

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/0620/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>27/03/2024</b>
<b>For Decision or For Information</b>	<b>For Decision</b>
<b>To be discussed In Committee YES/NO</b>	<b>NO</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	Development Management and Enforcement Manager

<b>Budgetary Considerations</b>	
Cost of Proposal	Nil
Included in Current Year Estimates	NO
Capital/Revenue	N/a
Code	N/a
Staffing Costs	N/a

<b>Legal Considerations</b>	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	No	Date:
	EQIA Required and Completed:	No	Date:

Rural Needs Assessment (RNA)	Screening Completed	No	Date:
	RNA Required and Completed:	No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	No	Date:
	DPIA Required and Completed:	No	Date:

**No:** LA01/2022/0620/F      **Ward:** Ballymoney South

**App Type:** Full Planning

**Address:** 69 Frosses Road, Ballymoney.

**Proposal:** Proposed extension to existing premises, involving an extension of an existing industrial building for the assembly of material handling equipment, including installation of new replacement paint line system and associated extension of the service yard and new car park and associated works. Including a package waste water treatment plant for the proposed development site.

**Con Area:** n/a      **Valid Date:** 01.06.2022

**Listed Building Grade:** n/a      **Target Date:** 14.09.2022

**Agent:** ARC-EN. 3a Killycolp Road Cookstown, BT80 9AD

**Applicant:** Terex (Ballymoney) JMF. 69 Frosses Road, Ballymoney.

**Objections:** 5      **Petitions of Objection:** 0

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

## **Executive Summary**

- The proposal is for a proposed extension to existing commercial premises. The applicant, Terex, is a global manufacturer of materials processing machinery and aerial work platforms, designing and building support products used in construction, maintenance, manufacturing, energy, recycling and minerals and materials management. The application proposes an extension to the existing industrial building for the assembly of material handling equipment, including installation of new replacement paint line system and associated extension of the service yard and new car park and associated works.
- The development incorporates a significant extension to the building identified as building 3 with additional yard area, car parking, retaining wall and security fencing.
- The original application incorporated a package wastewater treatment plant for the proposed development site. This has now been removed and does not form part of the proposal. Connection is proposed to the mains.
- As a major application this proposal was subject to the Proposal of Application Notice (PAN) process and the public consultation laid out within that before the application was submitted.
- The application was subject to Environmental Impact Assessment screening. The Council determined that an Environmental Statement was not necessary to accompany the planning application.
- A number of supporting statements have been submitted including a Design and Access Statement, a Drainage Assessment, Air Quality Impact Assessment, Traffic and Parking Report and Preliminary Ecological Appraisal.
- Five objections have been received. The comments relate to amenity issues and road safety associated with existing operations. Additional comments relate to additional site expansion works beyond the remit of the current application which may be subject to enforcement procedures.

- All concerns raised by the statutory consultees have been addressed and the required mitigation will be dealt with by the proposed conditions attached.
- No letters of support have been received regarding the proposed development.
- The proposal has been assessed against the relevant policy and has been found acceptable in terms of the principle of development, impact on the public, safety, human health, residential amenity, visual amenity, landscape character, biodiversity and nature conservation.
- The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, relevant policy and all other material considerations.
- Approval is recommended subject to the proposed conditions.

**Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk>**

## **1.0 RECOMMENDATION**

- 1.1 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 site is located within the rural countryside approximately 1km south-east of Ballymoney Town as defined by the Northern Area Plan 2016. The red line of development comprises an irregular shaped plot extending to 5.07 ha. The site is accessed off Frosses Road which is a protected route and incorporates an existing manufacturing business as well as an additional area of agricultural land to the front. The subject site set back approximately 400m from the public road and adjacent a small number of residential properties.

- 2.2 The existing use relates to the manufacturer of materials processing machinery and aerial work platforms, designing and building support products associated with construction, recycling and mineral management. The premises comprises three extensive pre-fabricated industrial buildings and yard area with shared access. Existing buildings comprises shallow pitched, steel framed structures extending to approximately 6m in height. Building 1 is located to the front of the site and extends to approximately 2963 sqm. Building 2 is located to the rear of building 1 and is the largest of the buildings on site extending to approximately 8548 sqm. Building 3 is linear in form extending across much of the existing site frontage and is approximately 109m x 57m (6213 sqm).
- 2.3 The area is rural in nature but is located off the A26 Fosses Road which is a protected route. Several residential properties exist immediately east of the subject site.
- 2.4 The site is not within any European designations (Main Valley Bogs SAC and Garry Bog is located 5.5km away with no hydrological connection).

### **3.0 RELEVANT HISTORY**

- 3.1 D/1996/0230 - JMF Engineering Works 69 Fosses Road Ballymoney. Extension to engineering workshop. Permission Granted 20/12/1996.
- 3.2 D/1997/0100 - Adj 69 Fosses Road Newbuildings South TD Ballymoney. Extension to engineering workshop. Permission Granted 25/04/1997.
- 3.3 D/2006/0211/F - 69 Fosses Road, Ballymoney. Retention of industrial workshop for welding, painting and assembly of trailers. Permission Granted 28/09/2007.
- 3.4 LA01/2018/0058/A - Terex Corporation, 69 Fosses Road. Ballymoney. Vertical Sign. Consent Granted 26/04/2018.
- 3.5 LA01/2019/0856/A - Terex, 69 Fosses Road, Ballymoney. Proposed 2 no. Vertical Signs. Consent Granted 18/09/2019.
- 3.6 LA01/2021/1574/PAN – JMF Terex Group. 69 Fosses Road, Ballymoney. Proposed extension to existing premises for assembly

of material handling equipment, including installation of new paint line system. PAN accepted 21/01/2022.

#### **4.0 THE APPLICATION**

- 4.1 The application is for a proposed extension to the existing site operations incorporating a large extension to the existing western building (building 3). The site extension incorporates a strip of land approximately 7.5m x 54m taken from two adjoining agricultural fields along the existing northern boundary as well as a narrow strip of additional land along the western boundary. The proposed extension includes an additional floorspace of approximately 6649 sqm to the north and western elevation of the existing building to facilitate additional assembly area with 2 overhead cranes within the buildings to assist in lifting and moving components. A shot blaster and powder coat paint line system replaces the existing powder coat paint line and additional offices and staff facilities are provided over two floors on the eastern elevation.
- 4.2 The proposal also includes an extension to the service yard area as well as a new car park and associated works. No alterations are proposed to the existing access arrangements.
- 4.3 Through screening of the proposal under The Planning (Environmental Impact Assessment) Regulations (NI) 2017, it was determined on 06 July 2022 that An Environmental Statement was not required to accompany the application.

