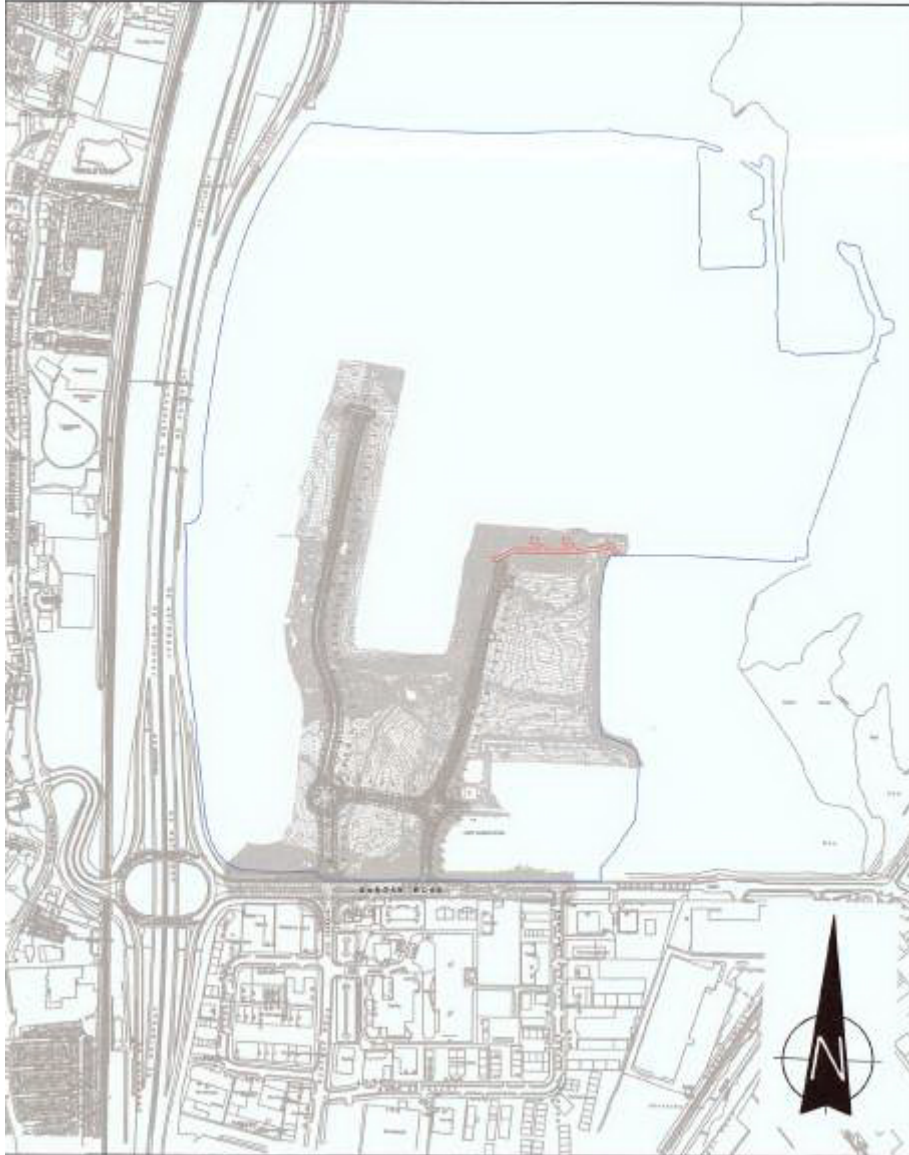


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/1450/F	
Proposal: Construction of surface water drainage system to convey runoff water to Belfast Lough. The system includes a headwall structure subject to marine construction licence.	Location: Lands at the former Dargan Road landfill site to the north of Dargan Road Belfast
Referral Route: Applicant - Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GB	Agent Name and Address: Aecom Beechill House Beechill Road Belfast BT8 7RP
Executive Summary: <p>The application seeks full planning permission for the construction of a surface water drainage system to convey runoff water to Belfast Lough. The system includes a head-well structure which will be subject to a Marine Construction Licence.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the proposal on Belfast Lough <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as land zoned for mixed use. The site is adjacent to designated site and thus is protected by the Conservation (Natural Habitats etc) Regulations (NI) 1995 as amended and the Environment (NI) Order 2002. The principle of development on the site is acceptable if there is no demonstrable harm to natural environment.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS) and PPS 2 Natural Heritage.</p> <p>Consultees offered no objections to the scheme subject to the inclusion of planning conditions.</p> <p>No objections have been received following press advertisements.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the localised environment. Approval is therefore recommended with conditions.</p>	

Case Officer Report

Site Location Plan



1.0 Characteristics of the Site and Area

1.1 Description of Proposed Development

The construction of a surface water drainage system to convey runoff water to Belfast Lough. The system includes a head-well structure which will be subject to a Marine Construction Licence.

1.2 Description of Site

The site is a former landfill which has been capped and made ready for development. Adjacent to the proposed site is the recently approval film studios which is currently under construction. The site being a former landfill is a large expanse of open space of clay and grass. There are two roads within the site to facilitate further development.

2.0 Planning Assessment of Policy and Other Material Considerations

2.1 Principle of Development

2.1.1 SPPS

Paragraph 3.8 advises that planning permission should be granted for development that complies with the area plan and other material considerations unless the development will cause demonstrable

	harm to interests of acknowledged importance.
2.1.2	The proposal is for development within the existing development limits as designated within the current area plan BMAP 2015 and zoned as a site for mix use development. The development therefore is not contrary to the area plan, and thus satisfies the first requirement of paragraph 3.8.
2.1.3	Policy NH 1 of PPS 2 advises that permission would only be granted for development not likely to have a significant impact on a designated site or a Ramsar site.
