

<b>COMMITTEE ITEM</b>	<b>3.11</b>
<b>APPLICATION NO</b>	<b>LA03/2019/0677/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>MAJOR DEVELOPMENT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Proposed residential development comprising construction of 162 no. dwellings, associated garages and car parking, open space and landscaping and all other associated site works (including 2 no. temporary waste water treatment works, new bridge crossing Ballymartin River and new curtilage to retained dwelling at 9 Park Road) and new access/road improvement works to include:-2 no accesses onto Park Road with right hand turn provision at main site access (serving 129 no. dwellings); new right turn lane into The Poplars housing development; new footway provision with 2 no. associated pedestrian crossings along Park Road; and new signalised pedestrian crossing on Mallusk Road.
<b>SITE/LOCATION</b>	Lands adjacent and west of Park Road (including existing dwelling at 9 Park Road) opposite and west of The Poplars residential development; adjacent and north of 1 & 2 Park Manor; north of 117-121 Mallusk Road and adjacent and west of 11 Park Road, Mallusk
<b>APPLICANT</b>	Park Road Developments (NI) Ltd
<b>AGENT</b>	TSA Planning
<b>LAST SITE VISIT</b>	21st November 2019
<b>CASE OFFICER</b>	Johanne McKendry Tel: 028 903 Ext 40420 Email: <a href="mailto:johanne.mckendry@antrimandnewtownabbey.gov.uk">johanne.mckendry@antrimandnewtownabbey.gov.uk</a>

**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](http://www.planningni.gov.uk)**

#### **BACKGROUND**

Since the preparation and publication of the case officer's report there has been an additional letter of objection submitted to the Council from the 'Six Mile Water Trust'. This objection has been uploaded on the Planning Portal. A summary of the key points of objection, which were not addressed within the Case Officer's Report and consideration of the issues is provided below.

#### **REPRESENTATION**

A summary of the key points of the concerns raised within the objection letter is provided below:

- The development will not be connected to the existing sewage network;
- Pollution concerns from the proposed temporary sewage Waste Water Treatment Works; and
- Concerns with respect to the maintenance of the temporary waste water treatment plant, and

- The proposal will fail to protect the aquatic environment, because a smaller development 3km downstream on the Ballymartin Water, utilising a similar waste water treatment plant, has failed to meet standards.

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

Problems have been identified in relation to Whitehouse Waste Water Treatment Works (WWTW) Combined Sewer Overflow, which affects a large part of urban Newtownabbey. The issues do not relate to WWTW capacity rather the increased NIEA regulation around storm overflow issues on combined sewers and pollution arising from this issue.

NI Water advised in July 2019 that no new development should be permitted that would increase the volume of sewage entering this works as there is an issue relating to the overflow associated with the WWTW that is causing pollution incidents in Belfast Lough. Although NI Water will not allow connections of new greenfield development within the affected area that has the potential to increase the level of sewage utilising the Whitehouse CSO, it has confirmed solutions such as temporary package plants may be acceptable. NI Water was consulted and raised no objection to the proposed temporary WWTW. In addition, statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse.

It is considered that once the Whitehouse WWTW capacity is known or upgraded, the proposed development, if approved, will be connected to an adopted sewer. However, in the interim it is considered expedient to attach an additional condition in relation to the management and maintenance of the temporary WWTW, to ensure the protection of the aquatic environment and to ensure that a suitable sewerage system exists for future residents of the development.

In addition, the original case officer's report states that a number of mature trees within the site are the subject to protection by way of a Tree Preservation Order, however this is not the case and should have read that a number of trees within the site will be subject of consideration of a Tree Preservation Order should the development be approved.

#### **CONCLUSION**

There is no change to the recommendation to grant planning permission for the proposed development however, an additional condition is proposed to be included to those conditions already proposed within the original case officer's report.

#### **RECOMMENDATION : GRANT PLANNING PERMISSION**

It is recommended to grant full planning permission with the following additional condition to be included:

No dwelling(s) hereby approved shall be occupied until a detailed specification of the approved Waste Water Treatment Works along with a management and maintenance plan in relation to its operation is submitted to and agreed in writing by the Council.

Reason: To minimise the risk of pollution to the waterways and to ensure that there is no adverse effect on site integrity of Lough Neagh and Lough Beg Ramsar/SPA.