#### **Design & Access Statement**

- 4.4 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application.
- 4.5 The Design and Access Statement is to provide details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.6 The Design and Access Statement (DAS) details how the proposal was designed to develop a new replacement plant line and increase the floorspace for assembly areas and office space as well as providing sufficient access, turning and parking

arrangements in a manner which limits expansion of the existing cluster of development and subsequent visual impact.

- 4.7 A shared access serves the subject site and neighbouring residential properties at No 69 and 71. Access arrangements currently comprise a right-hand turning lane, an entry width of 45m, turning radii of 20 m and established visibility splays of 4.5m x 215m.
- 4.8 The access geometry is designed to accommodate the existing industrial development and no alterations are deemed necessary to facilitate the proposal.

## **5.0 PUBLICITY & CONSULTATIONS**

### **External**

- 5.1 Three neighbours were identified for notification within the terms of legislation, although on site-inspection it would appear only two neighbouring properties exist. The application was initially advertised on 15<sup>th</sup> June 2022 in the Coleraine Chronicle. It was re-advertised on 4<sup>th</sup> Oct 2023, upon receipt of amended description to include a wastewater treatment plant. This element of the proposal has subsequently been removed as it can be facilitated without these measures. An amended application form / description has been received but removal of this element is not considered to necessitate a further advertisement.
- 5.2 There are 5 objections to this proposal from the two neighbouring properties and no letters of support.

### **Internal**

- 5.3 See appendix 1 for details of consultations carried out and the responses provided. All consultees that responded are content subject to a number of conditions and informatives.

### **Proposal of Application Notice**

- 5.4 As this application is considered a major application, it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.

5.5 A Proposal of Application Notice was submitted on 29<sup>th</sup> December 2021 under LA01/2021/1574/PAN. The PAN application fell to be considered under The Planning (Development Management) (Temporary Modifications) (Corona Virus) (Amendment No 2) Regulations (NI) 2021 which came into operation on 1st October 2021 which temporarily suspended the requirement to hold a public event. The accompanying guidance advised that a public event was no longer required but the other requirements remained.

5.6 The Applicant advised that they intended to undertake the following forms of consultation:

- Public information event 12:00- 17:00 3/2/2022.
- Public meeting 17:00 – 19:00 3/2/2022.
- Newspaper advertisement week commencing 17/1/2022.
- Notification by mail of all properties within 500m week commencing 3/2/23.
- Notification of elected members.

### **Community Consultation Report**

5.7 The community consultation report was submitted as part of the planning application, received on 31/5/2022 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.

5.8 Copies of the following have been provided in the report:

- Copy of the PAN application form and acceptance letter.
- Copy of advertisements.
- List of addresses notified.
- Copy of the postal leaflet.
- Copy of a completed feedback and comment form.
- Copy of exhibition slides/information.
- List of elected members invited to public events.
- Copy of invitations to elected members.
- Copy of website pages.
- Copy of amended information to website.
- Copies of response comments.

5.9 The report states that formal notices advertising the public events were placed in local papers 29/30 and 30/31 of March 2022.



Notification was issued to Elected Members in the Ballymoney DEA.

- 5.10 The public information event took place on 11<sup>th</sup> April 2022 with web -based consultation 5-15<sup>th</sup> April 2022. The website provided sufficient details and information regarding the proposal and details on how to provide feedback.
- 5.11 Overall, sufficient evidence has been provided to demonstrate that appropriate consultation has been carried out to show compliance with section 27 of the Planning Act (Northern Ireland) 2011.
- 5.12 Several issues were raised with regard to the proposal during the community consultation process. These included environmental concerns and the potential impact on air, soil and water environments as well as residential amenity concerns with regard to current site operations. Several reports have been submitted as part of the application to assess these issues.

## **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 the Northern Area Plan 2016 (NAP). The site falls within the rural remainder as indicated in the Plan.
- 6.3 The site is not within any European designations. It is 5.5km from the nearest SAC and is hydrologically linked to the Ballymoney River which links with the Bush River terminating at the Bann Estuary SAC. The commercial business has been in operation for many years and the direct separation distance is approximately 22.5 km. The proposal is not considered to represent pathway for pollution to a European site. The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of 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, conservation objectives or status of any of these sites.

- 6.4 The Regional Development Strategy (RDS) is a material consideration.
- 6.5 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.
- 6.6 Due weight should be given to the relevant policies in the development plan.
- 6.7 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

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 15: Planning and Flood Risk

PPS 21: Sustainable Development in the Countryside

Recovery and Renewal – an economic strategy for the Causeway Coast and Glens. Causeway Coast & Glens Borough Council - July 2020

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the principle of development, impact on public safety / human health, residential amenity, access/road safety visual amenity and character, drainage, impact on the natural environment / pollution etc.

## **Principle of development**

- 8.2 The subject site is located in the countryside and is not within any defined policy area. The existing business has been the subject of previous planning permission and advertisement consents. Permission for “Retention of industrial workshop for welding, painting and assembly of trailers” was granted on 28/09/2007 for JMF. This permission included all buildings currently on site and related to retrospective permission of the building currently proposed to be extended. JMF is noted in the supporting statement as a supplier of equipment to Terex utilising similar processes prior to their acquisition of the company in 2015. The DAS indicates that some additional minor works have taken place on site but that these have been in place for more than 5 years and are immune from enforcement. The DAS includes aerial images which indicate this to be generally the case.
- 8.3 The existing use on site relates to the manufacturer of materials processing machinery and aerial work platforms, designing and building support products used in construction, maintenance, manufacturing, energy, recycling and minerals and materials management. This use falls within Class B3 (General Industrial) of The Planning (Use Classes) Order (NI) 2015. The use and buildings on site have been in operation for some time and are lawful. The DAS states that since acquisition of the business, Terex industrial processes will remain unchanged and the current proposal is an extension of the established use.
- 8.4 The SPPS was introduced in September 2015 and is a material consideration in determining planning applications and appeals. The SPPS states that a transitional period will operate until such times as a Plan Strategy for the whole of the Council area has been adopted. During this transitional period existing policy contained within identified policy documents will be applied together with the SPPS.
- 8.5 Paragraph 6.87 of the SPPS states that the guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economy and support rural communities while protecting rural character and the environment. Expansion proposals are identified as one of the types of development which will normally offer the

greatest scope for sustainable economic development in the countryside.

