

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2021/1539/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> June 2022</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Principal Planning Officer

<b>Budgetary Considerations</b>	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:

	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

**App No: LA01/2021/1539/F      Ward:**

**App Type: Full Planning**

**Address: Lands at and NW of Armstrong Medical, Wattstown Business Park, Newbridge Road, Coleraine**

**Proposal: Proposed expansion of existing medical manufacturing facility to provide additional manufacturing floorspace, warehousing floorspace, ancillary offices, staff parking, extended service yard, marshalling and storage yard, waste water treatment plant and associated ancillary development.**

**Con Area: N/A      Valid Date:**

**Listed Building Grade: N/A      Target Date:**

**Agent: Gravis Planning, 1 Pavilions Office Park, Kinnegar Drive, Hollywood, BT18 9JQ**

**Applicant: Armstrong Medical, Wattstown Business Park, Newbridge Road, Coleraine, BT52 1BS**

**Objections: 0      Petitions of Objection: 0**

**Support: 0      Petitions of Support: 0**

## **Executive Summary**

- Planning permission is sought to for the proposed expansion of an existing medical manufacturing facility to provide; additional manufacturing floorspace, warehousing floorspace, ancillary offices, staff parking, extended service yard, marshalling and storage yard, wastewater treatment plant and associated ancillary development.
- The site is located within the Coleraine Settlement Development Limit and is within land identified as an Existing Area of Economic Development and Economic Development Zoning CEED 06
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 2, PPS 3, PPS 4, PPS 6 and PPS 15.
- Approval is recommended subject to conditions.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

## **1 RECOMMENDATION**

- 1.0 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **Approve** planning permission subject to the conditions set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is located on lands at and north west of Armstrong Medical, Wattstown Business Park, Coleraine. The existing premises provides specialised hospital equipment and supplies including neonatal care, breathing and medical equipment, vents and humidifiers. The existing premises comprises connected buildings with ancillary car parking area and service yard. The buildings comprise areas for offices, warehouses and workshops. These areas are located on the eastern portion of the site. The offices are located to the northeast with the warehouse elements located to the south adjoining the location of the proposal. The buildings are similar in design with facing brick comprising the lower portion of the walls and cladding the upper and roof portions. Roof style varies with pitched, hipped and flat roofs. Colours and finishes are consistent. The scale and massing of the buildings vary given the different uses within the premises. The office portion is predominately brick with vertical emphasised windows. The site is bounded by palisade fencing and planting along its eastern and northern boundaries in the form of hedges and trees. Access is available to the north of existing premises into the car park and to the south into the storage area/warehouse. The land to the north west of the existing premises is undeveloped and comprises an area of grass with tree and hedge planting.
- 2.2 The site is located within the Coleraine Settlement Development Limit and is within land identified as an Existing Area of Economic Development and Economic Development Zoning CEED 06. The location of the proposed area for development under this application is located within the zoned land. The

existing buildings forming part of the premises are located both within the existing area and zoned land. Newbridge Road and the A26 from which the site area accessed are designated as a protected route.

- 2.3 Economic Development Zoning CEED 06 states that access shall be from the existing Wattstown Roundabout on to Newbridge Road. No other access shall be permitted on to Newbridge Road. This site suitable for all B Use Classes.
- 2.4 The P1 form indicates an average expected increase of 15 employees attending the proposal daily.

### **3.0 RELEVANT HISTORY**

- 3.1 LA01/2021/0932/PAN - Proposed expansion of existing medical manufacturing facility to provide additional manufacturing and storage floorspace, ancillary offices, staff parking and service yards - Lands at and NW of Armstrong Medical, Wattstown Business Park, Newbridge Road, Coleraine - PAN Accepted – 27.07.2021

LA01/2021/0177/F - New fabrication, assembly and R&D facility, with associated offices and associated car parking, landscaping and ground work. New foul waste water treatment plant installation – Lands approx 40m NW of units 8 & 10 Wattstown Business Park, Wattstown Crescent, Coleraine - Under Consideration

LA01/2020/0073/F - Amendments to approved scheme LA01/2019/0171/F to provide new marshalling yard with employee car parking, replacement and enlarged NIE substation building - Armstrong Medical Ltd, Wattstown Business Park, Newbridge Road, Coleraine – Permission Granted – 09.09.2020

LA01/2019/0171/F - The proposal comprises the construction of a storage warehouse with industrial shelving adjoining onto an existing facility. This includes associated site works and new access/loading bays for articulated lorries - Armstrong Medical Ltd, Wattstown Business Park, Newbridge Road, Coleraine –

Permission Granted – 05.07.2019

C/2008/0369/F - Light Industrial Unit - Wattstown Business Park, Newbridge Road, Coleraine – Permission Granted – 11.09.2008

C/2004/0989/F - Construction of extension to existing service road within the industrial estate - Wattstown Industrial Estate, Coleraine – Permission Granted - 13.05.2005

#### **4.0 THE APPLICATION**

- 4.1 The application is a full planning application seeking a proposed expansion of existing medical manufacturing facility to provide additional manufacturing floorspace, warehousing floorspace, ancillary offices, staff parking, extended service yard, marshalling and storage yard, waste water treatment plant and associated ancillary development. The site area is approximately 3.3 hectares and 5832sqm of gross floorspace.
- 4.2 The application is a major application under Article 2(1) of The Planning (Development Management) Regulations (NI) 2015 because the proposal exceeds the 1 hectare and 5,000 square metre of gross floor space thresholds under Section 8 of the associated Schedule.

