

## Planning Committee

Development Management Report	
<b>Application ID:</b> LA04/2024/1836/F	<b>Date of Committee:</b> 20 <sup>th</sup> January 2026
<b>Proposal:</b> Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	<b>Location:</b> Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ
<b>Referral Route:</b> 3.8.5 (a) Application made by the Council & 3.8.5 (e) Major Application	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Belfast City Council Property and Projects Dept. 9 Adelaide St Belfast BT2 8GD	<b>Agent Name and Address:</b> Sarah McDowell Resolve Planning & Development Pearl Assurance House 1-3 Donegall Square East Belfast BT1 5HB
<b>Date Valid:</b> 25 <sup>th</sup> November 2024	
<b>Target Date:</b> 23 <sup>rd</sup> June 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)	
<b>Executive Summary:</b>  The application seeks planning permission for 'new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works'.  The key issues for consideration of the application are set out below: <ul style="list-style-type: none"><li>• Principle of development</li><li>• Design</li><li>• Impact on rural character</li><li>• Residential amenity</li><li>• Contamination</li></ul>	

- Green infrastructure
- Open space
- Natural environment
- Impact on landscape (Area of High Scenic Value (AHSV) and Belfast Hills)
- Impact on Trees
- Archaeology
- Access
- Community Cohesion and good relations
- Healthy Communities
- Sustainable drainage systems (SuDS)

In the Belfast Urban Area Plan 2001 (BUAP 2001), the site is located primarily outside the development limit and partially within an Area of High Scenic Value (AHSV).

In the draft Belfast Metropolitan Area Plan 2015 (dBMAP) (versions 2004 and 2014), the site is located primarily outside the development limit, within an Area of High Scenic Value (AHSV), within the Belfast Hills and partially within a Site of Local Nature Conservation Importance (SLNCI).

The proposal is not considered visually intrusive in terms of physical construction. It is considered the proposal will have no significant detrimental impact on rural amenity and environmental quality and is sensitive to the countryside location.

The development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills. The proposed development improves the network of green infrastructure within the Council area and improves access to open space for residents and visitors.

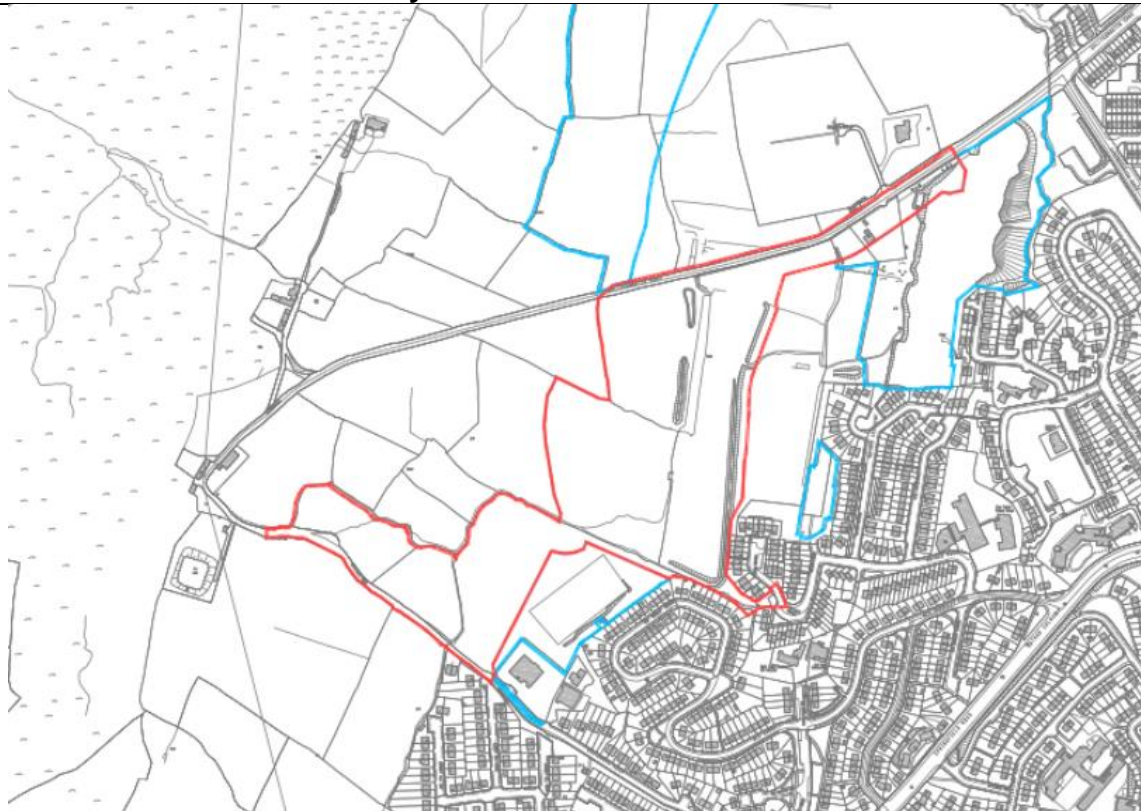
It is considered the development will not have a significant adverse impact on the character, visual amenity or environmental quality of the AHSV or Belfast Hills. The proposal ensures the protection of the natural environment and biodiversity and does not impact significantly on any designated sites or other natural heritage interests.

