

## Addendum Report 1

**Committee Meeting Date:** 10<sup>th</sup> December 2024

**Application ID:** LA04/2022/2103/F

**Target Date:**

**Proposal:** Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works.

**Location:** 1 and 2 Duncrue Pass Belfast BT3 9BS.

**Referral Route:** Referral to the Planning Committee under section 3.8.7 of the Scheme of Delegation (discretion of the Director of Planning and Building Control)

**Recommendation:**

**Approve with conditions**

**Applicant Name and Address:**

United Energy Waste Management Ltd  
21D Enterprise Road  
Bangor  
BT20 3SR

**Agent Name and Address:**

Jobling Planning & Environment Ltd  
1A Nixon Building  
LEDKOM Business Park  
100 Bank Road  
Larne  
BT40 3AW

### Background

1. This application was to be considered by the Planning Committee at its 17<sup>th</sup> October 2023 meeting. However, the application was deferred for two reasons. Firstly, in order that Members could undertake a site visit. A Committee site visit subsequently took place on Monday 13<sup>th</sup> November 2023, but because Members could not access the land during this visit a further site visit took place on 10<sup>th</sup> January 2024.
2. Secondly, that the issues raised by Shared Environmental Services (SES) in their consultation response could be resolved.

### Natural Heritage

*Initial submission of further information by applicant:*

3. Following the 17<sup>th</sup> October 2023 Committee meeting, the applicant provided clarification of a number of technical matters. SES subsequently confirmed that it did not require any further information. SES undertook an HRA assessment and advised that the project would not have an adverse effect on the integrity of any European site, either alone or in combination with other plans or projects.

*Reconsideration of ammonia impacts:*

4. The application was then due to be considered at the 16<sup>th</sup> January 2024 Committee meeting. However, DAERA NED advised that it had withdrawn its previous standing advice on ammonia impacts and that it would require a re-consultation to reconsider the proposal under its new approach of assessing impacts on a case by case basis.

5. Consequently, DAERA NED was re-consulted on 16<sup>th</sup> January 2024. It responded on 31<sup>st</sup> May 2024, advising that it had insufficient information to provide a substantive response. It required an updated air quality impact assessment to include both nitrogen deposition and ammonia emissions as well as clarification of the type of fuel and total thermal input capacity of the proposal.
6. The applicant submitted further information on 17<sup>th</sup> July 2024 and DAERA NED was re-consulted on the same day.
7. DAERA NED responded to the further additional information on 20<sup>th</sup> September 2024. Whilst it acknowledged the additional information, DAERA NED remained of the opinion that there was still insufficient information and requested further information regarding the 5-year Process Contributions (PCs) in relation to ammonia and nitrogen oxides.
8. The applicant submitted further information on 23<sup>rd</sup> September 2024 and DAERA NED was re-consulted the same day.
9. DAERA NED responded on 17<sup>th</sup> October 2024, confirming that '*the Air Pollution Advisory Framework had been followed and confirmed that the proposal represents a low risk to the qualifying features for which the sites have been designated.*' A full copy of DAERA's latest consultation response is provided at **Appendix 1**.
10. Shared Environmental Services (SES) requested that it is reconsulted when DAERA NED was content. SES was reconsulted again and provided a final response on 29<sup>th</sup> November 2024, advising that the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. A full copy of SES's latest consultation response is provided at **Appendix 2**.
11. As previously requested by the Committee, SES and DAERA have been invited to attend the meeting to field any questions that the Committee may have.

### **Recommendation**

12. Having regard to the development plan and other material considerations, the proposal is considered acceptable.
13. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.

### **DRAFT CONDITIONS**

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access shall be provided in accordance with the approved drawings, prior to the operation of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The development hereby permitted shall not become operational until the existing redundant vehicular accesses from the site to the public carriageway have been permanently closed and the footway reinstated.

Reason: In the interests of road safety and the convenience of road users.

4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawings, to provide for parking 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 in connection with the approved development.

Reason: To ensure adequate provision has been made for parking within the site.

5. 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 City Council shall be notified immediately in writing. This new contamination shall be 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 City 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.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

6. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

7. No piling shall be undertaken unless a piling risk assessment, carried out in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted to and approved in writing by the Council. The methodology is available at:

<http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

No piling shall be undertaken unless in accordance with the approved details.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately in writing. 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>. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and agreed in writing by the Council.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. After completing the remediation works under Condition 8; and prior to occupation of the development, a Verification Report shall be submitted to and approved in writing by 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>. 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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been 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 has been verified. Should contamination be identified during this process, Condition 9 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. The use hereby permitted shall be restricted to the incineration of healthcare and hazardous waste streams.

Reason: In the interests of environmental protection and public health and to ensure that there is no adverse effect on site integrity of any European designated site.