#### **Pre-Application Community Consultation**

- 4.3 A Proposal of Application Notice (PAN) was submitted under LA01/2021/0932/PAN as required under Section 27 of The Planning Act 2011. The PAN was submitted on 27<sup>th</sup> July 2021.
- 4.4 The Council responded on the 27<sup>th</sup> July 2021 confirming the PAN contained sufficient information with regards the community consultation measures.
- 4.5 A subsequent letter was sent by the agent to outline changes to the online consultation dates on 26<sup>th</sup> August 2021. The Council responded noting the changes on 31<sup>st</sup> August 2021.

- 4.6 The PAN related to the 'Proposed expansion of existing medical manufacturing facility to provide additional manufacturing and storage floorspace, ancillary offices, staff parking and service yards.
- 4.7 An online consultation event was proposed given restrictions relating to COVID-19. This was to comprise an online webpage with the consultation period live between Monday 6<sup>th</sup> September and Monday 20<sup>th</sup> September. The application was to be advertised in the Coleraine Chronicle on Wednesday 8<sup>th</sup> September. Leaflets with information on the public event was to be distributed to all properties within 100m radius of the application site during the week commencing 13<sup>th</sup> September.
- 4.8 Other publicity methods include use of social media, invitations to elected representatives to view the information online and offers of individual consultations to elected representatives from the area to discuss the proposal.
- 4.9 Copies of the PAN were served on elected members of the district electoral area on 27<sup>th</sup> July 2021.
- 4.10 A Pre-Application Community Consultation Report has been submitted with the proposal as required under Section 28 of the 2011 Act. The report outlines a remote and online public consultation was held between Tuesday 21<sup>st</sup> September to Tuesday 5<sup>th</sup> October 2021 by visiting a project website. The webpage provided opportunity to view the plans for the development, provided details to get in touch with members of the project team and provide feedback on plans before an application was submitted. A public notice was advertised in the Coleraine Chronicle on Thursday 8<sup>th</sup> September. A leaflet designed and distributed by Mail Matters Limited was sent to all addresses within a 100m radius of the application site during 13<sup>th</sup> September 2021. Some addresses were sent beyond the site. 83 addresses were identified. The leaflet contained details of the website address on the project and online feedback form. A phone and email service was setup to allow information packs to be requested with feedback by freepost return, verbally, via email or call back. Details were advertised on the Gravis Planning twitter account and featured on Causeway Coast News and their Facebook page. Direct invites were issued to all elected representations in East Londonderry

Westminster/Stormont Constituency and Coleraine DEA of the Council. Engagement was outlined as ongoing with elected representatives at all levels.

- 4.11 The dates for the publicity arrangements were not as agreed with the Council. The online consultation was between Tuesday 21<sup>st</sup> September to Tuesday 5<sup>th</sup> October 2021 rather than Monday 6<sup>th</sup> September and Monday 20<sup>th</sup> September as agreed. The dates for the Coleraine Chronicle were 9<sup>th</sup> September rather than the 8<sup>th</sup> September. The public notice within Coleraine Chronicle and the leaflets outlines the public consultation dates between 21<sup>st</sup> September and 5<sup>th</sup> October. Both the public notice and leaflets outline how to acquire hard copies of the information.
- 4.12 Feedback from the public consultation is summarised within the Pre-Application Community Consultation Report. This included level of job creation and investment to be positive for Coleraine, objection in relation to LA01/2021/0177/F which would prejudice Maine Surface Finishes expansion plans, queries in relation to the proposed location and method of wastewater treatment arising from the development and proposed site levels.
- 4.13 Comments were provided from the applicant in relation to the extent of development proposed, generation of 65 highly skilled jobs, capital investment from construction is in region of £6 million with an additional £2 million for plant, machinery and robotics to be installed. They add that the project not only represents significant investment and job creation for the facility but will also benefit the local supply chain.
- 4.14 The applicant noted the application for Main Surface Finishing under LA01/2021/0177/F and that part of the application site for that application overlaps the Armstrong Medical application site in the north west corner. They continue that this does not prejudice the ability of either application to obtain planning approval as only one development can be constructed. They indicate the on-site waste water treatment plant is proposed to be underground to reduce amenity impacts, that details of the proposed discharge arrangements are contained within the foul drainage assessment submitted with the application and that proposed levels are on the application drawing.



- 4.15 Although the dates for the public consultation event and public notice are not as agreed. The period of time for consultation is the same and the method of publicity and consultation arrangements were carried out as agreed. The level of consultation is considered to be acceptable and the feedback to have been considered in the formulation of the proposal. Details of the discharge arrangements and site levels have been submitted.
- 4.16 This application was submitted at least 12 weeks before the serving of the PAN on the Council.