There are no objections from statutory or non-statutory consultees. NIEA Regulation Unit are currently reviewing the submitted GQRA in respect of contaminated land, so final comments are outstanding.

There have been no representations received in relation to the proposed development.

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that may arise, provided that they are not substantive.

## Site Location Plan and Site Layout







<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The application seeks planning permission for New walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site is irregularly shaped and measures approximately 10.6 Ha. The majority of the application sites lies outside the designated settlement limits of Belfast, with exception of small encroachments into the limits along the western boundary, e.g. at Moyard Parade. The site is located within the Belfast Hills.
2.2	The northern boundary of the site is defined by Ballygomartin Road. The eastern boundary of the site is defined by Shared space project building access from Ballygomartin Road and a number of residential developments (i.e. Moyard Crescent, Moyard Parade, New Barnsley Crescent). The southern boundary of the site is defined by the Whiterock Road and Newhill first steps centre, with the western boundary a mix of hedgerow or undefined. The site is rural in nature, with little or no development, with the exception of a pathway from Moyard Parade. The site is currently in agricultural use, with grazing of livestock in some sections. Overall, the land falls from west to east towards Belfast, however there are some relatively flat areas within the site.
2.3	There are two circular raths (Historic monuments ref. ANT 60.35 and ANT 60.36) located within the application site.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	There is no relevant site history, however there are a number of relevant planning permissions on surrounding lands:
3.2	LA04/2016/2207/F - Land southeast of Ballygomartin Road, north of Moyard Crescent and Northwest of Springfield Park and Springfield Heights, Belfast - Shared space building comprising sports hall, gym, dance/drama studio, social enterprise workshop (environmental focus), business units, meeting rooms, counselling/treatment rooms, café, educational facilities and performing arts space/exercise studio; with new access from Springfield Heights and to the Ballygomartin Road (from the building only); pedestrian only accesses; car and cycle parking; landscaping and associated site works – Permission Granted 21/3/2017
3.3	LA04/2022/0853/F - Site of the former Finlay's Factory, SE of Ballygomartin Road, N of Moyard Crescent, NW of Springfield Heights and Springfield Park, Belfast - Provision of a two-storey multi-purpose shared space building comprising main

