmental Health Service requested that additional information be provided on how the earthworks process would be managed and verified. Within the Technical Clarifications report, RPS have requested that this detail is dealt with by means of a condition of planning, as the production of a Materials Management</p>

	Plan (MMP) will require detailed input from the Contractor. This approach is considered acceptable, and the respective condition is detailed below.
9.127	Environmental Health Service has noted that in areas where exceedances have been identified, the MMP must give consideration to cross contamination if these materials are to be excavated. Detail must be provided on how the 'contaminated' soils will be delineated and managed, and if they are to be reused how this will be achieved in order to ensure no risk to human health exists on the developed site.
9.128	DAERA Land and Groundwater Team have noted that no unacceptable risks to environmental receptors have been identified for the development. Three above ground fuel storage tanks will require decommissioning and if necessary remediation prior to development.
9.129	Based on the information provided the DAERA Regulation Unit Land & Groundwater Team has no objections subject to conditions, which are listed below.
	<i>Air Quality</i>
9.130	RPS consultants have undertaken detailed atmospheric dispersion modelling used to assess the existing air quality situation in the vicinity of the site and to examine potential impacts that the proposed development may have. Both operational and construction phases of the development have been considered within the assessment.
9.131	Environmental Health Service accepts that the submitted air quality impact assessment and supplementary information has demonstrated that all relevant receptors, located in the vicinity of the proposed development, will not be exposed to air quality concentrations exceeding UK Air Quality objectives as a consequence of traffic emissions associated with the proposed development.
9.132	The consultant has also considered the air quality impact of combustion sources (domestic and commercial) for the proposed development, and have undertaken detailed atmospheric dispersion modelling to assess the potential impact of the proposed combustion sources on the local area.
9.133	The assessment has demonstrated that the overall combustion sources' impact of the proposed development on the local area will be 'not significant'. However, details of the proposed heating systems and likely emissions arising from the combustion plants are considered to be indicative at this early stage of the design process.
9.134	Environmental Health Service has requested a condition is attached that should the emission rate be greater than 5mg/s, the developer must submit to the Council an updated air quality impact assessment providing full specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. This condition is detailed below.

9.135	Environmental Health have also advised that although the overall impact of the operational phase of the development is considered as 'not significant' on the local area, the development has the potential to substantially increase traffic flows on the local roads including an area that has already been declared as an Air Quality Management Area.
9.136	However, it is also noted that mitigation measures in the form of improved public transport provisions to the site are proposed as part of this scheme, which could reduce the adverse impact of the road transport sources.
9.137	<p><i>Construction Phase</i></p> <p>Furthermore, as part of this air quality assessment, the consultant has undertaken a construction impact assessment. It is stated that there will be a high risk of dust impact during demolition, earthworks, construction and track out activities. However, the consultant has indicated that with implementation of the proposed mitigation measures, which are set out within the Draft Dust & Emissions Management Plan of the Environmental Statement, it is predicted that dust impacts will be reduced to negligible. Environmental Health Service has subsequently requested that a Final Dust Management Plan be submitted for approval by the Council. This will be sought via condition as below.</p>
9.138	<p><i>Artificial Lighting</i></p> <p>Having considered the information submitted and that no floodlighting scheme is proposed with this application Environmental Health Service is satisfied that the light spill associated with the proposed street lighting at the nearest existing sensitive receptors is well within the limits set in Government guidance.</p>
9.139	<p><i>Other Environmental Matters</i></p> <p><u><i>Drinking Water</i></u></p> <p>The DAERA Drinking Water Inspectorate (DWI) stated that in section 4.3.18 of the Environmental Statement, the following comment is made: 'The environmental quality standards for rivers and lakes have been used as screening values from the Water Framework Directive Regulations (Northern Ireland) 2015. Use of the Drinking Water Standards (DWS) provides a very conservative risk assessment as groundwater is not utilised for drinking water in the area of the site.'</p>
9.140	DAERA DWI stated that there was no information as to how this statement came about and whether a scoping exercise to establish the existence of any private water supplies in the area, has been conducted. DWI requested information on any planned mitigation measures to ensure the protection of these supplies.
9.141	<p>The environmental consultant provided clarification that Environmental Statement Volume II Appendices, Appendix 4.A Preliminary Risk Assessment, Section 5.2 states "<i>Consultation with the Drinking Water Inspectorate private water supplies spatial NI online application concluded that no private (current or historical) water supplies are located within a 500m radius of the application site.</i>" There is no requirement mitigation measures in relation to private water supplies.</p> <p><u><i>Impact on surface water</i></u></p>

9.142	Water Management Unit (WMU) has considered the impacts of the proposal on the surface water environment and would advise the proposal has the potential to adversely affect the surface water environment. If it is not possible to connect the proposed development to the mains sewer then a discharge consent under the terms of the Water (NI) Order 1999 will be required for the discharge of foul sewage effluent from any proposed Waste water Treatment Plant.
9.143	DAERA WMU have stated that a number of site specific factors need to be taken into account in assessing the suitability of the proposed means of effluent disposal including proposed treatment methods and disposal methods / locations whether to underground stratum or waterway. This information can only be fully assessed when a discharge consent application (deemed complete) and accompanied by the appropriate fee has been received by the department, as such DAERA WMU has requested that a condition is attached requiring the method of sewage disposal to be agreed with NI Water prior to commencement of development. This condition is detailed below
9.144	<p><u>Invasive Species</u></p> <p>NED notes from the Environmental Statement that invasive non-native species, Japanese Knotweed and Himalayan Balsam are present on the site. Japanese Knotweed is listed on Part II of Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended). Himalayan Balsam is listed on Part 2 of the Schedule of The Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019.</p>
9.145	NED acknowledges that an Outline Invasive Species Management Plan (OISMP) has been submitted. NED is content that with the implementation of the management measures included in the OISMP there is likely to be no significant effect from these invasive species. NED notes from the Non-native Invasive Species Survey, in Volume III of the ES that Salmonberry and Spanish Bluebell are also present on the site. Salmonberry and Spanish Bluebell are also listed on Part II of Schedule 9 of the Wildlife Order. Therefore NED recommends that an updated ISMP is submitted to include appropriate mitigation measures for Salmonberry and Spanish Bluebell. NED recommends that an appropriate condition is attached to any planning approval requiring a final ISMP to be submitted and agreed prior to any development activity commencing. This condition is detailed below.
9.146	<p>Drainage and Flooding</p> <p>The site is affected by the Blackstaff River Extn to the East boundary of the site and various internal minor drainage ditches/channels.</p>
9.147	Section 11 of Volume 1 Environment Statement refers to a Flood Risk and Drainage Assessment by RPS Consultants dated March 2020. On reviewing that Flood Risk and Drainage Assessment, DfI Rivers accept that development is to be kept outside of any flood plain. It also commits to mitigation of flood risk elsewhere by attenuating all surface water run-off to equal Greenfield rate.
9.148	DfI Rivers advise that this application should be conditioned so that prior to the commencement of any phased part of the development on site, a final Drainage

