

**Development Management Report  
Deferred Committee Application  
Addendum Report**

<b>Application ID:</b> LA04/2016/0564/F	<b>Date of Committee:</b> 17 <sup>th</sup> April 2018
<b>Proposal:</b> Additional waste types and construction of noise barriers walls	<b>Location:</b> Avenue Recycling One Advantage Way Ballygomartin Road Belfast BT13 3LZ
<b>Referral Route:</b> Request that the application be brought before the planning committee by Alderman Frank McCoubrey	
<b>Recommendation:</b>	Approve
<b>Applicant Name and Address:</b> Avenue Recycling One Advantage Way Ballygomartin Road Belfast BT13 3LZ	<b>Agent Name and Address:</b> AMC Environmental 21D Enterprise Road Balloo South Business Park Bangor BT19 7TA
<p><b>Addendum Report:</b></p> <p>This application was previously listed for Planning Committee 13<sup>th</sup> March 2018.</p> <p>Following presentation of the application the Committee agreed to defer consideration of the application to permit a site visit to be undertaken.</p> <p>A site visit for elected members took place on 28<sup>th</sup> March 2018.</p> <p>No additional matters raised.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p><b><u>Summary</u></b></p> <ul style="list-style-type: none"> <li>The site visit by members has taken place. No additional matters raised.</li> </ul> <p>In conclusion the recommendation remains as set out in the case officer's report and this addendum.</p> <p><b><u>Recommendation</u></b></p> <p>Approve</p> <p>It is requested that committee delegate authority to the Head of Planning and Policy to grant planning permission subject to the conditions listed in Section 11 of the case officer's report with the final wording of conditions to be agreed.</p>	

## Committee Application

<b>Development Management Report</b>	
<b>Application ID:</b> LA04/2016/0564/F	<b>Date of Committee:</b> 13 <sup>th</sup> March 2018
<b>Proposal:</b> Additional waste types and construction of noise barriers walls	<b>Location:</b> Avenue Recycling One Advantage Way Ballygomartin Road Belfast BT13 3LZ
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<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for the acceptance of additional waste types at the site including a broader range of metal, glass and plastic wastes, construction and demolition waste, textiles, bulky wastes and street cleaning residues and the construction of noise barrier walls.</p> <p>There is also a related planning application LA04/2016/0564/F which seeks planning permission for the variation of conditions 3 and 7 of planning permission Z/2005/2312/F to allow for the external unloading, transfer and storage of solid waste and an increase to the opening hours for an additional 2 hours per day Monday to Saturday. It is considered that both applications should be assessed in conjunction with each other.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Impact on character and appearance of the surrounding area</li> <li>• Access, parking and transport</li> <li>• Impact on amenity / environment</li> </ul> <p>The site is located on whiteland within the BUAP and is located on land zoned as existing employment in Draft BMAP within the development limits of the Belfast Metropolitan Area. The proposed amendments are directly related to the continued operation of the site as a waste recycling facility, therefore there is no objection in principle to the proposals.</p> <p>It is considered that the proposed changes would adequately integrate into the character of the existing site and given the dense screening of the boundaries and level changes, there would be no visual impact on the wider area. Subject to the inclusion of mitigation measures, it is considered that the proposed development would not have unacceptable impacts on the environment and amenity of surrounding properties. The mitigation measures include the construction of concrete noise barrier</p>	

walls ranging in height from 3.5 metres to 4.5 metres around the incoming waste unloading and storage area and along the northwest corner of the site. In addition, early morning activities are restricted only to the arrival of employees and lorry movements leaving the site for waste collection. The existing access, parking and internal traffic arrangements would remain unaffected by the proposals.

Environmental Health have no objection subject to conditions. NI Water and NIEA were consulted and have offered no objection.

3 letters of objection including a representation from Alderman Frank McCoubrey and a petition with 51 signatures have been received, citing concern with the following:

- Noise;
- Hours of operation;
- Increased pollution;
- Effect on wildlife.

These issues have been addressed in the main body of the report below.

