

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 November 2019	
Application ID: LA04/2019/1066/F	
Proposal: Proposed zipline facility incorporating a single (803.75m long) and parallel zipline (227.04m long), 3No. towers and associated lighting, pathways, site and access works. (including amended ecological report)	Location: Colin Glen Forest Park 163 Stewartstown Road on lands north of Colin Glen Community Allotments opposite Nos 27-29 Colinglen Road and accessed off Colinglen Road Belfast
Referral Route: Proposal supported by Council funding.	
Recommendation:	Approve subject to conditions
Applicant Name and Address: Colin Glen Trust 163 Stewartstown Road Belfast BT17 0HW	Agent Name and Address: AECOM 10th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>The proposal is for full planning permission for a proposed zip line facility incorporating a single (804m) and parallel zip lines (227m), 3 no. towers and associated lighting, pathways, site and access work.</p> <p>The key issues in the assessment of the development include:</p> <ul style="list-style-type: none"> -Principle of development and use; Open space provision & tourist amenity provision -Visual impact - Height, scale, massing, layout & design- -Impact on trees and Ecological consideration <ul style="list-style-type: none"> Impact on the Site of Local Nature Conservation Importance (SLINCI) Impact on Colinglen River Impact on Local Landscape Policy Area (LLPA) & Urban Landscape Wedge -Parking provision and access -Impact on residential amenity -Consideration of representations <p>The site is currently designated as 'existing open space' in the adopted Belfast Urban Area Plan 2001 and Draft BMAP. The principle of development and the proposed use is in keeping with this designation. The zip line facility can be facilitated in an area open space, the proposal is in keeping with the development plan and planning policy. This area of the park will continue to be used as recreational space, the zip line will enhance the recreational space and be of wider public benefit.</p> <p>Nine objections have been received raising concerns regarding the impact of the proposal on priority habitats, biodiversity, protected species and loss of woodland. Loss of visual amenity and noise concerns have also been raised.</p>	

Environmental Health, NIEA NED, NIEA drainage and water, NI water, DFI Rivers, the Tree officer & Shared Environmental Services have all been consulted and have no objection to the proposal subject to conditions.

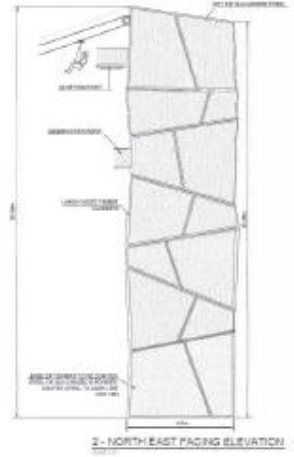
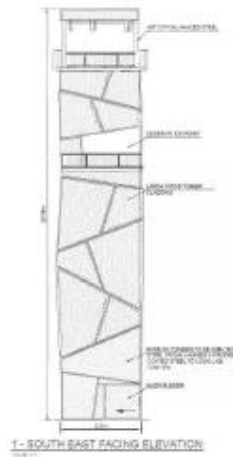
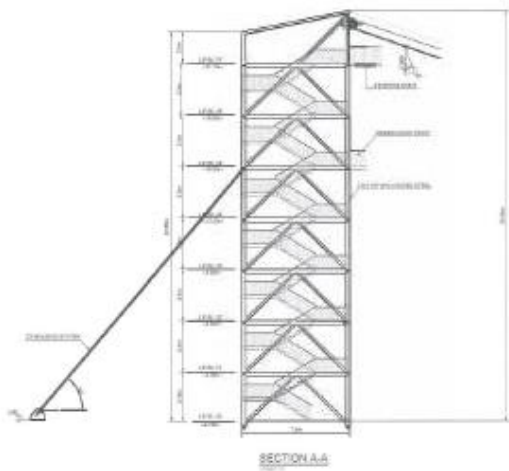
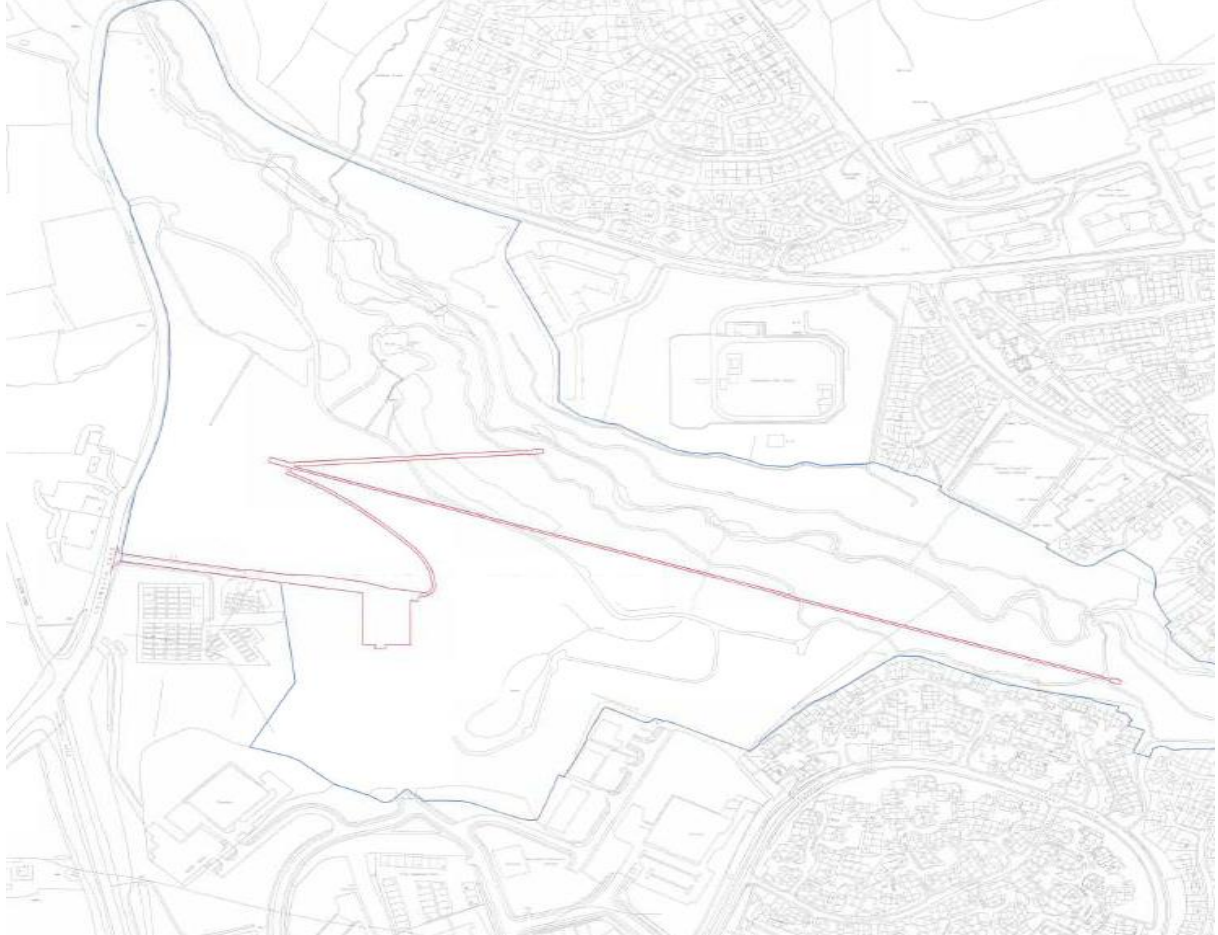
DFI Roads have not responded, however, given that the zip line will utilise the shared access with the Colin glen Allotments from Colin Glen Road, which was acceptable for the toboggan application at the same location and share the same car park also approved under the toboggan use (planning ref: LA04/2018/2784/F) it is considered unlikely to be any issues in principle as visitors to the zip line will likely also be utilising the toboggan run which has already been considered acceptable with respect to access and parking. Technical matters with DFI can be dealt with by conditions.