3.4	<p>hall (to facilitate 3no. indoor pitches), changing and toilet facilities, kitchens, multi-function rooms. Car and cycle parking areas, service yard, perimeter fencing, temporary construction compound hoarding, associated external lighting and landscaping. Proposed vehicular and pedestrian accesses from Springfield Heights and Ballygomartin Road, service vehicles from Ballygomartin Road and all associated site works – Permission Granted 30/9/22</p> <p>LA04/2021/1447/F - 28 house development (social housing) including provision of new access, below ground pumping station, open space and landscape (Amended drawings / Additional information) - Lands to NE of 265 Whiterock Road, Belfast – Permission Granted 28/11/23</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p><b>Development Plan – local development plan</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> <li>• Policy SP1: Growth Strategy</li> <li>• Policy SP1A: Managing growth and supporting infrastructure delivery</li> <li>• Policy SP2: Sustainable development</li> <li>• Policy SP3: Improving health and wellbeing</li> <li>• Policy SP4: Community cohesion and good relations</li> <li>• Policy SP5: Positive placemaking</li> <li>• Policy SP6: Environmental resilience</li> <li>• Policy SP7: Connectivity</li> <li>• Policy SP8: Green and Blue Infrastructure network</li> <li>• Policy SD2: Settlement Areas</li> </ul> <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> <li>• Policy DES1: Principles of urban design</li> <li>• Policy DES2: Masterplanning approach for Major development</li> <li>• Policy BH5: Archaeology</li> <li>• Policy CGR1: Community cohesion and good relations</li> <li>• Policy HC1: Promoting Healthy Communities</li> <li>• Policy CI1: Community Infrastructure</li> <li>• Policy TLC1: Supporting tourism, leisure and cultural development</li> <li>• Policy TRAN1: Active travel – walking and cycling</li> <li>• Policy TRAN 2: Creating an accessible environment</li> <li>• Policy ENV1: Environmental quality</li> <li>• Policy ENV2: Mitigating environmental change</li> <li>• Policy ENV3: Adapting to environmental change</li> <li>• Policy ENV4: Flood Risk</li> <li>• Policy ENV5: Sustainable drainage systems (SuDS)</li> <li>• Policy GB1: Green and Blue Infrastructure network</li> <li>• Policy OS1: Protection of open space</li> <li>• Policy OS3: Ancillary open space</li> </ul>

	<ul style="list-style-type: none"> <li>• Policy OS4: New open space outside settlements</li> <li>• Policy TRE1: Trees</li> <li>• Policy NH1: Protection of natural heritage resources</li> <li>• Policy LC1: Landscape</li> <li>• Policy LC1B: Area of High Scenic Value (AHSVs)</li> <li>• Policy LC3: Belfast Hills</li> <li>• Policy DC1: All countryside development – general policy principles</li> <li>• Policy DC13: Other proposed development in the countryside</li> </ul> <p><b>Development Plan – zoning, designations and proposals maps</b></p> <ul style="list-style-type: none"> <li>• Belfast Urban Area Plan (2001) BUAP</li> <li>• Draft Belfast Metropolitan Area Plan 2015 (v2004)</li> <li>• Draft Belfast Metropolitan Area Plan 2015 (v2014)</li> </ul> <p><b>Regional Planning Policy</b></p> <ul style="list-style-type: none"> <li>• Regional Development Strategy 2035 (RDS)</li> <li>• Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> </ul> <p><b>Other Material Considerations</b></p> <ul style="list-style-type: none"> <li>• Belfast Agenda (Community Plan)</li> </ul>
<b>5.0</b>	<p><b>Statutory Consultees Responses</b></p> <p><u>NIEA</u> – Awaiting comment from Regulation Unit. No objection from Natural Environment Division (NED) and Water Management Unit, subject to conditions.  <u>Historic Environment Division (HED)</u> – No objection, subject to conditions  <u>DFI Roads</u> – No objection</p>
<b>6.0</b>	<p><b>Non Statutory Consultees Responses</b></p> <p><u>BCC Environmental Health (EHO)</u> – No objection, subject to conditions  <u>BCC Tree and Landscaping officer</u> – No objection, subject to conditions  <u>Belfast Hills Partnership</u> – No objection  <u>Defence Infrastructure Organisation Land Management Services &amp; Disposals NI (DIO LMS)</u> – No objection</p>
<b>7.0</b>	<p><b>Representations</b></p>
7.1	<p>The application was neighbour notified on 3<sup>rd</sup> December 2024 and no objections were received.</p>
<b>8.0</b>	<p><b>Assessment</b></p>
8.1	<p><b>Principle of development</b></p> <p>In accordance with policy DC1, all countryside development must demonstrate that there is no significant detrimental impact on rural amenity and environmental quality and must ensure that there is no erosion of the rural character of the area. All countryside proposals must be sited and designed to integrate sympathetically with their surroundings and meet other planning and environmental considerations. Policy DC13 relates to 'other proposed development in the</p>