	Assessment which includes detailed drainage design and/or Flood Risk Assessment if appropriate for that phase. This condition is detailed below.
9.149	The proposal has been assessed against Policy FLD 1 and 2 of Planning Policy Statement 15. The Flood Maps (NI) show some out of sewer flooding from the Blackstaff River Extn. The Site Layout has taken care to keep all built development outside of the flood plain.
9.150	DFI Rivers initially pointed to the location of a footpath within the floodplain along the boundary adjacent to Aitnamona Crescent. This footpath has been removed through a revision of the site layout.
9.151	At final design the developer has committed that all finished floor levels (including gardens, driveways and paths) will be placed at a minimum of 600mm above the appropriate Q100 fluvial flood + Climate Change levels. If the above proposals (with minor amendment to the path location) are implemented within final design then, DfI Rivers have stated it should have no specific reason to object to the proposed development from a drainage or flood risk perspective.
9.152	The site is affected by the Blackstaff River Extn to the East boundary of the site. DfI Rivers has acknowledged that the site layout has taken care that all development complies with Policy FLD 2 of PPS15 and if implemented would be deemed acceptable. DfI Rivers recommended that the working strip is shown on a site layout drawing and be protected from impediments (including tree planting, hedges, permanent fencing and sheds), or future unapproved development by way of a planning condition. The working strip should have a minimum width of 5 metres, but up to 10 metres where considered necessary, and be provided with clear access and egress at all times. A condition ensuring the retention of this working strip is detailed below.
9.153	The proposal has been assessed against Policy FLD3 of PPS15. DfI Rivers Local Area Office has issued Schedule 6 Consent to discharge at 3 different locations.
9.154	The proposal is to attenuate surface water within plastic crates and oversized pipes and manholes in the overall development and limit/restrict the discharge to green field rate.
9.155	The proposed development is a large project and for future various construction Phases/stages the Drainage Assessment report commits that Drainage design will comply with NI Sewers for Adaption standards. Hence, DfI Rivers requests that prior to the commencement of any approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS15 must be submitted to the Council for its consideration and approval. Rivers Agency have stated that a 'negative condition' could be inserted that all future related phased applications require a condition to comply with the current Revised PPS 15 and with NI Sewers for Adaption standards. Such a condition is detailed below.
9.156	Although a response from Rivers Agency on the latest submission remains outstanding for reasons stated above, and given amendments to the layout in

	terms of the removal of the footpath and provision of service strip, it is not likely that Rivers Agency will raise any further issues.
9.157	<p>Impact on Protected Sites</p> <p>The site is hydrologically connected to Belfast Lough SPA and Ramsar site, Belfast Lough Open Water SPA, proposed East Coast (Northern Ireland) Marine SPA and Inner Belfast Lough ASSI. The proposal has been assessed against the SPPS and Policy NH1 of PPS2.</p>
9.158	The application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.
9.159	The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).
9.160	DAERA Natural Environment Division (NED) notes that an Outline Construction Environmental Management Plan (OCEMP) and shadow Habitats Regulations Assessment (sHRA) have been submitted with the application. NED has assessed the ES submitted and notes that it concludes the proposed development will have no significant effect on international or national designated sites following the implementation of mitigation measures. Due to the distance from the designated sites and, provided the mitigation measures outlined in the OCEMP and sHRA are implemented, NED is content that there will be no likely significant impacts from the development on any designated sites.
9.161	Shared Environmental Service (SES) acknowledge the proposal will require a Habitat Regulation Assessment (HRA) Appropriate Assessment completed. In order to complete a procedurally compliant HRA, SES require sight of the final comments/advice of the Statutory Nature Conservation Body (SNCB), NIEA. Given that NIEA were consulted recently with additional information to address some of their initial comments, and a response remains outstanding, SES have been consulted with NIEA's initial response but have not yet had a chance to respond on the HRA. This process will be completed upon receipt of a final NIEA response. However, given the comments from NED above the results of this HRA are not likely to point to any impact on a protected site.
9.162	NED recommends that final details of the proposed mitigation measures, including a detailed Site Drainage Plan, should be provided in a final CEMP and have requested that a condition should be imposed to ensure the final details of these measures are agreed, prior to works commencing, and implemented as described. This condition is listed below.
9.163	<p>Impact on Protected/ Priority Species and Habitats</p> <p>The proposal has been assessed against Policies NH2, NH4 and NH5 of Planning Policy Statement 2. DAERA Natural Environment Division (NED) has</p>

	stated that the site is of local nature conservation value and provides a valuable habitat for local wildlife. The impacts upon wildlife and habitats will be discussed below.
9.164	<p><u>Bats</u></p> <p>NED notes from the Ecological Survey for Bats that there is a moderate level of bat activity on the site. It is highlighted that much of the activity on site consisted of bats commuting into the locality from roosts beyond the site boundary.</p>
9.165	<p><i>Demolition of Buildings</i></p> <p>NED notes from plans that two buildings, where bats may roost, are proposed to be demolished. NED is content that the destruction of these roosts is unlikely to have a significant impact on the local bat population, provided the recommended mitigation and compensation measures detailed in the Environmental Statement (ES) are implemented, including a proposed Bat Mitigation Plan.</p>
9.166	The environmental consultant has stated that a Bat Mitigation and Method Statement will support a derogation licence, to be obtained from the NIEA, for the demolition of the two buildings. The demolition of these buildings will take place either between 1st March and mid-April or between mid-September and mid-October of any given year to avoid the bat maternity and bat hibernation seasons and the buildings will be surveyed immediately prior to demolition.
9.167	Compensatory measures include 8 Bat Access Panels or similar to be incorporated directly into the structure of public buildings closest to the original site of the bat roosts.
9.168	<p><i>Tree Removal</i></p> <p>NED noted that 7 trees proposed to be felled have been classified as having moderate bat roost potential (BRP), however, it does not appear any further survey work has been carried out but that it is recommended an inspection of these trees will be carried out prior to removal. NED recommended that further survey work is carried out so that an assessment can be made of the importance of these trees to bats and appropriate mitigation and/or compensation measures developed.</p>
9.169	The environmental consultant has confirmed that to compensate for the loss of these 7 trees of a total of 17 bat boxes will be erected on trees within areas marked as 'Existing Woodland to be Retained' on the Landscape Masterplan. This requirement can be incorporated into the final Bat Mitigation Plan and Method Statement.
9.170	A final Bat Mitigation Plan and Method Statement will be secured via condition, as detailed below, and will be submitted and agreed prior to the commencement of any development.
9.171	<p><i>Lighting</i></p> <p>NED notes from the Environmental Statement that mitigation measures regarding lighting and bats have been recommended. NED agrees that these measures should be included in a Lighting Plan. NED recommends that a condition is</p>

