



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2014/0057/F	Target Date:
Proposal: Amendments to Waste Transfer Station (Ref: Z/2005/1970/F) to regularise current operations incorporating acceptance of and external storage containers for Waste Electrical and Electronic Equipment (WEEE), plasterboard and metal. Proposed new steel gantry, steel containers and additional car parking spaces.	Location: Dargan Road Waste Transfer Station 2a Dargan Road Belfast BT3 9JU
Referral Route: Belfast City Council application.	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: RPS Consulting Engineers 74 Boucher Road Belfast BT12 6RZ
Executive Summary: <p>The application seeks full planning permission for amendments to Waste Transfer Station (Ref: Z/2005/1970/F) to regularise current operations incorporating acceptance of and external storage containers for Waste Electrical and Electronic Equipment (WEEE), plasterboard and metal. Proposed new steel gantry, steel containers and additional car parking spaces.</p> <p>An opinion to approve was agreed by Belfast City Council at the Town Planning Committee Meeting on 4th December 2014. The approval notice however, could not issue as consultation with NIEA- Natural Heritage was required. NIEA have now responded with no objections.</p> <p>The Development plan zones the site for mixed use. It is identified in the plan as zoning BH05- Mixed use site-North foreshore. The waste transfer station is an already established use and therefore does not conflict with the zoning.</p> <p>The main issue to be considered in this case is:</p> <ul style="list-style-type: none">• The principle of the additional waste codes and associated development. <p>The additional waste to be accepted at the site is: waste electrical and electronic equipment, plaster board and metal. It is considered that the additional waste codes will not cause demonstrable harm to human health nor will they result in an adverse impact on the environment.</p>	

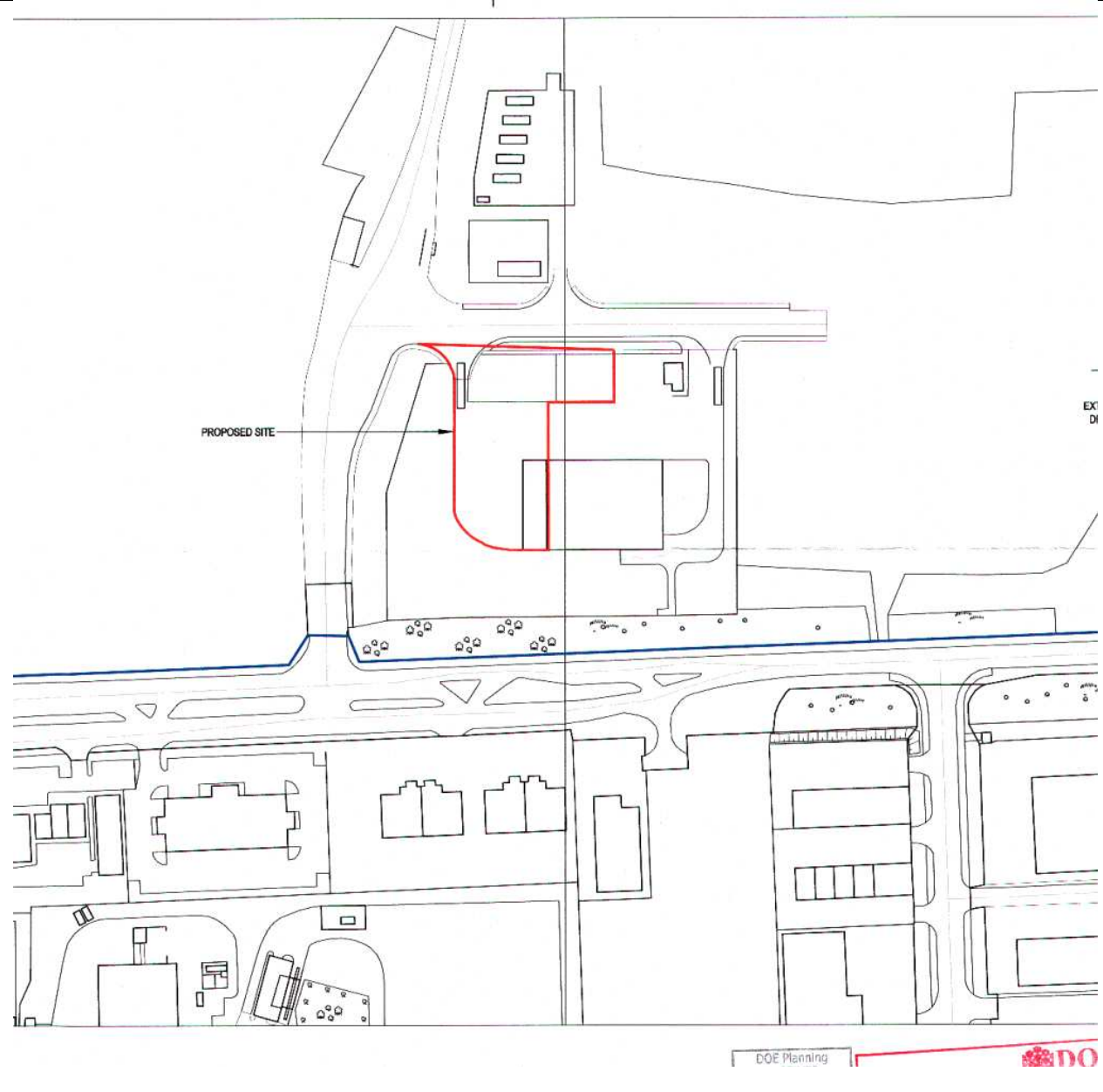
The proposed steel gantry, steel containers and additional car parking spaces will not cause adverse impact on visual amenity. Application ID: Z/2014/00577F