### **Environmental Impact Assessment**

- 4.17 This proposal was subject to an environmental impact assessment screening in accordance with The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 4.18 Having considered The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 and taking into account the above information, it is considered that the proposed development is not EIA development and would not require the preparation of an Environmental Statement.

## **5.0 PUBLICITY & CONSULTATIONS**

### **External:**

**Neighbours:** No objections.

### **Internal:**

**DFI Roads** – No objections.

**Historic Environment Division** – No objections.

**NI Water** – No objections.

**DAERA Water Management Unit** – No objections.

**Shared Environmental Services** – No objections.

**DAERA Natural Environment Division** – No objections.

**DAERA Regulation Unit** – No objections.

**Environmental Health** – No objections.

**DFI Rivers** – No objections.

## **6.0 MATERIAL CONSIDERATIONS**

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

Regional development Strategy 2035.

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) 2015

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 4: Planning and Economic Development

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

Planning Policy Statement 15 (Revised): Planning and Flood Risk

## **8.0 CONSIDERATIONS & ASSESSMENT**

### **Principle of Development**

- 8.1 The proposed development must be considered having regard to the Area Plan, SPPS and PPS documents specified above.
- 8.2 The application site is located within both Land Zoned for Economic Development and an Existing Area of Economic Development within the Northern Area Plan 2016. The location of the proposed development is within Land Zoned for Economic Development. In this respect, the proposed use is acceptable in principle in this location. However, the proposal must be assessed on its individual merits.
- 8.3 The proposal relates to an economic development use and falls to be considered under the policy remit of Planning Policy Statement 4: Planning and Economic Development.
- 8.4 Given the location of the proposal within the Coleraine Settlement Development Limit as defined within the Northern Area Plan 2016, it falls to be considered under Policy PED 1 of PPS 4. The proposal relates to an extension to an existing premises located within an industrial estate. As an extension, Policy PED 1 outlines that a development proposal to extend an existing economic development use or premises within settlements will be determined on its individual merits having regard to Policy PED 9.
- 8.5 Assessment of the proposal against the General Criteria for Economic Development outlined under Policy PED 9 of PPS 4 and other planning policy requirements are considered in the following sections.

## Design and Landscaping

- 8.6 The application site consists of an existing premises comprising connected buildings with ancillary car parking area and service yard. The buildings comprise areas for offices, warehouses and workshops. These areas are located on the eastern portion of the site. The offices are located to the northeast with the warehouse elements located to the south adjoining the location of the proposal. The buildings are similar in design with facing brick comprising the lower portion of the walls and cladding the upper and roof portions. Roof style varies with pitched, hipped and flat roofs. Colours and finishes are consistent. The scale and massing of the buildings vary given the different uses within the premises. The office portion is predominately brick with vertical emphasised windows. The site is bounded by palisade fencing and planting along its eastern and northern boundaries in the form of hedges and trees. Access is available to the north of existing premises into the car park and to the south into the storage area/warehouse.
- 8.7 The proposal is located to the western portion of the site and adjoins an existing storage warehouse and service yard. The proposal involves the extension of this service yard and existing warehouse from east to west. These elements comprise majority of the site area of the proposal. At the western extent is a marshalling and storage yard, staff car parking, an AMSORB Office/Lab Block, Silo Farm and Production Facility and ancillary elements including a sprinkler pump room, sprinkler tank, switch room and underground wastewater treatment plant.
- 8.8 The proposed storage warehouse extension is single storey with a cuboidal form with the western section set back from the front of the building. The building has a height of 14.4 metres and length of 119 metres including the set back section (95.2 metres without). The height of the extension is indicated to sit at the same height of the adjoining existing storage warehouse. The extension has a series of pitched roofs. However, these are not visible due to the parapet wall. Single pedestrian doors are located at the front and rear. Roller shutter doors are located at the front to provide access for loading. A canopy is located above the roller shutters across the entire length of the extension excluding the set back section. The design is similar to

that of the existing warehouse building with facing brick located on the lower walls with cladding located above. Materials and finishes include metal composite cladding panels, colour goosewing grey, Kingspan KS100RW vertically laid to match existing, walls to be Colinwell Architectural Masonry smooth faced colour cream to match existing with Northstone yellow Y3 mortar or other approved to match existing. The loading bay canopy is to be Kingspan WA200 profiled single skin sheeting, laid and fixed on cold roll purlins. The external pedestrian doors are to be dark grey steel doorsets with PPC finish. Roller shutters are to be dark grey galvanized PPC finish to both sides including guide rails and associated flashings to head and jambs. Dark grey flashings formed in 2mm aluminium. The roof is hidden by the parapet but is goosewing grey through-fix trapezoidal insulated roof panels – Kingspan KS1000RW.

8.9 The scale and massing of the warehouse extension is in keeping with that of the adjoining extension. In context of the existing premises, the size of the extension is significant. However, this form of use is acceptable in this location and no objection is sustained with suitable landscaping to soften the impact. The design is in keeping with the existing buildings on the site. The materials and finishes are also similar, the exception being the change from door colour from blue to grey. However, no objection is sustained on this matter.