Recommendation

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended. Delegated authority is sought for final wording of conditions subject to no objection from DFI Roads.

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Statutory	NIEA	Advice
Statutory	DFI Roads - Hydebank	
Statutory	NI Water - Multi Units East - Planning Consultations	Error
Statutory	Rivers Agency	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	Shared Environmental Services	Advice
Statutory	NI Water - Strategic Applications	Advice
Statutory	NIEA	Advice
Statutory	DFI Roads - Hydebank	
Statutory	NI Water - Multi Units East - Planning Consultations	
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	DFI Roads - Hydebank	
Statutory	DFI Roads - Hydebank	
Statutory	NI Water - Multi Units East - Planning Consultations	
Representations:		
Letters of Support	None Received	
Letters of Objection	9	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

Characteristics of the Site and Area	
1.0	Description of Proposed Development A zip-line facility is proposed at Colin Glen Forest Park. It would incorporate 3 zip-lines in total, one single zip line and 2 adjacent parallel zip-lines; the zip-lines are to be arranged between 3 no. towers.
1.1	The single zip line extends from tower 1(T1) to tower 2 (T2) for a length of 804m. T1 is at a level 128m higher than T2. The maximum speed of a rider would be 60kmph, with a max flight time of 60 seconds. The parallel zip-lines extend from T1 to tower 3 (T3) for a length of 227m and would allow 2 riders to fly simultaneously. T1 is at a level 40m higher than T3. The maximum speed of a rider would be 80km/h and flight time would be 20s.
1.2	The zip lines operate on a braking and safety system whereby riders are fitted with a safety harness which detects weight and adjusts landing speed accordingly. It is proposed the laser lighting will be mounted on each zip-line, and that the facility is open only during daylight hours.
1.3	Tree pruning will need to be undertaken to allow the facility to operate, however, no trees with preservation orders will be affected and an acceptable mitigation plan has been received which sets out replacement planting. Towers are to be constructed from dipped galvanised steel. They are to be clad in larch wood timber and designed to blend into the background.
1.4	Car parking, an access road, pathways, lighting, supporting planting, and site and access works are also proposed.
2.0	Description of Site Colin Glen is a wooded glen located at the base of the Belfast Hills. The site which forms part of Colin Glen Forest Park shares an access with Colinglen allotments and is located on an elevated plateau approximately 150m east of Colin Glen Road. The site has long views to the east of the Castlereagh Hills and Mourne Mountains, with land falling to the north and east. Forest cover extends throughout the site, which has an area of 0.96ha.
2.1	The applicant states the site currently attracts approximately 100,000 visitors per annum.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2018/2784/F Proposed toboggan run (324m winding descent with 241m straight return) and associated single storey prefabricated building with access road, car parking, pathways, lighting, supporting planting and site works. Permission granted 10th April 2019
3.2	LA04/2018/2423/LDP Running course dust top coating of mountain bike trail - Permitted development
3.3	S/2013/0449/F Community building for delivery of development of social economy and education courses, at Colin Allotments, Colinglen Road, Belfast. Permission granted 10th February 2014