- 8.6 PPS 21 is a retained policy as defined by the SPPS and sets out planning policies for development in the countryside. Policy CTY1 of PPS21 states that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. This includes the granting of planning permission for industry and business uses in accordance with PPS 4 -Planning and Economic Development.
- 8.7 The preamble to PPS4 sets out the planning policies for economic development and indicates how such uses can be accommodated and promoted in development plans. The preamble defines those uses considered as economic development uses for the purposes of this policy statement and includes Class B3: General Industrial. As such the policies of PPS4 can be applied in determination of the proposal and represents the correct policy context.
- 8.8 Policy PED 2 of PPS4 states that proposals for economic development uses in the countryside will be permitted in accordance with the provisions of the policies outlined, including Policy PED3 which relates to the expansion of an established economic development use in the countryside. Policy PED 9 sets out the general criteria for economic development in addition to the other policy provisions of PPS4.
- 8.9 Policy PED3 states that proposals for the expansion of an existing established economic use in the countryside will be permitted where the scale and nature of the proposal does not harm rural character or appearance and there is no major increase in the site area of the enterprise. Where a major expansion is proposed this will only be permitted in exceptional circumstances where 3 additional tests are met:
- Relocation of the enterprise is not possible for particular operational or employment reasons.
  - The proposal would make a significant contribution to the local economy; and
  - The development would not undermine rural character.

- 8.10 The existing site area is extensive, extending to approximately 3.8 ha (not including access) with a proposed increase of approximately 1.08ha to facilitate the development. While this is certainly an extensive area, the increase in site area proportionate to the existing site is approximately 28% and is not considered a major increase in the site area and therefore the additional exceptional circumstances tests outlined in Policy PED 3 are not engaged.
- 8.11 The J & A of Policy PED 3 states that there are already many industrial and business enterprises located in rural areas. Some are long established, others normally small-scale, have been granted planning permission to operate in disused rural buildings. Many of these enterprises will over time need to expand and/or diversify. While such expansion is desirable for job creation, it can radically change the nature of the enterprise and its impact on the local environment. It is therefore important to weigh carefully the advantages to the rural economy of job creation or an improved industrial/business facility against the potential for an adverse impact on the rural environment.
- 8.12 Terex is a global manufacturer of large scale equipment used in various industries. The DAS states that Terex employs over 1000 people across N. Ireland and is a major employer in the local area with approximately 260 staff at the existing Ballymoney site. The current application proposes an expansion of existing on-site facilities, creating a further 60 jobs directly (320 total) and represents an investment of £9.5million at this site.
- 8.13 Policy PED 3 states that proposals for expansion will normally be expected to be accommodated through the re-use or extension of existing buildings on site. All buildings on site are utilised as part of the manufacturing process and the application proposes a significant extension to Building 3 to accommodate additional facilities and floorspace which is in keeping with the requirements of Policy PED 3. Subject to all other requirements in relation to scale, design materials as well as all other planning and environmental considerations, the principle of development is considered acceptable.

Integration / Character / Design

- 8.14 The existing character of the area is quite rural with only a small number of residential properties and farm holdings within the immediate to wider locality. The Frosses Road is the main arterial road between Ballymoney and Belfast and is a protected route. The existing commercial site is set back from the public road approximately 400m with agricultural land to the roadside. As well as being set back from the public road, the surrounding landscape is fairly flat, the site is not prominent and the existing buildings are limited in height. The commercial business dominates the immediate site context due to the significant built form on site which currently extends across the entire site frontage (northern boundary).
- 8.15 Travelling in a south-easterly direction from Ballymoney Town, the site is well screened due to existing roadside vegetation until approximately 370m north-west of the site access. From here existing vegetation is much more sparse and views into and across the existing site considerably more open and sustained for approximately 190m. Although agricultural land exists between the site and the public road from this critical view, existing boundaries are low level and poorly defined providing little in terms of screening.
- 8.16 Travelling in the opposite direction, the site is quite well screened on approach due to a combination of mature roadside vegetation and field boundary vegetation, including along the access lane to the site. Views of the site are much more restricted and intermittent although this is somewhat reduced during winter months.
- 8.17 The application proposes a large extension to Building 3 which currently comprises the most extensive site frontage when viewed from critical views. Building 3 currently extends to 108m x 56m x 11.5m (approx). The extension is proposed primarily along the northern elevation of the existing building and continues around the western elevation. The proposal comprises additional floor area to facilitate new offices, a new assembly line and internal overhead cranes as well as new automated powder coat paint line with shot baster (to replace existing paint line) and extends to 138m x 39m x 14m.

- 8.18 The proposal includes an increase in site area cut out of the adjacent agricultural land to facilitate the proposed extension as well as additional storage and parking areas. A drop in ground levels along the northern most part of the site ensures the highest part of the proposed extension (14.2m) only exceeds the existing building height (10.5m) by approximately 1m. As a result of ground levels, a 2.0m retaining wall, stepping down to 1.2m further east along the boundary is proposed. Policy PED3 states that in all cases, measures to aid integration into the landscape will be required for both the extension and the existing site. Native species hedgerow planting is proposed along the northern side of the boundary wall to provide additional screening from critical views and aid in screening the storage of goods as well as car parking. The additional landscaping will aid not only in screening the extension but will also create a greater sense of enclosure and provide enhanced screening of the existing commercial site which currently appears quite open.
- 8.19 The proposed extension comprises a facing block plinth structure with steel frame and grey cladding to match the existing buildings on site. The proposed extension includes a shallow double pitched roof building with 5 roller doors along the northern elevation facing the public road. The remaining elevations are similar excepting the eastern elevation which incorporates offices over two storeys. The proposal remains in keeping with the existing built form on site.
- 8.20 The proposed positioning of the extension serves to limit the visual impact to some degree when considered against the existing built form. Although stepped forward of the existing building, the visual extent of the northern elevation remains largely comparable with that which exists while the additional built form to the western and eastern elevation will have limited visual impact. In terms of character the existing industrial complex dominates the immediate locality but is reasonably screened. The current proposal will result in limited visual impact and impact on the existing character. When considered against the advantages to the rural economy from expansion of this major employer as well as increased job creation the proposed visual impact is considered acceptable and the impact on character not considered detrimental.
- 8.21 In addition to the other policy provisions of PPS4, all proposals for economic development use are required to meet all the criteria

outlined in Policy PED9 General Criteria for Economic Development. These can be summarised as:

**Compatibility with surrounding land uses.**

- 8.22 The site is extensive and the use well established. Although within a countryside location and generally surrounded by agricultural land, the site is located in close proximity to two third party residential properties at No 69 and 71 Frosses Road. The proposal incorporates an extension to the site area and the building furthest removed from these properties incorporating operations already established within this building to provide an upgraded paint line and new internal movement equipment. The proposal is considered compatible with surrounding land uses, subject to appropriate mitigation measures to prevent any impact on neighbouring properties or surrounding land.