8.10 The proposed AMSORB building is three storey and comprises two cuboidal sections. The building is primarily to be used for production within the larger section with the smaller section comprising offices and laboratories. The production section of the building has a height of 14.6 metres and length of 35.5 metres and width of 28 metres. The offices/lab section has a height of 14.6 metres, length of 16.8 metres and width of 9 metres. Adjoining the office/lab section are two silos with a height of 13.1 metres. The height of the overall building is similar to that of the warehouse building and its proposed extension. The building has a pitched and flat roof. The roof is not visible due to the parapet wall. Two roller shutter doors are located at the front with canopy over. These are for goods in and goods out of the building. A pedestrian door is located alongside each shutter. Windows are located at each floor on the office/lab area. The design is similar to that of the existing and proposed warehouse building with facing brick located on the lower walls

with cladding located above. Materials and finishes include metal composite cladding panels, colour goosewing grey, Kingspan KS100RW vertically laid to match existing, walls to be Colinwell Architectural Masonry smooth faced colour cream to match existing with Northstone yellow Y3 mortar or other approved to match existing. The loading bay canopy is to be Kingspan WA200 profiled single skin sheeting, laid and fixed on cold roll purlins. The external pedestrian doors are to be dark grey steel doorsets with PPC finish. Roller shutters are to be dark grey galvanized PPC finish to both sides including guide rails and associated flashings to head and jambs. Dark grey flashings formed in 2mm aluminium. The roof is hidden by the parapet but is goosewing grey through-fix trapezoidal insulated roof panels – Kingspan KS1000RW.

8.11 The scale and massing of the AMSORB building is in keeping with that of the adjoining extension and existing warehouse and is overall smaller. The design is in keeping with the existing buildings on the site. The materials and finishes are also similar, the exception being the change from door colour from blue to grey. However, no objection is sustained on this matter.

8.12 The sprinkler pump room and electrical switch room are combined in one building. The building is single storey with a lean-to style roof. The building is 4.25 metres in height, 13.5 metres in length and 6 metres in width. Two double doors are located at the front provided access to each room. Walls are to be Colinwell Architectural Masonry smooth faced and coloured cream to match existing buildings. Mortar is to be yellow Y3 by Northstone or other approved to match existing. All trims, gutter and downpipes to the roof to be finished in grey. The doors are to be steel security rebated door sets with stainless steel ironmongery and coloured dark grey.

8.13 The scale, massing, design and materials and finishes of the proposed buildings are in keeping with that existing and the surrounding context and are considered to be acceptable.

8.14 Outdoor areas include the extended service yard, marshalling and storage yard and staff car parking area. A landscaping plan has been submitted which indicates the extent of planting. This includes the retention of the existing screening located along the site boundary with Newbridge Road and additional tree planting

between the existing roadside trees and the existing warehouse and proposed extension. Tree and shrub planting is proposed within the staff car parking area and along the site boundary with the service road. A boundary woodland mix of tree and shrub planting is proposed to the rear of the sprinkler pump room.

- 8.15 The existing service yard is visible from the internal service road. The proposal includes tree planting along most of its extent which will screen any storage elements within this area from view. Views will be possible into the marshalling and storage yard via the proposed vehicular access onto the service road. However, these areas have proposed roadside tree planting which will provide screening. The boundary treatment is considered to be appropriate and to provide a means of enclosure to the outdoor storage areas. Given the extent of proposed planting and views of the storage area will be from within the industrial estate it is considered that the outside storage areas are adequately screened from view.
- 8.16 The site layout, building design, associated infrastructure and landscaping arrangements are considered to be of high quality and will assist the promotion of sustainability and biodiversity.

### **Amenity**

- 8.17 The application site is located within Wattstown Business Park. The surrounding uses are open space to the northwest, other occupants of the business park to the north through southeast of the site. The site is bounded by Newbridge Road to the south of the site. Beyond which are existing and approved housing developments at Newbridge Road, Knocklynn Park and approved under LA01/2016/0845/RM.
- 8.18 A Noise Impact Assessment was in support of the application. Upon review Environmental Health requested further information in relation to noise generation.
- 8.19 Supporting/clarifying information was submitted by the agent and their consultants in response. Environmental Health have reviewed and recommended the inclusion of planning conditions if minded to approve. These matters relate to noise limits at existing and approved residential properties, noise complaints

and restriction of noise disturbance from the movement and operation of vehicles and forklifts.

8.20 Environmental Health advised they reviewed the content of the CEMP. Comments have been made in relation to piling and that a detailed piling risk assessment/method statement will be prepared in advance. These matters should be noted for the submission of the full CEMP. Content of Sections 7.2 and 7.3 were noted in relation to noise, vibration and dust mitigation.

8.21 Environmental Health notes that proposed hours of operation of works have not been detailed and the department would advocate the employment of best practice. Environmental Health advise that the planning department may wish to consider conditions to control the hours of works and in order that BS 228 noise criteria are achieved. Further consultation provides conditions restricting the hours of piling/vibration works.