4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	Strategic Planning Policy Statement for NI
4.4	Planning Policy Statement 2: Natural Heritage
4.5	Planning Policy Statement 3; Access, Movement and Parking
4.6	Planning Policy Statement 8 Open Space, Sport and Recreation
4.7	Planning Policy Statement 15 Planning and Flood Risk
4.8	Planning Policy Statement 16: Tourism
5.0	Statutory Consultees Responses
5.1	DfI Roads – no response to date
5.2	NIEA – Natural Environment Division (NED) - no objection subject to conditions
5.3	NIEA Drainage & Water – Water Management Unit are content with the application
5.4	NI Water – No Objection
5.5	DfI Rivers – No Objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health - no objection subject to conditions (contamination, light & noise)
6.2	BCC Tree Officer – No objection subject to conditions
6.3	Shared Environmental Services – No Objection re: Habitat Regulations (SAC/SPA's)
7.0	Representations
7.1	<p>The application has been neighbour notified and advertised on two occasions in the local press. 9 no. representations were received. Issues raised include;</p> <ul style="list-style-type: none"> •Loss of unique habitat •Detrimental impact on biodiversity/ harmful impact on priority species •Possible environmental damage •Cumulative impact of other planning approvals in the forest park (toboggan run) •Loss of a beautiful & peaceful environment •Stress to nature, commuters and neighbours. •Tree removal will have negative impact on wildlife. •Disturbance of nesting birds. •Visually intrusive towers •Excessive noise with people on zip lines screaming
8.0	Local Development Plan Designations
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as and Lands reserved for Landscape, amenity or recreation use ; and an Area of Major Recreation and Tourism potential
8.2	Draft Belfast Metropolitan Area Plan 2015 designates the site as an area of existing open space and an Urban Landscape Wedge (ML21 Colin Glen);

	A Site of Local Nature Conservation Importance (SLINCI) – ML11/01 Colin Glen; and A Local Landscape Policy Area (LLPA) – BT102 Colin Glen
9.0	Assessment
9.1	<p>Key issues in the assessment of the proposed development are</p> <ul style="list-style-type: none"> -Principle of development and use; Open space provision & tourist amenity provision -Visual impact - Height, scale, massing, layout & design- -Impact on trees and Ecological consideration <ul style="list-style-type: none"> Impact on the Site of Local Nature Conservation Importance (SLINCI) Impact on Colinglen River Impact on Local Landscape Policy Area (LLPA) & Urban Landscape Wedge -Parking provision and access -Impact on residential amenity -Consideration of representations
9.2	<p>Principle of development and use Local Development Plan</p> <p>The Belfast Urban Area Plan 2001 (BUAP) is the statutory development plan for the area. The draft BMAP remains a material consideration.</p>
9.3	<p>Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p>
9.4	<p>The site is located within the settlement development limit for Belfast post RPA and previously would have been part of Metropolitan Lisburn under the Draft Belfast Metropolitan Area Plan 2015. In draft BMAP, the site is an area of existing open space, an urban landscape wedge, SLINCI and LLPA.</p>
9.5	<p>The adopted Belfast Urban Area Plan 2001 designates the site as Lands Reserved for Landscape, Amenity or Recreation Use and an area of Major Recreation and Tourism potential.</p>
9.7	<p>Policy R2 Proposed Recreational Open Spaces – BUAP 2001</p> <p>Policy R2 of the Belfast Urban Area Plan 2001 seeks to protect from building development on major sites. Appendix 6 of BUAP 2001 specifies those sites of one acre and above zoned for proposed recreational open space and Colin Glen Park is included in this list.</p>
9.8	<p>The proposal seeks to retain the site as recreational open space with the proposal to provide facilities for recreational use. Therefore the proposed zipline is considered to be acceptable and in compliance with Policy R2 of BUAP 2001. The policy states that additional facilities will be provided by the recreation developments. This policy does not specify the type of development but states that additional facilities will be provided by the recreation development policies which in this case is Policy R3 which is considered below.</p>