	countryside', which includes development associated with outdoor recreation and tourism, such as this proposal.
8.2	The proposal generally consists of formation of permeable paths, fencing, gates, associated landscaping and is not considered visually intrusive in terms of physical construction. It is considered the proposal will have no significant detrimental impact on rural amenity and environmental quality and is sensitive to the countryside location. In relation to rural locational need, the agent advises the development will play a significant part in the ongoing regeneration of adjacent neighbourhoods within the wider area and will also provide access to the Belfast Hills for local communities.
8.3	Policy OS4 states that planning permission will be granted for the provision of appropriate open space facilities, including for outdoor recreation, at appropriate locations in the countryside area of the district where it is demonstrated that that it is acceptable in terms of environment and rural amenity and would not be better located within settlement limits. As noted above, the development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills. Consequently, it can not be located within the settlement limits of the city. Policy OS4 includes a number of criteria, in relation to natural / built heritage, loss of agricultural land, visual / residential amenity, safety and public / road access. These issues will be discussed further in the report.
8.4	Policy CI1 states that the Council will seek to provide development opportunities for leisure use over the plan period. Whilst this policy does not specifically address the development, i.e. a leisure use specifically designed for the countryside, it is considered the proposal complies with the general thrust of policy CI1.
8.5	Policy TLC1 states that the Council will support tourism and leisure development that contributes to extending the offer across the daytime and nighttime for a broad range of visitors and improving the quality and accessibility of leisure facilities and assets to support Belfast's reputation as an attractive tourism destination. Whilst this proposed development primarily serves local need, it also extends the offer across daytime for a broad range range of visitors to the city and improve the quality and accessibility of the city's leisure assets.
8.6	<p><b>Design / Rural character</b></p> <p>As noted above, the physical construction is kept to a minimum and is not considered to be visually intrusive within this countryside location. The proposed paths are typically an unbound aggregate path approximately 3m wide, with wider access to the site secured by a mix of stockproof timber fencing, chestnut pale fencing and timber field gates. It is also noted that due to the presence of fencing there will be minimal loss of agricultural land; the scheme is designed to me maintain cattle grazing and movement.</p>
8.7	The proposal also includes additional landscaping to aid integration of the development in this rural location. Tree and shrub planting along the boundaries with residential development will help to create a buffer zone to the adjacent properties.



	<b>Residential amenity</b>
8.8	<p>The proposed development is located in closest proximity to residential development at Moyard Parade, New Barnsley Crescent and a housing development previous approved under ref. LA04/2021/1447/F (the 'Radius' scheme) at the Whiterock Road side of the development.</p>
8.9	<p>The access paths are accessible from Moyard Parade and this part of the path runs behind existing housing in both Moyard Parade and New Barnsley Crescent. The closest dwellings to the path are located beside the access (No's 86 and 88 Moyard Parade). Whilst these dwellings are located approx. 4-5 metres from the path, it is noted that there is already an existing path into the site at this location, albeit it is anticipated that the use of the path will be intensified as a result of the proposal. The proposal includes additional buffer planting between the path and the residential properties in closest proximity to the path. Similarly the proposed path runs along the rear of nine new dwellings of the Radius scheme, however the pathway is located approximately 16 metres from the rear boundaries of the dwellings. In addition, the proposal includes buffer planting between the pathway and dwellings to reduce potential amenity impact.</p>
8.10	<p>The Planning Statement indicates that the applicant (BCC) intends to work with the local community to manage and maintain the space via Permissive Path Agreements and site entries will be opened and closed in line with normal BCC management procedures and opening times which vary from season to season. It is proposed that a Site operation and management plan should be submitted to ensure the development does not impact negatively on residential amenity. This can be secured by imposition of a planning condition.</p>
8.11	<p>On balance, it is concluded that the proposal will not give rise to an unacceptable impact on residential amenity.</p>
	<b>Contamination</b>
8.12	<p>A Preliminary Risk Assessment (PRA) was submitted initially with the planning application. During the process, a Generic Quantitative Risk Assessment (GQRA) and Detailed Remediation Strategy were also submitted.</p>
8.13	<p>Upon review of the PRA, NIEA Regulation Unit advised they are content that the proposal represents an overall low risk to the water environment however there are potential risks to receptors identified which may be present on site. NIEA Regulation Unit have been reconsulted for comment on the GQRA and Remediation Strategy, however the response is currently outstanding.</p>
8.14	<p>BCC EHO have considered all of the contamination information and advise that 600 mm of clean quarry stone of engineered capping is required to sever the contaminant linkages relating to the identified soil contamination present on this site. Consequently, EHO have no objection, subject to conditions.</p>
	<b>Green infrastructure and open space</b>
8.15	<p>The proposed development improves the network of green infrastructure within the Council area, in accordance with policy GB1. The proposal also improves public access to open space for residents and visitors. The development includes additional tree and hedgerow planting and creates safe, accessible pedestrian</p>