8.22 Having regard to the assessment by Environmental Health it is considered that the proposal would not harm the amenities of nearby residents given the distance to the nearest dwelling and with adherence to the proposed conditions. The proposal would not create a noise nuisance and would be compatible with surrounding land uses in this respect.

### **Access and Car Parking**

8.23 The proposal is accessed by an existing service road serving the existing industrial estate at Wattstown Business Park. The proposal indicates two access points from the application site to the service road. The first serves an entrance to a service yard which was previously approved under LA01/2020/0073/F. The second is located to the northwest of the site and serves a staff parking and marshalling and storage yard.

8.24 A Transport Assessment Form has been submitted with the proposal. The form specifies the average number of vehicles at the premises daily to comprise 175 daily staff vehicles, an increase of 15 with the proposal and 75 weekly good vehicles, an increase of 10 with the proposal. Public transport links have been identified via the bus route connecting Ballymena and Coleraine which provides connectivity to the site from



surrounding areas including Coleraine town centre. A cycling route is located adjacent to the A26 which passes the site. The site is indicated to be accessible to housing within a 1km catchment. A combination of bus/train and walking is indicated as options for those who live beyond the catchment.

8.25 The proposed site plan indicates two areas of existing car parking located internally within the existing premises. These areas are located to the northeast and southeast of the site. Both car parks are accessed via an existing vehicular access to the northeast of the site from the service road. There are 59 existing spaces located in the northeast car park, 46 spaces in the southeast car park and 8 spaces between both car parks for a total of 113 spaces.

8.26 A staff car parking area is indicated to the northwest of the site. This car park includes 72 proposed spaces for a total of 185 staff car parking spaces which is within the calculations of the TAF.

8.27 Departmental Parking Standards indicates 1 space per 25sqm up until 250sqm, then 1 space per 50sqm above 250sqm. The proposal has a gross floor space of 5832sqm. This results in a total of 122 staff spaces required with the proposal. This is significantly more than what is proposed on the site plan. PPS 3 Policy AMP 7 and Departmental guidance states that the precise amount of car parking will be determined according to specific characteristics of the development and its location having regard to these standards. The TAF outlines that allowing for changeover in shift patterns and formalising warehousing car parking approximately 50 formal spaces are needed for day to day operations with 72 formal spaces to accommodate all staff and to meet changeover requirements. Weight has been given to the location of the proposal, that only 15 additional persons shall attend the site daily and the use of shift patterns for the shortfall in parking.

8.28 The Transport Assessment Form indicates the current approval is based for 30 arrivals and 35 departures during a given week, 65 2 way trips in total equating to 5 arrivals and departures within the service area daily. The proposal is indicated to increase HGV movements by 1 or 2 vehicles daily with the maximum increase of 10 2-way HGV trips weekly.

- 8.29 There is sufficient space within the car parks and extended service yard to accommodate the staff car parking and HGVs having regard to the operations of the proposal as outlined within the TAF and the extent of space provision indicated.
- 8.30 DFI Roads were consulted on the proposal. They advised following review of the Transport Assessment Document and Site Plan that they have no objections to this proposal.
- 8.31 Following clarification with DFI Roads, no conditions are required for the proposal.
- 8.32 Having regard to the proposed layout and DFI Roads response, it is considered that the existing road network can safely handle any extra vehicular traffic generated from the proposal and that the access arrangements, parking and manoeuvring areas are adequate. The requirements of Policy AMP 2 and AMP 7 of PPS 3 are considered to be satisfied.
- 8.33 The proposal provides a movement pattern that supports walking, cycling and adequate and convenient access to public transport. These matters were addressed within the TAF. There is public transport links close to the site. The site is connected to the existing industrial estate via footpaths which lead to the wider area. The A26 forms a part of an existing cycle network. The proposal respects existing rights of way. The proposed buildings have lift access or have ground floor access and the site is predominately flat meeting the needs of people whose mobility is impaired.

### **Built Heritage**

- 8.34 Historic Environment Division map viewer indicates that there are no sites and monuments located on the application or in proximity. There have been a number of archaeological investigations which have been taken in proximity to the development. An Archaeological Impact Assessment was submitted for the proposal.
- 8.35 Historic Environment Division: Historic Monuments advised they have assessed the application and on the basis of the information provided is content that the proposal is satisfactory

to SPPS and PPS 6 archaeological policy requirements.

8.36 The proposal is considered to not adversely affect features of the built heritage and to satisfy the SPPS and PPS 6.

### **Natural Heritage**

8.37A Preliminary Roosting Assessment, PRF Endscope Survey, Preliminary Ecological Appraisal, Construction Environmental Management Plan, Landscaping Plan and Landscape Works Specification and Management/Maintenance Plan were submitted for the proposal. DAERA Natural Environment Division were consulted on the proposal.