	attached to any planning approval requiring a Lighting Plan to be submitted and agreed prior to any development activity commencing. This condition is detailed below.
9.172	It should be noted that NED have been reconsulted with the environmental consultant's response to initial queries and a final response remains outstanding.
9.173	<u>Hedgehogs</u> NED agrees with the Environmental Statement that the site provides suitable habitat for hedgehog. Hedgehog are a NI priority species. NED considers there is unlikely to be any significant impacts on the local hedgehog population provided appropriate mitigation measures are implemented.
9.174	The removal of hedgerows and scrub will result in the loss of habitat for hedgehogs, however, the native woodland planting proposed and the planting of adequate native species hedgerows will provide sufficient compensation.
9.175	During construction works any excavations should be covered at night or fitted with a means of escape such as a ramp. Details of mitigation measures should be included in the final Construction Environmental Management Plan, to be secured via condition.
9.176	<u>Badgers</u> NED notes from the Environmental Statement that no badger setts were recorded within the site, however, there was some evidence of badgers using the site. NED agrees that the site provides suitable foraging habitat for badgers. Some of the hedgerows also have the potential to support badger setts. NED considers that there is the possibility badgers could move into the site and develop setts before proposed development works commence.
9.177	Therefore NED recommends that an updated badger survey is carried out prior to any hedgerow and scrub removal on site. NED also recommends that hedgerow and scrub removal is monitored by an ECoW. During construction works any excavations should be covered at night or fitted with a means of escape such as a ramp to prevent badgers becoming entrapped. A condition on any planning approval will be required to ensure these mitigation measures are implemented. This condition is detailed below.
9.178	<u>Birds</u> The trees, hedgerows and scrub on site provide suitable habitat for breeding birds. While no breeding bird survey has been carried out for the proposal NED notes that the Environmental Statement included a desktop assessment of breeding bird records within and close to the site. The site is likely to provide habitat for an assemblage of common and widespread breeding bird species associated with woodland and hedgerow habitat, however, there are no records of any species of conservation concern using the site.
9.179	NED notes that tree, hedgerow and scrub removal is required as part of the proposed development. Providing this is carried out outside the bird breeding

	<p>season, as recommended in the ES, NED considers that this is unlikely to have a significant impact on breeding birds. A condition will be required on any planning approval to ensure these mitigation measures are implemented. This condition is detailed below.</p>
9.180	<p><u>Priority Habitats</u></p> <p>NED notes from the ES that Lowland Meadow, a Northern Ireland priority habitat has been recorded on site. NED notes that the proposed development will result in the entire loss of this habitat, approximately 5200m². NED agrees with the ES that the lowland meadow recorded on site is not a great example of this habitat, however, the loss of this habitat along with the other semi-improved grassland habitat on site will result in a significant loss of local biodiversity.</p>
9.181	<p>A total of 6363m² of lowland meadow is proposed to be created within the site as compensation in several smaller areas along verges, roads and pathways. However, NED considers this is insufficient compensation for the loss of lowland meadow priority habitat and other semi-improved grassland within the site. NED has concerns that due to the location of the areas proposed to be managed as lowland meadow they are more likely to be subject to disturbance and more intensive management practices including frequent mowing and herbicide use which could lead to grassland of less biodiversity value.</p>
9.182	<p>NED recommended a larger more discrete parcel of grassland should also be devoted to the management of lowland meadow. Consideration could be given to the proposed parkland area in the north of the site. Therefore NED recommended amended plans were submitted to show a larger area of land devoted to the creation and management of lowland meadow habitat.</p>
9.183	<p>NED noted that no information on how the lowland meadow habitat will be created or managed has been submitted with the application. Therefore NED requested further information to be submitted on the methodologies proposed to create the lowland meadow habitat. A long term management plan should also be produced to ensure the viability of the lowland meadow. Details of this should be included in a revised Landscape Management Plan or Habitat Management Plan.</p>
9.184	<p>Park Hood (landscape consultants) have clarified that the submitted Landscape Management & Maintenance Plan included outline information on meadow management and maintenance. This has been reviewed and clarification provided advising it will be based on a Coburn's Irish Native Wildflowers seed mixture (or similar approved).</p>
9.185	<p>The native species hedgerows on site are a Northern Ireland priority habitat. NED notes that a considerable amount of hedgerows will be removed as part of the proposed development. NED also notes from the Landscape Proposals drawings that new hedgerow planting is proposed on the site. NED requested clarification on the amount of hedgerow planting proposed. NED recommends that any new planting must be sufficient compensation for the loss of existing hedgerows on site and a ratio of at least 2:1 should be applied to ensure no net loss of biodiversity as newly planted hedgerows will take a significant amount of time to mature.</p>