Consultees offered no objections in principle.

No representations were received.

It is recommended that the application is approved subject to conditions as set out in the report.

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Natural Heritage	No Objection
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Single Units East - Planning Consultations	Consulted in Error
Non Statutory	Env Health Belfast City Council	No comment
Non Statutory	Land and Resource Management	No Objection
Non Statutory	DOE - Marine Division	No Objection

Representations:

Letters of Support	None Received	Application ID: Z/2014/0057/F
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
N/A		
Characteristics of the Site and Area		
<p>Existing on the site is Dargan Road Waste Treatment facility operated by Belfast City Council. The facility includes a large building currently used for the storage, handling and processing of general waste, a site office as well as a number of steel containers.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>Planning History</p> <p>Z/2013/0321/F- Belfast City Council, Waste Transfer Station, Dargan Road, Belfast, Provision of additional temporary office premises and shelter facilities within the local authority waste transfer station site</p> <p>Z/2008/2339/F- Dargan Road Waste Transfer Station, Dargan Road, Belfast- Proposed non-compliance with condition 4 of Z/2005/1970/F to allow external storage of containers and temporary overnight storage of municipal waste in covered bulk containers;</p> <p>Z/2005/1970/F- Dargan Road Landfill Site, Dargan Road, Belfast. Waste Transfer Station for Household & Commercial Waste, WEEE & components of End of Life Vehicles collected by the Council (Portal frame building, office building & concrete hardstanding).</p> <p>Background</p> <p>An opinion to approve was agreed by Belfast City Council at the Town Planning Committee Meeting on 4th December 2014. The approval notice however, could not issue as a consultation to NIEA- Natural Heritage was required on the advice of Marine Division. NIEA have now responded with no objections.</p> <p>Planning Policy, Guidance and Advice</p> <p>The following section considers the application within the context of regional and local planning policy, guidance and advice.</p> <p>Area Plan</p> <p>The Development plan zones the site for mixed use. It is identified in the plan as zoning BH05- Mixed Use Site North Foreshore. The waste transfer station is an already established use and therefore does not conflict with the zoning.</p> <p>Policy AMP2 - Access to Public Roads of PPS3 Access, Movement and Parking is relevant. The P1 form states that the proposal will result in no increase of vehicles attending the site. Transport NI has raised no objections to the development. It is considered that the proposal complies with AMP2.</p> <p>Planning Policy Statement 4 (PPS 4) is relevant. Policy PED 9 - General Criteria for Economic Development therefore must be considered. The use on the site has been established through the granting of planning permission for a waste processing plant approved under Z/2005/1970/F. It is therefore considered that the proposal satisfies the criteria of Policy PED 9 as it will not cause adverse impacts on residential amenity or the environment.</p>		