8.38 Natural Environment Division advise that they note the site contains improved grassland, neutral grassland, broadleaved semi-natural woodland, short perennial herbs, buildings and bare ground. NI Priority Habitat was identified on site and NED are content with the compensatory planting for the loss of hedgerows on the landscaping plan. They advise that they are content with the mitigation measures outlined in the Construction Environmental Management Plan with regards to potential impacts on natural heritage features such as the watercourse present at the western boundary of the site.

8.39 In relation to bats, NED are content that all buildings on site are to be retained and any potential roosting associated with the buildings will not be impacted as result of the proposal. They also note the ecologists cursory examination reveals bats are unlikely to be roosting within the existing buildings. Three ash trees within Hedgerow 3 as identified within the Preliminary Ecological Appraisal were determined as having moderate roosting potential. These were indicated to be retained in situ with canopy branches removed for health and safety purposes. The endoscope survey submitted indicated no bats were roosting at the time of survey and that on closer inspection of the roost features that they were considered to be of low bat roosting potential. NED are content there were no roosts identified during surveying and recommend a condition in relation to works to the three ash trees. This will condition will be applied in case of an approval.

- 8.40 NED are content that the ecologist deemed the habitat suitability of the pool of water on site to be poor suitability for newts. They advise that it may be a valid resource to other amphibians such as frogs but they are content significant impacts on this species are not likely as a result of the proposal.
- 8.41 NED are content that significant impacts on otter are not likely as a result of the proposal given the lack of suitable habitat and evidence of this species.
- 8.42 NED note one identified was identified associated with hedgerow 3 and are content its too small to be used by a badger and evidence that it had been disused. They are content that significant impacts on this species are not likely as a result of the proposal. They advise if any evidence of badger is identified during works then all works should cease immediately and advice be sought with NIEA.
- 8.43 NED agree with the ecologists recommendation to restrict any necessary vegetation removal to outside the bird breeding season as a matter of best practice.
- 8.44 Shared Environmental Services were consulted on the proposal and advised having considered the nature, scale, timing, duration and location of the project, it is conclude that it would not be likely to have a significant effect on any European site, either alone or in combination with any other plan or project and therefore an appropriate assessment is not required. In reaching this conclusion, no account was taken of measures intended to avoid or reduce potential harmful effects of the project on any European site. The reason for no likely significant effect was predicted due to the magnitude of dilution over the intervening distances.
- 8.45 The conclusions reached by Shared Environmental Services is agreed with.
- 8.46 On the basis of the above assessment it is considered that the proposal would no adversely affect features of natural heritage and would comply with the requirements of PPS 2.

## **Contamination**

- 8.47 A Preliminary Risk Assessment, Contaminated Land Risk Assessment and supplementary comments from the agent and their consultant were submitted in relation to contamination.
- 8.48 Environmental Health advised that the Preliminary Risk Assessment report concluded a moderate risk to human health and environmental receptors meaning that it is possible harm could arise from an identified hazard and it is required to progress to a Generic Quantitative Risk Assessment in accordance with LCRM guidance.
- 8.49 The Contaminated Land Risk Assessment/ Generic Quantitative Risk Assessment indicated the digging of boreholes for soil samples and monitoring wells to monitor for ground gas and ground water. Environmental Health has assessed the results in relation to these matters and requested further information. This information in the form of supporting/clarifying information from the agent and their consultants was reviewed by Environmental Health who have recommended conditions in relation to new contamination or risks which are encountered and not previously identified.
- 8.50 DAERA Regulation Unit reviewed the Generic Quantitative Risk Assessment provided by McCloy Consulting Ltd. In support of the application which identified no unacceptable risks to the water environment. Regulation Unit Land and Groundwater Team advised they have no objection subject to the application of conditions and informatives should the application be approved.
- 8.51 These conditions and informatives as requested by Environmental Health and DAERA will be applied in the event of any approval. There are no concerns in relation to contamination in this respect.

## **Drainage and Flooding**

- 8.52 DFI Rivers were consulted on the proposal and advised that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal floodplain. They advise that there are no

watercourses which are designated under the terms of the Drainage Order 1973 within the site. If an undesignated watercourse is discovered then Policy FLD 2 will apply.

8.53 A Drainage Assessment was submitted for the proposal. The Drainage Assessment indicates that the development will utilise a new connection to an existing undesignated watercourse to the northwest of the site via new site drainage network and outfall, with flows limited to an agreed greenfield equivalent runoff rate. DFI Rivers advised they have reviewed the assessment. They advise that the Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event could be contained through online underground attenuation system, when discharging at an existing green field runoff rate of 22.25l/s and therefore will be no exceedance flows during the event. Further assessment of the drainage network is indicated to be carried out a detailed design stage. DFI Rivers have requested that the potential flood risk from exceedance of the network, in the 1 in 100 year event is managed by condition so as to ensure compliance with PPS 15. This condition will be applied in the event of any approval.

8.54 A Schedule 6 consent has been submitted which states that DFI Rivers is satisfied with the proposal to discharge 22.25 litres per second of storm water and a further 2.85 litres per second of treated effluent, from the aforementioned development into the undesignated watercourse located to the north west of the site.

