

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 27 th June 2024	
Application ID: LA04/2023/2557/F	Target Date:
Proposal: 260 no. dwellings, children's play area and other ancillary and associated works.	Location: Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.
Referral Route: Major development	
Recommendation:	Approval subject to conditions and a Section 76 planning agreement
Applicant Name and Address: Radius Housing Association & Choice Housing	Agent Name and Address: Mark Hanvey Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
<p>Executive Summary:</p> <p>The application seeks full planning permission for 260 no. dwellings, children's play area and other ancillary and associated works.</p> <p>The site is located on the western edge of the city to the north side of Glen Road. The site area is approximately 9 hectares.</p> <p>The key issues for the assessment of the application are below.</p> <ul style="list-style-type: none"> • Principle of development • Site layout, density and Design • Open Space Provision • Affordable Housing • Trees and landscaping • Traffic, Movement and Parking • Climate change • Impact on amenity • Contaminated land • Drainage and Flooding • Natural Heritage • Impact on Protected Sites • Employability and Skills • Section 76 planning agreement • Pre-application Community Consultation <p>The site is zoned for housing in BUAP and Draft BMAP (2004 and 20014) and the principle of residential development is acceptable. The Northern Ireland Housing Executive is supportive of the proposal and the provision of much needed social housing is welcomed.</p>	

The density, layout and design of the development are considered in keeping with the established housing developments in the area with the predominance of two storey semi-detached dwellings reflective of housing abutting the site to the north-west and the south.

A number of unprotected trees and some boundary vegetation will be removed, but these are considered to have low conservation status and their felling is outweighed by a comprehensive planting scheme, which includes augmentation of existing boundary planting, in particular the provision of an 8m deep buffer along the northern boundary to the countryside. This would help minimise overall visual impact from distant views, as would rows of internal planting between lower and upper levels which would not only assist in the integration of the development into the landscape but also protect the amenity of prospective residents.

Planted open space and a fully equipped play area form an intrinsic and integral spine of accessible communal space running on a south-north axis through the site with accompanying pedestrian footway and puffin crossing on the Glen Road providing a linkage through the site to the Andersonstown area and associated public transport network.

There are no objections from statutory consultees. DfI Roads has indicated that it is content although a final written consultation response is awaited. A Flood Risk Assessment has been submitted and a final consultation response is awaited from DfI Rivers. Delegated authority is sought to deal with these and any other outstanding matters provided that they are not substantive.

There are no objections from non-statutory consultees.

A Section 76 planning agreement will be required to secure green travel measures, social housing, delivery and management and of the public open space and play park.

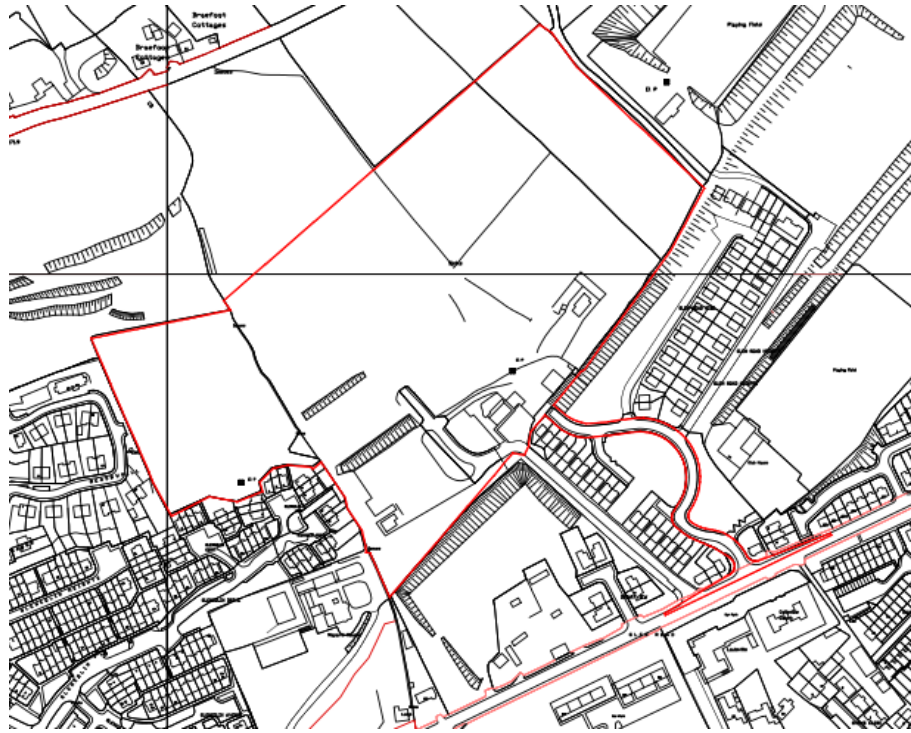
A total of 5 letters of objection have been received. These are detailed in the main report.

Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads and DfI Rivers, provided that they are not substantive.

Case Officer Report

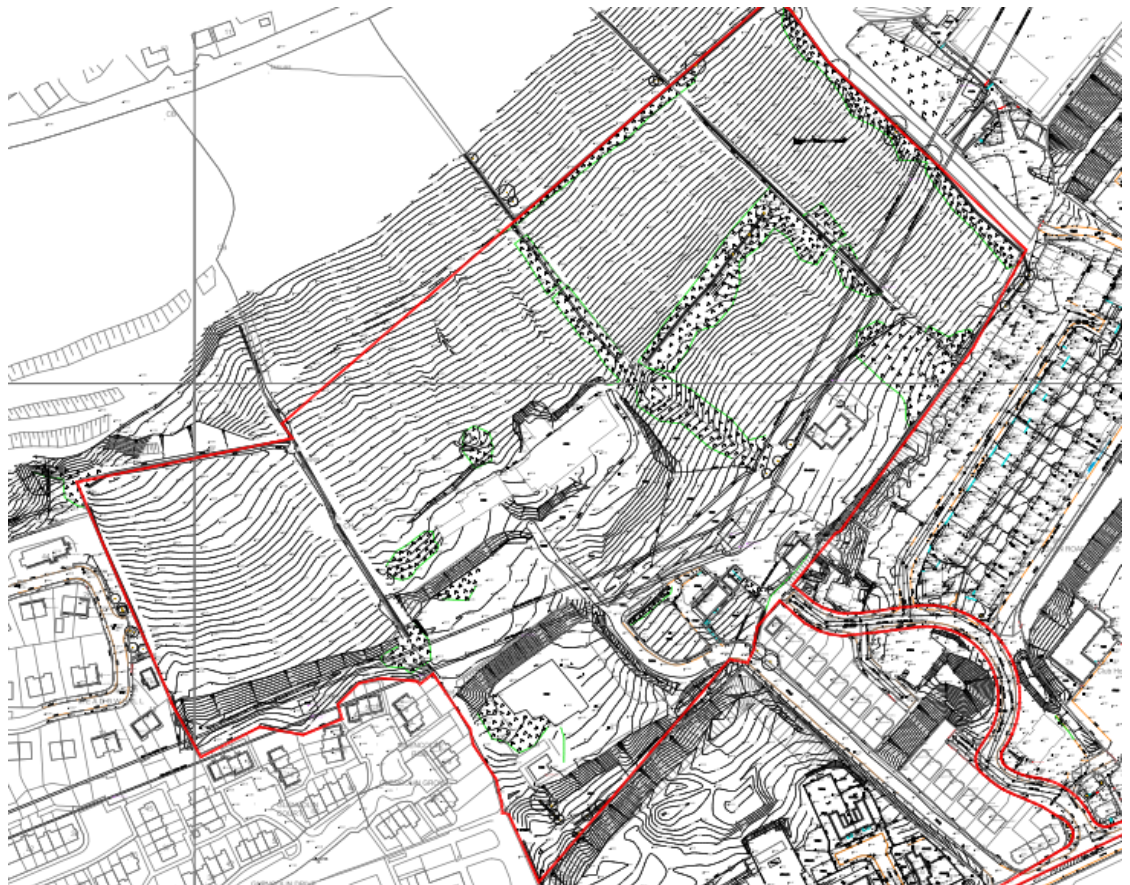
Site Location Plan and Layout



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p> <p>1.7</p> <p>1.8</p>	<p>Description of Proposed Development</p> <p>This application seeks planning permission for 260 no. dwellings, children's play area and other ancillary and associated works.</p> <p>The site is proposed to be accessed via an existing roadway onto Glen Road from the abutting housing development to the south. The layout comprises roadways running from south-west to north-east, with the longest running along the rear of the site and enclosing a loop that accesses the majority of dwellings in the development.</p> <p>The proposal housing mix is as follows.</p> <ul style="list-style-type: none"> - 16 no. 1 bed units (6%) - 158 no. 2 bed units (61%) - 77 no. 3 bed units 30%) - 9 no. 4 bed units (3%) <p>The scheme mostly comprises 2 and 3 storey detached dwellings, semi-detached dwellings and apartment blocks. The predominant house type is semi-detached units, as shown in the layout above.</p> <p>A total of 444 car parking spaces are proposed. These are a mix of communal parking bays and in-curtilage spaces. The proposal also includes a puffin crossing point close to the site access onto the Glen Road.</p> <p>There are areas of open space throughout the development, the largest of which is located centrally, measuring approximately 6,600 sqm and incorporates a civic space and an equipped play park.</p> <p>The two vacant dwellings located on the site will be demolished to make way for the proposed development.</p> <p>The application follows a Pre-Application Discussion (PAD) submitted in December 2020 (LA04/2020/2638/PAD).</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>Description of Site</p> <p>The site area is approximately 9 hectares (ha) and rises quite significantly from south to north, with land continuing to rise beyond the site across the Upper Springfield Road to Black Mountain. The site is well defined with mature planting along all boundaries, and within the site itself. It is characterised by this vegetation and undulating rising land.