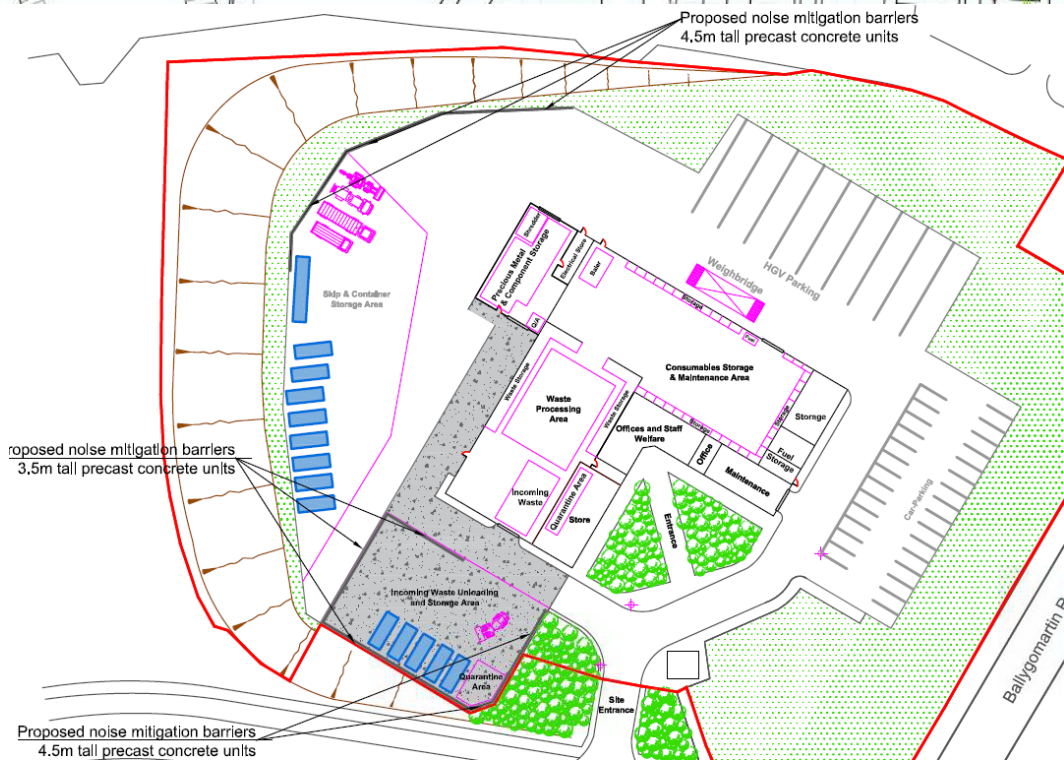
The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS11. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.

**Recommendation**

It is requested that committee delegate authority to the Head of Planning and Policy to grant planning permission subject to the conditions listed in Section 11 of the report with the final wording of conditions to be agreed

# Case Officer Report

## Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>This application seeks full planning permission for the acceptance of additional waste types including a broader range of metal, glass and plastic wastes, construction and demolition waste, textiles, bulky wastes and street cleaning residues and the construction of noise barrier walls ranging in height between 3.5 metres and 4.5 metre around the incoming waste unloading and storage area and along the northwest corner of the site. The full list of additional waste codes to be accepted are contained within Table 1 of the Annex Report.</p> <p>Additional information / amendments were secured during the processing of the application including the following:</p> <ul style="list-style-type: none"> <li>• Removal of the metal shredder</li> <li>• Submission of a Cumulative Noise Assessment and Working Plan</li> <li>• Construction of noise barrier walls.</li> </ul> <p>There is a related planning application LA04/2016/0563/F which appears also on this committee agenda. It seeks planning permission for the Variation of conditions 3 and 7 of planning permission Z/2005/2312/F to allow for external unloading, transfer and storage of waste and increase to opening hours (additional 2 hours per day). It is considered that both applications should be read and assessed in conjunction with each other which the main body of this report addresses.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at Avenue Recycling, Ballygomartin Road, Belfast, it contains an existing recycling building, associated works and car parking. The site is fully enclosed by 2.4m high palisade fencing and dense mature vegetation.</p> <p>The site is located within the development limits of Belfast. The wider area is predominantly residential in use and characterised by two storey semi-detached dwellings.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>Z/2005/2312/F - Change of use from a Bakery to a Recycling Facility for End of Life Vehicles, Waste Electrical &amp; Electronic Equipment and Paper/Plastic – Approved 19<sup>th</sup> September 2007</p> <p>LA04/2016/0563/F - Variation of conditions 3 and 7 of planning permission Z/2005/2312/F to allow for external unloading, transfer and storage of waste and increase to opening hours (additional 2 hours per day) – Pending</p> <p>LA04/2016/1451/F - Construction of building to be used for servicing and maintenance of the vehicle fleet – Approved 15<sup>th</sup> September 2017</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.1.1	BMA Employment Strategy
4.1.2	Zoning BT005 Existing Employment