9.186	It is acknowledged in the supporting information that hedgerows equating to approximately 700m in length are being removed to facilitate the development, it should be noted these are not in pristine condition or have been subject to any repair or management for decades, and some have been subjected to vandalism.
9.187	The landscape plans prepared by Park Hood submitted with the planning application identified approximately 1200 linear meters of new hedgerows and extensive native woodland planting within the parklands and periphery. Collectively, this planting will ensure that the loss of hedgerows is being compensated in terms of vegetation cover and species diversity on this site and this equates to more than currently exists.
9.188	The environmental consultant has pointed out that a 'do nothing' approach would lead to continued deterioration of the habitat due to lack of management. The proposed development will have positive effect comparative to the existing situation that will not only ensure that lowland habitat is incorporated and appropriately maintained within the site but significantly increased to provide a net gain for biodiversity. The existing area of abandoned and unmanaged lowland meadow within the site of the proposed development is 5200 m2. In response to NED's comments planting has been amended to include an additional 1800 m2 that will result in a significant increase in the total area of appropriately managed lowland meadow to 7467 m2 and an overall net gain of 2267 m2.
9.189	To summarise NED recommended amended plans were submitted to clearly show sufficient hedgerow planting to compensate for the loss of existing hedgerows on the site and to show the removal of non-native species from the Planting Schedule. It should be noted that NED did state in their response that it is content that the landscaping plan provides sufficient compensation for the loss of existing native and non-native trees and scrub on site.
9.190	Although a response from DAREA remains outstanding, for reasons stated above, and given the submission of revised landscaping plans and supporting information to address concerns raised in their last response, it is not anticipated that any further objections will be offered.
9.191	Archaeology Historic Environment Division (Historic Monuments) has reviewed the Archaeology and Cultural Heritage section within the Environmental Statement. Further archaeological investigation was conducted on site in 2019 to find the extent of the archaeological material discovered under a 2011 evaluation. The archaeological report for this was signed off as "Final" by HED on 11th May 2020.
9.192	On the basis of the information provided, HED (Historic Monuments) is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
9.193	Developer Contributions/ Section 76 Agreement A Draft Section 76 planning agreement accompanies the application and seeks to secure the implementation of an agreed Travel Plan, an Employability and Skills

	Plan, contributions towards a new bus route to serve the site, the provision of social housing and the management and maintenance of public open space within the development.
9.194	Given the potential impacts of introducing a significant level of vehicular traffic onto an already pressured road network the developer has proposed to make a contribution towards the provision of a bus service which directly serves the development, with the main north-south link road within the site becoming part of a designated service. A 5 year contribution towards this new service will be secured via the planning agreement between the Council and the developer. A robust Travel Plan for both the residential and non-residential elements of the development will also be secured, and based on the Travel Plan Frameworks accompanying the application. DFI Roads has accepted the principle of this approach in terms of the public transport provision and Travel Plan. Translink have also provided support to the proposed new bus route with the developer in advanced talks regarding its provision.
9.195	In line with the extant outline approval and one of the key site requirements of the BMAP zoning (300 social housing units to be provided or 50% of the total) a minimum of 326 residential units shall be social housing.
9.196	An employability and Skills Plan will also be required to identify the projected requirements for the employability and skills generated within the various phases of the development and promote employment opportunities.
9.197	The development will also provide two substantial areas of landscaped and managed public open space, including a play area, to serve the site and the wider area. The implementation and provision of landscaping within the site and along existing site boundaries will be secured via condition as detailed below, and the long term management of planting and open spaces will be secured via the Section 76 Agreement.
9.198	Pre-application Community Consultation For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.
9.199	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2019/2357/PAN) was submitted to the Council on 09/10/2019.
9.200	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
9.201	A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:

	<ul style="list-style-type: none"> - Public exhibitions were held at the Glenowen Inn, Glen Road, Gort Na Mona GAA Club, Avoca Court and St. Theresa's Primary School, Glen Road on 3rd, 4th and 5th December respectively. - Events were advertised in the Belfast Telegraph and Irish News on 21st November 2019 and in the Andersonstown News on 23rd November 2019. - On 28th and 29th November 2019, 1,800 leaflets were distributed to business and residential properties in the surrounding area, including properties on the Glen Road, Monagh Road and Upper Springfield Road. - In summary the pre-application community consultation process involved a large number of groups including stakeholders, community and business groups, including West Belfast Partnership Board. There was also additional engagement, over a six month period, with elected representatives in the lead-up to the public consultation. - An estimated 80 people attended the public exhibition. 20 comment cards were returned, with 10 positive responses and 1 negative, the remainder were unsure.
9.202	In analysing the responses to each of the questions in the comment card it was clear that development of the site is welcomed with a significant investment in the local area. The commenters raised some concerns about general density and apartment development, usability of open spaces on sloping site, impact on air quality and need for adequate community facilities. The supporting information highlights how each of these issues were fed back to the development team and work was carried out to ensure the views were incorporated into the future plans for the site.
9.203	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.
10.0	Recommendation:
10.1	Having had regard to the statutory development plan, the draft development plan, relevant planning policies, planning approvals in the area including the extant outline planning permission on the same site, Environmental Statement and proposed mitigation, and the consideration of the issues set out in this report, the proposed development is considered acceptable.
10.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission, finalise the wording of conditions and enter into the Section 76 Agreement and resolve any issues arising from any outstanding consultation responses.
11.0	Conditions
1.	The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