9.9	<p>Policy R3 Linear Park – Colin Glen River Valley – BUAP 2001</p> <p>Policy R3 of the Belfast Urban Area Plan 2001 aims to establish linear parks and streams around rivers and develop a linking system of walkways within the valleys. Colin Glen River Valley was one of the linear parks proposed under policy R3. The Colin Glen Forest Park has been established and provides walkways throughout the park. The proposed zipline will not interfere with those existing walkways as routes are proposed which allow the zipline to run without disrupting the existing walkways and will therefore allow the use as a linear park along the Colin River to be maintained.</p>
9.10	<p>Policy T1 The Development of Tourism Facilities – BUAP 2001</p> <p>Policy T1 – The development of tourism facilities in the Belfast Urban Area Plan 2001 aims to encourage the development of tourism facilities on key sites within the Belfast Urban Area. The site is as an Area of Major Recreation and Tourism Potential. The proposal complies with Policy T1 of BUAP 2001 in that it will promote recreation and act as an attraction for tourists.</p>
9.11	<p>The principle of the development is considered acceptable at this location, the existing use as open space will be retained and enhanced to provide the zip line facility which is an element of a wider masterplan for the area. The proposal will change this area of the park from a passive open space to functional open space and the recreational use is considered compatible within the wider park; this change in the nature of use of the open space has been accepted in principle under the toboggan approval.</p>
9.12	<p>Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area</p>
9.13	<p><u>Open Space Provision</u></p> <p>The site is currently designated as existing open space in the adopted Belfast Urban Area Plan 2001 and Draft BMAP. Whilst the area of space taken up by the zip lines is under 2 hectares, the wider site is outlined in blue on drawing no.03 date stamped 9th May 2019, is much larger. It is considered that alternative open space provision is not required to be demonstrated by the applicant as the majority of open space is retained. It is considered that the proposal will bring wider community benefit by providing a recreational facility that will not only provide for the local community but will attract visitors from further afield, whilst still maintaining the open space use and without significant detrimental impact on the amenity, character or biodiversity of the area. The proposal therefore complies with Policy OS1 of Planning Policy Statement 8.</p>
9.14	<p><u>Tourist Amenity Provision</u></p> <p>It is considered that the proposal has regard for the adopted Belfast Urban Area Plan 2001 in that the site was identified as an Area for Major Recreation and Tourism Potential. The proposal will provide an activity facility which is appropriate to its location and respects the site context in terms of scale, size and design. It is considered that the proposal complies with policies TSM 1 – Tourism Development in Settlements and TSM 7 – Criteria for Tourism Development of Planning Policy Statement 16 – Tourism.</p>
9.15	<p><u>Height, scale, layout and design</u></p>

<p>9.16</p>	<p>The proposal utilises the sloping topography of the site for the provision of a zip line facility which will be accessed via the Colin Glen Road with car park provision, access path. Riders will access Tower One to use all 3 ziplines. Tower One (T1) has a staircase of 26m in height with 7 levels and a base area of 5m x 7m.</p> <ul style="list-style-type: none"> • T1 is constructed with galvanised steel and will be clad in larch wood timber to blend in with the surrounding forest. From the top platform of the T1 riders can access a single zip line to Tower 2 (T2); or a shorter faster double zip-line experience to Tower 3 (T3). • T2 has a height of 10.15m in height, it has 2 levels and is constructed with galvanised steel and clad in larch wood timber. With the topography of the site and differing tower heights there is a drop of 128 over a length of 804m from T1 to T2.max speed 60km/h flight time 60s. • T3 has a height of 10.15m also. It also has 2 levels, constructed with galvanised steel and clad in larch wood timber. There is a difference in height of 40m between T1 and T3 over a length of 207m. max speed 80km/h flight time 20s. <p>The design of the towers blend well with the surrounding environment as they're clad in timber. The zip lines are cables which are galvanised, twist resistant, low maintenance, strong and compact which create minimal noise and friction, they will be barely visible. The height scale and massing of the towers will have a minimal impact visually, they are well designed to integrate with the surroundings.</p>
<p>9.17</p>	<p><u>Visual Impact</u> With regard to the visual impact of the proposed zip line and associated towers, it is considered that it can be integrated successfully in the landscape. 72 trees in total are to be felled and pruning/surgery is proposed on a further 68 trees to ensure they can be retained. Conditions are recommended with respect to replacement planting to insure the scheme can be constructed without any impact on the overall tree cover and mitigate any visual impact.</p>
<p>9.18</p>	<p>The visual impact of the car park is acceptable with the car park is to be constructed with grasscrete, with railway sleepers delineating parking areas. The grasscrete will soften the visual impact of the parking area. In respect of the required visibility splays - this will result in the loss of the tree lined boundary to the north of the access along the Colin Glen Road. This is a temporary visual impact and can be mitigated against by the conditioning of replanting behind the proposed visibility splays.</p>
<p>9.19</p>	<p>Impact on Residential Amenity of Neighbours Environmental Health has considered the proposal and following the submission of a noise impact assessment, environmental site assessment, gas risk assessment, lighting specification and light spills plans and has no objections subject to pre commencement conditions.</p>
<p>9.20</p>	<p>No representations from nearby residential properties have been received.</p>
<p>9.21</p>	<p>It is considered that the proposed zip lines comply with Policy OS 5 – Noise Generating Sports and Outdoor Recreational Activities of Planning Policy Statement 8 –Outdoor Space, Sport and Recreation, in that the applicant has demonstrated that there will be no unacceptable level of disturbance to people living nearby or conflict with other noise sensitive uses. In respect of the proposed lighting Environmental Health has considered the proposed lighting specification along with the light spill plans and advised they have no objection to the proposal. Therefore, the proposal complies with Policy OS 7 – The Floodlighting of Sports and Outdoor Recreational Facilities, in that</p>