2.1.4	The Council in processing the application has sought advice from the relevant environmental public bodies, NIEA Natural Environment Division and Shared Environmental Services. Both Consultees, having assessed the proposal, found there to be no significant impact on the adjacent designated site (Belfast Lough) and the surrounding natural environment. The Consultees have requested planning conditions, relating to the proposed construction method of the development and the uncovering of potential contamination during construction, to be placed onto any grant of approval. These conditions are considered necessary to for the protection of the designated site and the surrounding natural environment.
2.2	Conclusion The proposal complies with the area plan and causes no harm to areas of acknowledged importance. The proposal is considered to be an acceptable form of development that should receive the grant of planning permission.

Neighbour Notification Checked: Yes – None required.

Summary of Recommendation: Approval - proposal complies with planning policy and causes no harm to the local environment or the designated site Belfast Lough

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. All of the mitigation and avoidance measures as outlined within the Construction Environmental Management Plan (CEMP) North Foreshore – Phase 1 Infrastructure Enabling Project and the Method Statement for the installation of the new concrete pipe and headwall, submitted by FP McCann, must be adhered to and implemented during the proposed works.

Reason: To protect the European Sites in Belfast Lough from any adverse impacts during construction phase.

3. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority must be notified immediately. This new contamination must be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy must be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: To protect the European Sites in Belfast Lough from any adverse impacts during construction phase.

Informatives

1. The applicant should refer and adhere to the precepts contained in Standing Advice Note No. 4. Pollution Prevention Guidance, 5. Sustainable Drainage Systems and 11. Discharges to the Water Environment.

Standing advice notes are available at:

ANNEX	
Date Valid	29th June 2016
Date First Advertised	21 st July 2016
Date Last Advertised	21 st July 2016
Details of Neighbour Notification (all addresses)	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/2014/1279/F Proposal: Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings Address: North Foreshore, Belfast	
Drawing Numbers and Title Drawing No. 01 Type: site location Status: Submitted Drawing No. 02 Type: site layout Status: Submitted Drawing No. 03 Type: additional drainage sections Status: Submitted Drawing No. 04 Type: construction details sheet 1 Status: Submitted Drawing No. 05 Type: construction details sheet 2 Status: Submitted	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	

