

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 18 <sup>th</sup> October 2022	
<b>Application ID:</b> LA04/2022/0915/F	
<b>Proposal:</b> Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works.	<b>Location:</b> 12 Stoney Road Belfast BT4 3SD
<b>Referral Route:</b>	Major development
<b>Recommendation:</b>	Approval subject to conditions
Applicant Name and Address: DAERA Dundonald House Newtownards Road Belfast BT4 3SB	Agent Name and Address: Fleming Mountstephen Planning Unit A101 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
<b>Executive Summary:</b>  <p>The application seeks full planning permission to replace the current Animal Health Sciences Building (AHSB) with a new building including a general stores building, post-mortem suite and carcass incineration facility. Landscaping, parking and vehicular access are also proposed.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>The principle of the development at this location (including development beyond the settlement development limit);</li> <li>Impact on rural character visual amenity;</li> <li>Scale, Massing and Design;</li> <li>Impact on Built and Archaeological Heritage;</li> <li>Impact on Ecology and Natural Heritage;</li> <li>Provision of Landscaping and Screening;</li> <li>Traffic Movement and Parking;</li> <li>Human Health;</li> <li>Flooding and Drainage;</li> <li>Economic Considerations;</li> <li>Pre-application Community Consultation;</li> <li>The consideration of developer contributions</li> </ul> <p>The site lies within the Agri-Food Science and Biosciences Institute (AFBI) estate located at 12 Stoney Road. The majority of the site is within the settlement development limit (SDL) for Belfast but a portion falls outside the settlement limit and within the rural area. The new vehicular access, most of the stores building and some of the parking proposed are outside the SDL.</p> <p>The functions of the AFBI include management of potentially biohazardous animal disease outbreaks and as such it is considered that there are extenuating circumstances for the</p>	

requirement for the additional vehicular entrance and stores building beyond the SDL. There is a business need to separate visitor traffic from other operational traffic. The site also has an area of parking previously approved just outside the SDL. The proposed development is considered sensitively designed and located within the site and includes substantial landscaping and screening to ensure that the development does not adversely impact of amenity or the rural character of the area. The issues are considered in detail in the main body of the report, and it is considered that, on balance, the proposal is acceptable.

Consultees including DfI Roads, Historic Environment Division, NI Water, DfI Rivers, the Council's Landscape Team, Environmental Health Department, Senior Urban Design Officer and Tree Officer have no objection to the proposal subject to conditions. Their consultations are detailed in the main body of the report. DAERA NIEA: NED's final response is currently outstanding however it is not anticipated that there will be any fundamental issues raised and delegated authority is sought to resolve any matters arising from their response.

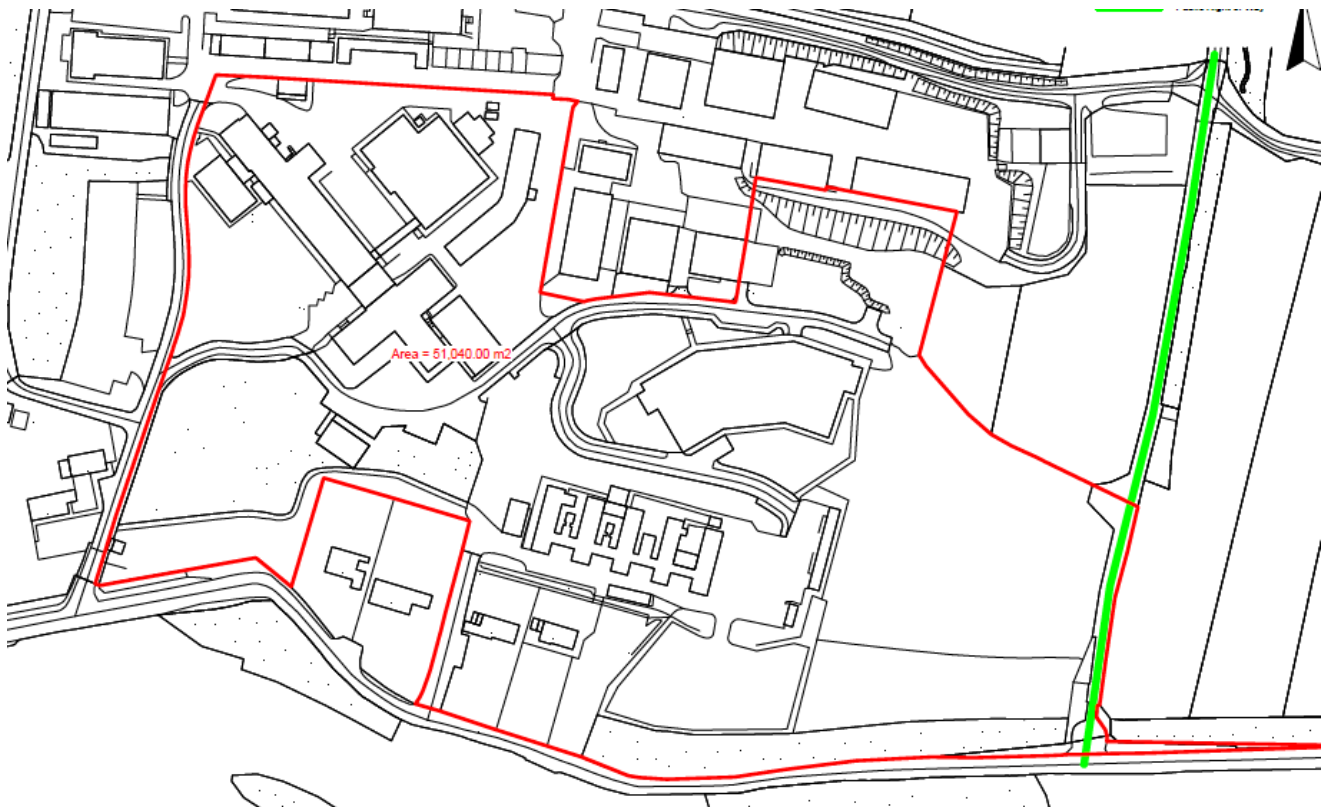
No objections were received.