	there is no unacceptable impact on the amenity of nearby residents or on the visual amenity or character of the locality and public safety is not prejudiced.
9.22	<p>Parking Provision and Access</p> <p>The zip line site will use the same access and parking as the approved toboggan run; visitors are likely to take part in both activities and therefore utilising the already approved car park is unlikely to raise any issues in principle. Technical matters can be dealt with by condition; delegated authority is sought.</p>
9.23	<p>Impact on trees</p> <p>The proposed zip line through the forest will have an impact on trees. A large number of trees are within the site in proximity to the proposed zip line tracks, the majority of these trees would be classified as self-seeded and have developed thin crown spreads. Of the 192 trees surveyed, 72 of these are proposed to be felled to allow space to facilitate the zip line. Pruning is proposed for the 68 of the trees. Conditions will be attached insuring root protection zones and construction exclusion zones are maintained throughout the construction phase and that the remaining 52 trees that were surveyed are suitably protected throughout the construction phase and beyond. A planting plan will be conditioned which demonstrates new native tree planting to compensate for the proposed loss of trees.</p>
9.24	<p>Impact on Priority Habitat and Protected Species</p> <p>NIEA NED were consulted with regard to the Preliminary Ecological Appraisal and considered the impact of the proposal on protected species including bats, otters, badgers, Cryptic Wood White butterflies and March Fritillary Butterflies, and the loss of suitable habitats. NIEA advised they are satisfied that the loss of these habitats can be compensated for by replanting, but this must be managed. The applicant must submit a Habitat Management Plan and a Construction Management Plan to the Council prior to commencement of development. NED will review these plans to ensure protection of species and habitats.</p>
9.25	NED agree with Shared Environmental Services that there are no obvious ecological pathways between the proposed site and any European sites. They also agree that the distance between Colin Glen and the nearest Special Protected Area (SPA) Belfast Lough is such that the zip lines are unlikely to have any impact.
9.26	NIEA recommend the attachment of conditions for the submission to a Species Management Plan and Habitat Management Plan to protect the Cryptic Wood White butterfly and to compensate for loss or damage to the NI priority habitats and mitigate for impacts to priority species/breeding birds. On this basis it is therefore considered that the proposal complies with policy NH 5 – Habitats, Species or Features of Natural Heritage Importance of Planning Policy Statement 2 – Natural Heritage, subject to the attachment and approval in writing from the Council in respect of the negative conditions.
9.27	<p><u>Impact on the Colin Glen River</u></p> <p>Rivers Agency were consulted and considered the Drainage Assessment submitted. Rivers Agency state that they are satisfied that the addition of a zip line does not negatively affect drainage in the area. NIEA considered that during construction phase steps should be taken to protect the river from pollution. A condition will be attached to any permission granted to ensure a construction management plan is submitted and agreed prior to development commencing.</p>
9.28	<p><u>Impact on Designated Sites</u></p> <p>Shared Environmental Services were consulted and advised that the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of</p>

<p>9.29</p> <p>9.30</p> <p>9.31</p>	<p>the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.</p> <p><u>Impact on the Site of Local Nature Conservation Importance (SLINCI)</u> NIEA Natural Environment Division and Shared Environmental Services were consulted with the Preliminary Ecological Appraisal. It is considered that the proposal will not adversely impact on the SLINCI as per NIEA NED and Shared Environmental Services and is therefore considered to be compliant with policy NH 4 of Planning Policy Statement 2 – Natural Heritage.</p> <p><u>Impact on the Local Landscape Policy Area (LLPA)</u> In respect of the Local Landscape Policy Area BT 102 Colin Glen, the proposal will not detrimentally impact on the Local Landscape Policy Area as the proposal site is a small area of what is a larger LLPA. It is considered that the proposal will not have an unacceptable adverse impact on the flora and fauna of the river corridor as per NIEA NED's consultation response subject to the submission of further management plans. The proposed zip lines will not detract from the amenity value or landscape quality that the LLPA currently provides, in the form of a river valley, forest and grassland. The proposal will not adversely affect the environmental quality, integrity or character of the LLPA and is therefore considered to comply with Policy ENV 1 of draft BMAP 2015.</p> <p><u>Impact on the Urban Landscape Wedge</u> The proposal will not adversely impact on the Urban Landscape Wedge – ML 21 Colin Glen in which it is situated. The proposal retains the use as existing open space with the addition of three towers and accompanying zip lines. The open nature of the urban landscape wedge will be retained. It is considered that the proposal complies with Policy UE 4 of draft BMAP 2015.</p>
<p>10.0</p> <p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p>	<p>Representations</p> <p><u>Loss of unique habitat/ possible environmental damage</u> NED are satisfied that any loss of woodland habitat will be compensated for by planting locally sourced native trees elsewhere on the site. These details have been included in a wider landscape plan which has been submitted to Council and scrutinised by our landscape/ tree officer. The Councils tree officer is content with the proposal subject to conditions.</p> <p><u>Detrimental impact on biodiversity/ harmful impact on priority species/ potential environmental damage</u> NED are satisfied no badger setts have been found, no evidence of otters has been found either. Nevertheless, NED have requested a Protected Species Management Plan is submitted and approved prior to commencement of development.</p> <p>With regard to bats, there are a number of trees that require to be felled to make way for the zip line. NED have classified these trees as having low to moderate suitability to host a bat roost. All but one of the trees marked for felling are not suitable for roosting. A condition is attached whereby this particular tree will be inspected for bat presence 24hrs prior to felling and all felling and pruning works shall be monitored by a bat expert. NED are satisfied there will be no detrimental impact on biodiversity, and no environmental damage.</p> <p><u>Cumulative impact of other planning approvals in the forest park (toboggan run)/ Excessive noise with people on zip lines screaming</u></p>