**Residential Amenity**

- 8.23 The proposal relates to an extension of operations currently on site including new assembly and paint-line which will incorporate facilities for machinery, spraying, powder coating etc. The proposal also includes additional office facilities and car parking. Paragraph 4.2.3 of the Supporting Statement identifies the new factory extension as incorporating an assembly area with 2 overhead cranes within the buildings to assist in lifting and moving components and a shot blaster and powder coat paint line system to replace the existing powder coat paint line. This incorporates a conveyor system which has directional spray and extraction systems for the recapture of powder coating and minimise wastage. The proposal also includes additional yard and car parking area.
- 8.24 Due to proximity to neighbouring residential properties and the nature of operations currently on site, any expansion of the existing use has the potential to impact on neighbouring properties as a result of noise, odour, air pollution etc. Several representations have been received from neighbouring residents relating primarily to noise, paint fume smells, night-time noise / operations, vehicular movements, access / road safety, privacy and a site boundary discrepancy.



- 8.25 The Supporting Statement identifies the use on site as not involving any potentially dangerous activities and states that no hazardous substances or wastes are stored on site. The business is currently operational, and the proposal is an extension to the existing operations and does not introduce any new activities / operations producing additional types of waste. Terex currently operates a two-shift working pattern (06:00 – 16:45 and 16:45 – 03:00). The proposed operating hours remain unchanged.
- 8.26 An Air Quality Impact Assessment has been completed as part of the proposal which identifies that only powder coating of materials is to be carried out within the new paint-line and therefore source emissions are limited to VOC emissions associated with this process. The AQIA identifies that powder coating is applied in a solid dry powder form and applied electrostatically, therefore the same high Volatile Organic Compound (VOC) contents or evaporating solvents are not required to cure the paint. Rather it is applied and baked under heat.
- 8.27 The new paint-line is identified as more efficient and will incorporate a reduction in the current level of powder coating products utilised on site. Clarification of this point indicates that the increase in production will negate these gains and therefore the AQIA is based on a 25% volume net increase of powder coating materials. The AQIA identifies that it is appropriate to assess the potential impacts on air quality in terms of VOC's emissions and exposure.
- 8.28 The AQIA states that the relevant data sheets for the materials used on site indicates that VOC and solvent content is negligible. Air dispersion modelling has been carried out and indicates that the concentration at relevant receptors is negligible and the impact upon local air quality considered to be low with no further mitigation measure deemed necessary.
- 8.29 In terms of odour, the VOC emissions are identified as the only odour generating source attributable to the proposal released during the heating and curing process. Based on the VOC emissions identified, odour is anticipated to be imperceptible at all of the residential receptors with no further mitigation proposed.

8.30 A noise impact assessment has been completed to assess the potential impact on local receptors. Background noise monitoring was completed and future predicted noise levels at the closest residential receptor modelled. The report indicates that noise levels attributed to the proposed new development are anticipated to be low at all receptors and no further mitigation measures are necessary, although it is recommended that forklift trucks operating within the site are fitted with broadband reversing alarms rather than standard tonal reversing alarms.

8.31 The Environmental Health Department has been consulted regarding these matters and initially raised queries regarding emissions and air quality. The Agent has confirmed as part of a letter dated 26th May 2023 from Layde Consulting that:

- Any variation of existing PPC permit will be undertaken on receipt of planning permission. The applicant is advised to make contact with the Environmental Health Department directly to discuss this process.
- A review has been undertaken to ensure that processes taking place within the site comply with emission limits, monitoring and provisions stated within the relevant guidance note. Env Health recommends that this is kept under review to ensure compliance.
- No external point sources for particulate emissions are proposed for this development, nor do any currently exist on the site. The letter further outlined that no dust extraction, powder coating applications or blasting materials are vented externally, as was outlined within the AQIA report and response letters.
- The only external discharge is directly from clean air cooling the internal oven heating elements, and this is isolated from any of the industrial processes and that no pollutants are emitted in this. EHD recommends the imposition of a condition to prohibit particulate emissions occurring from any point source externally.
- The letter finally stated that “there is no existing plant which falls within the scope of the Medium Combustion Plant Directive, nor is any plant proposed under this application.”

- 8.32 EHD has not raised any further objections / concerns regarding air quality or emissions. In terms of noise, EHD acknowledges the representations received as well as complaints received directly in relation to extant activities at the premises. It has been ascertained that the noise impacts which are prioritised as giving rise to complaints relate to night-time activities within the closest building to the receptor (Building 1). Noise associated with fabrication (considered to be an old cutting/punch machine) giving rise to thuds are discernible internally at the receptor property during night- time periods.
- 8.33 The additional correspondence submitted indicates that this equipment will be replaced by a fibre laser machine, which it is indicated will resolve the noise related concerns on the site. This matter is outside the scope of this application.
- 8.34 Night-time observations by EHD determined that tonal reversing alarms from forklift truck movements currently give rise to intrusive impacts (internally at the receptor property). Although it is unclear whether forklift trucks will be required to operate within external areas during night-time as part of the proposed development, EHD indicate that any intensification of such noise sources during daytime and night-time hours would give rise to increased adverse impacts.
- 8.35 The submitted NIA indicates that the predicted noise levels associated with the proposed new development are anticipated to be below existing background levels at each receptor. A cumulative impact assessment undertaken taking into consideration existing and proposed operating conditions including traffic movements demonstrates a negligible difference at each of the identified receptors.
- 8.36 Although mitigation is not deemed necessary to meet the required noise levels, Section 5.5 of the submitted Noise Impact Assessment recommends that any new forklift trucks associated with the proposed extension building should be operated utilising broadband reversing alarms, rather than standard tonal alarm. EHD concurs with this recommendation.
- 8.37 The NIA indicates that vehicular movements associated with the current business is unfettered. The proposed extension will not result in any increase to existing HGV movements, although additional staffing will required. A new staff parking area is

proposed to accommodate additional night-time staff and a new one way traffic management plan will be incorporated into site operations to manage vehicular movements and further reduce the impacts from noise. In addition, an acoustic barrier is proposed between the additional night-time staff car park and existing residential premises as indicated on the submitted site plan.