Having regard to the Development Plan, and other material considerations, the proposed development is considered on balance to be acceptable.

It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to resolve any outstanding issues raised by DAERA NIEA: NED as appropriate, and to finalise the wording of conditions.

## Case Officer Report

## Site Location Plan/Site Layout/Elevations



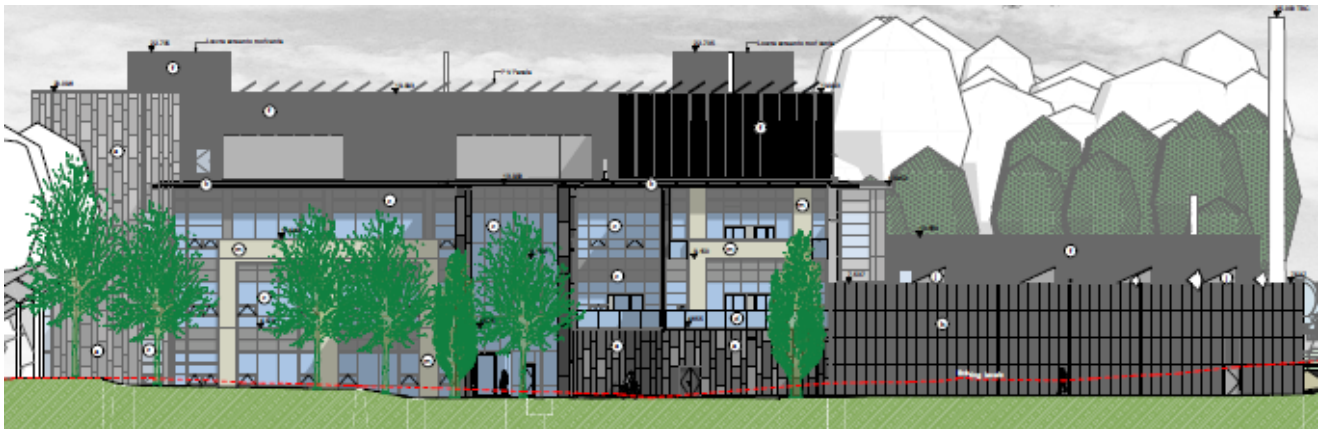
Site location plan



Site layout



**South elevation**



**East elevation**



**CGI of main building**



**CGI of from new entrance**



**Arial CGI**

### **Characteristics of the Site and Area**

<b>1.0</b>	<b><u>Description of Proposed Development</u></b>
1.1	The description of the proposal is as follows: <i>'Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works.'</i>
1.2	The proposed facility is an L-shaped building containing 3-linked elements including the main building, the Carcass Incinerator building and a stores building. The main building would be 3 storeys plus plant at roof level.
1.3	Building materials would have a neutral colour palette to give deference to surrounding landscapes.

1.4	In addition to the buildings, there is also a proposed new vehicular access with security hut to the east of the site, some replacement parking to the north and east of the site and substantial landscaping.
<b>2.0</b>	<b><u>Description of Site and Area</u></b>
2.1	The application site lies within the AFBI estate, approximately 5.1ha in area. The site is bounded by Stoney Road to the south including two residential dwellings and a right of way and farmland to the east. To the west is the Stormont Estate and Parliament Buildings. Knock Golf Course is located on the opposite side of Stoney Road.
2.2	The site rises from south-east to north-west and contains buildings associated with AFBI as well as areas of hard standing and areas of mature landscaping.
2.3	Stoney Road is a relatively narrow road, at this location and it is quite rural in character with mature trees on both sides of the road.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Planning History</b>
3.1	<p>Ref ID: LA04/2020/1498/PAN            Proposal: Development of a new replacement Animal Health Sciences Building, new replacement General Stores Building, new replacement Post-Mortem Suite and new replacement Carcass Incineration Facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, landscaping and new entrance/exit arrangements for the site (see proposed site plan and Design and Access Statement)            Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD</p> <p>Decision: PAN Acceptable            Decision Date: 07.08.2020</p>
3.2	<p>Ref ID: LA04/2021/2553/PAN            Proposal: Development of a new, replacement animal health sciences building, new, replacement general stores building, new, replacement post-mortem suite and new, replacement carcass incineration facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, new entrance from Stoney Road, entrance security building, landscaping and associated operational development.            Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD.</p> <p>Decision: PAN Acceptable            Decision Date: 11.11.2021</p>
3.3	<p>Ref ID: Z/2002/0251/F            Proposal: Car parking for 64 No. vehicles in field adjacent to Bacteriology labs in advance of new build laboratories.            Address: VSD Stoney Road, Dundonald, Belfast.            Decision: Permission Granted            Decision Date: 28.03.2002</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Urban Area Plan 2001 (BUAP)            Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004)            Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2014)            Belfast Local Development Plan 2035 – Draft Plan Strategy</p>