4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 11 – Planning and Waste Management
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DAERA (Land, Soil and Air) – No objection, all waste processing activities should be carried out inside the building and the proposed amendments will necessitate a modification of the existing Waste Management Licence.  DAERA (Drainage and Water) – No objection
5.2	NI Water – No objection
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	BCC Environmental Health – No objection subject to conditions
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified on the 21 <sup>st</sup> February 2018 and advertised in the local press on the 22 <sup>nd</sup> December 2017.  A 14-day re-notification was carried out with neighbours and objectors on the amended description, additional information and amended plans which expires on the 7 <sup>th</sup> March 2018. No further comments have been received to date as a result of this re-consultation and any additional comments will be reported as an update to committee.  2 letters of objection received and petition including 51 signatures, summarised as: <ul style="list-style-type: none"> <li>• Existing high levels of noise from the site from engines, skips, horns, this will only increase with the installation of more equipment and earlier hours of operation;</li> <li>• Close proximity to homes and school</li> <li>• Increased pollution</li> <li>• Effect on wildlife</li> </ul> <p><i>Officer Response: The site is currently operating as a waste recycling plant and the proposals will not change this operation. It is therefore considered they will be no greater impact on wildlife.</i></p> <p>1 letter of representation from Alderman Frank McCoubrey</p> <ul style="list-style-type: none"> <li>• The installation of a shredder would adversely impact on nearby residents and the school;</li> <li>• Been informed that the company has been operating its machinery outside of the agreed hours;</li> </ul> <p><i>Officer Response: The Council has no planning enforcement records of this taking place, if any complaints are received they will be fully investigated.</i></p> <ul style="list-style-type: none"> <li>• Request that the application be brought before the planning committee.</li> </ul> <p>All other points raised have been addressed directly in the main body of the report.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Parking Standards DCAN 15: Vehicular Access Standards Northern Ireland Waste Management Strategy 'Delivering resource efficiency'
<b>9.0</b>	<b>Assessment</b>

9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- Principle of development</li> <li>- Impact on character and appearance of the area</li> <li>- Access, Parking and Transport</li> <li>- Impact on amenity / environment</li> </ul>
9.3	<p><u>Principle of development</u></p> <p>The site is located on whiteland within the BUAP and is located on land zoned as existing employment in Draft BMAP and currently operates as a waste recycling facility accepting a range of wastes including paper, plastics and WEEE. The proposed amendments are directly related to the continued operation of the site as a waste recycling facility, therefore there is no objection in principle to the proposals subject to the material considerations set out below.</p>
9.4	<p><u>Impact on character and appearance of the area</u></p> <p>The site is well screened by existing dense vegetation around the boundaries. There are existing concrete storage bays where the solid wastes are proposed to be stored. The waste would be no higher than the partition walls of the storage bays which means any external waste would be satisfactorily screened. In addition, the storage of external waste would only be for a temporary period up to a maximum of 20 days. Conditions have been recommended to restrict the height of the storage area to 3.5 metres and the storage period to 20 days. The noise barriers walls are a functional element related to the industrial character of the site. They would sit at a lower ground level to the adjoining roads and would be further screened by the retention of the tall boundary vegetation. These structures would therefore not be visible to the wider area. In light of the above, it is considered that the proposal would adequately integrate into the character of the existing site and there would be no visual impact on the wider area. The proposal is therefore considered to comply with Policy WM2 of PPS11 and the SPPS in this regard.</p>
9.5	<p><u>Access, Parking and Transport</u></p> <p>Whilst the proposal would result in a wider acceptance of waste types, there would be no increase to the quantity of waste accepted at the site which is restricted to 24,999 tonnes per year in the Waste Management Licence. Therefore, there would be no increase in vehicular movements over and above what has already been permitted. The existing access, parking and internal traffic arrangements would remain unaffected. As such there was no requirement to consult TNI. Accordingly, the proposal is considered compliant with the requirements of PPS3, PPS11 and associated guidance.</p>
9.6	<p><u>Impact on amenity / environment</u></p> <p>As advised above there will be no increase in vehicular movements over and above what has already been permitted. All processing of waste is now to be undertaken internally with the doors shut during this operation. In addition, only solid wastes are to be unloaded and stored externally in containers and are limited in terms of storage height and time period. The submitted Working Plan specifically deals with the control of dust, odour and pests which is subsequently controlled via its Waste Management Licence. DAERA where consulted and have offered no objection. Environmental Health previously raised concerns that external working may result in additional unacceptable odour and dust implications. This has been adequately addressed as per the reasons given above with the removal of external processing, the proposed storage of waste in containers and a condition requiring the submission of a dust management plan.</p>
9.7	The current facility accepts paper, plastics, WEEE and end of life vehicles. The facility wishes to broaden its acceptance of waste to include a broader range of metal, glass and plastic