	links.
8.16	<p>In accordance with policy OS1, the proposal supports the retention and improvement of existing open space within the district. There is a presumption in favour of retaining open space, which this proposal contributes to. As discussed above, there is a presumption in favour of provision of appropriate open space facilities, including for outdoor recreation, at appropriate locations in the countryside area of the district where it is demonstrated that that it is acceptable in terms of environment and rural amenity and would not be better located within settlement limits. Given the development is designed to provide access to the Belfast Hills for local communities and link with the wider path network in the Belfast Hills, it is accepted this development cannot be located within the settlement limits of the city.</p> <p><b>Natural environment</b></p>
8.17	<p>The application site is hydrologically connected to the River Lagan and Belfast Lough Ramsar site, Inner Belfast Lough Area of Special Scientific Interest (ASSI), and Belfast Lough Open Water Special Protection Area (SPA) which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002.</p>
8.18	<p>NIEA Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, considers that significant adverse impacts can be avoided or minimised, subject to appropriate mitigation, which will be conditioned.</p>
8.19	<p>NED have identified issues with the submitted Construction and Environmental Management Plan (CEMP) and consequently, a negative condition is suggested for the submission and agreement of a final CEMP prior to the commencement of development.</p>
8.20	<p>NED note that invasive species, such as Japanese knotweed and Himalayan balsam, have been identified on site. It appears that the works proposed will avoid these particular areas and associated buffer zones, therefore NED are content this issue can be managed outside the planning process.</p>
8.21	<p>NED notes no lighting is proposed within the development, however a condition is suggested in relation to submission of a lighting plan, should the proposal necessitate provision of exterior lighting.</p>
8.22	<p><b>Landscape (Area of High Scenic Value (AHSV) and Belfast Hills)</b></p> <p>The proposed development seeks to protect and improve the quality and amenity of the existing landscape. As noted previously, physical construction works are considered to be both kept to a minimum and sensitive to the rural character of the site. It is considered the development will not have a significant adverse impact on the character, visual amenity or environmental quality of this AHSV.</p>
8.23	<p>The proposal contributes to the enhancement of the Belfast Hills, with the addition of a new recreation development that is appropriate to the character, conserves</p>

	the landscape quality, ensures there is no adverse impact on biodiversity and is of a scale and design which integrates with the sensitive landscape of the Hills.
8.24	The proposed development includes 3 pedestrian access points at Ballygomartin Shared space, Moyard Parade and Whiterock Road. In accordance with policy LC3, the proposal relates to a facility that improves access to the Hills, is small scale in nature and has no adverse impact on the quality or character of the landscape.
	<b>Trees</b>
8.25	BCC Tree and Landscaping officer (TLO) provided comments in relation to this proposed development. The TLO advised of the importance of protecting existing healthy trees within sites as they offer an abundance of benefits, particularly those of visual, biodiversity or amenity quality and significance. Proposed developments should also be constructed outside of existing root protection zones.
8.26	As part of this proposal, 5 no. trees will be removed to facilitate the development; these trees are located on the northern boundary of the site where the access steps from Blackmountain Shared space are proposed to be located. Additionally, 35 no. proposed trees are included as part of the landscaping within the proposal which includes mix species planting comprised of birch, rowan, cherry and alder, all of which are native species. In accordance with policy TRE1, this would result in a net gain in tree numbers within the application site.
8.27	The TLO concluded that there are no objections to the proposal, subject to conditions.
	<b>Archaeology</b>
8.28	The application site includes two raths, ANT 60.35, which was precisely located during a recent excavation in 2021 and ANT 60.36, a rath scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. The path has been designed to track around the perimeter of the rath (ref. ANT 60.35). The scheduled rath (ref. ANT 60.36) is located along the western boundary of the site and there is no development proposed within approximately 65 metres, with the exception of a protective boundary fence securing access to the rath and buffer zone.
8.29	HED Historic Monuments are content that the proposal will not impact within the scheduled area of monument ANT 60.36 therefore Scheduled Monument Consent (SMC) is not required. HED is therefore content that the development satisfies the SPPS and policy BH5, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
	<b>Access</b>
8.30	Access to the proposed development is via a set of double gates at each entrance point. Given the location of the site within the Belfast Hills and the sharp change in topography from west to east across the site, steps are required to provide access to the path from Black Mountain shared space car park. The supporting information indicates that path gradients have been improved versus the existing topography where possible. The path link down to Moyard Parade utilises an existing maintenance access route between residential properties at a maximum