## Development Management Officer Report

### Committee Application

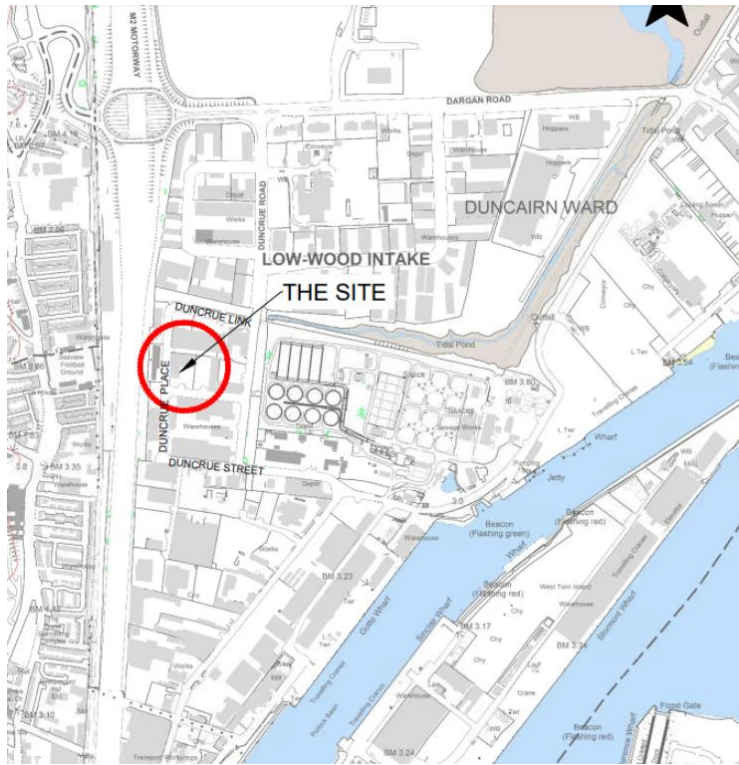
<b>Summary</b>	
<b>Committee Meeting Date:</b> 17/10/2023	
<b>Application ID:</b> LA04/2022/2103/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works.	<b>Location:</b> 1 and 2 Duncrue Pass Belfast BT3 9BS.
<b>Referral Route:</b> Referral to the Planning Committee under section 3.8.7 of the Scheme of Delegation	
<b>Recommendation:</b>	<b>Approve</b>
<b>Applicant Name and Address:</b> United Energy Waste Management Ltd 21D Enterprise Road Bangor BT20 3SR	<b>Agent Name and Address:</b> Jobling Planning & Environment Ltd 1A Nixon Building LED COM Business Park 100 Bank Road Larne BT40 3AW
<p><b>Executive Summary:</b> This application seeks full planning permission for a proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Natural Heritage and Impact on ecology</li> <li>• Impact on water / marine environment</li> <li>• Design, Layout and Visual Impact</li> <li>• Impact on Amenity and Environmental Health (Noise, Air Quality and Land Contamination)</li> <li>• Access, parking and transport</li> <li>• Flood risk</li> <li>• Waste Infrastructure</li> </ul> <p><b>Recommendation</b> It is considered the proposal complies with the policies of the PS in respect of waste management, environment, ecology, economic development, residential amenity, transport, flood risk and climate change. Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions and to a positive response from Shared Environmental Services in respect of Habitats Regulations Assessment.</p>	

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.