PPS 11 – Planning and Waste Management is relevant. Policy WM1 provides the framework of examination of environmental effects and set outs 12 criteria which must be met. All 12 criteria are fully met. The principal land use as a waste management facility has been approved by the Department within the context of planning application Z/2005/1970/F. It is considered that the additional waste types to be accepted at the facility will not cause demonstrable harm to human health nor will it result in an adverse impact on the environment. The use respects the character of the surrounding area and is compatible with adjacent land uses. The steel gantry and container will not cause any adverse visual impact, nor will the traffic movements prejudice the safety and convenience of road users and there is adequate car parking provision. There are no neighbouring residential properties to be affected by the proposal. No nature conservation or built heritage issues have been identified. It is contended that this application will not pose a serious environmental risk to air, water or soil. Some storage and handling of waste will take place outside the existing building. However given the type of waste, I have after careful consideration concluded that it is unlikely to have any serious environmental effects.

Policy WM2 of PPS 11 provides the criteria to assess waste collection and treatment facilities. The policy requires that there is a need for the facility as established through the Waste Management Strategy (WMS) and the relevant Waste Management Plan (WMP) and also that the facility is the Best Practicable Environmental Option (BPEO).

The need for the waste management facility has already been accepted within the context of planning application Z/2005/1970/F. In relation to the locational criteria under Policy WM2 the site is located within the context of an existing materials recovery facility, previously assessed under Z/2005/1970/F. The character of the area is therefore appropriate to the development that is proposed. The proposal is considered to comply with the criteria of the policy. It is contended that the proposal will not result in any unacceptable adverse environmental impact.

Neighbour Notification Checked	Yes
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Summary of Recommendation:

Having regard to the operations, planning policy, comments from statutory consultees and taking into account the planning history I have after careful consideration concluded that the development is acceptable in that it will not cause demonstrable harm to the interests of acknowledged importance.

Conditions:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The additional materials accepted at the facility shall be restricted to those European Waste Catalogue codes listed in Appendix A.

Reason: To ensure protection of the environment.

Informatives

1. Appendix A

WEEE-	20 01 35
Plasterboard-	17 08 02

2. Consent to discharge under the terms of the Water (Northern Ireland) Order 1999 may be required for the discharge of site drainage during the construction phase of the proposed development.

3. WMU would encourage the use of SUDS (Sustainable Drainage System) techniques during the construction phase, as set out in the Pollution Prevention Guidelines (PPGs) and Construction Industry Research and Information Association (CIRIA) guidance, to deal with this drainage.

4. The applicant should comply with all the relevant Pollution Prevention Guidelines in order to minimise the impact of the project on the environment, paying particular attention to:

PPG 1 – General guide to the prevention of pollution;

PPG 2 – Above ground oil storage tanks;

PPG 3 – Use and design of oil separators in surface water drainage systems

PPG 5 – Works and maintenance in or near water;

PPG 6 – Working at construction and demolition sites;

PPG21 – Pollution incident response planning.

These can be found at:

<http://www.netregs.gov.uk/netregs/businesses/construction/62405.aspx>

5. The applicant will be required to comply with the Control of Pollution (Oil Storage) Regulations (NI) 2010. A key requirement of the Regulations is that oil storage containers must have a secondary containment system (a bund, which is an outer wall or enclosure designed to contain the contents of an inner tank, or a drip tray) to ensure that any leaking oil is contained and does not enter the aquatic environment.

6. It is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

7. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.