	<p>wastes, construction and demolition waste, textiles, bulky wastes and street cleaning residues. The full list is set out in Table 1 of the annex to this report. Many of these waste types are similar to those already accepted at the facility and the additional waste types are non-hazardous and inert. A condition remains to ensure no putrescible waste shall be accepted. The Northern Ireland Environment Agency is the responsible authority for issuing the waste licence for the keeping and treating of waste. Waste Management were consulted and have no objection. They advised that an amendment to the waste licence will be required.</p>
9.8	<p>One of the main objections raised from the local community and Environmental Health related to the potential for additional unacceptable levels of noise as a result of the proposed changes. Planning Officers' shared these concerns and the applicant removed the external processing of WEEE from the scheme, with all processing of waste to be undertaken internally within the existing building along with the removal of the proposed metal shredder.</p>
9.9	<p>The potential noise sources that remain include vehicular traffic, forklifts, unloading, tipping and transfer of waste, shredder and baling activities, plant and extended hours of operation. A revised Cumulative Noise Assessment (CNA) was submitted with further noise monitoring undertaken on the 22<sup>nd</sup> January 2018 along with the inclusion of the new work streams and any noise implications from the recently approved servicing and maintenance building under reference LA04/2016/1451/F.</p>
9.10	<p>The CNA shows that there is constant background road vehicle activity noise audible at the site due to the proximity to the busy Ballygomartin Road. In addition, noise impacts are also reduced by the embankment on the northern boundary of the site, tree screening and screening by building facades.</p>
9.11	<p>In terms of the increase to the hours of operation from 7:00am, the activities within this period would be restricted only to the arrival of employees and lorry movements leaving the site for waste collection. This activity would have no greater impact as it would be lower than the background noise levels of the area. A condition has been recommended to control this.</p>
9.12	<p>The CNA proposes additional noise mitigation measures in the form of two 3.5 metres – 4.5-metre high concrete barriers in the north western and south western corners of the site which result in a significant reduction in the predicted noise levels. The CNA demonstrates that the ambient noise levels and the WHO organisation guideline limits are not exceeded for the surrounding residential properties. In terms of the internal noise levels of surrounding properties, these would also be within acceptable levels.</p>
9.13	<p>In relation to BS4142 'Methods for rating and assessing industrial and commercial sound', EHO have advised that no receptor locations including the closest properties at Lyndhurst Park and along Ballygomartin Road fall within the adverse impact or significant adverse impact as per the BS4142 guidelines. The site is an established waste management plant within an industrial estate where the background noise levels in the surrounding area are high with busy traffic. Having regard to this context, the background noise levels during the day, reduced site activity during early mornings and proposed mitigation, it is not considered that the proposals would result in unacceptable noise impacts on the surrounding area. The EHO has reviewed the CNA and have no objection subject to conditions.</p>
9.14	<p>EHO had previously advised that the CHA should look at the worst case scenario including the processing of end of life vehicles (ELV). It is acknowledged that the CNA has not assessed the cumulative impact of end of life vehicles with the new work streams, however the applicant has advised that they have no interest in the processing of this waste type. A condition has been recommended restricting the future acceptance of ELV vehicles at the site in combination with the additional waste codes proposed, therefore no concern is raised and there is no need</p>