8.38 In terms of privacy, the proposed car park is located to the front of the existing yard area approximately 45 metres from the nearest residential property which incorporates mature boundary planting. The car park is enclosed within a 2.2m acoustic fence and is used only during the arrival and departure of staff on a shift basis. This car park has been identified as serving the night shift staff and is unlikely to result in any significant impact on existing privacy.

8.39 EHD has no objections to the proposal as a result of noise subject to a number of proposed conditions.

8.40 A Phase 1 Preliminary Risk Assessment (PRA) has been carried out to identify unacceptable human health and / or environmental risk, then the site. The PRA states that in the context of the assessment of land contamination, there are three essential elements to any environmental and / or human health risk that must be considered to develop a Conceptual Site Model (CSM). These elements include;

- A source – a substance that is in, on or under the land and has the potential to cause harm and/or pollution of controlled waters;
- A pathway – a route or means by which a receptor can be exposed to, or affected by, a contaminant/substance;
- A receptor – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.

8.41 Each of these elements can exist independently at a site, but they create a risk only where viable links are present. An outline CSM for the subject site indicates that there are no obvious sources of contamination present either on or off site and therefore there are no significant human health and / or environmental pollutant linkages. The overall level of risk associated with the site, with regards to land contamination, is considered low risk.

**It does not affect features of the natural or built heritage.**

- 8.42 The site is not affected by any archaeological sites or listed buildings. The existing site currently comprises industrial development with the extension to the site comprising an area of reclaimed grassland currently used for grazing. No mature trees or hedgerows are affected.
- 8.43 The site is located approximately 5.5km from the nearest European designated site and although a hydrological pathway exists to Ballymoney River which links with the Bush River terminating at the Bann Estuary SAC, the separation distance is extensive at approximately 22.5 km and there is no conceivable effect.
- 8.44 NIEA (Regulation Unit) notes the submission of the Preliminary Risk Assessment (PRA) and acknowledge that it identifies no potential sources of onsite or offsite contamination. The subsequent construction method statement concludes that there is a low risk to receptors including the water environment. Regulation Unit Land and Groundwater Team (RU) have considered the report from OSM Consulting and, based on the information provided, support the conclusions and recommendations. RU consider that this application site is likely to present a low risk to the water environment and have no objection subject to proposed conditions.
- 8.45 NIEA (Water Management Unit) has considered the impacts of the proposal on the surface water environment and based on the information provided is content with the proposal subject to conditions.
- 8.46 A Biodiversity Checklist and Preliminary Ecological Appraisal (PEA), date stamped 31/05/22 has been submitted. NIEA, Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests.
- 8.47 The PEA identifies potential badger activity in the field surrounding the site. NED is content that no further surveys are required but recommend construction methods to prevent any impact on badgers.

8.48 NED notes the diversion to an existing culvert, and proposed culvert to a small section of the ditch at the north of the site. NED notes from the PEA that the ditch was dry at the time of the survey and is not considered priority habitat. However, the culverted watercourses flow into Ballymoney River. The proposed development therefore has the potential to negatively impact priority habitat downstream. Mitigation and pollution prevention measures are required to ensure there is no potentially significant impacts to the watercourses and downstream habitats. NED has no concerns based on the information provided but recommends a condition requiring the submission of a Construction Methods Statement (CMS) to include all pollution prevention and mitigation measures with details of suitable buffers.

### **Drainage / Flood Risk**

- 8.49 The Strategic Flood Map (NI) indicates that the development does not lie within the 1% AEP fluvial flood plain and DFI Rivers does not object to the proposed development from a fluvial flood risk perspective.
- 8.50 An undesignated culverted watercourse flows along the northern and southern boundaries of the site. Under 6.32 of the policy, a 5m maintenance strip is required. This has been indicated on the submitted plans.
- 8.51 In order to satisfy Policy FLD 2, the Applicant has proposed to divert the undesignated culvert traversing the site. Therefore, DFI Rivers proposes the imposition of an appropriate condition regarding Schedule 6 consent.
- 8.52 Due to the size and nature of the development, Policy FLD3 of PPS15 applies and a drainage assessment is necessary. A Drainage Assessment has been carried out by Taylor & Boyd, dated 13th May 2022. This indicates that water discharged from the roof areas has a very low pollutant level but that surface water from car parking and turning areas requires treatment prior to discharge. Potential surface water flooding will be mitigated by the introduction of new surface water drainage measures. Surface water will be restricted to a peak rate of 13.7 l/s and attenuated surface water stored in below ground geo-cellular structures. The Drainage Assessment proposes the installation of an oil separator prior to the outfall. DFI Rivers advises that the Drainage

Assessment is generally acceptable although it lacks relevant correspondence from DFI Rivers, accepting discharge of storm water.

- 8.53 The Agent has provided a copy of Schedule 6 Consent and DFI Rivers advise that The Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. However, it states that this is a preliminary drainage design. Therefore, DFI Rivers requests that the planning authority includes a suitable condition regarding the submission of a finalised Drainage Assessment post permission.
- 8.54 The proposal includes the diversion of a culverted watercourse. Under FLD 4 of Planning Policy Statement 15, artificial modification of a watercourse is normally not permitted unless it is necessary to provide access to a development site or for engineering reasons. The proposed culvert along the north of the site is required to facilitate the extension to the site area and relates to a small watercourse within an existing agricultural field. It is necessary for engineering reasons and deemed acceptable. Any culverting will be subject to approval from DFI Rivers.
- 8.55 The application includes office accommodation and as part of the proposal to serve the additional facilities introduced an on-site waste water treatment package. The applicant has agreed an alternative means to facilitate proposed wastewater disposal. NI Water has confirmed that a Wastewater Impact Assessment for this proposal has been processed and in subsequent detailed consultations with the Drainage Consultant has confirmed a feasible surface water off-setting solution which will enable NI Water to approve a foul connection.
- 8.56 The report from Taylor + Boyd confirms a site inspection was conducted at Shandon Park on 24 August 2023. The drainage network within Shandon Park is entirely combined, with the majority of surface water run-off being captured by the drainage networks within the private dwelling plots. Given the existence of a storm sewer on Garryduff Road, it is proposed to install a new surface water drain from the rear of The New Golden Inn restaurant to a connection point at manhole identified as ExS1. The rainwater pipe outlets at the restaurant will be diverted into the new pipeline, removing the surface water run-off into the combined sewer. The capacity created in the upstream sewer is sufficient to

allow the increased foul water loading from the proposed development to connect to the sewer without detriment. Therefore, the previously proposed on-site wastewater treatment works are no longer required.