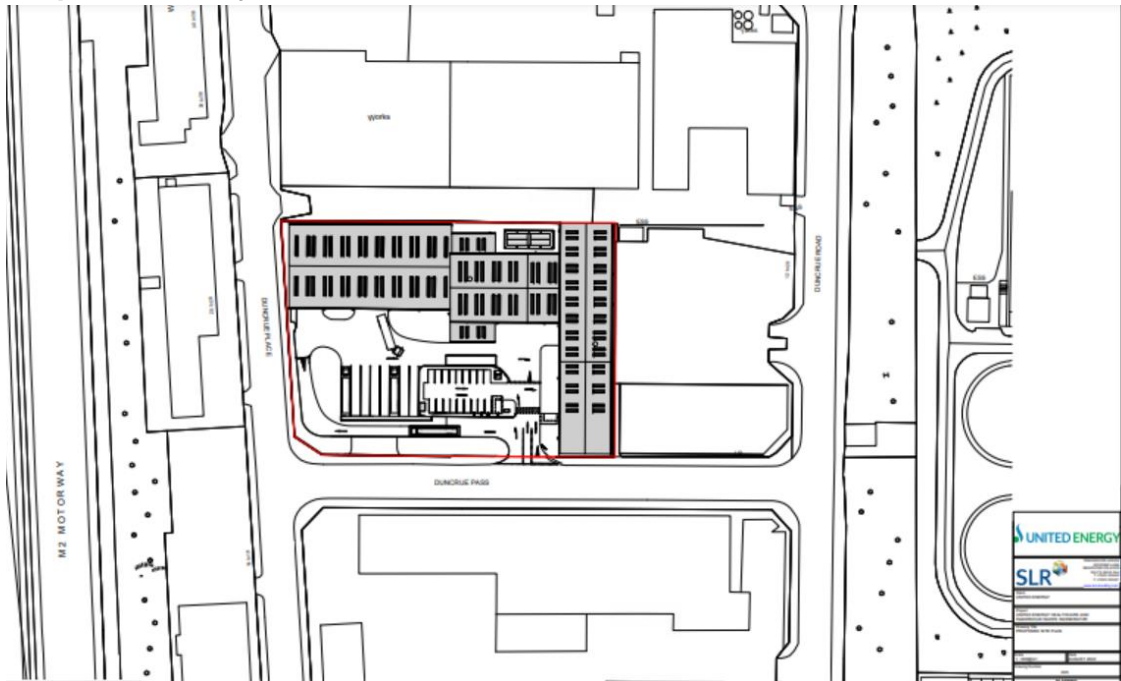
# Officer Report

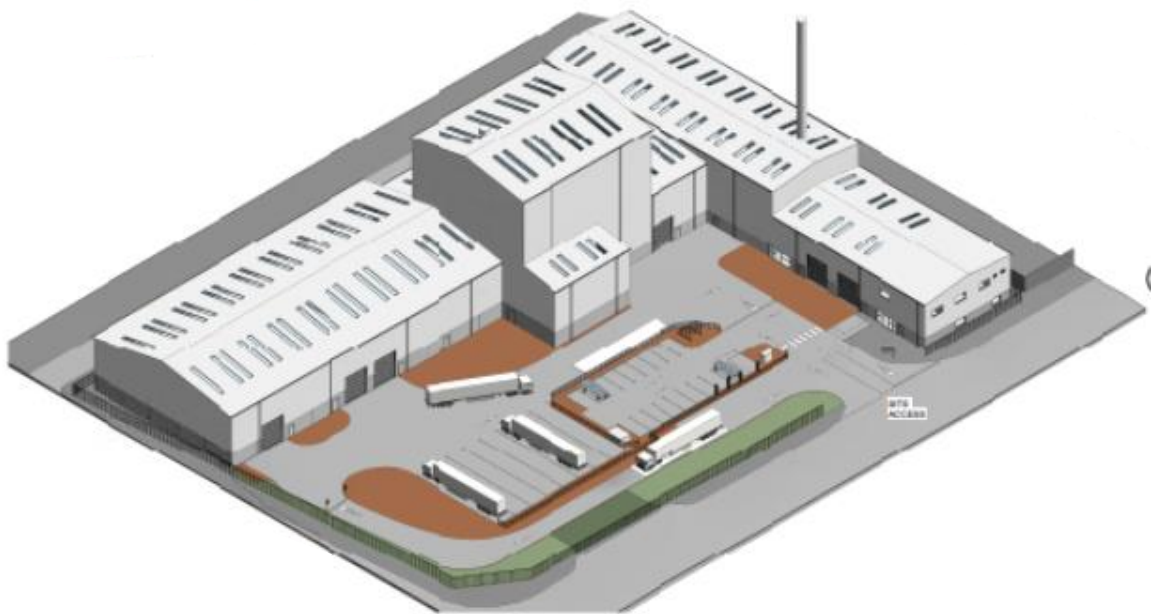
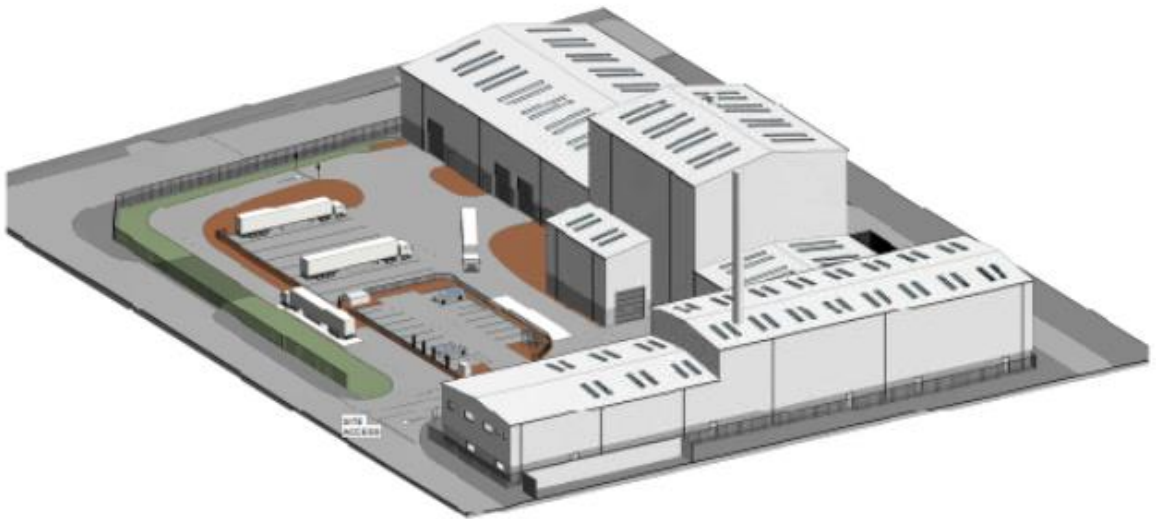
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## Drawings Site Location