<p>9.15</p> <p>9.16</p> <p>9.17</p>	<p>for this to be included within the noise assessment at this stage.</p> <p>Local residents have raised objection on the basis that there is existing noise disturbance caused by the premises. As previously advised this is an established waste management plant which co exists with residential properties in the surrounding area and inevitably there will be a degree of noise disturbance. The existing planning permission does not tightly restrict the operations of the site. These applications now present an opportunity for tighter controls through waste codes and tonnage along with the securing of noise barrier walls. An extensive noise assessment has been carried out which demonstrates that noise levels would not have an unacceptable impact on neighbouring properties.</p> <p>Drainage and Water Section of DAERA were consulted in relation to the impact of the proposal on the surface water environment and advised that they have no objection. NI Water were consulted and have no objection.</p> <p>In light of the above, it is not considered that the proposed development would have an unacceptable adverse impact on the environment and amenity of neighbouring properties in accordance with the SPPS and PPS11.</p>																																				
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>																																				
<p><b>11.0</b></p>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  Reason: Time Limit.</li> <li>2. The waste accepted and processed at this facility shall be limited to the following waste codes:</li> </ol> <table border="1" data-bbox="277 1339 1485 2029"> <tr><td>02 01 04</td><td>waste plastics (except packaging)</td></tr> <tr><td>02 01 10</td><td>waste metal</td></tr> <tr><td>03 01 01</td><td>waste bark and cork</td></tr> <tr><td>03 01 05</td><td>Sawdust, shavings, cuttings, wood, particle board and veneer containing non-hazardous substances</td></tr> <tr><td>03 03 01</td><td>Waste bark and cork</td></tr> <tr><td>03 03 07</td><td>mechanically separated rejects from pulping of waste paper and cardboard</td></tr> <tr><td>03 03 08</td><td>wastes from sorting of paper and cardboard destined for recycling</td></tr> <tr><td>07 02 13</td><td>waste plastic</td></tr> <tr><td>07 02 17</td><td>wastes containing silicones other than those mentioned in 07 02 16</td></tr> <tr><td>08 03 17</td><td>waste printing toner containing dangerous substances</td></tr> <tr><td>08 03 18</td><td>waste printing toner other than those mentioned in 08 03 17</td></tr> <tr><td>10 11 11</td><td>waste glass in small particles and glass powder containing heavy metals</td></tr> <tr><td>10 11 12</td><td>waste glass other than those mentioned in 10 11 11</td></tr> <tr><td>15 01 01</td><td>paper and cardboard packaging</td></tr> <tr><td>15 01 02</td><td>plastic packaging</td></tr> <tr><td>15 01 03</td><td>wooden packaging</td></tr> <tr><td>15 01 04</td><td>metallic packaging</td></tr> <tr><td>15 01 05</td><td>composite packaging</td></tr> </table>	02 01 04	waste plastics (except packaging)	02 01 10	waste metal	03 01 01	waste bark and cork	03 01 05	Sawdust, shavings, cuttings, wood, particle board and veneer containing non-hazardous substances	03 03 01	Waste bark and cork	03 03 07	mechanically separated rejects from pulping of waste paper and cardboard	03 03 08	wastes from sorting of paper and cardboard destined for recycling	07 02 13	waste plastic	07 02 17	wastes containing silicones other than those mentioned in 07 02 16	08 03 17	waste printing toner containing dangerous substances	08 03 18	waste printing toner other than those mentioned in 08 03 17	10 11 11	waste glass in small particles and glass powder containing heavy metals	10 11 12	waste glass other than those mentioned in 10 11 11	15 01 01	paper and cardboard packaging	15 01 02	plastic packaging	15 01 03	wooden packaging	15 01 04	metallic packaging	15 01 05	composite packaging
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15 01 06	mixed packaging
15 01 07	glass packaging
15 01 09	textile packaging
16 02 09	transformers and capacitors containing PCBs
16 02 10	discarded equipment containing or contaminated by PCBs other than those mentioned in 16 02 09
16 02 11	discarded equipment containing chlorofluorocarbons, HCFC, HFC
16 02 12	discarded equipment containing free asbestos
16 02 13	Discarded equipment contained hazardous components other than those mentioned in 16 02 09 to 16 02 10
16 02 14	Discarded equipment other than those mentioned in 16 02 09 to 16 02 13
16 02 15	Hazardous components removed from discarded equipment
16 02 16	Components removed from discarded equipment other than those mentioned in 16 02 15
16 06 01	Lead batteries
16 06 02	Ni-C batteries
16 06 03	Mercury-containing batteries
16 06 04	Alkaline batteries (except 16 06 03)
16 06 05	Other batteries and accumulators
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixture of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 02 01	wood
17 02 02	glass
17 02 03	plastic
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
17 04 01	copper, bronze, brass
17 04 02	aluminium
17 04 03	lead
17 04 04	zinc
17 04 05	iron and steel
17 04 06	tin
17 04 07	mixed metals
17 04 11	cables other than those mentioned 17 04 10
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 06	dredging spoil other than those mentioned in 17 05 05
17 05 08	track ballast other than those mentioned in 17 05 07
17 06 04	insulation materials other than those mentioned in 17 06 01 and 17 06 03
17 08 02	gypsum-based construction materials other than those mentioned in 17 08 01
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19 01 02	ferrous materials removed from bottom ash
19 10 01	iron and steel waste
19 10 02	non-ferrous waste
19 12 01	paper and cardboard
19 12 02	ferrous metal
19 12 03	non-ferrous metal
19 12 04	plastic and rubber