- 8.57 NI Water has confirmed they are content to recommend approval of this proposal subject to the inclusion of a condition that the facility shall not be occupied and operated until the approved wastewater network engineering solution to mitigate the downstream capacity constraints has been delivered.

### **Access and Parking**

- 8.58 Policy AMP3 of PPS4 states that for other Dual Carriageways, Ring Roads, Through-Passes and Bypasses in all locations planning permission will only be granted for a development proposal involving direct access or the intensification of the use of an existing access in exceptional circumstances or where the proposal is of regional significance. The site is currently accessed onto a Protected Route which is not a full dual carriageway (it incorporates two lanes for a section of the road serving traffic travelling south with a single lane opposite).
- 8.59 Policy AMP 3 -Access to Protected Routes (Consequential Revision) of PPS21 states that Planning permission will only be granted for a development proposal involving access onto other Protected Routes – outside settlement limits in specific cases. This includes particular cases for other developments which would meet the criteria for development in the countryside and where access cannot reasonably be obtained from an adjacent minor road. Where this cannot be achieved proposals will be required to make use of an existing vehicular access onto the Protected Route.
- 8.60 The site is accessed via a shared laneway serving the subject site and neighbouring residential properties at No 69 and 71. Access arrangements currently comprise a right-hand turning lane, an entry width of 45m, turning radii of 20 m and established visibility splays of 4.5m x 215m. The access geometry is designed to accommodate the existing industrial development and no alterations are deemed necessary to facilitate the current proposal. The application will result in intensification of use of the existing



access (onto a protected route) as a result of an additional 60 employees, although no additional HGV movements are proposed.

8.61 DFI Roads has been consulted and indicate that the existing access arrangements are acceptable to serve the additional proposal and the necessary construction works in terms of access and road safety. The proposal provides additional car parking to the northern extent of the site to serve additional staff numbers. No objections have been raised regarding parking or manoeuvring within the site or conflict with the residential properties which share access arrangements.

### **Representations**

8.62 As noted above, 5 representations have been received from the two nearest neighbouring dwellings which are located in immediate proximity of the siter and share access arrangements. The representations relate primarily to amenity issues as a result of existing operations on site and reference general noise, paint fume smells, night-time noise / operations, vehicular movements, access / road safety, privacy and a site boundary discrepancy.

8.63 Many of the issues outlined appear to be as a result of poor site management relating to control of vehicular speed on the shared laneway (particularly at night), access / parking of HGV's and general noise / odour issues. Additional mitigation measures are proposed including acoustic barrier fencing, limiting reversing alarms on forklifts and creating a new car park enclosed within an acoustic fence specifically for night shift workers to reduce night-time traffic adjacent the existing properties. No alterations are proposed to the existing access and arrangements and existing / proposed parking measures are considered acceptable without impact on road safety.

8.64 In terms of the site boundary, the Applicant has signed certificate C and served notice on adjacent landowners relating to ownership of access laneway. No notice is served on the objectors and the Agent has confirmed that the Applicant is otherwise in ownership of all land identified as part of the current application. In terms of amenity, the Environmental Health Department has confirmed that they are aware of complaints regarding these matters. The current application includes replacement of existing machinery (cutting/punch machine) and paint lines which are considered to reduce the existing impact on neighbours in both terms of noise

and odour and prevent exacerbation from the current proposal. No additional machinery / extraction equipment has been identified which would cause issues.

- 8.65 Assessment of the impact on neighbouring properties is assessed in paragraphs 8.23-8.41 above and consultation with the relevant authorities does not identify issues which are considered unacceptable in terms of amenity or health and safety.

### **Other Matters**

- 8.66 NIE equipment exists within the site area. NIE has been consulted and confirm no objection to the proposal based on the documents provided and confirmation that the Applicant is working with NIE Networks to alter the existing equipment on site which will be impacted by the development.

## **9.0 CONCLUSION**

- 9.1 The proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. Terex is a global manufacturer of large-scale equipment used in various industries and employs over 1000 people across N. Ireland. It is a major employer in the local area with approximately 260 staff at the existing Ballymoney site. The current application proposes an expansion of existing on-site facilities, creating a further 60 jobs directly (320 total) and represents an investment of £9.5million at this site.
- 9.2 The proposal complies with the lead policy and the principle of development is acceptable. The potential impact on public, safety, human health, residential amenity, visual amenity, landscape character, biodiversity and nature conservation have all been considered in the report above and considered to be acceptable. The proposal incorporates large scale investment at this site which is a major employer in the area and will ensure longevity of the site and business. Approval is recommended.

## **10.0 PROPOSED CONDITIONS**

10.1	As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be
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	<p>begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>
10.2	<p>The premises shall be used only for the use as described (Class B3 General Industrial) and for no other purpose in the Planning (Use Classes) Order (NI) 2015.</p> <p>Reason: To prohibit a change to an unacceptable use in the countryside and prevent an unacceptable impact on residential amenity.</p>
10.3	<p>Finished floor levels and finished ground levels shall be as indicated on drawing No 03E.</p> <p>Reason: To ensure a satisfactory form of development.</p>
10.4	<p>No development activity, including ground preparation or vegetation clearance, shall take place until a Construction Methods Statement (CMS) has been submitted to and approved in writing by the Planning Authority. The approved CMS shall be implemented in accordance with the approved details and all works on site shall conform to the approved CMS, unless otherwise agreed in writing by the Planning Authority. The CMS shall include the following:</p> <ul style="list-style-type: none"> <li>a) Culvert construction methodology and timings of works;</li> <li>b) Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;</li> <li>c) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;</li> <li>d) Water Quality Monitoring Plan;</li> <li>e) Environmental Emergency Plan.</li> </ul>