	<p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The existing trees outlined in green on approved plan No. 02/H shall be retained in accordance with this plan unless necessary to prevent danger to the public in accordance with details that shall have first been submitted to and approved in writing by the Planning Authority. Any retained trees or plants indicated on the approved plans which, within a period of five years from the completion of the development, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Planning Authority.</p> <p>Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.</p> <p>3. Prior to the commencement of any site works, all existing trees shown on Drawing Numbers 6629-L-203B, 6629-L-204B, 6629-L-205B, 6629-L-206B, 6629-L-207B and 6629-L-208B date published on the Planning Portal on 23rd October 2020 as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. Such tree protection measures shall remain in situ during the duration of the build. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.</p> <p>Reason: To protect existing trees indicated to be retained.</p> <p>4. All hard and soft landscape works shall be carried out in accordance with the approved details as indicated on plan No. 6629-L-203B published on the Planning Portal on 23rd October 2020. The works shall be carried out during the first available planting season after commencement of development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>5. All trees which are removed shall be compensated for by the planting of new native species trees in accordance with approved plan No. 6629-L-203B published on the Planning Portal on 23rd October 2020. All new planting shall be carried out within the first available planting season after the last residential unit within each phase of the development hereby approved has been occupied. Any new trees which, within a period of five years from the completion of the development, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Planning Authority.</p> <p>Reason: To compensate for the loss of existing trees and ensure a high quality of</p>
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	landscaping.
6.	<p>Prior to the commencement of operation of any hereby approved commercial premises providing hot food, an updated odour risk assessment report with details of the proposed scheme to control cooking odours emanating from the premises shall be submitted to and approved in writing by the Planning Authority.. Externally located air extraction flue(s) and termination point(s) shall be depicted on elevation drawings and details of any proposed odour abatement technology shall be provided. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance <i>EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'</i> issued September 2018 as detailed in the RPS ES Vol11 Appendix 14b – EMAQ Odour Detail.</p> <p>The premises shall not operate unless the approved details are in place.</p> <p>Reason: Protection of amenity of neighbouring properties.</p>
7.	<p>Notwithstanding the submitted details, prior to the commencement of development, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of Planning Policy Statement 15 shall be submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details. .</p> <p>Reason: To ensure the appropriate drainage infrastructure serves the development.</p>
8.	<p>Prior to the installation of any combustion plant(s) where the single or combined NOx emission rate is greater than 5mg/s, an updated air quality impact assessment shall be submitted to and approved in writing by the Council. The assessment shall include specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The updated assessment must also demonstrate that there will be no significant adverse air quality impacts associated with operation of the proposed combustion plant and with the overall development. The combustion plant(s) and associated flue(s) must thereafter be installed in accordance with the approved details.</p> <p>Reason: Protection of human health.</p>
9.	<p>Notwithstanding the submitted details, no site works or clearance shall take place unless a final Dust Management Plan has been submitted to and approved in writing by the Council. The Dust Management Plan must be based on the dust risk assessment and recommendations detailed by the consultant within the Chapter 8 and Appendix 8.1 (<i>Draft Dust & Emissions Management Plan</i>) of the RPS Environmental Statement. No site works or clearance shall take place unless in accordance with the approved details.</p> <p>Reason: Protection of Residential Amenity.</p>

10.	<p>Prior to commencement of any phase of the proposed development, a Remediation Strategy for that phase shall be submitted to and approved in writing by the Council. This Strategy shall follow Environment Agency guidance and must demonstrate how the pollutant linkages identified in the RPS Ireland Ltd report entitled 'Glenmona Proposed Development, Generic Quantitative Risk Assessment Report' (dated 22nd April 2020, revision 1.0 and referenced IBR1161) and as clarified within the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F', are to be demonstrably broken and no longer pose a potential risk to human health. The Strategy must detail how the proposed remedial works are to be verified. It must also include a robust Materials Management Plan (MMP) which presents an auditable system of how the excavation, movement, placement and re-use of materials on the site will be managed to ensure no risk to human health exists on the developed site and detail on the removal of fuel storage tanks from the site.</p> <p>Development of that phase must not be carried out unless in accordance with the approved details.</p> <p>Reason: Protection of human health.</p>
11.	<p>Prior to occupation of any phase of the development, a Verification Report for that phase shall be submitted to and approved in writing by the Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.</p> <p>Reason: Protection of human health by demonstrating that the required remedial measures have been incorporated within the proposal.</p>
12.	<p>If during the development works, new contamination or risks are encountered within a particular phase of the development which have not previously been identified, works in that phase shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, and prior to occupation of that phase, a further Remediation Strategy and subsequent Verification Report shall be submitted to and approved in writing by the Council. If required by the Council, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p>
13.	<p>All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the</p>

14.	<p>quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions X (TBC) and Y (TBC) will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works in that phase must cease and the Council shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks.</p> <p>In the event of unacceptable risks being identified, and prior to occupation of that phase, a Further Remediation Strategy and subsequent Verification Report for that phase shall be submitted to and approved in writing by the Council. If required by the Council, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
15.	<p>After completing the remediation works under the above condition; and prior to occupation of that phase of the development, a verification report for that phase must be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks, as applicable. The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
16.	<p>Prior to the installation of any external plant or equipment in association with the approved retail units 1 to 4, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing the location of the plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of external plant and equipment will not exceed the background sound level (daytime and night time) and/or the target noise limits presented in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'</p>

	<p>The approved plant and equipment and any noise mitigation measures shall be installed in line with the approved details and shall be permanently retained as such.</p> <p>Reason: Protection of residential amenity.</p>
17.	<p>No vehicle movements shall be permitted within the service area [as shown on drawing X TBC] of approved retail units 1 to 4 between the hours of 23:00 and 07:00.</p> <p>Reason: Protection of residential amenity.</p>
18.	<p>Prior to commencement of development of the hotel, a Noise Impact Assessment shall be submitted to and approved in writing by the Council. The report must include an assessment of the potential noise sources associated with the proposal, to include but not be limited to:</p> <p>Assessment of potential entertainment noise breakout, if applicable, with particular reference to the low frequency content usually associated with entertainment noise, and predicted impact at nearby noise sensitive receptors; Assessment of the potential noise impact at nearby noise sensitive receptors from patrons using the external area/s, having regard to capacity of external area/s and hours of use; and</p> <p>Identification of any necessary noise insulation/ mitigation measures required to ensure the proposal shall not have an adverse impact on nearby noise sensitive receptors.</p> <p>The assessment should refer to relevant guidance and British Standards such as BS4142:2014, BS8233:2014, WHO guidelines for community noise 1999 and NR curves, as appropriate.</p> <p>The hotel shall not be occupied unless the approved details have been implemented.</p> <p>Reason: In the interests of amenity.</p>
19.	<p>The rated sound level from the operation of all combined plant and equipment, associated with the hotel element of the development, must not exceed the background sound level (daytime and night time) and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'.</p> <p>Reason: Protection of residential amenity</p>
20.	<p>Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial units 7, 8, 9, 10 and 11, a noise report shall be submitted to and approved in writing by the Council. The report shall</p>

<p>21.</p> <p>22.</p> <p>23.</p> <p>24.</p> <p>25.</p> <p>26.</p>	<p>include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of the external plant and equipment will not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'.</p> <p>The approved plant and equipment and any noise mitigation measures shall be installed in line with the approved details and shall be maintained as necessary.</p> <p>Reason: Protection of residential amenity</p> <p>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.</p> <p>Reason: Protection of residential amenity.</p> <p>The rated sound level from the operation of the combined external plant and equipment associated within the hereby permitted development, must not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'.</p> <p>Reason: Protection of residential amenity.</p> <p>The approved MUGA shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity</p> <p>The approved play area shall not be used outside the hours of 08:00 to 20:00.</p> <p>Reason: Protection of residential amenity</p> <p>The approved community centre shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity</p> <p>All glazing installed in association with the hereby permitted development must provide a minimum sound reduction of 35 dB R_w (C;C_{tr}), as specified in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F</i>'.</p> <p>Reason: Protection of amenity of end users.</p>
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27.	<p>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 R_w (C; C_{tr}), as specified in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F</i>'.</p> <p>Reason: Protection of residential amenity.</p>
28.	<p>Notwithstanding the submitted details, no development shall commence unless details of sewage disposal 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.</p> <p>Reason: To ensure satisfactory sewage disposal and to protect the aquatic environment.</p>
29.	<p>Prior to commencement of development, an updated Invasive Species Management Plan shall be submitted to and approved in writing by the Council. The Management Plan shall include appropriate mitigation measures for Salmonberry and Spanish Bluebell. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p>
30.	<p>Prior to the commencement of development, a Bat Mitigation Plan and Method Statement will be submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure the adequate protection of bats on the site.</p>
31.	<p>Prior to the commencement of development, a Lighting Plan shall be submitted to and approved in writing by the Council. No lighting shall be installed unless in accordance with the approved Lighting Plan.</p> <p>Reason: To prevent light spillage and ensure that adequate protection is provided to bats and other wildlife.</p>
32.	<p>A working strip adjacent to the culvert shown on drawing number [TBC] shall be retained and kept free of impediments (including tree planting, hedges, fencing, sheds and other structures). The working strip should have a minimum width of 5 metres, and be provided with clear access and egress at all times.</p> <p>Reason: To ensure the adequate protection of drainage infrastructure.</p>
33.	<p>Notwithstanding the submitted details, prior to the commencement of any works in a particular phase, a final Drainage Assessment for that phase which includes detailed drainage design and/or Flood Risk Assessment if appropriate shall be</p>

34.	<p>submitted to and approved in writing by the Council. The development of that phase shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure the site is adequately drained and prevent flooding either within or beyond the site.</p> <p>Notwithstanding the submitted details, prior to commencement of any works in a particular phase, a Construction Environmental Management Plan (CEMP) and associated action plan/documentation for that phase shall be submitted to and approved in writing by the Council. The CEMP and associated documents shall include measures to control and monitor noise, dust and vibration during construction demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises. It must incorporate mitigation measures as outlined in the Outline Construction Environmental Management Plan (OCEMP).</p> <p>No works shall be carried out unless in accordance with the approved CEMP for that phase.</p> <p>Reason: Protection of residential amenity.</p>
35.	<p>No part of the development shall be occupied or otherwise become operational until the revised junctions on the Monagh By-Pass (A55) have been constructed generally in accordance with the agreed Drawings Nos:</p> <ol style="list-style-type: none"> i. IBH0673/0002 Rev A, 'External Works Location Plan' and bearing Belfast City Council Planning Office date stamp 13 October 2020. ii. IBH0673/2000 Rev A, 'External Works Proposed Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. iii. IBH0673/2001 Rev A, 'External Works Proposed Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. iv. IBH0673/2002 Rev A, 'External Works Proposed Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020. v. IBH0673/2010 Rev A, 'External Works Proposed Geometry Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. vi. IBH0673/2011 Rev A, 'External Works Proposed Geometry Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. vii. IBH0673/2020 Rev A, 'External Works Proposed Visibility Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. viii. IBH0673/2021 Rev A, 'External Works Proposed Visibility Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020.

36.	<p>ix. IBH0673/2040 Rev A, 'External Works Typical Cross Section' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>x. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>xi. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>xii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>xiii. IBH0673/2700 Rev A, 'External Works Construction Details Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>All works, including the traffic signals, shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and required Road Safety Audits.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the improvement of the road network for the convenience of road users.</p> <p>No works on the adopted road network to provide the above signalised access to the development shall commence until full details of the engineering for the signalisation, lane re-alignment and remarking of the junction of the Development Access and the Monagh By-Pass (A55) have been submitted to and approved in writing by the Council, the works being generally in accordance with Drawings Nos:</p> <p>i. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>ii. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>iii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020.</p> <p>All works shall be completed to the satisfaction of the Department (DFI).</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety</p>
37	<p>No part of the development hereby permitted shall be occupied until the necessary vehicular accesses, including visibility splays and any forward sight</p>

	<p>distance, have been constructed in accordance with the approved layout Drawing Nos;</p> <ul style="list-style-type: none"> i. IBH0673/1010 Revision A 'Proposed Levels and Visibility Overall with Sheet Numbers' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. ii. IBH0673/1011 Revision A 'Proposed Levels and Visibility Sheet 1 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. iii. IBH0673/1012 Revision A 'Proposed Levels and Visibility Sheet 2 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. iv. IBH0673/1013 Revision A 'Proposed Levels and Visibility Sheet 3 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. v. IBH0673/1014 Revision A 'Proposed Levels and Visibility Sheet 4 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. vi. IBH0673/1015 Revision A 'Proposed Levels and Visibility Sheet 5 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. vii. IBH0673/1016 Revision A 'Proposed Levels and Visibility Sheet 6 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. <p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
38.	<p>No dwellings hereby permitted shall be occupied until the associated hard surfaced area have been constructed in accordance with the approved layout Drawing Nos; 2509-RPP-ZZ-XX-DR-A-00004 Revision P04 'Site Layout Parking A1L' and bearing Belfast City Council Planning Office date stamp 13 October 2020. The area to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p>
39.	<p>No dwellings 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 the development.</p> <p>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p>

40.	<p>The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
41.	<p>No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p>Reason: To ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available.</p>
42.	<p>Notwithstanding the submitted details, no development shall commence unless a Phasing Plan for construction and delivery of the site has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved Phasing Plan, unless the Council grants its prior written approval to any variation.</p> <p>Reason: To ensure appropriate phasing of the development.</p>
43.	<p>Notwithstanding the submitted details, no external walling or roofing materials shall be constructed unless in accordance with details which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the development.</p>
1.	<p>Informatives</p> <p>Artificial flood lighting design should ensure residents are not disturbed by light nuisance. All artificial lighting connected with the development should follow the recommendations within the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011.</p>
2.	<p>Good practice principles should be applied to all installed gas boilers as prescribed within <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</i> and as indicated by RPS consultants - individual and/or communal gas boilers should achieve a NOx rating of <40 mgNOx/kWh.</p>
3.	<p>Prior to the commencement of demolition or construction a Construction Noise and Vibration Management Plan (CNVMP) should be produced by the appointed contractor. The CNVMP should include measures to control noise, and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CNVMP should also have due regard to Parts 1 and 2 of</p>

	BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration.
4.	The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby commercial and residential premises. In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as: EMAQ+ 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated 2018 (update to 2004 Defra guidance) the design of a suitable internal noise environment for offices and hotel bedrooms, the applicant is advised to refer to criteria contained within BS 8233:2014 <i>Guidance on sound insulation and noise reduction for buildings</i> .
5.	Artificial lighting connected with the development should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at http://www.britastro.org/dark-skies/pdfs/ile.pdf .
6.	The applicant is advised that 'Medium Combustion Plant' may require authorisation as a consequence of the transposition of the Medium Combustion Plant Directive into Northern Ireland legislation via the Pollution Prevention and Control (Industrial Emissions) (Amendment) Regulations (Northern Ireland) 2018. This Legislation is enforced by the Northern Ireland Environment Agency and Local Authorities. The relevant statutory body for this plant will contact the applicant with details of the authorisation process in due course.
7.	Good practice principles should be applied to all installed gas boilers as prescribed within <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</i> and as indicated by RPS consultants - individual and/or communal gas boilers should achieve a NOx rating of <40 mgNOx/kWh.
8.	The applicant is advised to ensure that any designated smoking areas associated with the hotel premises are suitably managed and controlled to prevent noise, litter, anti-social behaviour and loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the design of any smoking areas are compliant with the regulations.
9.	Disturbance by noise is a material consideration in the granting of any Entertainment Licence deemed necessary by Belfast City Council.
10.	Due to the large number of car parking spaces associated which would be associated with this development as a whole, Water Management Unit would recommend the development includes the installation of an oil interceptor to prevent any oil from on-site activities leaving the site.

11.	<p>The applicant must refer and adhere to all the relevant precepts contained in Standing Advice Pollution Prevention Guidance paying particular attention to Pollution Prevention Guideline (PPG) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below.</p> <p>http://www.netregs.org.uk/library_of_topics/pollution_prevention_guides/all_ppgs.aspx</p>
12.	<p>Water Management Unit recommends the applicant refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Sustainable Drainage Systems.</p>
13.	<p>The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Discharges to the Water Environment.</p>
14.	<p>Water Management Unit notes the development is to include the excavation of a basement structure. Depending on the geological setting, the potential exists for the water table to be encountered during these works. If water is encountered, an appropriate abstraction/impoundment licence under the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 and consent to discharge under the Water (Northern Ireland) Order 1999 may be required from Water Management Unit. The applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Abstraction and Impoundments.</p>
15.	<p>For the proposed Care Home element of this proposal, the applicant should note that no medicines having a deleterious effect on sewage treatment processes should be disposed of to the sewage system. For hospital and health care establishment pollution prevention, the applicant should read the NetRegs guidance on waste management and healthcare which can be accessed by visiting the NetRegs website at:</p> <p>http://www.netregs.org.uk/business_sectors/healthcare.aspx</p>
16.	<p>Where the use of herbicides/pesticides is proposed then the applicant should refer to "Pesticides - Code of Practice for Using Plant Protection Products" available at: https://www.daerani.gov.uk/publications/code-practice-using-plant-protection-products</p>
17.	<p>The applicant should note that if there are to be any commercial kitchens associated with this development should have suitable properly maintained grease traps on their effluent pipes. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment. The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.</p>

18.	Northern Ireland through the UK and EU is a signatory to North Atlantic Salmon Conservation Organization (NASCO), under which we are legally obliged to protect, restore and enhance the habitat of the North Atlantic Salmon species.
19.	We would like to draw the applicant's attention to Section 47 of the Fisheries Act (NI) 1966, which covers the applicant's responsibilities relating to Penalties for Pollution and the consequences of causing or permitting the release of any Deleterious materials into any waters.
20.	Any works in or on the riverbank should be permitted under section 48 of the Fisheries Act (Northern Ireland) 1966 which is issued by DAERA.
21.	The purpose of the Conditions 1 – 3 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part III of the Waste and Contaminated Land Order (NI) 1997. It remains the Land, Soil & Air responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks
22.	The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999.
23.	Regulation Unit recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.
24.	Northern Ireland through the UK and EU is a signatory to North Atlantic Salmon Conservation Organization (NASCO), under which we are legally obliged to protect, restore and enhance the habitat of the North Atlantic Salmon species.
25.	The applicant's attention to Section 47 of the Fisheries Act (NI) 1966, which covers the applicant's responsibilities relating to Penalties for Pollution and the consequences of causing or permitting the release of any Deleterious materials into any waters.
26.	Any works in or on the riverbank should be permitted under section 48 of the Fisheries Act (Northern Ireland) 1966 which is issued by DAERA
27.	Private Streets Order (Northern Ireland) 1980. Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction)

	(Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.
28.	Separate approval must be received from DfI Roads in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Before commencing any works associated with the construction of areas determined for adoption by the Department. The Developer must notify the relevant Private Streets officer at; DfI Roads, Annex 6, Castle Buildings, Stormont Estate, Belfast, BT4 3SQ.
29.	The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.
30.	Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Benson house, 40a Benson Street, BT28 2BG, Lisburn. A monetary deposit will be required to cover works on the public road.
31.	The design of any street lighting schemes will require the approval of DfI Roads Street Lighting Central design Unit, DfI Roads, Hydebank. 4 Hospital Road, Belfast BT8 8JL, Tel. 02890253256.
32.	Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
33.	All construction plant and materials shall be stored within the curtilage of the site. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
34.	Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.
	Notification to Department (if relevant) Not required.
13.0	Representations from elected members: None received