19 12 05	glass
19 12 07	wood other than that mentioned in 19 12 06
19 12 08	textiles
19 12 09	Minerals e.g. sand, stones
19 12 12	other wastes (including mixture of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
20 01 01	paper and cardboard
20 01 02	glass
20 01 10	clothes
20 01 11	textiles
20 01 21	fluorescent tubes and other mercury containing waste
20 01 23	Discarded equipment containing chlorofluorocarbons
20 01 33	Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03 and unsorted batteries and accumulators containing these batteries
20 01 34	Batteries and accumulators other than those mentioned in 20 01 33
20 01 35	Discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components
20 01 36	Discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 38	wood other than that mentioned in 20 01 37
20 01 39	Plastics
20 01 40	metals
20 02 02	soil and stones
20 02 03	other non-biodegradable wastes
20 03 03	street cleaning residues
20 03 07	bulky waste

Reason: In the interests of environmental protection and public health.

- The existing natural screenings of the site along the boundaries shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

- Prior to the commencement of the development hereby approved, a dust management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved plan thereafter.

Reason: In the interests of amenity of residential properties in the surrounding area.

- The waste recycling facility will process a maximum of 24,999 tonnes per annum of waste.

Reason: In the interests of amenity, highway safety and environmental protection.

- The Rating Level (dB LAr) of sound from combined plant and operations associated with the development shall not exceed the typical background sound level (for both daytime and night time) at sound sensitive premises when measured in accordance with the assessment methodology outlined in BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound. A Rating Level (dB LAr) indicative of

	<p>'no adverse impact' shall be maintained thereafter.</p> <p>Reason: In the interest of the residential amenity of properties in the surrounding area.</p> <p>7. The external unloading, transfer and storage of waste as defined in Condition 2 above, shall be confined only to the southern sector of the site hatched and annotated "Incoming Waste Unloading and Storage Area" on approved drawing No. 08A received by Belfast City Council stamped received 20th February 2018. This area shall not be used in association for the loading, unloading and storage of end of life vehicles.</p> <p>Reason: In the interests of amenity of residential properties of the surrounding area.</p> <p>8. The external storage of waste shall be confined only to the following solid waste types metal, plastic, WEEE, bulky wastes, glass, textiles and baled paper and cardboard. The waste shall be stored in concealed containers for a period of no longer than 21 days.</p> <p>Reason: In the interests of amenity of residential properties in the surrounding area and in the interests of environmental protection.</p> <p>9. There shall be no external unloading or deposition of WEEE, large domestic appliances or builders waste.</p> <p>Reason: In the interests of amenity of residential properties in the surrounding area.</p> <p>10. All waste processing activities shall take place internally and the roller shutter access points to the building shall remain closed during all operations other than the entry and exit of vehicles to and from the building.</p> <p>Reason: In the interests of amenity of residential properties in the surrounding area.</p> <p>11. The noise mitigation barriers annotated on approved drawing 08A received by Belfast City Council stamped received 20th February 2018 shall be implemented in full prior to the implementation of this permission. The noise mitigation measures shall be retained in accordance with the approved detail thereafter.</p> <p>Reason: In the interests of amenity of residential properties in the surrounding area.</p>
<p><b>Notification to Department (if relevant):</b> N/A</p>	
<p><b>Representations from Elected members:</b> 1 letter of representation from Alderman Frank McCoubrey</p>	