## Proposed Site layout



**Sketch Views:****2.0 Characteristics of the Site and Area**

- 2.1 The site comprises Units 1 and 2 Duncrue Pass, and it lies within the Belfast Harbour Estate which is predominantly industrial in nature. The site is situated in the west of this industrial estate and is located on the corner of Duncrue Pass and Duncrue Place and extends to approximately 0.99 Ha in area.
- 2.2 The surrounding land uses comprise a mixture of Class B2 Light Industrial; B3 General Industrial; Class B4 Storage and distribution; and waste management facilities (sui generis). To the south and west, the site is abutted by the two roads, Duncrue Pass and Duncrue Place, which separate it from the adjoining industrial warehouse units. To the north is a former waste Materials Recovery Facility (Irish Recycling Services) which is now dormant. The M2 Motorway is located approximately 75 metres to the west of the site and this physically separates the Duncrue Industrial area from the rest of Belfast.



2.3	Unit 1 currently comprises an existing waste transfer station and materials recovery facility operated by Ace Bates Skip Hire Ltd and planning permission was recently granted to extend this waste management use into the adjoining Unit 2. Unit 2 is currently leased by Speedy Hire, which operates a commercial plant hire business.
<b>3.0</b>	<b>Description of Proposal</b>
3.1	The proposal seeks to change the use of the existing sui generis waste management use to create a thermal treatment facility for the incineration of clinical and hazardous waste streams. The proposal will have an annual intake capacity of circa 20,000 tonnes of healthcare and hazardous wastes and will generate an energy output capacity of up to 10MW of heat with potential for conversion to up to 2-3MW of electricity.
3.2	The proposed waste management site operations will involve these 4 key stages; <ul style="list-style-type: none"> <li>• Reception and secure of incoming waste</li> <li>• Thermal treatment by incineration</li> <li>• Removal of recycle component parts</li> <li>• Energy Recovery</li> </ul>
3.3	It is anticipated the facility will accept healthcare waste (hazardous & non-hazardous) from the following streams: <ul style="list-style-type: none"> <li>• Hospitals</li> <li>• Pharmacies</li> <li>• Dentists</li> <li>• Care Homes</li> <li>• Veterinary</li> <li>• Sanitary wastes</li> <li>• Waste from Shipping / Air Travel industry</li> <li>• Other hazardous waste contractors and waste producers</li> </ul>
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<b>Development Plan – Operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
4.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	<b>Relevant Planning Site History</b> <u>Application Site:</u> Z/2006/2897/F - Erection of waste processing plant, with associated car parking and siteworks – Approved  Z/2010/0585/F - Proposed extension to existing waste sorting and treatment facility building to provide additional storage and processing area and permit the acceptance of road sweeping wastes – Approved

	<p>Z/2012/1294/F - Proposed modifications to existing WTS/MRF facility to include an extension to the existing building, covered yard area, changes to internal layout and additional processing infrastructure. Including internal storage bays, storage of baled RDF, biomass boiler and the acceptance of additional EWC codes – Approved</p> <p>LA04/2020/0791/F - Proposed extension to existing MRF facility to include extension to existing building no.1. Change of use of adjoining site to provide additional floorspace - Approved</p> <p>LA04/2021/2145/PAN - Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works – Decided</p>
<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<p><b>Statutory Consultations</b>  DfI Roads – No objection, subject to conditions.  NI Water – No objection.  DAERA NIEA – No objection.  DFI Rivers – No objection.</p>
5.2	<p><b>Non-Statutory Consultations</b>  BCC Environmental Health – No objection, subject to conditions.  Shared Environmental Services (SES) – Response outstanding.  NIE – No objection.</p>
5.3	<p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p>
5.4	<p><b>Representations</b>  The application has been advertised and neighbours notified. The Council has received one non-committal representation dated 24<sup>th</sup> August from a representative of clients in the vicinity of the proposal. The representation requested assurances that the application will not be determined until they have had sufficient time to review the proposal and reserved the right to make further representation, either in support of or objection to the proposal.</p>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
6.01	<p><b>Environmental Impact Assessment</b>  An Environmental Statement (ES) was submitted as part of the application in line with the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. This assessed the environmental impacts of the proposed development.</p>
6.02	<p><b>Habitats Regulations</b>  This planning application is being 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.</p>