4.2	<p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Planning Policy Statement 2 – Natural Heritage (PPS2)</p> <p>Planning Policy Statement 3 – Access, Movement and Parking (PPS3)</p> <p>Planning Policy Statement 4 – Planning and Economic Development (PPS4)</p> <p>Planning Policy Statement 6 – Planning, Archaeology and the Built Environment (PPS6)</p> <p>Planning Policy Statement 15 – Planning and Flood Risk (PPS15)</p> <p>Planning Policy Statement 21 – Sustainable Development in the Countryside (PPS21)</p> <p>Parking Standards (former Department of Environment)</p> <p>Developer Contributions Framework (adopted 2020)</p>
5.0	<p><b><u>Statutory Consultees</u></b></p> <p><b>DfI Roads</b> – no objections, subject to conditions</p> <p><b>DfI Rivers</b> – no objections</p> <p><b>NIEA Natural Heritage</b> – awaiting final response</p> <p><b>NIEA Land, Soil, and Air</b> – no objections subject to conditions</p> <p><b>NIW</b> – no objection</p> <p><b>Historic Environment Division</b> – no objection</p>
6.0	<p><b><u>Non-Statutory Consultees</u></b></p> <p><b>Environmental Health BCC</b> – no objection subject to conditions</p> <p><b>Senior Urban Design Officer</b> – no objection</p> <p><b>Landscape BCC</b> – no objection</p> <p><b>Tree Officer BCC</b> – no objection subject to conditions</p>
7.0	<b><u>Representations</u></b>
7.1	No third-party representations have been received.
8.0	<b><u>ASSESSMENT</u></b>
8.1	<b><u>Development Plan</u></b>
8.1.1	Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 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.
8.1.2	Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the statutory Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). Both the draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004) and Belfast Metropolitan Area Plan 2015 (dBMAP v2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. The Committee is advised that significant weight should be afforded to the latest version of dBMAP 2015 (v2014) given the advanced stage it reached in the adoption process and that the only outstanding areas of contention related to retail policies at Sprucefield, Lisburn.
8.1.3	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement

(SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.

## 8.2 **The principle of the proposed use at this location**

8.2.1 In both the BUAP and the Draft Belfast Metropolitan Area Plan (dBMAP v2004 & v2014) the majority of the site is located on un-zoned land within the settlement development limit (SDL) for Belfast.

8.2.2 The most eastern portion of the site lies outside the SDL as illustrated with the dashed green line in the image below at paragraph 8.2.5. This part of the site lies within the rural area / countryside. There is a presumption against development outside the SDL and any departure from this presumption requires careful consideration and assessment against all relevant planning considerations.

8.2.3 The rural portion of the site lies within an Area of High Scenic Value in BUAP and therefore Policy L4 'City Setting' (page 49 of BUAP) is a relevant consideration. This policy seeks to protect the Castlereagh Hills from inappropriate development. A Landscape and Visual Assessment (LVIA) was submitted with the application and this has demonstrated that the sensitive siting and design of the proposed development, including retention and augmentation of the mature landscaping will prevent any adverse impact on the landscape setting of the city.

8.2.4 Within both versions of dBMAP, the part of the site within the SDL is designated as a draft Local Landscape Policy Area (LLPA) i.e. draft Stormont LLPA (Designation BT152 in dBMAP v2004 and Designation BT135 in dBMAP v2014). In both versions of dBMAP the portion of the site outside the SDL lies within the Craigantlet Escarpment Area of High Scenic Value (Designation COU 6/09 in v2004 and COU 5/09 in v2014). As set out above at paragraph 8.2.3 and below in assessing impact on Built and Natural Heritage, it is considered that the sensitive design and layout, including landscaping and screening prevents any adverse impact on the landscape setting of the city or the features that contribute to the environmental quality, integrity or character of the draft LLPA. BCC Landscape Team, BCC Tree officer, Urban Design officer and HED have no objections.

8.2.5



- 8.2.6 The majority of the site, including the siting of the proposed Animal Health Sciences building sits within the larger Agri-foods & Biosciences Institute (AFBI) estate at 12 Stoney Road and therefore the use is already established at this location.
- 8.2.7 Part of the development will be outside the SDL including the new vehicular entrance, a small security hut, some parking and most of a stores building. As development in the countryside this must be assessed against relevant policies in PPS 21.
- 8.2.8 Policy CTY 1 of PPS 21 states that planning permission will be granted for non-residential development in the countryside for industry and business uses in accordance with PPS 4. Policy PED 2 of PPS 4 states that proposals for economic development uses will be permitted in accordance with the provisions of PED 3 for the expansion of an established economic use.
- 8.2.9 The majority of the proposal is within the SDL, however, it also contains some elements which are within the countryside (see figures in paras 8.2.5 and 8.2.10), mainly the stores building, some of the proposed parking, new vehicular entrance and security hut. Negotiations were undertaken during the PAD process to minimise the impact of such elements and to ensure that any interventions located outside the development limit were strictly necessary and justified. The most significant elements outside the development limit are the entrance (dealt in para 8.2.10 below), the stores building and parking. As illustrated at 8.2.5 above, there is a large area of existing hard standing approved outside the SDL under planning permission Z/2002/0251/F. The current application proposes most of its parking in this same approximate area and taking into consideration the proposed surfacing materials, screening and landscaping, the proposal will result in betterment of the current conditions. The proposed stores building is a single storey element with a 'green roof' which due to the requirement to ensure sufficient separation distance on the western border of the site with adjacent dwellings, must therefore encroach into the countryside. On balance this is considered acceptable and as detailed later in the report, has been designed and screened to cause minimum visual impact.