8.55 DFI Rivers indicates that Policies FLD 4 and Policy FLD 5 are not applicable to the site.

8.56 Having regard to above, the proposal is not located in an area at flood risk, will not cause or exacerbate flooding and is considered to satisfy the requirements of PPS 15.

### **Emissions and Effluents**

8.57 The agent has advised that the intention is for the proposal to utilise NI Water infrastructure for the disposal of foul sewage from the site.

8.58 NI Water were consulted on the proposal and advised that there is available capacity at the Waste Water Treatment Works, that a public surface water sewer is available within 20m of the proposed development boundary which can adequately service the proposals and that there is a public water main within 20m of the proposed development boundary which can adequately service the proposals.

8.59 NI Water advise that there is a public foul sewer within 20m of the proposed development boundary which cannot adequately service the proposal. They advise that the receiving foul sewerage network has reached capacity and that the public system cannot presently serve the development proposal without significant risk of environmental harm and public disamenity, including pollution, flooding and detrimental impact on existing properties. They advise that they plan to upgrade the sewerage system in this Drainage Area and while this remains subject to prioritisation and availability of funding, that NI Water is recommending connections to the system are curtailed. They advise that they are currently processing a Wastewater Impact Assessment and that response is due to be forwarded.

8.60 The agent has requested that a waste water treatment plant be used in the interim whilst awaiting for the securing of a connection to the public system.

8.61 A Drainage Layout plan has been submitted which indicates a waste water treatment works for proposed foul located within the north west portion of the site. This is annotated to serve peak foul flow of 2.85lps with plant details to be confirmed based on anticipated foul loadings.

8.62 As highlighted within the Schedule 6 consent, DFI Rivers are satisfied with the proposal to discharge 22.25 litres per second of storm water and a further 2.85 litres per second of treated effluent, from the aforementioned development into the undesigned watercourse located to the north west of the site.

8.63 NI Water were consulted on this arrangement and advised that they confirm that NI Water has no objection to the applicant's proposal to use a private treatment plant to secure the economic delivery of the proposal until there is an opportunity for a connection to be made to the public system. They advise that

this private treatment plant will not be adopted by NI Water and it is the applicant's responsibility to obtain all necessary statutory approvals to enable construction of this treatment facility.

- 8.64 DAERA Water Management Unit were consulted on the proposal and have advised that they have considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment.
- 8.65 Water Management Unit note on the P1 form the plan to discharge foul sewage to a private treatment plant and the proximity to NI Water infrastructure. They advise that all proposed developments should connect to a main sewer where available providing the sewer and associated WWTW can accommodate the additional load. They advise that should the applicant intend to discharge to the water environment, this discharge will require a consent to discharge under the terms of the Water Order 1999. There is no guarantee that discharge consent will be granted and it can only be assessed when the Department has received an application deemed complete accompanied by the appropriate fee. They advise that when assessing a discharge consent, Water Management Unit's concern is the suitability of the proposed means of effluent disposal and a number of site specific factors.
- 8.66 Water Management Unit advise that should the application be approved that a condition should be applied. This condition indicates that no development should take place on-site until the method of sewage disposal has been agreed in writing with NI Water or Consent to discharge has been granted under the terms of Water Order 1999.
- 8.67 Having regard to the response from Water Management Unit, NI Water and DFI Rivers, it is considered that this condition would be sufficient so as to protect the aquatic environment and help the applicant avoid incurring unnecessary expense before it can be ascertained a feasible method of sewage disposal is available.



## Other Matters

- 8.68 The application site is bounded on the southwest by existing trees and fencing. The existing premises is located to the southeast of the proposal. There is an existing fence located along the boundary with the service road. The buildings are orientated towards the service road. The proposal is considered to be designed to deter crime and promote personal safety.
- 8.69 The proposal is not located in the countryside and measures to assist integration into the landscape are not required in this respect.

## 9.0 CONCLUSION

- 9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations. The scheme is compliant with current planning policy as highlighted above. Approval is recommended.

## 10.0 Conditions and Informatives

### Conditions

1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p>Reason: This condition is both to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. The applicant should note this also includes the purchase of any waste water treatment system.</p>

3	<p>Once a contractor has been appointed, a full Construction Environmental Management Plan (CEMP) should be submitted to the Council in consultation with NIEA Water Management Unit, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment.</p> <p>Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.</p>
4	<p>Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 &amp; Annex D of PPS 15, and Sewers for Adoption Northern Ireland 1st Edition, including a detailed drainage network design and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, must be submitted to the Planning Authority for its consideration and approval.</p> <p>Reason – To safeguard against flood risk to the development and from the development</p>
5	<p>If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:  <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>.</p> <p>In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in consultation with Environmental Health and DAERA and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>