6.03	Shared Environmental Services were consulted on 4 <sup>th</sup> October 2023 and their comments are currently outstanding on date of publication.
6.04	<p><b>Development Plan Context</b></p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
6.05	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.06	The Development Plan is the Belfast Local Development Plan (LDP), which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The LDP is in two parts: Part 1 is the Plan Strategy (PS), which was adopted on 02 May 2023. Part 2 is the Local Policies Plan (LPP), which will provide the zonings and proposals map for Belfast and has yet to be published.
6.07	<b>Operational policies</b> – the LDP PS contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.08	<b>Proposals Maps</b> – until such time as the LPP is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the BUAP, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process.
6.09	The site is located within the development limits of Belfast and is un-zoned whiteland within the adopted BUAP. dBMAP identifies the site as being located within Belfast Harbour Area (Designation BHA 08-v2004) (Designation BHA 06-v2014) and is classified as a Major Area of Existing Employment/ Industry.
6.10	<p><b>Relevant Planning Policies/Guidance</b></p> <p>The following policies/guidance in the Plan Strategy are relevant to consideration of the application.</p>
6.11	<p>Regional Development Strategy for Northern Ireland (RDS) 2035</p> <p>Strategic Planning Policy Statement (SPPS)</p> <p>Policy SP1A – Managing growth and supporting infrastructure delivery</p> <p>Policy SP2 – Sustainable development</p> <p>Policy EC3 – Major employment and strategic employment locations</p> <p>Policy W1 – Environmental impact of a waste management facility</p> <p>Policy W2 – Waste collection and treatment facilities</p> <p>Policy TRAN 3 – Transport Assessment</p> <p>Policy TRAN 6 – Access to Public Roads</p> <p>Policy TRAN 8 – Car Parking and Servicing Arrangements</p> <p>Policy ENV1 – Environmental Quality</p> <p>Policy ENV2 – Mitigating Environmental Change</p> <p>Policy ENV 4 – Flood Risk</p> <p>Policy NH1 – Protection of Natural Heritage Resources</p>
6.12	Supplementary Planning Guidance – Waste Infrastructure

6.13	<p><b>Principle of development</b></p> <p>The site is located within the development limits of Belfast and is un-zoned whiteland within the adopted Belfast Urban Area Plan 2001. The draft Belfast Metropolitan Area Plan 2015 identifies the site as being located within Belfast Harbour Area (Designation BHA 08-v2004) (Designation BHA 06-v2014) and is classified as a Major Area of Existing Employment/ Industry. Policy EC3 states that appropriate sui generis uses will be directed towards Major employment locations, such as Belfast Harbour. Para 8.1.23 states that such areas are considered suitable for certain 'sui generis' uses as they could potentially harm residential amenity and are therefore considered most suited to an industrial estate.</p>
6.14	<p>There are multiple waste management facilities within the wider Duncrue area, including Irish Waste, McKenzies NI, River Ridge and McKinstry Waste Transfer Station, which are all located in very close proximity to the site. The proposed use is in keeping with the mixed industrial and waste uses within the Belfast Harbour Estate. The Industrial Estate comprises a coarse urban grain, with large, condensed blocks of industrial development, arranged around wide streetscapes, reflective of the industrial nature of the context. The scale and massing of the built form is large and dense and comprises mainly substantial industrial buildings.</p>
6.15	<p><b>Regional Development Strategy for Northern Ireland 2023</b></p> <p>The RDS identifies the Belfast Harbour Industrial Estate as a location for growth through its Strategic Planning Guidelines and encourages opportunities for job creation.</p>
6.16	<p>Policy RG5 relates to the delivery of a sustainable and secure energy supply. It states that Northern Ireland needs a robust and sustainable energy infrastructure and advises that new generation infrastructure should be designed to avoid adverse environmental impacts, particularly on or near to protected sites.</p>
6.17	<p><b>Strategic Planning Policy Statement (SPPS)</b></p> <p>The SPPS advises that Planning authorities should take a positive approach to appropriate economic development proposals, and proactively support and enable growth generating activities. Planning authorities should also recognise and encourage proposals that could make an important contribution to sustainable economic growth when drawing up new plans and taking decisions. The proposal represents an economic development proposal, supporting and enabling sustainable growth through job creation and retention within the local area.</p>
6.18	<p>The SPPS position on Waste Management is a key operational policy for this proposal. There is a presumption in favour of development unless it will cause demonstrable harm. The SPPS also acknowledges that the provision of waste facilities and infrastructure can make a valuable contribution towards sustainable development. The aim of the SPPS in relation to waste management is to support wider government policy focused on the sustainable management of waste and a move towards resource efficiency. The key objectives of the SPPS are to promote waste development in appropriate locations, ensure that detrimental impacts on people, the environment and local amenity are avoided or minimised and secure appropriate restoration of sites for after-use.</p>
6.19	<p><b>General Overview of Development</b></p> <p>This proposal primarily relates to the treatment of healthcare and hazardous waste and a small proportion of other wastes such as those arising from planes and the cruise ship industry. In addition, a small number of hazardous waste streams that are currently collected and exported out of the country shall be treated at this facility.</p>