8.2.10



8.2.11	Whilst there is an existing entrance from Stoney Road, the application proposes a new entrance further east along Stoney Road, creating a new visitor entrance at the location of an existing access which serves an existing right of way and access to adjacent farmland and a secondary entrance to the SFBI estate. Evidence has been submitted to support and justify the operational need for this new, second vehicular entrance to the estate. It is required in order to manage traffic flows in accordance with public health considerations as the site is responsible for dealing with epizootic disease outbreaks and therefore separate entrances are required for biosecurity reasons which are detailed in an accompanying letter from the Minister of Agriculture, Environment and Rural Affairs. Moreover, the applicant states that a secondary access is required as a more befitting entrance to the facilities for VIPs and investors. This argument is also accepted.
8.2.12	Other relevant PPS 21 policies include: Policy CTY13 'Integration', Policy CTY14 'Rural Character' & Policy CTY 15 'The setting of Settlements'. Having assessed the Landscape and Visual Assessment (LVIA), proposed design, layout and landscaping, it is considered that the development will be suitably integrated into the landscape and will not be unduly prominent or erode the rural character of the area. The development is sited to best sit within the existing levels and topography of the site and to minimise impact on the mature vegetation which screens the site. The development also benefits from an established boundary to the east along the existing right of way. It is therefore considered that the proposal complies with Policy CTY 15 and would not mar the distinction between the settlement and surrounding countryside.
8.2.13	There are also substantial swathes of landscaping proposed as well as design interventions (such as green roof to stores building and permeable paving) as part of the proposal which will assist in minimising the visual impact of the proposal. It is considered that, on balance, the principle of the proposed use is acceptable at this location.
<b>8.3</b>	<b><u>Scale, Massing and Design</u></b>
8.3.1	Paragraphs 4.11 and 4.12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported.
8.3.2	The main Animal Health Sciences Building (AHSB) follows an 'L' shaped footprint that comprises four components: namely the main building (four storeys with upper floor housing extensive plant – 20.0m), a stores building (two storey – 7.5m), an incinerator building (one storey and basement with plant area above – 7.0m) and a gate lodge.
8.3.3	The main building has been designed with a very evident three storey shoulder height of around 14.5m, above which an additional floor which measures 5.5m houses extensive plant behind an aluminium louvred wall system. Two enclosed areas within the NW and SW corners of this roof extend by a further 2.7m in the form of louvres which screen roof vents, bringing the overall upper height of the main building to 22.7m. A large proportion of the flat roof along each leg of the main building also incorporate sections of PV panels with both the roof vent screening and PV panels being setback from the building edge by around 2.5m. The height of the main building then steps down to 14.0m and then again to 11.6 and 5.0m as it extends east towards the lower stores building and site entrance beyond. The stores building which measures around 7.5m in height, incorporates a series of rooflights which are setback from the building edge and include a modest 1.0m projection.
8.3.4	In a similar scale to the stores building, the incineration building located adjacent to the NW corner of the main building measures around 7.0m in height with louvred panelling rising an additional 3.6m to screen plant above. Finally, a modest gate lodge is located on the eastern edge of the site adjacent to the new site entrance.

8.3.5	Officers consider that the proposed scale, massing and design are acceptable. The Senior Urban Design Officer was consulted and has advised that "The proposed scale and massing of all building components across the site are considered broadly acceptable when considering the height of existing buildings on site and those that exist within the wider context. Careful consideration has also been given to the general site layout to ensure that the various building components not only relate to each other in terms of their function but also with respect to their scale, height and massing".
<b>8.4</b>	<b><u>Built Heritage</u></b>
8.4.1	The application site is proximate to a number of listed buildings of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011, including: <ul style="list-style-type: none"> <li>• HB26 13 013 - Parliament Buildings, Stormont Castle, Stormont Estate (Grade A)</li> <li>• HB26 13 014 - Stormont Castle, Stormont Estate (Grade A)</li> <li>• HB26 13 015 - Conservatory, Stormont Castle, Stormont Estate (Grade B+)</li> <li>• HB26 13 016 - Stables Annex, Stormont Castle, Stormont Estate (Grade B1)</li> <li>• HB26 13 017 - Stormont House, Stormont Castle, Stormont Estate (Grade B1)</li> <li>• HB26 13 051 - Conservatory Cottages, Stormont Castle, Stormont Estate (Grade B+)</li> </ul>
8.4.2	HED: Historic Buildings were consulted and responded to state that they ' <i>acknowledge this application site is within an established development which contains an existing Animal Health Sciences Building (AHSB) and associated structures &lt;...&gt; there is an established mature tree and vegetation planted landscape defining the edge to the Stormont Estate in the area adjacent to the application site which provides definition and screening to/from the listed buildings in this wider context</i> '. They conclude that the ' <i>application will not significantly affect the understanding or experience of the listed buildings to harm their essential character, including setting. Therefore, we consider the listed buildings are sufficiently removed and have sufficient presence within the Stormont Estate environment to remain unaffected by this application</i> '.
8.4.3	The proposal is therefore considered compliant with Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building).
<b>8.5</b>	<b><u>Archaeological Heritage</u></b>
8.5.1	HED: Historic Buildings were consulted and responded to state that they ' <i>considered the potential impact of the development on the setting of the historic designed landscape of Stormont Castle (D/063) and, on the basis of the information provided, is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements</i> '.
<b>8.6</b>	<b><u>Ecology and Natural Heritage</u></b>
8.6.1	The application site is in hydrologically connected to the Knock River which flows into Inner Belfast Lough Area of Special Scientific interest (ASSI) and Belfast Lough Ramsar site and Special Protection Area (SPA) via Conns Water.
8.6.2	It is also in close proximity to a watercourse which is a Northern Ireland Priority Habitat (NIPH).
8.6.3	The site is likely to be used by badgers and bats which are protected species.
8.6.4	The application was supported by an Ecology statement, an outline Construction Environmental Management Plan and a Bat Roost Potential survey.