10.5	<p>Environmental Health considered in their assessment the cumulative noise impact from the zip line, toboggan run and car park on the nearest noise receptors. Noise report indicates a low impact. Under current legislation environmental health can only consider the predicted noise levels at noise sensitive properties. They are satisfied cumulative impact will not be negative.</p> <p>Cumulative Impacts - NIEA NED are aware of the toboggan application, they also raise no objection to that proposal and Rivers Agency refer to the toboggan application in their response. The cumulative impact of recent applications at the Forest Park have been taken into account in reaching a decision with regard to this proposal.</p>
10.6	<p><u>Loss of a beautiful & peaceful environment/ visually intrusive towers</u> Visually, the towers will integrate into the forest and the zip lines are barely visible, there will be no loss of visual amenity. With regard to loss of a peaceful environment, we are satisfied that the scheme will not give rise to excessive noise.</p>
10.7	<p><u>Stress to nature, commuters and neighbours</u> NED * Environmental health are satisfied with the scheme, no neighbours will be impacted as discussed above; given the proposal shows the approved access and parking for the toboggan, commuters should not be affected as visitors will be utilising both.</p>
10.8	<p><u>Tree removal will have negative impact on wildlife/ disturbance of nesting birds</u> NED are aware that trees along the proposed zip line routes will be pruned or felled. They accept that replacement trees will be planted to compensate for this loss. BCC Tree Officer is satisfied that replacement planting can mitigate against the loss of 72 trees. Pruning and surgery of 68 further trees will insure their retention and protective fencing will be erected during the construction phase to protect root protection zones and put construction exclusion zones in place.</p>
11.0	<p>Summary of Recommendation Having regard to the policy context and other material considerations above, the proposal is considered acceptable and in accordance with consultee advice the impacts from the scheme can be satisfactorily mitigated and planning permission is recommended subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.</p>
12.0	<p>Conditions</p>
12.1	<p>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)</p>
12.2	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a 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 agreed in writing by the Planning Authority. The CEMP shall include the following: a) Pollution Prevention Plan; including Pollution Prevention Guidelines 5 Works and maintenance in or near water (PPG 5)</p>

12.3	<p>b) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;</p> <p>c) Details of the timing of works and measures to mitigate for the loss of grassland and protected species including retention/translocation of substrate</p> <p>Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Preliminary Ecological Appraisal.</p>
12.3	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a competent ecologist has been appointed as an Ecological Clerk of Works (ECoW) and the details, roles and responsibilities of the ECoW submitted to, and agreed in writing by, the Planning Authority.</p> <p>Reason: To ensure effective implementation of the Habitat Management Plan, Invasive Species Management Plan and Construction Environmental Management Plan.</p>
12.4	<p>No development activity shall commence on site until an Invasive Species Management 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.</p> <p>Reason: To prevent the spread of an invasive plant species listed on Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended) and to minimise the impact of the proposal on the biodiversity of the site, including protected species.</p>
12.5	<p>Twenty four hours prior to felling, tree numbered 126 shall be checked for bat presence and all felling or pruning works shall be monitored by a recognised bat expert. A report shall be submitted to the Planning Authority within 2 weeks.</p> <p>Reason: To ensure protection to bats and their roosts.</p>
12.6	<p>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"> a) Specifications of lighting to be used across the site. 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. c) A map showing predicted light spillage across the site (isolux drawing). <p>Reason: To minimise the impact of the proposal on bats and other wildlife.</p>
12.7	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a Protected Species Management Plan (PSMP) has been submitted to and approved in writing by the Planning Authority. The approved PSMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved PSMP, unless otherwise agreed in writing by the Planning Authority. The PSMP shall include the following:</p> <ul style="list-style-type: none"> a) Details of further surveys for Cryptic Wood White butterfly prior to any works commencing, including tree felling or associated mechanical operations. b) Details of further surveys for Otters prior to any works commencing, including each phase of tree felling or associated mechanical operations. <p>Reason: To mitigate for impacts on protected species using the site.</p>