6.20	This proposed waste management facility will meet a deficit in the infrastructure in Northern Ireland (NI) and Ireland (ROI) and will offer a solution for the Island of Ireland for the treatment of healthcare waste, that is currently shipped to the UK or other parts of Europe for disposal or recovery. There is currently no high temperature incineration facility for healthcare and hazardous waste currently in NI / ROI, other than at industrial sites operated by individual waste producers. A proportion of the less difficult healthcare waste is still currently landfilled in Ireland.
6.21	The proposed facility will deliver a self-sufficient and safe way of disposing of these types of waste within the country of origin, reducing reliance on overseas transport, traditional landfill disposal and will remove the need to export this waste to other countries for treatment, as is currently the practice.
6.22	The proposal will have an annual intake capacity of circa 20,000 tonnes of healthcare and hazardous wastes and will generate an energy output capacity of up to 10MW of heat with potential for conversion up to 1-2MW of electricity. It is proposed that the energy generated onsite will be used to provide the operation of the plant, and other nearby businesses with a source of heat energy and electricity.
6.23	<p><b>Impact on Water Environment</b></p> <p>DAERA NIEA Marine and Fisheries Division (MFD) note that the proposed development is in close proximity to Belfast Lough, a Shellfish water protected area. DAERA NIEA Water Management Unit (WMU) advise that if NI Water are content that both Belfast WWTW and associated sewer network can take the additional load from the proposal, they will have no objection to that aspect of the proposal. WMU have recommended a condition in relation to sewage disposal agreement in the event of approval. NIW have offered no objection in respect of the proposal.</p>
6.24	<p><b>Impact on Ecology</b></p> <p>DAERA NIEA Natural Environment Division (NED) note the application site is in close proximity and hydrologically linked to the following national, European and international designated sites:</p> <ul style="list-style-type: none"> <li>• Belfast Lough Ramsar</li> <li>• Belfast Lough Special Protection Area (SPA) and Belfast Lough Open Water SPA</li> <li>• Inner Belfast Lough Area of Special Scientific Interest (ASSI), Outer Belfast Lough ASSI, Belvoir ASSI and Craigtlet Woods ASSI.</li> </ul>
6.25	A Biodiversity checklist and additional environmental information were submitted in support of the proposed development. NED noted potential impacts on the designated sites, specifically contamination of aquatic environment and associated habitats via sedimentation hydrocarbon spills and leachate from building materials and airborne pollutants that can affect aquatic and terrestrial environments. NED also acknowledged that the proposal is located within an existing operational industrial unit. NED concluded that they had considered the potential impacts and are content with the proposal.
6.26	<p><b>Impact on Amenity and Environmental Health</b></p> <p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The development has taken wider health considerations into account through the design process and the effects on wider human health are anticipated to be negligible. The nearest residential properties are located over 250 metres from the application site in the Shore Road area to the west.</p>

6.27	<p><b>Air Quality</b></p> <p>An Air quality impact assessment (AQIA) has been submitted as part of the Environmental Statement. BCC Environmental Health (EHO) have advised that long and short-term ambient air quality impacts from the development are predicted to result in a 'not significant' effect at considered human receptor locations. Consequently, EHO conclude that the submitted AQIA adequately demonstrates that the proposal will not have an adverse impact upon air quality in the vicinity of the proposal and that relevant human health receptors will not be exposed to air quality concentration exceeding air quality objectives. EHO also advise they have no concerns regarding air quality during the construction phase.</p>
6.28	<p><b>Contamination</b></p> <p>A Preliminary and Generic Quantitative Risk Assessment (PRA &amp; GQRA) report has been provided in support of the planning application. The GQRA is informed by site investigations and environmental monitoring data. Following consultation with both NIEA Land and Regulation Unit and EHO, it is considered that no unacceptable risks to environmental receptors have been identified for the development. Conditions have been provided in relation to contamination from both consultees, in the event of approval.</p>
6.29	<p><b>Noise</b></p> <p>A Noise impact assessment (NIA) has been submitted as part of the Environmental Statement. The NIA presents predicted levels and conclusions which suggest that the development is acceptable in principle in terms of noise impact. EHO also note that the proposed process will be subject to the legislative requirements under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013 which as a part A process, will be enforced by DAERA. The subsequent application for a Part A permit will require a BS4142 noise assessment to be conducted and submitted to DAERA for review and a decision to issue the permit with or without conditions. Consequently, EHO have not suggested conditions in relation to noise.</p>
6.30	<p><b>Economic Development</b></p> <p>The proposal represents an economic development proposal, supporting and enabling sustainable growth through job creation and retention within the local area. The proposal would also be compliant with Policy EC3 – Major employment and strategic employment locations. A key priority is to focus economic development in the city's key employment area and directs new employment development towards Belfast Harbour Major Employment Location.</p>
6.31	<p><b>Design, layout and Visual Impact</b></p> <p>In terms of the physical development, this proposal involves four component parts, relating to Building 1, Building 2 and Yard. The proposal involves the change of use and physical modification of the existing Building 1, to remove existing bay involving a reduction in the total floorspace. The proposal also includes an extension to Building 1, to extend it laterally to connect to building 2. This extension measures 29.36 m to the ridge and forms the highest building within the site. The use of Building 2 is proposed to change from Class B2 &amp; B4 and includes modifications to extend the ridge height of part of the building (to 17.37 m) and the installation of a flue, 36 m in height. The proposal also includes the reconfiguration of the external yard area.</p>
6.32	<p>The scale and massing of the built form of the area is large and dense and comprises mainly substantial industrial buildings. It is acknowledged that the proposed buildings and flue are large, however given the existing character of the surrounding area, it is not considered that the visual impact of the proposal will be detrimental.</p>