- 8.6.5 NIEA: Natural Environment Division (NED) were consulted and raised the following issues:
1. The requirement for a bat roost survey and bird survey of the existing AFBI building which will be demolished once the new building is operational. It is anticipated that it will be in the region of 3-5 years before demolition is undertaken and as the demolition does not require planning permission, this has been removed from the description and an informative will be placed on the permission to state that these surveys should be conducted and any required licenses obtained prior to demolition.
  2. A Badger Survey is required – this has been conducted by the applicant's ecologist and it confirms that there is no badger activity on the site. The updated ecological report to include these findings has yet to be formally submitted and NED will be reconsulted with it in due course.
  3. Further information/assessment on the ecological impacts of the proposed infilling of a watercourse on the site – this has been conducted by the applicant's ecologist and has confirmed that there will be no negative ecological impacts. NED will be reconsulted with the updated ecologist report in due course.

8.6.6 Delegated authority is sought to liaise with DAERA to resolve as appropriate the outstanding concerns regarding ecology prior to the issuing of any permission.

## 8.7 Landscaping and boundary treatments

8.7.1 The proposal contains significant existing and proposed landscaping. Both the Council's Tree Officer and the Council's Landscape, Planning and Development team were consulted.

8.7.2 The proposal includes significant proposed planting and screening, green roofs, pedestrian walkways through landscaped areas and appropriate design and screening of buildings to protect views from the surrounding countryside.

8.7.3 The Tree Officer notes that the 82 trees, group and woods surveyed show that 95% are in fair condition and there are only a small number of trees recommended to be felled. He also notes that there are over 200 extra heavy standard trees proposed of various species which are considered appropriate and that there is also proposed shrub planting, hedging, wildflower planting, bulb planting and conifer planting. See image below at para 8.7.4.

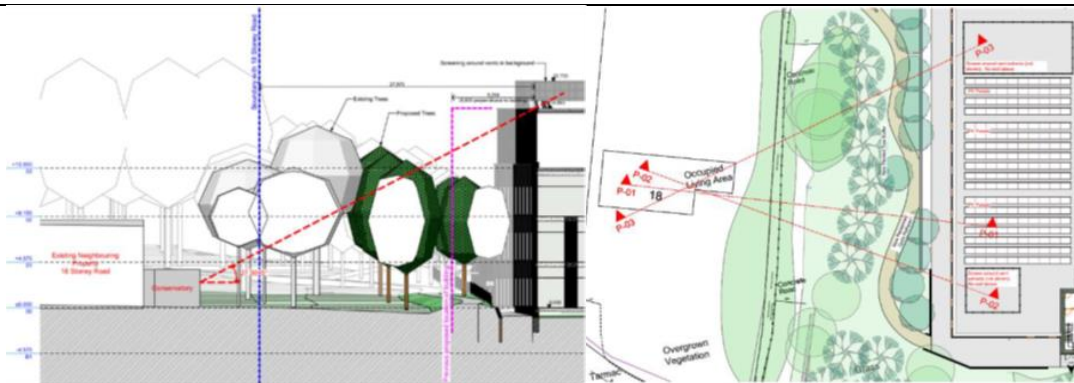
8.7.4



8.7.5	A Landscape Management and Maintenance Plan has been provided and will be subject to condition. The Tree Officer has no objections subject to conditions.
8.7.6	The proposal is supported by a Landscape and Visual Assessment (LVIA) which states that the predicted landscape effects will be either not significant or negligible. The Council's Landscape, Planning and Development team were consulted and agree with the assessments within the LVIA. They are also satisfied with the proposed landscape works and management and maintenance plans.
8.7.8	The proposed landscaping and boundary treatments are considered acceptable.
<b>8.8</b>	<b><u>Traffic, Movement and Parking</u></b>
8.8.1	DfL Roads were consulted on the current proposal and in terms of movement and circulation within the site, were content. With regards to the new proposed access, however, they highlighted that the proposal must meet an exceptional circumstances test as detailed in DCAN 15 as the applicant is unable to provide the standard 90m sight splay and is instead proposing 80m.
8.8.2	Officers confirmed in writing to DfL Roads that the case made by the applicant for an additional access at that location was acceptable and considered as exceptional circumstances. It is required in order to manage traffic flows in accordance with public health considerations as the site is responsible for dealing with epizootic disease outbreaks and therefore separate entrances are required for biosecurity reasons which are detailed in an accompanying letter from the Minister of Agriculture, Environment and Rural Affairs. Moreover, the applicant states that a secondary access is required as a more befitting entrance to the facilities for VIPs and investors
8.8.3	DfL Roads confirmed that they therefore offer no objections to the proposal and provided conditions and informatives.
<b>8.9</b>	<b><u>Contaminated Land</u></b>
8.9.1	The application is supported by a Preliminary Risk Assessment and Generic Quantitative Risk Assessment, and Remedial Strategy report which have been considered by both NIEA and Environmental Health.
8.9.2	Environmental Health and NIEA have reviewed the proposals and relevant documents and are content and have provided conditions and informatives.
<b>8.10</b>	<b><u>Noise</u></b>
8.10.1	Environmental Health has reviewed the Noise Reports provided. They note that ' <i>applicant intends to achieve BREEAM credit, and to achieve this, plant noise levels from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5 dB lower than the background noise throughout the day and night. Plant noise rating emissions levels are therefore being designed to meet a target value of <math>\leq 39</math> dB LAr daytime and <math>\leq 38</math> dB LAr night-time at the nearest residential properties.</i> ' They further note that ' <i>the location and type of plant to be installed has been determined, the final proposals have not been fully developed, so may yet be subject to change. Any changes to the assumptions applied in the assessment of noise impact will need to be carefully reviewed and re-assessed prior to installation.</i> '
8.10.2	Environmental Health therefore offers no objections subject to conditions.
<b>8.11</b>	<b><u>Air Quality</u></b>
8.11.1	Environmental Health has reviewed the Air Quality Assessment and advised that it meets the relevant requirements. Conditions have been provided.