**ANNEX**

Table 1 – List of Additional Waste Codes Proposed

<b>Waste Code</b>	<b>Waste Description</b>
	WASTE FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING
02 01 04	Waste plastics (except packaging)
02 01 10	Waste metal
	WASTE FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE
03 01 01	Waste bark and cork
03 01 05	Sawdust, shavings, cuttings, wood, particle board and veneer containing non-hazardous substances
	WASTE FROM PULP, PAPER, CARDBOARD PRODUCTION AND PROCESSING
03 03 01	Waste bark and wood
03 03 07	Mechanically separated rejects from pulping of waste paper and cardboard
03 03 08	Wastes from sorting of paper and cardboard destined for recycling
	WASTES FROM THE MFSU OF PLASTICS, SYNTHETIC RUBBER AND MAN-MADE FIBRES – ORGANIC CHEMICAL PROCESSING
07 02 13	Waste plastic
07 02 17	Wastes containing silicones (non-hazardous substances)
	WASTES FROM MANUFACTURE OF GLASS AND GLASS PRODUCTS – THERMAL PROCESSES
10 11 11	Waste glass in small particles and glass powder containing heavy metals
10 11 12	Waste glass other than those mentioned in 10 11 11
	PACKAGING (INCLUDING SEPARATELY COLLECTED MUNICIPAL PACKAGING WASTE)
15 01 03	Wooden packaging
15 01 04	Metallic packaging
15 01 05	Composite packaging
15 01 06	Mixed packaging
15 01 07	Glass packaging
15 01 09	Textile packaging
	CONCRETE, BRICKS, TILES AND CERAMICS – DEMOLITION AND CONSTRUCTION WASTES
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics containing non-hazardous substances
	WOOD, GLASS, PLASTIC - DEMOLITION AND CONSTRUCTION WASTES
17 02 01	Wood
17 02 02	Glass
17 02 03	Plastic
	BITUMINOUS MIXTURES, COAL TAR AND TARRED PRODUCTS - DEMOLITION AND CONSTRUCTION WASTES
17 03 02	Bituminous mixtures not containing coal and tar
	METALS (INCLUDING THEIR ALLOYS) - DEMOLITION AND CONSTRUCTION WASTES
17 04 01	Copper, bronze, brass
17 04 02	Aluminium

17 04 03	Lead
17 04 04	Zinc
17 04 05	Iron and steel
17 04 06	Tin
17 04 07	Mixed metals
17 04 11	Cables (containing non-hazardous substances)
	SOIL (INC SOIL EXCAVATED FROM CONTAMINATED SITES), STONES AND DREDGING SPOIL - DEMOLITION AND CONSTRUCTION WASTES
17 05 04	Soil and stones (non-hazardous)
17 05 06	Dredging spoil (non-hazardous)
17 05 08	Track ballast (non-hazardous)
	INSULATION MATERIALS AND ASBESTOES-CONTAINING CONSTRUCTION MATERIALS
17 06 04	Insulation materials – Non-hazardous and not containing asbestos
	GYPSUM-BASED CONSTRUCTION MATERIAL
17 08 02	Gypsum-based construction material containing non-hazardous materials
	OTHER CONSTRUCTION AND DEMOLITION WASTES
17 09 04	Mixed construction and demolition wastes containing non-hazardous materials. Does not include wastes containing mercury or polychlorinated biphenyl (PCB)
	WASTES FROM INCINERATION OR PYROLYSIS OF WASTE (WASTE MANAGEMENT FACILITIES, WWTP, PREPARATION OF WATER)
19 01 02	Ferrous materials removed from bottom ash
	WASTES FROM SHREDDING OF METAL-CONTAINING WASTES
19 10 01	Iron and steel waste
19 10 02	Non-ferrous waste
	WASTES FROM MECHANICAL TREATMENT OF WASTE( E.G. SORTING, CRUSHING, COMPACTING, PELLETISING) NOT OTHERWISE SPECIFIED
19 12 01	Paper and cardboard
19 12 02	Ferrous metal
19 12 03	Non-ferrous metal
19 12 04	Plastic and rubber
19 12 05	Glass
19 12 07	Wood containing non-hazardous substances
19 12 08	Textiles
19 12 09	Minerals e.g. sand, stones
19 12 12	Mixture of wastes from mechanical treatment of wastes containing non-hazardous substances
	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) – SEPARATELY COLLECTED FRACTIONS
20 01 02	Glass
20 01 10	Clothes
20 01 11	Textiles
20 01 38	Wood containing non-hazardous substances
20 01 40	Metals
	MUNICIPAL WASTE FROM GARDEN AND PARKS (INCLUDING CEMETERY WASTE)
20 02 02	Soil and stones
20 02 03	Other non-biodegradable wastes

	OTHER MUNICIPAL WASTES
20 03 03	Street-cleaning residues
20 03 07	Bulky wastes