	Reason: To protect Northern Ireland priority habitats and species.
10.5	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority 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 writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
10.6	<p>After completing all remediation works required under the previous condition and prior to operation of the development, a verification report shall be submitted in writing and agreed with the Planning Authority. This report shall 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 shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: In the interest of protecting environmental receptors and to ensure the site is suitable for use.</p>
10.7	<p>The development hereby approved shall be designed, specified, operated and maintained in order to ensure that the resultant level of noise emissions at nearest noise sensitive receptors shall not exceed the predicted rated noise levels detailed within Tables: 11 and 12, of Acoustic Impact Assessment Report Reference P571/1,</p>

	<p>(Document 09, date stamped 31st May 2022).</p> <p>Reason: In the interest of residential amenity.</p>
10.8	<p>The development hereby approved shall not become operational until an acoustic barrier as detailed within Drawing 03E, has been erected (specification of construction and achieving a surface mass density of no less than 10kg/m<sup>2</sup>). The acoustic barrier shall have an effective height of 2.285metres and shall be positioned in accordance with the location detailed within Drawing No 03E. The barrier shall be of continuous, solid construction (i.e. no holes or gaps for sound to pass through).</p> <p>Reason: In the interest of residential amenity.</p>
10.9	<p>The acoustic barrier required by the previous condition shall be maintained in perpetuity with the lifetime of the development.</p> <p>Reason: In the interest of residential amenity.</p>
10.10	<p>No externally mounted noise generating plant and equipment shall be installed and operated unless having been explicitly considered in terms of noise impact assessment within the Acoustic Report Reference P571-1, (Document 09, date stamped 31st May 2022). Prior approval is required prior to installation of any noise generating plant and equipment which has not been previously considered within the Acoustic Impact Assessment Report Reference P571-1.</p> <p>Reason: In the interest of residential amenity.</p>
10.11	<p>In accordance with Section 9.0 “Noise Mitigation and Recommendations” of Acoustic Report Reference P571-1, (Doc 09) date stamped 31st May 2022, forklift vehicles associated with the development hereby approved shall be fitted with broadband reversing alarms and shall not be operated externally after 23:00 hours and prior to 07:00 hours.</p>

	Reason: In the interest of residential amenity.
10.12	<p>All noise generating operations within the building subject of this approval, shall be suitably contained and door openings in the structure shall be kept in the closed position when not in use for the purpose of access and egress.</p> <p>Reason: In the interest of residential amenity.</p>
10.13	<p>Within 4 weeks of the development hereby approved becoming operational (unless extended in agreement with the Council) or within 2 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 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 immissions from the approved development to demonstrate conformance with the acoustic design standard as per Conditions 7 and 8.</p> <p>The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with the development operating at maximum capacity. Details of the noise monitoring survey shall be submitted to the 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.</p> <p>The noise survey information shall include detail of any noise limit/s breaches, recommendation of acoustic mitigation required, confirmation of implementation of mitigation measures and evidence of noise limit/s conformance.</p> <p>The noise survey information shall be provided within 1 month of the date of a written request from the Council.</p> <p>Reason: In the interest of residential amenity.</p>
10.14	The paint line and blast operations forming part of the development hereby approved shall not become fully

	<p>operational unless a permit variation has been issued under the Pollution Prevention and Control (Industrial Emissions) Regulations (NI) 2013 to control the emissions of pollutants to air, by Causeway Coast and Glens Borough Council.</p> <p>Reason: In the interest of public health.</p>
10.15	<p>Within 4 weeks of the development hereby approved first becoming operational, a particulate matter “Dust Management Plan” shall be submitted in writing and agreed with the Council.</p> <p>Reason: In the interest of public health.</p>
10.16	<p>No external point sources for particulate emissions shall be installed without the written consent of the Council.</p> <p>Reason: In the interest of public health.</p>
10.17	<p>The development hereby approved shall not commence until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW).</p> <p>Reason: To ensure protection of the aquatic environment.</p>
10.18	<p>Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rainwater separately from that building. The drainage system shall be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system once the buildings are occupied.</p> <p>Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.</p>
10.19	<p>The development hereby approved shall not become operational until the approved wastewater network</p>

	<p>engineering solution to mitigate the downstream capacity constraints has been implemented in agreement with NI Water.</p> <p>Reason: To ensure the provision of a practical solution to sewage disposal from this site.</p>
10.20	<p>Prior to commencement of development, the applicant shall submit a Drainage Assessment, compliant with FLD 3 &amp; Annex D of PPS 15, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100 year event with an additional allowance for climate change.</p> <p>Reason: To safeguard against flood risk to the development and from the development to elsewhere.</p>
10.21	<p>All planting comprised in the approved details of drawing No 03E shall be carried out during the first planting season following the commencement of the development and any shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.</p> <p>Reason: To aid integration and ensure the provision, establishment and maintenance of a high standard of landscape.</p>
10.22	<p>All boundary details including fencing and retaining wall structures shall be constructed as per drawing 03E prior to the commencement of the operations hereby approved.</p> <p>Reason: In the interest of visual amenity and to ensure a satisfactory form of development.</p>