	<p>gradient of 1 in 7. The agent advises this gradient cannot be improved upon but a bound asphalt surface is proposed here to improve grip for users. Level access is provided via the Whiterock Road entrance, with access extending to a 1km route which includes a loop route, which aids accessibility for people with disabilities and people whose mobility is impaired. The planning statement indicates that the scheme has been designed with input from both BCC Disability Advisory Panel and Disability Sport NI.</p>
8.31	DFI Roads have been consulted on the proposal, advising of no objections.
8.32	<p><b>Community Cohesion and good relations</b></p> <p>Policy CGR1 provides the policy tests for development which impact upon contested community space. The proposed development is accessible for use by everyone within the local community, with three accesses to the site in the north, east and south.</p>
8.33	<p>The submitted planning statement indicates that the application is '<i>a result of significant consultation, a Feasibility Study (2021) undertaken by the Upper Springfield Development Trust, Economic Appraisal and Business case approval (2021) undertaken after BCC approved the progression of the project in its capital programme, in November 2021</i>'. Key stakeholders within the surrounding communities have been involved from the outset and throughout the design process. It is also noted that no representations have been received in respect of the proposed development.</p>
8.34	<p><b>Healthy Communities</b></p> <p>In accordance with policy HC1, the proposed development provides an opportunity to promote healthy and active lifestyles. As the proposal provides additional open space and leisure opportunities for the city and local community as well as contributing to balanced communities, it is considered this proposal will help to sustain and improve the local neighbourhood.</p>
8.35	<p><b>Sustainable drainage systems (SuDS)</b></p> <p>The application site is generally unspoilt, agricultural land that is rural in nature. Consequently, surface water runoff is already managed effectively within the site due to the permeable nature of the land. Proposed development interventions are kept to a minimum and the proposed pathways are permeable in nature, similar to the existing situation. Opportunities for SuDS are limited, however the proposal results in a net gain of trees which will further contribute to the reduction in surface water run off.</p>
<b>9.0</b>	<b>Summary of Recommendation:</b>
9.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that may arise including from the outstanding NIEA consultation, provided that they are not substantive.</p>

10.0	<p><b>Draft Conditions:</b></p> <p><b>Time limit</b></p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><b>Contamination</b></p> <p>2. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the MCL Consulting report titled: Project Number: P3237 Generic Quantitative Risk Assessment and Detailed Remediation Strategy Blackmountain Trails Client: McAdam Design Issued: November 2025. (Ref:P3237. Dated November 2025) have been implemented.</p> <p>The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards, In particular, the Verification Report must demonstrate that:</p> <p>a) the pathway to contaminated soil is effectively severed with the final site layout is as per Appendix H: Contaminated Lands Mitigation Plan, McAdam Drawing BMTR MCA ZZ XX DR C 241 P02 of the submitted report (Ref:P3237. Dated November 2025).</p> <p>b) a minimum 600mm of imported quarry stone capping system has been emplaced and underlain with a Terram type geotextile. Any removed contaminated material will be capped with 600mm of quarry stone onsite. Path verges will be capped with suitable site won soils. Path margins will be fenced with 1.2m high stock fencing. All as per the remediation strategy titled- MCL Consulting report titled: Project Number: P3237 Generic Quantitative Risk Assessment and Detailed Remediation Strategy Blackmountain Trails Client: McAdam Design Issued: November 2025. (Ref: P3237. Dated November 2025).</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>3. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p>
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	<p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p><u>Additional conditions as suggested by NIEA</u></p> <p><b>Trees</b></p>
4.	<p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>
5.	<p>All soft landscaping works shall be carried out in accordance with the approved landscaping details and drawings. The works shall be carried out prior to the completion of the proposal unless otherwise agreed in writing by the Council.</p> <p>Any trees or plants indicated on the approved scheme 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 interests of the character and appearance of the area.</p>
6.	<p>Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site 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.</p> <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>