6.33	<p><b>Access, parking and transport</b></p> <p>The proposal has been assessed against Policy TRAN3, TRAN 6 and TRAN8. In assessing the proposal, DFI Roads considered a number of supporting documents, including a Traffic Flow Assessment and Transport section within the environmental statement (Chapter 15). DFI Roads offer no objection to the proposal, subject to conditions.</p>
6.34	<p><b>Flood Risk, Drainage &amp; Infrastructure capacity</b></p> <p>The application has been assessed against Policy ENV4 - Flood Risk. The application site is not impacted by the floodplain, however a Drainage assessment was submitted as part of the Environmental Statement. DFI Rivers provided comments on the submitted information and accept the logic, therefore offering no objection. The proposal is suitably designed to meet the drainage requirements.</p>
6.35	<p><b>Mitigating Environmental Change</b></p> <p>The proposal includes the part demolition of some of the existing buildings on site, however the proposal incorporates the re-use of two large buildings on the site, in accordance with policy ENV2 of the PS.</p>
6.36	<p><b>Waste Infrastructure</b></p> <p>As per policy W1 – Environmental impact of a waste management facility. Planning permission will be granted for a waste management facility when the following criteria are met:</p> <p><i>(a) The proposal will not cause demonstrable harm to human health or result in an unacceptable adverse impact on the environment;</i></p> <p>All waste storage and thermal treatment will be carried out internally and this will mitigate against any potential risks. A full environmental assessment of this land use has been undertaken and the Environmental Statement accompanies this application. This demonstrates that the proposal will not result in adverse harm to human health or the environment.</p> <p><i>(b) The proposal is designed to be compatible with the character of the surrounding area and adjacent land uses;</i></p> <p>The proposal is compatible with an approved adjacent land use and the pre-existing use of the Building 1 as a waste management facility and equally the site is compatible with adjacent land uses which comprise a mix of industrial and other waste management uses.</p> <p><i>(c) The visual impact of the waste management facility, ... is acceptable in the landscape and the development will not have an unacceptable visual impact on any area designated for its landscape quality'</i></p> <p>Similar built form is already established. It is acknowledged that the building is significantly higher than existing, however the visual impact is not considered detrimental in the context of the existing built form and will read as part of the pre-established built development. Furthermore, the proposal will not impact visually on any area designated for its landscape quality.</p> <p><i>(d) The access to the site and the nature and frequency of associated traffic movements will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt or dust;</i></p> <p>The annual throughput of waste to be treated at this site is significantly reduced. It is currently licensed to accept 100,000 tonnes per annum and this proposal will reduce that to 20,000 tonnes per annum. This will result in a 59% reduction of daily car/ van movements and 75% reduction of heavy goods vehicles. Therefore, there is a net benefit to road network. Environmental Health have been consulted with regards to noise, dirt and dust and raised no issues.</p>