12.8	<p>No development activity shall take place until a Landscaping and Planting 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 Council. The Plan shall include the following:</p> <ul style="list-style-type: none"> a) Details of the protection of all retained grassland on the site; b) Details, including timings, of compensatory planting with appropriate native species for trees/hedgerows to be removed; c) Details of the aftercare of all planting on the site. <p>Reason: to compensate for the removal of trees/shrubs/hedgerows/to minimise the impact of the proposal on the biodiversity of the site.</p>
12.9	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Planning Authority. The approved HMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved HMP, unless otherwise agreed in writing by the Planning Authority. The HMP shall include the following:</p> <ul style="list-style-type: none"> a) Aims and objectives of proposed grassland habitat management; b) Appropriate maps, clearly identifying habitat management areas; d) Detailed methodology and prescriptions of habitat management measures and with defined criteria for the success of the measures; e) Timescales for the implementation of habitat management measures; f) Details of the monitoring of the effectiveness of habitat management measures using appropriate methodology (e.g. fixed vegetation quadrats, fixed point photography). g) Details of contingency measures to be implemented should monitoring reveal unfavourable results (Native seed sowing etc.). <p>Reason: To compensate for the loss of and damage to Northern Ireland priority habitats and to mitigate for impacts to priority species/breeding birds.</p>
12.10	<p>There shall be no development, infill, dumping, storage or construction works within 5 metres of the Colin River.</p> <p>Reason: To minimise the impact of the proposal on the nature conservation value of the river corridor.</p>
12.11	<p>All planting on site shall be of native species of local provenance.</p> <p>Reason: To compensate for the loss of hedgerows and trees and to minimise the impact of the proposal on the nature conservation value of the site.</p>
12.12	<p>No vegetation clearance/removal of hedgerows, trees or shrubs shall take place between 1 March and 1 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.</p> <p>Reason: To protect breeding birds</p>
12.13	<p>In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease until a written report detailing the</p>

	<p>nature of this contamination and its management has been submitted to and agreed in writing by the Planning Service. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice. Reason: Protection of human health</p>
12.14	<p>F.R. Mark Report, Proposed Zip Wire, Colinglen Forest Park, Colinglen Road, Belfast, Noise Impact Assessment dated 20th February 2019, shall be implemented and retained thereafter. Reason; In the interest of amenity</p>
12.15	<p>Sheet number E (J) – V431, Zipline Tower 1, Proposed lighting details dated 22nd March 2019, shall be implemented and retained thereafter. Reason In the interest of amenity</p>
12.16	<p>Sheet number E (J) – V432, Zipline Tower 2 & 3, Proposed lighting details dated 22nd March 2019, shall be implemented and retained thereafter. Reason: In the interest of amenity</p>
12.17	<p>Proposed Ziplines Horizontal Illuminance Over Spill at ground level, sheet number 60535944-E (J) - W913-1 dated 2nd May 2019, shall be implemented and retained thereafter. Reason: In the interest of amenity</p>
12.18	<p>Proposed Ziplines Vertical Illuminance Over Spill 3m above ground level, sheet number 60535944-E (J) - W913-2 dated 2nd May 2019, shall be implemented and retained thereafter Reason: In the interest of amenity</p>
12.19	<p>All landscaping works shall be carried out in accordance with the approved details on drawing no 13 bearing Belfast City Council date stamp dated 09 May 2019. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. 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. Reason: In the interests of the character and appearance of the area</p>
12.20	<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. Reason: In the interests of visual amenity</p>
12.21	

12.22	<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. Contact Belfast City Council when tree fencing is erected for Council to inspect and agree that they are in the correct locations. 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>
12.23	<p>A Woodland Management & Maintenance Plan (including proposed management works to any existing tree cover) shall be submitted to, and approved in writing by, the Belfast City Council. The management plan should be prepared by a qualified and experienced forestry or arboriculture consultant and should include a statement of the overall design vision for the woodland and for individual trees retained as part of the development – Including amenity classification, nature conservation value and accessibility. Reason: Required to ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term in the interest of nature conservation and the visual amenity of the area.</p>
12.24	<p>If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.</p>
12.25	<p>Careful hand digging will be employed within the RPAs with extreme care being taken not to damage tree roots and root bark. Reason: To avoid root severance</p>
12.26	<p>There shall be no storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period. Reason: To avoid compaction within the RPA.</p>
12.26	<p>The boundary to the north of the access along the Colin glen Road shall be replanted behind the proposed visibility splays with extra heavy standard native trees at a ratio of 2:1 Reason: in the interests of amenity</p>

Notification to Department (if relevant)

Representations from Elected members:
None

ANNEX	
Date Valid	13th May 2019
Date First Advertised	31st May 2019
Date Last Advertised	9th August 2019
Details of Neighbour Notification (all addresses)	
<p>Matthew McBride 118 Cloona Park Dunmurry Dunmurry Matthew McBride 118, Cloona Park, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0HF Oonagh Teer 16 Kelvin Parade Belfast Antrim Oonagh Teer 16, Kelvin Parade, Belfast, Antrim, Northern Ireland, BT14 6NB Karen Healy 17 Archvale Crescent Newtownabbey Antrim Clíodhna Daykin 36 Glengoland Avenue Dunmurry Antrim Clíodhan Daykin 36, Glengoland Avenue, Dunmurry, Antrim, Northern Ireland, BT17 0HY Colleen Turner 39a Colinglen Road Dunmurry Dunmurry Colleen Turner 39a, Colinglen Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0LW Laura Shiels 44 Collinbridge Gardens Newtownabbey Antrim Laura Shiels 44, Collinbridge Gardens, Newtownabbey, Antrim, Northern Ireland, BT36 7SU Daniel Mc Corry 56 Blackrock Lane Newtownabbey Antrim Daniel McCorry 56, Blackrock Lane, Newtownabbey, Antrim, Northern Ireland, BT36 4AB Karen Healy 7, Archvale Crescent, Newtownabbey, Antrim, Northern Ireland, BT36 6LR Sharon Irvine 72 Cliftondene Crescent Belfast Antrim Sharon Irvine 72, Cliftondene Crescent, Belfast, Antrim, Northern Ireland, BT14 7PE Judy Meharg 9 Social Economy Village, Hannahstown Hill, Belfast, BT17 0XS Belfast Hills Partnership No.9, Social Economy Village, Hannahstown Hill, Belfast, BT17 0XS</p>	
Date of Last Neighbour Notification	

Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: LA04/2018/2423/LDP Proposal: Running course dust top coating of mountain bike trail Address: Colin Glen Forest Park, 163 Stewartstown Road, Belfast, Decision: PG Decision Date:</p>	
<p>Ref ID: LA04/2018/1788/PAD Proposal: Proposed Toboggan run and associated single storey prefabricated building incorporating waiting area, ticket sales, storage and washroom facilities. The Toboggan run includes a launch platform, toboggan carts and associated apparatus on single track rails. The single track rails consist of a 343m main run winding descent and a 220m straight return. Associated car park, access road, pathways, supporting planting and site works. Address: Lands located within, Colin Glen Forest Park, 163 Stewartstown Road, Belfast, BT17 0HW., Decision: Decision Date:</p>	
<p>Ref ID: LA04/2019/1066/F Proposal: Proposed zipline facility incorporating a single (803.75m long) and parallel zipline (227.04m long), 3No. towers and associated lighting, pathways, site and access works. Address: Colin Glen Forest Park, 163 Stewartstown Road, on lands north of Colin Glen Community Allotments, opposite No.s 27-29 Colinglen Road and accessed off Colinglen Road, Belfast, BT17 0HW., Decision: Decision Date:</p>	
<p>Ref ID: LA04/2018/2784/F Proposal: Proposed toboggan run (324m winding descent with 241m straight return) and associated single storey prefabricated building with access road, car parking, pathways, lighting, supporting planting and site works. Address: Colin Glen Forest Park, 163 Stewartstown Road, on lands north of Colin Glen, Community allotments and opposite No's 27-29 Colin Glen Road, and accessed off, Colin Glen Road, Belfast, BT17 0HW., Decision: PG Decision Date: 11.04.2019</p>	
<p>Ref ID: LA04/2017/0402/DETEI Proposal: EIA Request File</p>	

Address: Lands bounding Colin River from Glen Road in the west to Old Golf Course Road in South east.,
Decision:
Decision Date:

Ref ID: LA04/2017/0367/PAD

Proposal: Regional shared space activity park incorporating, 1) Discovery, recreational and residential centre. 2) Outdoor activities facilities including alpine coaster, zip lines etc. 3) camping site. 4) refurbishment of existing centre to create a youth training facility. 5) Environmental enhancement of existing parkland. 6) Landscaping and associated car parking.

Address: lands bounding Colin River-from Glen Road in North West to Old Golf Course Road in South East.,
Decision:
Decision Date:

Ref ID: S/2013/0449/F

Proposal: Community building for delivery of development of social economy and education courses.

Address: Colin Allotments, Colinglen Road, Belfast.,
Decision: PG
Decision Date: 10.02.2014

Ref ID: S/1979/0966

Proposal: DIVERSION OF HANNAHSTOWN SUBSTATION - CASTLEREAGH 275 KV OVERHEAD LINE

Address: ENGLISHTOWN TOWNLAND (BELFAST) AND TOWNLANDS OF BALLYCULLO, POLEGLASS AND LA
Decision:
Decision Date:

Ref ID: S/2004/1154/F

Proposal: Construction of extension to existing service road within the Industrial Estate
Address: Springbank Industrial Estate Belfast
Decision:
Decision Date: 19.05.2005

Ref ID: S/1997/0063

Proposal: Extension to Existing Industrial Estate
Address: LAND ADJACENT TO SPRINGBANK INDUSTRIAL ESTATE BACKING ONTO COLINGLANE ROAD POLEGLASS LISBURN
Decision:
Decision Date: 15.04.1997

Ref ID: S/1980/0570

Proposal: CARETAKER/MANAGERS DWELLING
Address: COLINGLEN, COLIN ROAD, BELFAST
Decision:
Decision Date:

Ref ID: S/1999/0139
Proposal: Serviced industrial site
Address: SITE 9 SPRINGBANK INDUSTRIAL ESTATE BELFAST
Decision:
Decision Date: 16.09.1999

Ref ID: S/1996/0111
Proposal: Golf driving range, driving bays, and golf clubhouse
Address: DISUSED BLOCKWORKS (EASTWOODS) COLIN GLEN ROAD BELFAST
Decision:
Decision Date:

Ref ID: S/1981/1042
Proposal: INFILLING OF LAND
Address: COLIN GLEN ROAD
Decision:
Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: