

COMMITTEE ITEM	3.1 ADDENDUM
APPLICATION NO	LA03/2022/0449/O
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT OUTLINE PLANNING PERMISSION
PROPOSAL	Proposed petrol filling station and retail unit with parking, lighting and associated development, alterations to Ballycraig Road to provide right hand turning lane, and alterations to pedestrian crossing arrangement.
SITE/LOCATION	11 Ballycraig Road, Antrim, BT41 2BD
APPLICANT	Solo Direct Limited
AGENT	Les Ross Planning
LAST SITE VISIT	15 th June 2022
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Report, an additional letter of objection has been received taking the total number of objections received to the proposal to one hundred and seventy-five (175). A summary of the new issues raised has been provided below. The objector raised concerns in relation to:</p> <ul style="list-style-type: none"> • Light pollution; • General disturbance including that associated with deliveries; • Impact on health and wellbeing of neighbouring residents; • Proposal introduces a non-conforming use; • Proposal could set a precedent; • No adequate buffer for the houses to the rear; • The application has not complied with town centre first approach or sequential test to rule out alternative sites; • Adverse impact on the vitality and viability of existing retail units/centres; • Contrary to Antrim Area Plan; and • Contrary to The Antrim and Newtownabbey Local Development Plan 2030 (LDP) Draft Plan Strategy <p>Concerns were raised through the letter of objection with regards to the impact on residential amenity and on the health and wellbeing of residents. It was also pointed out that there was not a sufficient buffer between the proposed site and the dwellings to the rear. It is worth noting that the occupants of the two dwellings closest to the application, Nos. 21 and 50 Abbeyfield have written in support of the application.</p> <p>With regards to light pollution, this matter was considered within the Committee Report and Condition No. 18 which restricts the level of light intrusion as recommended by Environmental Health. The issue of noise disturbance was also considered within the Committee Report, however, the objector pointed out that this</p>	

should also include deliveries. A condition has previously been included, within the proposed conditions that the development (including carpark) shall not be operational at any time between 23:00hrs and 07:00hrs and that there shall be no deliveries to the application site at any time between 23:00hrs and 07:00hrs. The Council's Environmental Health Section (EHS) has been consulted and has raised no objection to the proposal with regards to impact on residential amenity subject to these conditions. It is considered that subject to the conditions recommended by EHS that there are no significant unacceptable impacts on residential amenity or on the health and wellbeing of nearby residents.

With regards to the proposal introducing a non-conforming use, it is considered that the potential impacts on residential amenity can be sufficiently mitigated to ensure that the proposal will not result in a significant detrimental impact on neighbouring properties and therefore it is considered that the use of a petrol filling station is a compatible use for the area.

It has also been raised through the letter of objection that the proposal could set a precedent for other similar proposals. Each application is considered on its own merits and it is considered that sufficient information has been submitted with this outline planning application to comply with the relevant planning policies.

With regards to the need for the proposal, the town centre first approach and the sequential test required within the SPPS, these matters have been addressed within the main Committee Report. It is considered that sufficient and proportionate information was provided for this small scale ancillary shop unit to demonstrate the acceptability of this proposal.

The letter of objection also states that the proposal is contrary to the Antrim Area Plan, which seeks to consolidate the role of neighbourhood centres of Greystone, Parkhall and Ballycraigy. It states that these centres should be the focus points in their neighbourhoods. It is considered that due to the small scale and nature of the proposal and in consideration of the information provided by the applicant in support of the proposal that the development would not have a significant adverse impact on the vitality or viability of existing centres.

The proposal was also considered contrary to the Antrim and Newtownabbey Local Development Plan 2030 (LDP) Draft Plan Strategy by the objector. This is an emerging plan and therefore carries no determining weight at this time.

CONCLUSION

- The matters raised in the objection have been considered and would not alter the previous recommendation to grant planning permission.

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION

PROPOSED CONDITIONS

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:
 - i. The expiration of 5 years from the date of this permission; or

ii. The expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. At Reserved Matters Stage details of the road works shall be submitted to and approved by the Council. No other development hereby permitted shall be commenced until the road works have been fully completed in accordance with the approved drawing.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the site are carried out at the appropriate time.

5. At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards. The number of parking spaces shall be one space per pump with one queuing space and 10 spaces for the shop unit.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and to ensure that areas for landscaping are not consumed by car parking.

6. The proposed shop unit shall be sited within the area hatched green on Drawing No. 01 date stamped 16th May 2022.

Reason: In the interest of visual amenity and residential amenity.

7. The proposed canopy shall be sited within the hatched area on Drawing No. 01, date stamped 16th May 2022.

Reason: In the interest of visual amenity and residential amenity.

8. The proposed shop unit shall have a maximum ridge height of less than or equal to 5.5 metres above finished floor level.

Reason: In the interests of visual amenity.

9. The proposed forecourt canopy shall have a height of less than or equal to 6 metres above ground level.

Reason: In the interests of visual amenity.

10. The net retail floorspace shall not exceed 140 square metres when measured internally and shall be used only for the retail sale of convenience goods and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) (Northern Ireland) Order 2015.

Reason: To enable the Council to retain control over the nature, range and scale of retailing activity so as not to prejudice the continued vitality and viability of existing retail centres in line with retail planning policy.

11. The retail unit hereby approved shall not be subdivided or otherwise modified to create additional units without the prior written approval of Antrim and Newtownabbey Borough Council.

Reason: To enable the Council to retain control over the nature, range and scale of retailing activity so as not to prejudice the continued vitality and viability of existing retail centres.

12. The development (including carpark) shall not be operational at any time between 23:00hrs and 07:00hrs.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

13. There shall be no deliveries to the application site at any time between 23:00hrs and 07:00hrs.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

14. During the operational lifetime of the development hereby permitted the component noise sources associated with the proposed development shall not exceed the levels outlined within Updated Table 7 – Predicted levels at receptors, Component Sources, of Document No. 10 and date stamped 4th August 2022.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

15. During the operational lifetime of the development hereby permitted the cumulative noise levels of all noise generating sources associated with the development shall not exceed the noise level limits outlined within Table 9 – Predicted noise levels at the receptors, and limits, of document stamped Document No. 10 and date stamped 4th August 2022.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

16. No part of the development shall become operational until a 2.2m high acoustic barrier is installed along the northern, southern, & eastern boundaries of the site. The barrier shall have a surface weight density of not less than 15kg/m², be of solid construction, (i.e. no holes or gaps present for sound to pass through) and so if it is a fence it shall be of the ship-lapped design.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

17. At the Reserved Matters stage, drawings shall be submitted indicating no more than 1 no. item of plant located on the roof of the development building and locations for plant to the facades of the development building shall not compromise the attenuation provided by the acoustic barrier outlined within condition 16.

Reason: In order to protect amenity at nearby receptors from adverse impacts of noise.

18. During the operational lifetime of the development hereby permitted the light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) on anytime between 07:00hrs and 23:00hrs.

Reason: To protect amenity at nearby residential dwellings.

19. Artificial Lighting to the proposed development shall not be operational on anytime between 23:00hrs and 07:00hrs.

Reason: To protect amenity at nearby residential dwellings.

20. At the Reserved Matters stage, an Odour Impact Assessment shall be carried out on the odour arising from the development to impact on existing residential properties in the surrounding area. The assessment shall utilise the guidance contained within IAQM, Guidance on the assessment of odour for planning, the EMAQ produced Control of Odour and Noise from Commercial Kitchen Exhaust Systems document (EMAQ 2018), and / or equivalent appropriate guidance.

Reason: To protect amenity at nearby residential dwellings.

21. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a Remediation Strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction. This strategy should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

22. After completing the remediation works under Condition 21 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. The Verification Report should 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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

23. Prior to the construction of the drainage network, the applicant shall submit a final Drainage Assessment and drainage plan, compliant with FLD 3 and 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, agreed under Article 161, in a 1 in 100-year event.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

24. No development shall take place until full details of all proposed tree and shrub planting have been approved by the Council and all tree and shrub planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

25. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the 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 Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

26. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

27. A plan shall be submitted at Reserved Matters stage indicating the location of the existing vegetation of this site. The existing vegetation as indicated on this plan shall be retained at a minimum height of 6 metres for trees and 2 metres for hedgerows unless necessary to prevent danger to the public, in which case a full

explanation shall be submitted to and agreed in writing with the Council prior to removal.

Reason: In the interest of visual amenity.




Site Location Plan

Application Reference: LA03/2022/0449/O

Proposed petrol filling station and retail unit with parking, lighting and associated development, alterations to Ballycraig Road to provide right hand turning lane, and alterations to pedestrian crossing arrangement.