	<p>e) <i>The public road network can satisfactorily accommodate, or can be upgraded to accommodate, the traffic generated;</i>  As per point (d), this proposal will result in a net reduction of vehicle movements and the network can therefore accommodate this. DFI Roads were consulted and have no objection.</p> <p>(f) <i>Adequate arrangements shall be provided within the site for parking, servicing and circulation of vehicles;</i>  Adequate parking, turning and servicing of vehicles is proposed as indicated on the drawings.</p> <p>(g) <i>Wherever practicable, the use of alternative transport modes, in particular, rail and water, has been considered;</i>  Not applicable to this application.</p> <p>(h) <i>The development will not have an unacceptable adverse impact on nature conservation or archaeological/built heritage interests;</i>  There are no features of nature conservation or archaeological/built heritage interests in close proximity to the site. This is fully demonstrated through the Environmental Statement and Shadow Habitats Risk Assessment.</p> <p>(i) <i>The types of waste to be deposited or treated and the proposed method of disposal or treatment will not pose a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures;</i>  A full environmental assessment of this land use has been undertaken and the Environmental Statement accompanies this application. The Environmental Statement has been assessed by external consultees with no objections, therefore it is considered the proposal will not pose a serious environmental risk to air, water or soil resources.</p> <p>(j) <i>the proposed site is not at risk from flooding and the proposal will not cause or exacerbate flooding elsewhere;</i>  The site is not within a flood plain and would not be at risk from flooding nor exacerbate flooding elsewhere.</p> <p>(k) <i>the proposal avoids (as far as practicable) the permanent loss of the best and most versatile agricultural land;</i>  There is no impact on agricultural land.</p> <p>(l) <i>in the case of landfilling the proposal includes suitable, detailed and practical restoration and aftercare proposals for the site.</i>  The proposal does not involve landfilling.</p>
6.37	<p>As per policy W2 – Waste collection and treatment facilities, planning permission will be granted for a treatment facility where:</p> <p style="padding-left: 40px;">a. <i>There is a need for the facility as established through the council’s WMP or in consultation with the council in relation to projected need for a particular stream.</i></p>
6.38	<p>The need for this facility is established through the WMS and WMP and will offset the need to export the waste for incineration in other jurisdictions. Furthermore, para 9.2.13 states that the targets contained within the WMS require a significant shift away from landfill to enable a move towards a circular economy, which this proposal supports.</p>



6.39	<p>The proposal also complies with criterion b1 of policy W2 as it is located within an industrial / port area and the proposal is appropriate to the character of the area.</p> <p>With regard to criterion c of policy W2:</p> <ul style="list-style-type: none"> <li>• The location of the proposed facility relates closely to and benefits from easy access to key transport corridors, including road and water.</li> <li>• The building will be modified to meet the specific requirements of the proposed development;</li> <li>• The waste handling, storage, treatment and processing techniques will be managed and appropriate to the waste stream, with heat and electricity recovery appropriately addressed.</li> <li>• The thermal treatment by incineration will maximise energy recovery in the form of heat and electricity and will be used locally to power adjoining users; and,</li> <li>• The proposal has been subject to a robust Environmental Impact Assessment to ensure the scheme will not result in an unacceptable adverse impact.</li> </ul>
6.40	In assessment of the above waste policies, the proposal is considered acceptable.
<b>7.0</b>	<b>Recommendation</b>
7.1	<p>It is considered the proposal complies with the policies of the PS in respect of waste management, environment, ecology, economic development, residential amenity, transport, flood risk and climate change. Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions and to a positive response from Shared Environmental Services in respect of Habitats Regulations Assessment. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<b>DRAFT CONDITIONS:</b>	
<p>1. The development hereby permitted must be begun within five years from the date of this permission.</p>	
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.	
<p>2. The vehicular access shall be provided in accordance with the approved drawings, prior to the operation of any other works or other development hereby permitted.</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. The development hereby permitted shall not become operational until the existing redundant vehicular accesses from the site to the public carriageway have been permanently closed and the footway reinstated.</p>	
REASON: In the interests of road safety and the convenience of road users.	
<p>4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawings, to provide for parking 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 in connection with the approved development.</p>	

REASON: To ensure adequate provision has been made for parking within the site.

5. 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 City Council shall be notified immediately in writing. This new contamination shall be 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 City 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.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

6. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

7. No development or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted in writing and agreed with the Planning Authority. The methodology is available at: <http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. 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 <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. 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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. After completing the remediation works under Condition 8; 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 <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. 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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been 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 has been verified. Should contamination be identified during this process, Condition 9 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

<b>ANNEX</b>	
<b>Date Valid</b>	03/10/2022
<b>Date First Advertised</b>	17/02/2023
<b>Date Last Advertised</b>	17/02/2023
<b>Details of Neighbour Notification</b> (all addresses)	
1 DUNCRUE PLACE, LOW-WOOD INTAKE BELFAST, ANTRIM, BT3 9BU 13A DUNCRUE ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BP 1B DUNCRUE PASS, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS 1D DUNCRUE PASS, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS 1J DUNCRUE PASS, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS 1P DUNCRUE PASS, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS 1R DUNCRUE PASS, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS 2-10 DUNCRUE ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM BT3 9BN (6 Occupiers) 5 DUNCRUE PLACE, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BU 9 DUNCRUE PLACE, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BU DFP WORKS DUNCRUE LINK, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9DL MEAT PLANT, 1 DUNCRUE LINK, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9BS	