Neighbour Notification Checked	Yes
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ANNEX	
Date Valid	29th April 2020
Date First Advertised	22nd May 2020
Details of Neighbour Notification (all addresses) 1 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 1 Coolnasilla Park,Belfast,Antrim,BT11 8PT 1 Gortnamona Heights,Belfast,Antrim,BT11 8PG 1 Monagh Link,Belfast,Antrim,BT11 8QB 10 Gortnamona Heights,Belfast,Antrim,BT11 8PG 10 Gortnamona Place,Belfast,Antrim,BT11 8PP 10 Gortnamona View,Belfast,Antrim,BT11 8PL 10 Monagh By Pass,Belfast,Antrim,BT12 7GQ 10 Siulnamona Court,Belfast,Antrim,BT11 8PZ 11 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 11 Gortnamona Place ,Belfast,Antrim,BT11 8PP 11 Gortnamona Way, Belfast,Antrim,BT11 8PJ 11 Monagh By Pass,Belfast,Antrim,BT12 7GQ 12 Gortnamona Place,Belfast,Antrim,BT11 8PP 12 Monagh By Pass,Belfast,Antrim,BT12 7GQ 12 Siulnamona Court,Belfast,Antrim,BT11 8PZ 13 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 13 Gortnamona Way,Belfast,Antrim,BT11 8PJ 13 Monagh By Pass,Belfast,Antrim,BT12 7GQ 131a Glen Road, Andersonstown,Belfast,Antrim,BT11 8BL 14 Monagh By Pass, Belfast,Antrim,BT12 7GQ 143a- g Glen Road,Andersonstown,Belfast,Antrim,BT11 8BP 15 Airfield Heights, Belfast,Antrim,BT11 8QU 15 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 15 Gortnamona Way,Belfast,Antrim,BT11 8PJ 15 Monagh By Pass,Belfast,Antrim,BT12 7GQ 16 Upper Springfield Road,Belfast,Antrim,BT12 7QX 17 Airfield Heights,Belfast,Antrim,BT11 8QU 17 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 17 Gortnamona Way,Belfast,Antrim,BT11 8PJ 17 Upper Springfield Road,Belfast,Antrim,BT12 7QX 19 Airfield Heights,Belfast,Antrim,BT11 8QU 19 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 190 Bingnian Drive,Belfast,Antrim,BT11 8JD 192 Bingnian Drive,Belfast,Antrim,BT11 8JD 194 Bingnian Drive,Belfast,Antrim,BT11 8JD 196 Bingnian Drive,Belfast,Antrim,BT11 8JD 2 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 2 Coolnasilla Park,Belfast,Antrim,BT11 8PT 2 Gortnamona Heights,Belfast,Antrim,BT11 8PG 2 Monagh By Pass,Belfast,Antrim,BT12 7GQ 20 Monagh By Pass,Belfast,Antrim,BT12 7GQ	

21 Airfield Heights,Belfast,Antrim,BT11 8QU
 21 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 21 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 23 Airfield Heights,Belfast,Antrim,BT11 8QU
 23 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 24 Gransha Park,Belfast,Antrim,BT11 8AU
 24 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 25 Airfield Heights,Belfast,Antrim,BT11 8QU
 25 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 26 Gransha Park,Belfast,Antrim,BT11 8AU
 27 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 28 Gransha Park,Belfast,Antrim,BT11 8AU
 29 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 2a Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 2a Monagh By Pass,Belfast,Antrim,BT12 7GQ
 2b Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 3 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 3 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 3 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 3 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 30 Gransha Park,Belfast,Antrim,BT11 8AU
 30 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 31 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 32 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 33 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 34 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 35 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 37 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 39 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 4 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 4 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 4 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 4 Gortnamona View,Belfast,Antrim,BT11 8PL
 4 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 41 Airfield Heights,Belfast,Antrim,BT11 8QU
 41 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 43 Airfield Heights,Belfast,Antrim,BT11 8QU
 43 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 45 Airfield Heights,Belfast,Antrim,BT11 8QU
 45 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 45 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 47 Airfield Heights,Belfast,Antrim,BT11 8QU
 47 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 47 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 49 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 4a Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 4b Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 5 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 5 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 5 Gortnamona Heights,Belfast,Antrim,BT11 8PG

5 Gortnamona View,Belfast,Antrim,BT11 8PL
 5 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 51 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 53 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 55 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 57 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 59 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 6 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 6 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 6 Gortnamona View,Belfast,Antrim,BT11 8PL
 6 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 6 Siulnamona Court,Belfast,Antrim,BT11 8PZ
 61 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 65 Airfield Heights,Belfast,Antrim,BT11 8QU
 67 Airfield Heights,Belfast,Antrim,BT11 8QU
 7 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 7 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 7 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 7 Gortnamona Place,Belfast,Antrim,BT11 8PP
 7 Gortnamona View,Belfast,Antrim,BT11 8PL
 7 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 78 Airfield Heights,Belfast,Antrim,BT11 8QU
 8 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 8 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 8 Gortnamona Place,Belfast,Antrim,BT11 8PP
 8 Gortnamona View,Belfast,Antrim,BT11 8PL
 8 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 8 Siulnamona Court,Belfast,Antrim,BT11 8PZ
 9 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 9 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 9 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 9 Gortnamona Place,Belfast,Antrim,BT11 8PP
 9 Gortnamona View,Belfast,Antrim,BT11 8PL
 9 Gortnamona Way,Belfast,Antrim,BT11 8PJ
 9 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 Apartment 1,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 10,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 11,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 12,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 13,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 19,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 2,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 2,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 20,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 21,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 22,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 23,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 24,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 25,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 26,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ

Apartment 27,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 28,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 29, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 3, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 3, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 30, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 4, 143a, Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 40, Block B, 12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 41, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 42, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 43, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 5, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 6, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 7, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 8, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 9, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment A,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment B,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment C,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment D,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment E,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment F,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Block A, 21 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 23 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 24 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 25 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 26 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 27 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 28 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 29 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 30 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 31 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 32 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 33 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 34 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 35 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 36 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 37 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block B, 11 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 13 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 14 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 15 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 16 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 17 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 18 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 19 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 20 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Gaelscoil Na Mona, 1 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 Glenaulin House, 141 Glen Road,Andersonstown,Belfast,Antrim,BT11 8BP
 Gort Na Mona GAC, 25 Avoca Court, Belfast,Antrim,BT12 7QX

Gort Na Mona School, Upper Springfield Road,Belfast,Antrim,BT12 7QX Holy Trinity Primary School, Monagh Road,Belfast,Antrim,BT11 8EF St Marys Christian Brothers Grammar School, Glen Road,Andersonstown,Belfast,Antrim,BT11 8NR St Teresa's Primary School,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BL Rosemary Gilmore	
Date of Last Neighbour Notification	23 rd October 2020
Date of last advertisement	16 th October 2020
Date of EIA Determination	(submitted with application)
ES Requested	Yes – Pre-application
Drawing Numbers and Title	
Notification to Department (if relevant) N/A Date of Notification to Department: Response of Department:	