11 Ballycraig Road, Antrim, BT41 2BD



 Site boundary



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2020/0822/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Construction of 6 no. new build apartments on 3 storeys on vacant site with in-curtilage parking and associated site works. Closure of existing vehicular access from Shore Road and creation of new access from Wood Grange
SITE/LOCATION	642 Shore Road, Newtownabbey
APPLICANT	LJW Properties
AGENT	Caithness Architects
LAST SITE VISIT	17th February 2021
CASE OFFICER	Sairead de Brún Tel: 028 903 40406 Email: sairead.debrun@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the publication of the Planning Committee Report additional objections have been submitted by Matrix Planning Consultancy which indicates that they are objecting on behalf of 35 objectors in the area.</p> <p>Although the subject of density is covered in the original Committee Report, the objector makes an average calculation of the overall density in the area, equating areas of low density and areas of high density into an overall average density for the area. The policy does not require, nor does it suggest that such an assessment of an average density across a study area is valid. The policy criteria requires that the proposed density is <u>not significantly</u> higher than that found in the established residential area (emphasis added). There is no requirement for an average calculation across a defined study area, rather, the policy requires a much simpler assessment of whether the proposed density is significantly higher than the density found in the surrounding area. The highest density in the area is found within Edenmore Court at 55 dwellings per hectare, with the proposed site proposing 67 dwellings per hectare. While there is little doubt that the density is higher, the test of significance is subjective. Given the sites location adjacent to Jordantown Village and the main Shore Road, it is accepted that the higher density is acceptable. In addition, the objector considers that the SPPS requires that the proposed development respects the surrounding context and has an unacceptable design. This is further elaborated upon within Policy QD1 of PPS7.</p> <p>The character of the application site is partially defined by Wood Grange and Edenmore Court to the rear, however, its primary context is set by the Shore Road, where the objector acknowledges that it will have a prominent presence in the</p>	

streetscape. Whether a proposed development respects the character of an area is a much broader assessment rather than density alone. The character of the Shore Road, is defined by a mix of density, architectural styles, plot sizes and a mixture of uses. The character of the Shore Road therefore can be described as being extremely varied. It is accepted that the proposed design is bespoke, however, it does not introduce new materials or an architectural style which would be disruptive to the overall character of the area. It is accepted that the Shore Road historically had a verdant character which, over time has been eroded with higher density, modern designs with a mixture of materials.

There is reference to insufficient separation distances between buildings which led to the windows on the gable elevation being angled and that the separation distances advocated by the guidance in Creating Places have not been adhered too. While this is accepted the test is whether, the development would have an adverse impact on the amenity of neighbouring residents. Given the angled nature of the windows on the side elevation of the building and the obscure windows to the rear, it is considered that the development would not give rise to overlooking on any adjacent property.

The objector has stated that the proposed apartment development will not provide sufficient private amenity space. The guidance in Creating Places indicates that apartment developments should provide between 10-30sqm of communal private space. The objector considers that the amenity space is not useable as the balcony areas fail to meet noise standards due to traffic flows along the Shore Road. The amenity space provided within the apartment scheme is a mixture of private and communal private space which is acceptable. The minimum level of space provided for this development would be 60sqm and in the instant case the total space provided is 138sqm. While it is accepted that the balcony areas for the first and second floors would suffer to some extent from traffic noise associated with the Shore Road, this only amounts to 34.8sqm of the overall amenity space, with the remaining 103.2sqm being still well above the minimum requirements. The level of amenity is also enhanced by the proximity of the Loughshore Park area opposite the site.

The increase in traffic and air pollution were previously raised in objection to the proposed development. It is accepted that the development will lead to an increase in traffic movements in the area, however, in the context of the traffic flows along Shore Road, the increase in vehicle movements associated with this development would not give rise to a significant increase. DfI Roads were consulted on the application and did not raise any concerns subject to conditions on the provision of a suitable means of access. In addition, the Council's Environmental Health Section were consulted and while there were concerns about the potential noise impact on the future residents of the proposed apartment building, there were no significant issues regarding an increase in air pollution. It is considered that an objection on these grounds would not result in any significant detrimental impact.

It is stated in objection that the proposed building will result in a loss of light to neighbouring properties. However, the dwelling to the rear has a 13 metre separation distance while No. 640 has a separation distance of 10 metres from the application building. It is considered that given these separation distances the level of overshadowing would be fairly limited especially given that the two existing dwellings referred to sit at a higher ground level than the application site. No. 640A is sited to the east of the application site and has a separation distance of only 5 metres,

however, given the set back of the proposed building line and the siting of No. 640A its siting to the east, any overshadowing would be limited and restricted to the early morning. No overshadowing will occur on the wraparound windows of No. 640A due to the set back of the proposed apartment building.

A lack of landscaping was also raised as an area of concern, however, the proposed site plan does indicate landscaping around the periphery of the site. It is accepted that there is a lack of detailed planting proposals to indicate the species, height and numbers of trees and shrubs, however, it is considered that this matter can be dealt with by way of condition (No. 6) should planning permission be forthcoming.

The level of excavation was also raised as an issue in a letter of objection, however, the site has already been excavated and the levels are the same as those previously approved under LA03/2021/0629/RM. As a consequence, this proposal does not differ in terms of site levels and excavation from the previous grant of planning permission which represents a valid fall-back position from the developer.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is acceptable;
- The size, scale and massing of the proposal are suitable for the site and surrounding area;
- There will not be unacceptable adverse impact on neighbouring amenity;
- The application site can be safely, and conveniently accessed and appropriate provision has been made for car parking; and
- A suitable method of foul sewage disposal has been provided.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

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

2. The vehicular access including visibility splays and any forward sight distance shall be provided in accordance with Drawing Number 03/4, date stamped 11th January 2022 prior to the commencement of the development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

4. All habitable rooms to the dwellings shall be fitted with glazing including frames, capable of achieving a sound reduction from outside to inside, of at least the Rtra values detailed within Table 1 below, as detailed within Table 1 and Figure 4 of Document Number 02, date stamped 3 March 2021.

Facade	Sound Reduction Index Required dBRtra
Ground Floor	
SE (front)	26
NE	22
SW	20
NW (Rear)	22
First /Second Floors	
SE (Front)	24
NE	27
SW	22
NW (Rear)	15

Reason: In order to ensure a suitable internal noise environment is achieved within the dwellings.

5. All habitable rooms to the dwellings shall be fitted with acoustic passive and/or mechanical ventilation, in addition to that provided by open windows, capable of achieving a sound reduction from outside to inside, of at least the Rtra values detailed within Table 1 in Condition 4 above, and as detailed within Table 1 and Figure 4 of Document Number 02, date stamped 3 March 2021.

Reason: To ensure a suitable noise environment is achieved within the dwellings without jeopardising the provision of adequate ventilation.

6. Prior to the occupation of any of the apartments hereby approved, the developer shall submit a detailed landscaping scheme and legend of the proposed planting. The landscaping shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice during the first planting season after the commencement of any part of the development.

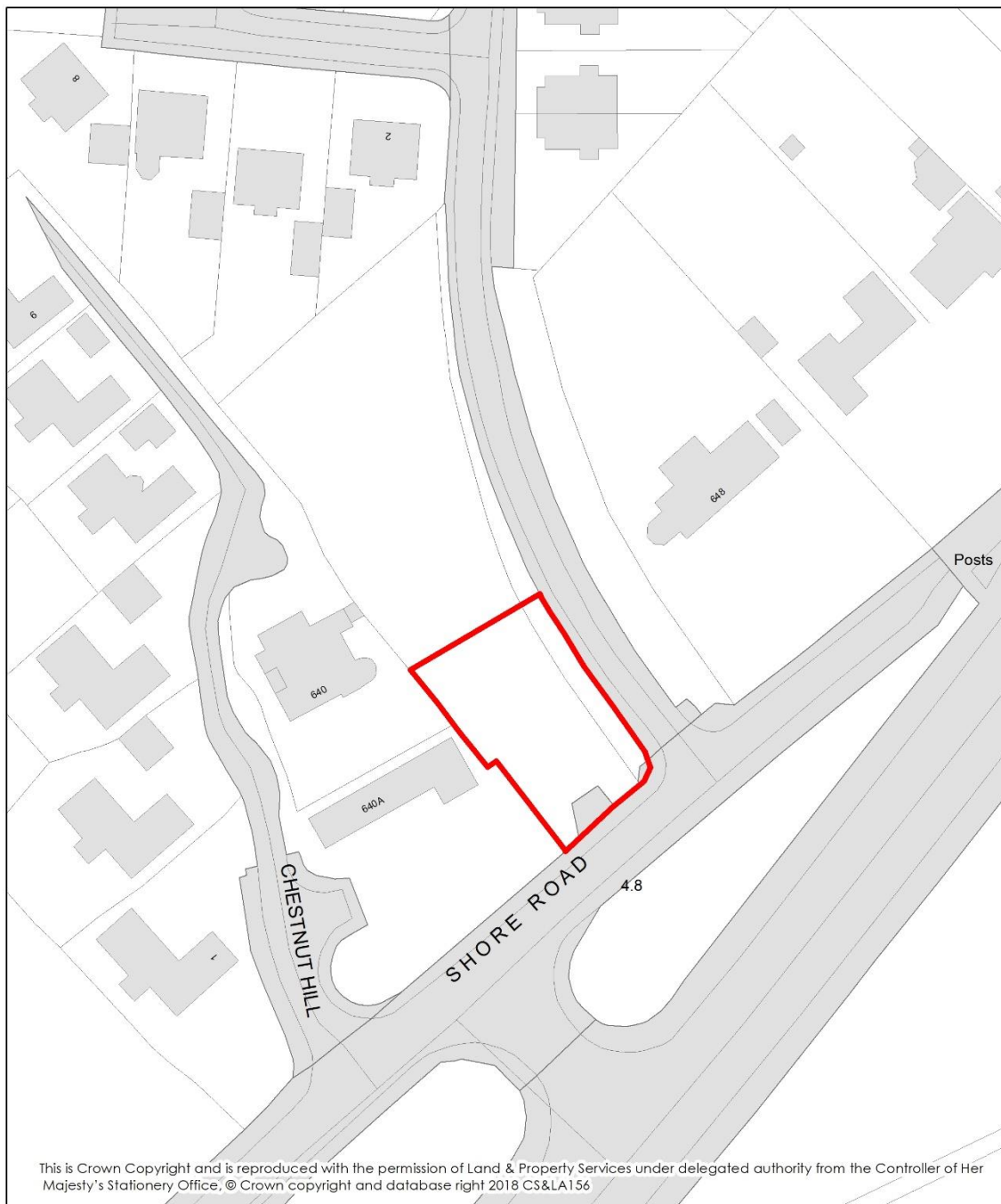
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised. Reason: To ensure an

adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

8. The windows in the rear elevation of the building coloured orange on stamped approved drawing No. 05/4 date stamped 11-JAN-2022 shall be finished with obscure glazing prior to the occupation of any of the apartments and the glazing shall remain obscured throughout the lifetime of the development.

Reason: To prevent any overlooking of neighbouring residential properties.



Location Map

Application Reference: LA03/2020/0822/F

642 Shore Road, Newtownabbey

Construction of 6 no. new build apartments

 Site Boundary

For Information Only

0 20 40
Metres



COMMITTEE ITEM	3.9 – ADDENDUM
APPLICATION NO	LA03/2022/0744/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed 35no. plot allotment development utilising existing access off Orchard Road
SITE/LOCATION	Lands 50m south of 12-42 Lakeview, Orchard Road, Crumlin
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	N/A
LAST SITE VISIT	12 th September 2022
CASE OFFICER	Morgan Poots Tel: 028 903 40419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>As noted within the Committee Report, planning approval was granted in 2019 for a similar proposal within the application site under planning application Ref:LA03/2019/0610/F for 35no. allotment plots utilising an existing access off Orchard Road. Under this current application the proposal seeks to reposition the allotments some 100 metres to the east; create two (2) additional allotments and create a slight amendment to the previously approved access arrangements.</p> <p>Given that the allotment plots do not overlap it is deemed necessary to add a further condition to the forthcoming decision notice in order to prevent both approvals being implemented within the application site which would have an adverse impact on the level of existing open space remaining. The recommendation to grant planning permission remains the same and the inclusion of this condition will ensure only one extant planning permission can be implemented on the site.</p>	
CONCLUSION	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> • The principle of development is acceptable; • The design and appearance is appropriate for the site and the surrounding area; • Neighbour amenity will not be unduly affected; • There are no concerns with regards to parking or road safety matters; and • There will be no adverse impact on the character and appearance of the area. 	
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITIONS	
1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.	

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

2. This planning permission is granted in substitution for planning permission Ref: LA03/2019/0610/F and only 35no. plot allotments shall be implemented within the site outlined in red on stamped approved Drawing Number 01, date stamped 19th August 2022.

Reason: To preserve an area of existing open space within the site.

3. No operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing Number 02 date stamped 19th August 2022 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

4. If during the development works, a new source of contamination and risk are found, which had not been previously identified, works shall cease, and the Council shall be notified immediately. Any new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) Guidance, available online at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

Reason: To control any risk to human health arising from land contamination, to ensure the site is suitable for use and for the protection of environmental receptors.