### **Informatives**

10.23	This permission does not confer title. It is the responsibility of the developer to ensure that he
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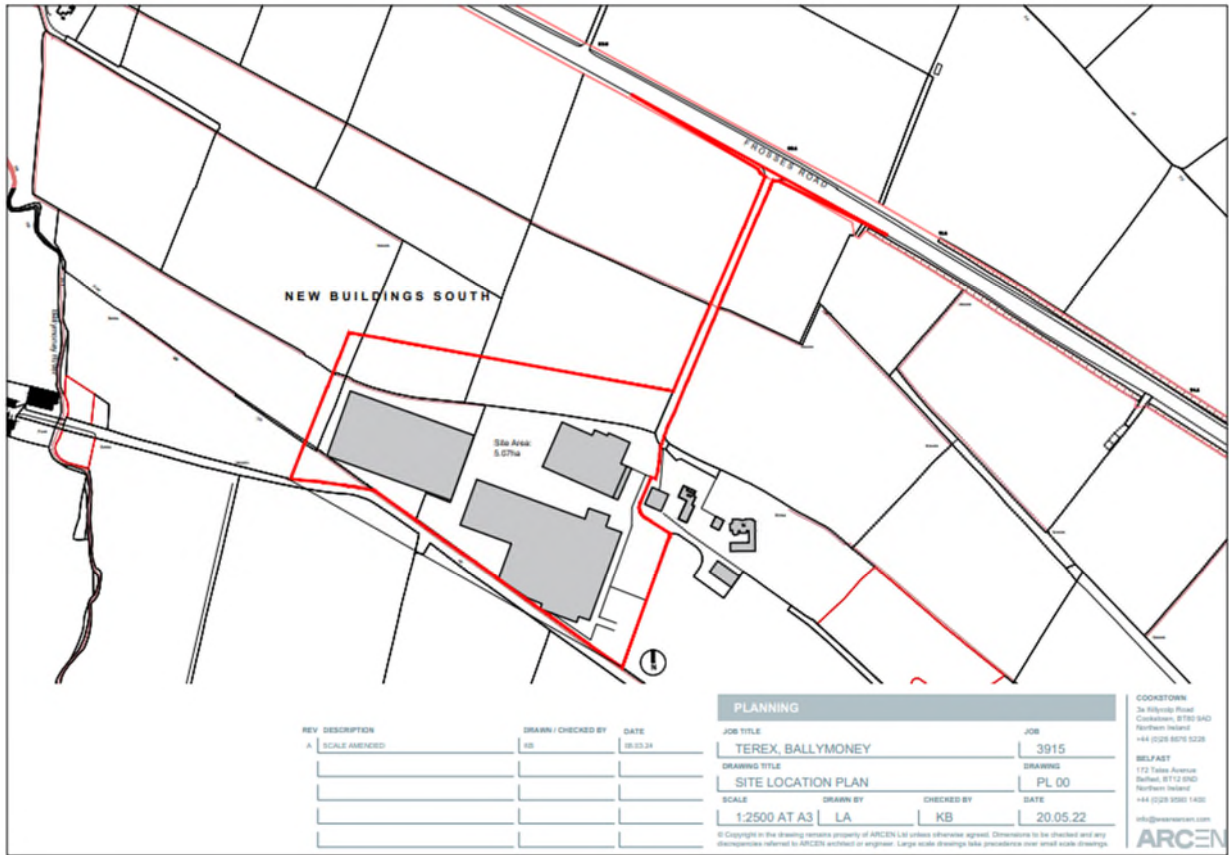
	controls all the lands necessary to carry out the proposed development.
10.24	This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
10.25	This determination relates to planning control only and does 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.
10.26	The purpose of the Conditions 5 and 6 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part III of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.
10.27	In order to protect badgers from injury or becoming trapped all excavations should be covered at night or a means of escape, such as planks or soil ramps installed and all pipes sealed at night.
10.28	This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
10.29	Signs may require separate approval under The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015. Their size, construction, content and siting should be approved by the Department BEFORE any such signs are erected.

10.30	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="https://planningregister.planningssystemni.gov.uk/simple-search">https://planningregister.planningssystemni.gov.uk/simple-search</a>
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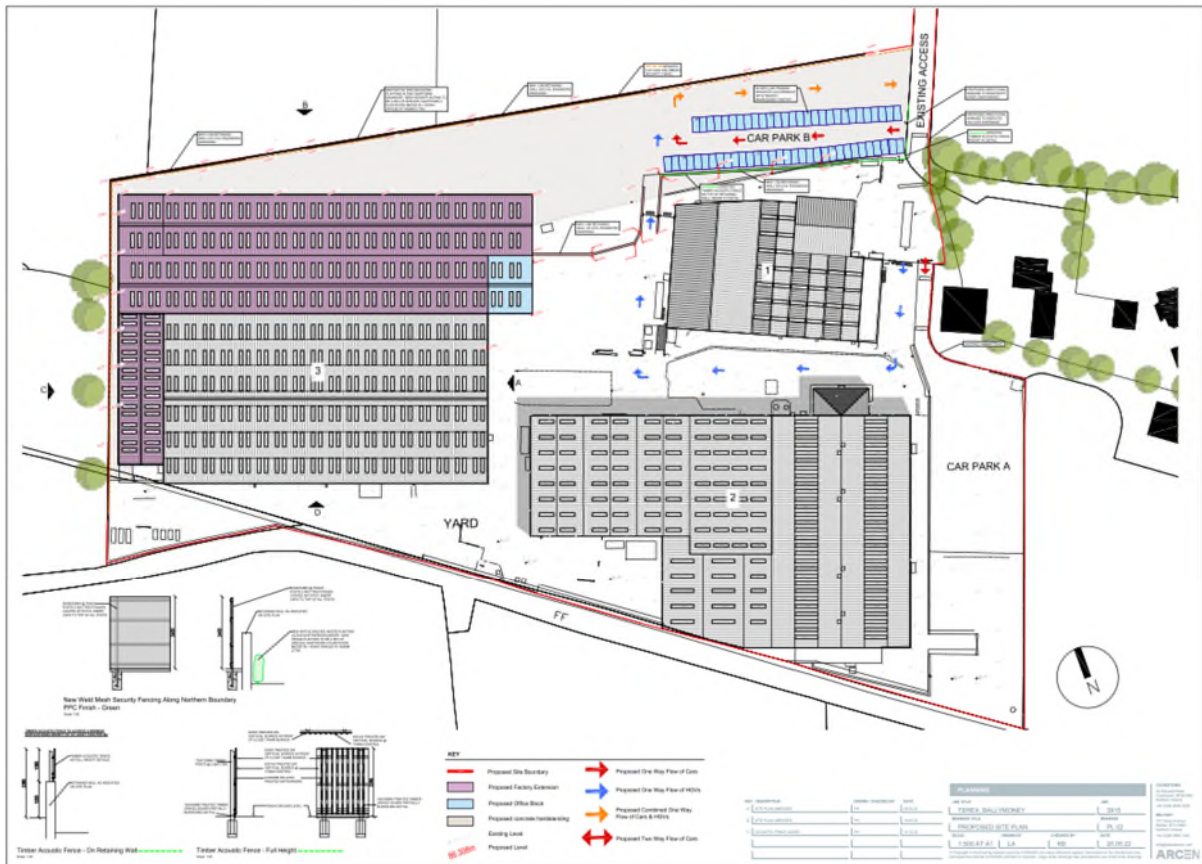
## Appendix 1: Consultation Responses

<b>Consultee</b>	<b>Response Date</b>	<b>Responses</b>
DFI Rivers	05/03/2024	No objection subject to condition.
DFI Roads	12/07/2022	No objection.
Environmental Health	05/10/2023	No objection subject to condition
NI Water	09/10/2023	No objection subject to condition
NIE	10/08/2022	No objection
NIEA: Reg Unit Water Man Unit NED	03/10/2023	No objection subject to conditions.

# Site Location



# Site Layout



# Floor Plan