7.	<p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root protection areas (RPA) of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA.</p> <p><b>Natural Environment</b></p>
8.	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a suitably qualified and experienced Ecological Clerk of Works (ECoW) has been appointed and the details, roles and responsibilities of the ECoW have been agreed in writing with the Planning Authority.</p> <p>The appointed ECoW shall :</p> <ul style="list-style-type: none"> <li>a) monitor all construction works at regular intervals and shall have the power to stop works where necessary;</li> <li>b) ensure appropriate pollution prevention measures are in place to protect watercourses;</li> <li>c) direct installation of appropriate mitigation measures such as bird boxes, bat boxes, pine marten den boxes and red squirrel nest boxes;</li> <li>d) ensure appropriate measures are in place to minimise risks to wildlife during construction. These measures shall include current best practice measures such as appropriate toolbox talks and placing escape ramps in excavations left overnight, etc.</li> </ul> <p>Reason: To protect Northern Ireland priority habitats and species and to prevent or minimise any impacts on natural heritage interests.</p>
9.	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority. The CEMP shall include the following:</p> <ul style="list-style-type: none"> <li>a) Details of all proposed excavations and construction areas;</li> <li>b) Details of proposed bridging /culverting;</li> <li>c) Details of pollution prevention measures to be employed during the construction and operational phases, including details of the establishment of a 10m buffer zone to the watercourse;</li> <li>d) Site Drainage Management Plan, including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;</li> <li>e) Mitigation measures for construction in peatland habitats to prevent adverse impacts to adjacent active blanket bog;</li> <li>f) Water Quality Monitoring Plan;</li> <li>g) Environmental Emergency Plan;</li> </ul> <p>Reason: To protect the Northern Ireland priority habitat river on site and downstream designated sites.</p>
10.	

	<p>Should exterior lighting prove to be necessary - There shall be no external lighting on the site until a Lighting Plan has been submitted to and approved in writing by the Planning Authority. The approved Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority. The Plan shall include the following:</p> <ul style="list-style-type: none"> <li>a) Specifications of lighting to be used across the site.</li> <li>b) All measures to mitigate for the impacts of artificial lighting on bats and other wildlife, including low lighting levels to be used across the site.</li> <li>c) A map showing predicted light spillage across the site (isolux drawing).</li> <li>d) Bat foraging, commuting, and/or potential roosting habitat to be kept free from any artificial lighting.</li> </ul> <p>Reason: To minimise the impact of the proposal on bats and other wildlife.</p> <p><b>Archaeology</b></p>
11.	<p>No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:</p> <ul style="list-style-type: none"> <li>• The identification and evaluation of archaeological remains within the site;</li> <li>• Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;</li> <li>• Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and</li> <li>• Preparation of the digital, documentary and material archive for deposition.</li> </ul> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
12.	<p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 11.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
13.	<p>A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 11.</p> <p>These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable</p>

14.	standard for deposition.
15.	<p>No site works of any nature or development shall take place until a fence has been erected around the area specified, on a line to be agreed with the Historic Environment Division (Historic Monuments). No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.</p> <p>Reason: to prevent damage or disturbance of archaeological remains within the application site.</p>
16.	<p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p>
17.	<p>A landscape management and maintenance plan, including long term design objectives, management responsibilities and maintenance schedules for the monument shall be submitted to and approved by the Local Planning Authority in consultation with Historic Environment Division (Historic Monuments) prior to the commencement of the development.</p> <p>Reason: To ensure that features of historical significance are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development.</p> <p><b>Site management</b></p>
	<p>The development hereby approved shall not be occupied or operated unless a Site Operation and Management Plan has been submitted to and approved in writing by the Council. The development hereby permitted shall not operate unless in accordance with the approved Plan.</p> <p>Reason: To ensure a positive and safe living environment and minimise any potential amenity impacts.</p>

ANNEX	
Date Valid	25 <sup>th</sup> November 2024
Date First Advertised	6 <sup>th</sup> December 2024
Date Last Advertised	N/A
Date of Last Neighbour Notification	3rd December 2024
Date of EIA Determination	23rd December 2024
ES Requested	No