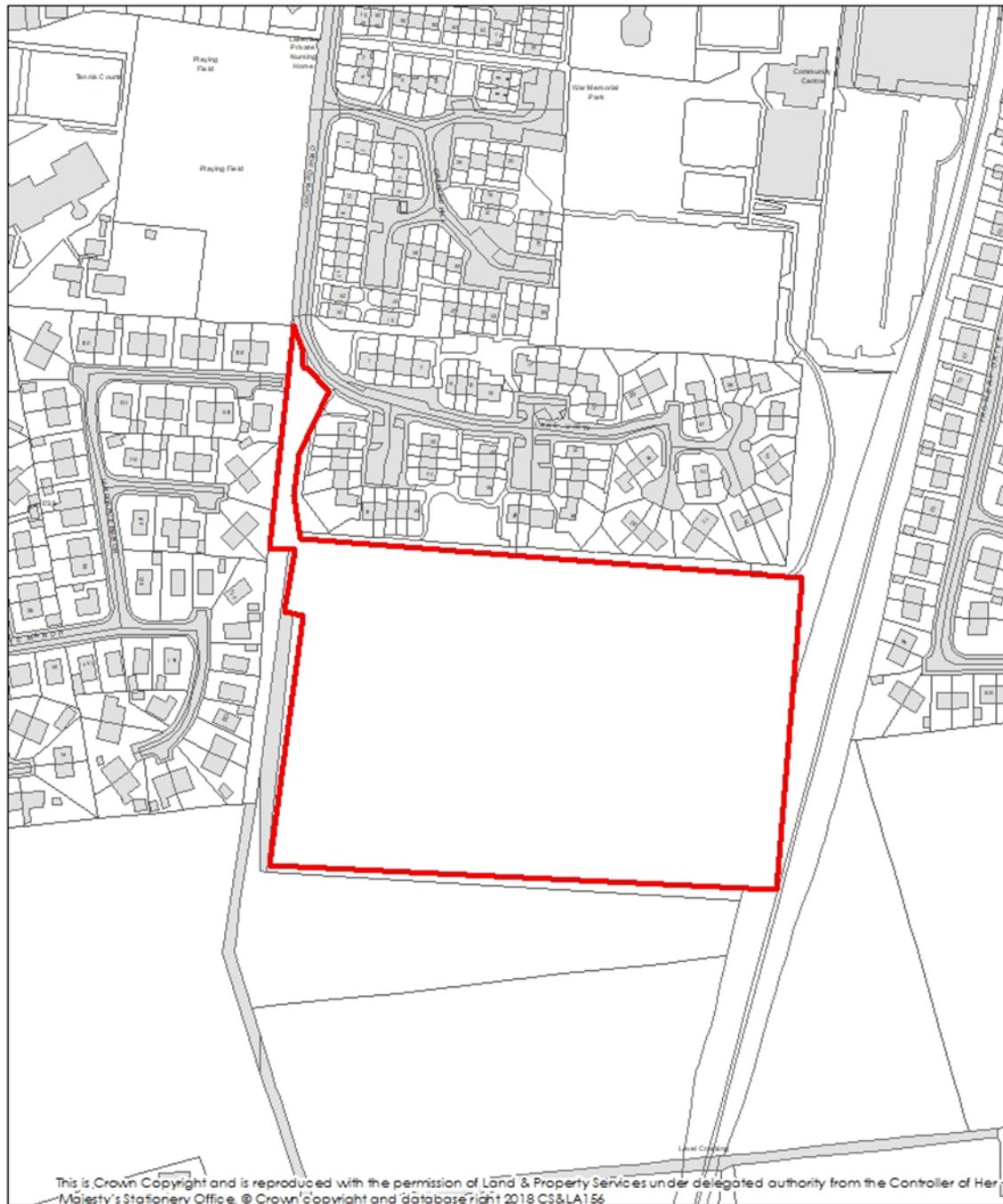
5. Should an unacceptable risk to human health be identified, a remediation strategy shall be submitted to and agreed in writing with the Council before being implemented.

Reason: To control any risk to human health arising from land contamination, to ensure the site is suitable for use and for the protection of environmental receptors.

6. After completing the remediation works under Condition 4 and prior to occupation of the development, a verification report shall be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.


Reason: To control any risk to human health arising from land contamination, to ensure the site is suitable for use and for the protection of environmental receptors.



Site Location Plan

0 60 120
Metres



 Site boundary

Application Reference: LA03/2022/0744/F

Location: Lands 50m south of 12-42 Lakeview, Orchard Road, Crumlin

Proposal: 35no. plot allotment development