6	<p>After completing any remediation works required and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority in consultation with Environmental Health and DAERA. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>.</p> <p>The verification report should present all the site clearance, remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
7	<p>The arboricultural works proposed for the three ash trees present along hedgerow 3 as identified within Doc 07 date received 4<sup>th</sup> January 2022 must be undertaken using a soft-strip approach in that any limbs/sections of trunk (if applicable) to be removed must be left in situ for 24 hours prior to chipping/offsite removal.</p> <p>Reason: To protect bats, a European Protected Species.</p>
8	<p>The development hereby approved shall be designed, specified, operated and maintained in order that the rated level of noise emissions from the approved premises (carried out in accordance with BS 4142:2014 “Methods of rating and assessing industrial and commercial sound”) at noise sensitive receptors shall not exceed the rated noise levels for daytime and night-time as set out in Table 1 (Daytime) and Table 2 (Night-time) below:</p> <p>Table 1 – Noise Limits - Rated Level of Noise – L<sub>Ar</sub> (1 hour) Daytime</p>

ID	Address / Location	Predicted noise levels, dB
R1	No.15 Newbridge Road	28.5 dB
R2	No.17 Knocklyn Park	24.9 dB
R3	No.15 Knocklyn Park	24.0 dB
R4	No.5 Knocklyn Park	23.3 dB
R5	No.20 Knocklyn Park	22.3 dB
R6	No.599 Tullans Park	18.5 dB
R7	LA01/2016/0845/RM – Unit 154	25.6 dB
R8	LA01/2016/0845/RM – Unit 167	26.1 dB
R9	LA01/2016/0845/RM – Unit 183	26.7 dB
R10	LA01/2016/0845/RM – Unit 195	31.0 dB
R11	LA01/2016/0845/RM – Unit 238	27.6 dB

Table 2 : Noise Limits - Rated Level of Noise – L<sub>Ar</sub> (15minutes) Night-time

ID	Address / Location	Predicted noise levels, dB
R1	No.15 Newbridge Road	28.5 dB
R2	No.17 Knocklyn Park	24.9 dB
R3	No.15 Knocklyn Park	24.0 dB
R4	No.5 Knocklyn Park	23.3 dB
R5	No.20 Knocklyn Park	22.3 dB
R6	No.599 Tullans Park	18.5 dB
R7	LA01/2016/0845/RM – Unit 154	25.6 dB
R8	LA01/2016/0845/RM – Unit 167	26.1 dB
R9	LA01/2016/0845/RM – Unit 183	26.7 dB
R10	LA01/2016/0845/RM – Unit 195	31.0 dB
R11	LA01/2016/0845/RM – Unit 238	27.6 dB

Reason: In the interests of residential amenity

- 9 Within 4 weeks of the Council being notified of a reasonable noise complaint, from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey to assess the level of noise emissions from the permitted development. The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with all plant and equipment fully operating. Details of the noise monitoring survey shall be submitted to Causeway

	<p>Coast and Glens Borough Council for written approval prior to any monitoring commencing, at least 2 weeks notification of the date of commencement of the survey shall be provided. The noise survey information shall be provided within 3 months of the date of a written request from the Council.</p> <p>Reason: In the interests of residential amenity</p>
10	<p>Tonal noise disturbance arising from the movement and operation of vehicles and forklift trucks shall be suitably mitigated, specifically where such operations occur in proximity to sensitive receptors. Reversing alarms “beepers” in such areas should be restricted, with the fitting of white noise (broad spectrum) reversing alarms.</p> <p>Reason: In the interests of the amenity of the surrounding area</p>
11	<p>The applicant will complete a Construction Environmental Management Plan, which shall be submitted for prior approval and detail the measures to be employed in order to control noise, vibration and dust emissions during the course of site preparation and construction phases.</p> <p>Reason: In the interests of the amenity of the surrounding area.</p>
12	<p>Prior to the commencement of development, any works which may give rise to vibration shall be identified and form part of a detailed method statement, in order to ensure that vibration impacts shall be minimised by implementation of best practicable means, such that vibration limits/criteria as prescribed within BS 5228: 2009 Part 2 “Code of Practice for Noise and Vibration Control on Construction and Open Sites” are not exceeded.</p> <p>Piling/vibration generating works shall not take place outside of the following hours, without the prior approval of the Planning Department in consultation with the Environmental Health Services Department:</p> <ul style="list-style-type: none"> <li>• 08:00 - 17:00 hours Monday - Friday</li> <li>• No working on Saturdays, Sundays or Bank Holidays”</li> </ul>

	Reason: In the interests of the amenity of the surrounding area.
13	<p>The scheme of planting as indicated on Drawing 07B date stamped 31<sup>st</sup> May 2022 shall be carried out during the first planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Planning Authority gives written consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscaped in the interests of visual amenity.</p>
14	<p>The existing planting as indicated on Drawing No. 07B date stamped 31<sup>st</sup> May 2022 shall be permanently 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.</p> <p>Reason: In the interests of visual amenity and natural heritage.</p>
15	<p>The details of the hard surfacing materials as shown on the Drawing No 02A date received 14<sup>th</sup> December 2021 shall be submitted and agreed in writing with the Planning Authority prior to the commencement of development.</p> <p>Reason: To ensure a quality environment.</p>

### Informatives

1	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.
2	This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3	This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4	This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5	You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <a href="http://epicpublic.planningni.gov.uk/publicaccess/">http://epicpublic.planningni.gov.uk/publicaccess/</a> .

# Site Location Map and Site Plan