<b>8.12</b>	<b><u>Site Drainage/Flood Assessment</u></b>
8.12.1	DfI Rivers Flood Maps (NI) indicates that the site does not lie within the 1 in 100 year fluvial flood plain but is located within a predicted flooded area. The proposal has therefore been assessed against Policy FLD1 of Revised Planning Policy Statement 15. DfI Rivers state that they have no specific reason to object from a flood risk perspective.
8.12.2	DfI Rivers state that under FLD 2, it is essential that an adjacent working strip is retained to facilitate future maintenance by DfI Rivers, other statutory undertaker or the riparian landowners. The applicant is aware of this requirement.
8.12.3	DfI Rivers has reviewed the Flood Risk & Drainage Assessment and therefore with regards to Policy FLD 3, they have no objection.
8.12.4	The applicant has provided an approved Schedule 6 consent to meet the requirements of FLD 4 and DfI Rivers indicate that FLD 5 does not apply.
8.12.5	NIW were consulted and confirm that there is available capacity at the Waste Water Treatment Works and therefore they have no objections.
<b>8.13</b>	<b><u>Economic Considerations.</u></b>
8.13.1	The proposal is for a replacement facility with no net increase or decrease in the current 186 staff members.
8.13.2	Policy PED9 of PPS4 states that a proposal for economic development use, in addition to the other policy provisions of this Statement, will be required to meet all the following criteria:
8.13.3	<b>It is compatible with surrounding land uses;</b> The proposal is within an established government facility.
8.13.4	<b>It does not harm the amenities of nearby residents;</b> The main AHSB building extends the full length of part of the site boundary which is shared with a neighbouring residential property. The potential impact on the residential amenity of this property was highlighted at the PAD stage and also during assessment of the planning application. Concerns were raised regarding potential impact on the amenity and outlook of the adjacent residential properties.
8.13.5	The main building has been moved further east away from the shared boundary by around 8.0m to provide a separation distance of around 27.5m between the main building and site boundary. A site section was submitted to illustrate this increased separation, an area which would allow for the planting of additional mature trees and low level shrubs to complement existing mature tree planting within the site and the garden of the closest residential property. The Urban Design Officer notes that "Given that the single storey conservatory of the adjacent residential property is setback from the shared boundary by a further 5.5m, this would provide a total separation distance of around 33.0m between both buildings. BRE guidelines state that if a new building or extension breaches a perpendicular line at an angle of 25 degrees above the horizontal taken from a point 2.0m above GL on an existing house, it is likely that windows in the existing house will be overshadowed."

8.13.6



8.13.7

The extract above demonstrates that the main 20.0m height of the four storey main building exceeds 25 degrees (27.5 degrees) and would therefore meet the BRE guidelines in this respect. Page 4 of 5 While two enclosed areas within the NW and SW corners of the main building roof extend by a further 2.7m to screen roof vents, as can be seen from the second extract below, these would be located to the north and south of the adjacent property. Considering the above mitigation measures and the fact that the adjacent residential property is currently enclosed by substantial mature tree planting, on balance I am of the view that the proposal would not have a detrimental impact on residential amenity.

8.13.8

**It does not create a noise nuisance;**

Noise has been assessed under Para 8.10 and Environmental Health have no concerns subject to conditions.

8.13.9

**It does not adversely affect features of the natural or built heritage;**

This is assessed under Paras 8.4, 8.5 and 8.6 and Historic Environment Division have no concerns.

8.13.10

**It is not located in an area at flood risk and will not cause or exacerbate flooding;**

This is assessed under Para 8.12 and DfI Rivers have no objection.

8.13.11

**It is capable of dealing satisfactorily with any emission or effluent;**

This is assessed under Para 8.12 and NI Water have no objection.

8.13.12

**The existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified; Adequate access arrangements, parking and manoeuvring areas are provided;**

This is assessed under Para 8.8 and DfI Roads have no objection subject to condition.

8.13.13

**A movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;**

The site is well connected via pedestrian links which connect to the wider Stormont estate. DfI Roads have assessed the Travel Plan and have no objections – see Para 8.8.

8.13.14

**The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;**

	<p>The proposal is aiming for BREEAM excellence and contains a number of measures to promote sustainability and biodiversity such as the landscaping proposals and green roofs. The Design and Access statement states that '<i>A revised Energy Strategy for the building means that it will have a low carbon footprint which will be almost net zero.</i>'</p>
8.13.15	<p><b>Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;</b> See Para 8.7 – the landscaping and screening proposals are considered acceptable.</p>
8.13.16	<p><b>Is designed to deter crime and promote personal safety;</b> The proposal is within an existing, secure, government facility.</p>
<b>8.14</b>	<p><b><u>Pre-Community Consultation</u></b></p>
8.14.1	<p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application. Also relevant are the Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 which removed the requirement for in-person events due to the pandemic for a temporary period.</p>
8.14.2	<p>Section 27 also requires that a prospective applicant, prior to submitting a major application 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 (LA04/2021/2553/PAN) was submitted to the Council on 03 November 2021 and was deemed acceptable on 11 November 2021.</p>
8.14.3	<p>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 (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details a drop-in event on 25 November 2021 to which individual landowners in the proximity of the site were invited by hand-delivered letter, a website, and the public advertisement.</p>
8.14.4	<p>According to the PACC report, there were:</p> <ul style="list-style-type: none"> <li>- 18 written responses</li> <li>- 165 visits to the website</li> </ul>
8.14.5	<p>The feedback was positive overall, welcoming the design of the building and landscaping.</p>
8.14.6	<p>It is considered that the PACC 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.</p>
<b>8.15</b>	<p><b><u>Statutory Consultation</u></b></p>
8.15.1	<p>The scheme was advertised on 20 May 2022. Neighbour notifications were issued on 19 May 2022.</p>
<b>8.16</b>	<p><b><u>Developer Contributions</u></b></p>
8.16.1	<p>Para 5.69 of the SPPS states that "Planning authorities can require developers to bear the costs of work required to facilitate their development proposals". Relevant further guidance is provided by the Council's Developer Contributions Framework, adopted in 2020.</p>
8.16.2	<p>The Economic Development Team recommended that developer contributions under Section 76 relating to employability and skills during the construction and operational</p>

	phases were not necessary as the scheme is unlikely to have an impact upon the skills and labour supply in the city.
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to resolve any outstanding issues raised by DAERA NIEA: NED as appropriate, and to finalise the wording of conditions.
<b>11.0</b>	<b>Proposed Conditions:</b>
1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>No development shall commence on site (other than that required to fulfil this condition) unless the new proposed vehicular access, including visibility splays of 4.5m x 90.0m left hand side exiting and 4.5m x 80.0m right hand side exiting as well as any forward sight distance have been provided in accordance with Doran Consulting - Proposed Additional Site Access Plan, Drawing 0108 Revision PL02 published on the portal by the Council on 17<sup>th</sup> May 2022. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway 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>
3	<p>The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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 in 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>
4	<p>Gates or security barriers at the access shall be located at a distance from the edge of the public road that will allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed.</p> <p>Reason: To ensure waiting vehicles do not encroach onto the carriageway.</p>
5	<p>The development hereby approved shall not be occupied or operated until the hard surfaced areas for parking have been constructed and permanently marked in accordance with RPP Architects Site Layout Plan, Drawing 0903 Revision P06 published on the portal by the Council on 17<sup>th</sup> May 2022, to provide for parking and manoeuvring of cars within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles within the site.</p> <p>Reason: To ensure that adequate provision has been made for parking of vehicles and traffic circulation within the site.</p>
6	<p>The development hereby approved shall not be occupied or operated until secure and covered cycle parking has been provided in accordance with RPP Architects Site Layout</p>

	<p>Plan, Drawing 0903 Revision P06 published on the portal by the Council on 17<sup>th</sup> May 2022. The covered cycle parking shall be retained in accordance with the approved plans at all times.</p> <p>Reason: To ensure provision of acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
7	<p>The development hereby permitted shall not be occupied or operate unless in accordance the FBI VSD Travel Plan - Revision 1.2 published on the portal by the Council on 17<sup>th</sup> May 2022.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
8	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, prior to installation, and the final specification of the plant and equipment and a final noise assessment report shall be submitted to and approved in writing by the Council. The final noise assessment report shall include evidence to demonstrate that all plant and equipment will be capable of achieving a target rating level of 39 dB LAr,1hr daytime, and 38 dB LAr,15min night-time as per Cundall Report entitled '<i>DAERA, Animal Health Sciences Building, Environmental Noise Report, RPP Architects Ltd,</i>' Job No. 1020053, document ref 557788-CUNNXX-X-RP-AC-4523, revision P08, dated 22nd September 2022.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
9	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, prior to operation of the hereby approved development, ensure that the development and the installation of all plant and equipment is in accordance with all mitigation measures identified within the approved updated Noise Impact Assessment.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
10	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, within 1 month of operation of the hereby approved development, a Noise Verification Report shall be submitted to and approved in writing by the Council. The Noise Verification Report shall demonstrate that all necessary mitigation measures outlined within the approved updated NIA have been successfully incorporated within the development and it shall confirm that the cumulative rating level (dBLAr,T) does not exceed the representative background sound level (dBLA90,T) during the day or at night as measured and determined in accordance with British Standard BS4142+A1:2019 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
11	<p>Prior to operation of the hereby approved development, the plant and equipment and any necessary noise attenuation measures as approved shall be installed and maintained and retained thereafter.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
12	<p>There shall be no service deliveries and/or loading /unloading activity between the hours of 23:00-07:00hrs.</p>

13	<p>Reason: Protection of the amenity of nearby residential premises.</p> <p>Prior to the installation of combustion plants, the applicant shall submit to and have approved in writing by the Council, an Air Quality Impact Assessment providing full specification details, including emission rates and flue termination heights, of the proposed combustion systems, including the incineration process. The assessment must demonstrate that there will be no significant adverse air quality impacts or exceedances of Air Quality Strategy objectives at relevant human receptor locations, associated with operation of proposed combustion processes and with the overall development.</p> <ul style="list-style-type: none"> <li>- The assessment shall employ a suitably robust atmospheric dispersion model and it shall have regard to recent, up-to-date guidance and best practice for air quality such as: <i>Local Air Quality Management Technical Guidance document LAQM.TG(16)</i>, <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning &amp; Development Control: Planning For Air Quality (January 2017)</i> and the Institute of Air Quality Management 2014 publication, <i>'Guidance on the assessment of dust from demolition and construction Version 1.1'</i>.</li> <li>- The assessment should consider all of the regulated pollutants associated with the incinerator's proposed emission characteristics.</li> </ul> <p>Where odours are to be released as a consequence of incineration or any associated processes or activities, the Air Quality Impact Assessment shall also consider odour impact at relevant receptor locations in accordance with the Institute of Air Quality Management 2018 publication, <i>'Guidance on the assessment of odour for planning'</i> and the March 2011 Environment Agency, <i>'Additional guidance for H4 Odour Management. How to comply with your environmental permit'</i>.</p> <p>Air quality impacts associated with the demolition and construction phase shall be considered as part of the Air Quality Impact Assessment and where necessary, a Dust Management Plan shall be provided, describing the site-specific methods to be employed to control dust emissions.</p>
14	<p>Reason: Protection of human health and safeguarding of amenity</p> <p>If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. 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>
15	<p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>The development hereby permitted shall not be operated unless in accordance with the approved Waste Management Plan and associated Waste Management Guidance – Disposal of Waste Materials document (Annex A) both published on Epic by Belfast Planning Service on 17<sup>th</sup> May 2022.</p>

16	<p>Reason: In the interests of road safety and the convenience of road users.</p> <p>All hard and soft landscaping works shall be carried out in accordance with the approved details on drawing no's 23 and 24 uploaded to the portal on 17 May 2022 . The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any existing trees or proposed trees or plants as indicated on the approved plans which, within a period of five years from the date of planting, 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 Council. All hard landscape works shall be permanently retained in accordance with the approved details.</p>
17	<p>Reason: In the interests of the character and appearance of the area.</p> <p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed (they can be stored temporarily at a safe appropriate location and transplanted onto the site as part of proposed landscaping measures). Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p>
18	<p>Reason: In the interests of visual amenity.</p> <p>No works shall commence on site (including demolition and site clearance) unless all tree protective measures, protective barriers (fencing) and ground protection have been erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Please notify council when the fencing is erected for a site visit to confirm the fencing is installed in the correct locations.</p>
19	<p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p> <p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.</p>
20	<p>Reason: To avoid compaction within the RPA of existing trees to be retained.</p> <p>Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), all tree protection monitoring, and site supervision shall be overseen by a suitably qualified tree specialist (where arboricultural expertise is required). The development thereafter shall be implemented in strict accordance with the approved details.</p>
21	<p>Reason: Required prior to the commencement of development in order that the Council may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details / plans.</p> <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 quality of surrounding soils and groundwater</p>

22	<p>verified. Should contamination be identified during this process, Conditions 22 and 23 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 should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <a href="https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks">https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks</a>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
23	<p>After completing the remediation works under Condition 22; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <a href="https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks">https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks</a>. Regulation Unit The verification report should 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>
24	<p>Within 6 months of occupation of the development hereby permitted, the use of the existing main AHSB building, incinerator and store must permanently cease.</p> <p>Reason: To ensure both buildings would not be retained operationally as the assessment for access and parking is based on the proposed building being a replacement and not additional.</p>
25	<p>Within the next planting season following the demolition of the existing buildings, the proposed landscaping for this area must be implemented in accordance with the Planting Plan, Drawing 23, uploaded to the portal on 17.05.2022. Any existing trees or proposed trees or plants as indicated on the approved plans which, within a period of five years from the date of planting, 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 Council.</p> <p>Reason: In the interest of visual amenity.</p>
12.0	<p><b>Representations from Elected Representatives</b> (if relevant) N/A</p>
13.0	<p><b>Referral to DfI</b> (if relevant) N/A</p>

<b>ANNEX A</b>	
<b>Date Valid</b>	4th May 2022
<b>Date First Advertised</b>	20th May 2022
<b>Date Last Advertised</b>	N/A
<b>Date of Neighbour Notification(s)</b>	19th May 2022
<b>Number of Neighbour Notifications</b>	551 letters issued – full details available on planning portal.
<b>Date of EIA Determination</b>	19th May 2022
<b>ES Requested</b>	No
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 1 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 12 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 14 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 16 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 18 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 3 Stoney Road,Belfast,Down,BT16 1UP Knock Golf Club Summerfield, Dundonald, Belfast, BT16 2QX	
<b>Planning History</b>  Ref ID: LA04/2020/1498/PAN Proposal: Development of a new replacement Animal Health Sciences Building, new replacement General Stores Building, new replacement Post-Mortem Suite and new replacement Carcass Incineration Facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, landscaping and new entrance/exit arrangements for the site (see proposed site plan and Design and Access Statement) Address: AFB1 Stormont, 12 Stoney Road, Belfast, BT4 3SD, Decision: PAN Acceptable Decision Date: 07.08.2020  Ref ID: LA04/2021/2553/PAN Proposal: Development of a new, replacement animal health sciences building, new, replacement general stores building, new, replacement post mortem suite and new, replacement carcass	

incineration facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, new entrance from Stoney Road, entrance security building, landscaping and associated operational development.

Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD.,

Decision: PAN Acceptable

Decision Date: 11.11.2021