</p> <p>In terms of existing / previous uses on the site, two existing dwellings are located to either side of the access point into the site with evidence of a previous building a short distance north of the western-most dwelling (as shown on the site survey below). Another substantial building was located a short distance north of this, a former social club, and can clearly be seen on the site survey. The two dwellings proposed to be demolished are no longer occupied and do not appear to have been occupied for some time.</p> <p>The site is currently accessed from an existing residential laneway off Glen Road, approximately 45m west of the Glen Road Grove Junction. The development proposals involve closing this existing access, with all vehicle movements and access through the adjacent Glen Road Heights development via Glen Road Grove.</p>

2.4

The change in levels, well defined field boundaries and relationship with adjacent land is shown in the topographical survey and aerial photograph below.



<p>3.0</p> <p>3.1</p>	<p>Planning History (on site to south of application site)</p> <p>Z/2013/0930/F – Social Housing Development comprising 89 No. general needs housing units and 3 No. complex needs bungalows (92 units in total), associated landscaping, parking and site works. Approved 15th June 2017.</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p>	<p>Policy Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p style="padding-left: 40px;"><i>Strategic Policies</i></p> <p style="padding-left: 40px;">Policy SP1A – managing growth and supporting infrastructure delivery</p> <p style="padding-left: 40px;">Policy SP2 – sustainable development</p> <p style="padding-left: 40px;">Policy SP3 – improving health and wellbeing</p> <p style="padding-left: 40px;">Policy SP4 – community cohesion and good relations</p> <p style="padding-left: 40px;">Policy SP5 – positive placemaking</p> <p style="padding-left: 40px;">Policy SP6 – environmental resilience</p> <p style="padding-left: 40px;">Policy SP7 – connectivity</p> <p style="padding-left: 40px;">Policy SP8 – green and blue infrastructure network</p> <p style="padding-left: 40px;"><i>Spatial Development Strategy</i></p> <p style="padding-left: 40px;">Policy SD1 – Settlement hierarchy</p> <p style="padding-left: 40px;">Policy SD2 – Settlement Areas</p> <p style="padding-left: 40px;"><i>Shaping a Liveable Place</i></p> <p style="padding-left: 40px;">Policy HOU1 – Accommodating new homes</p> <p style="padding-left: 40px;">Policy HOU2 – Windfall housing</p> <p style="padding-left: 40px;">Policy HOU4 – Density of Residential Development</p> <p style="padding-left: 40px;">Policy HOU5 – Affordable Housing</p> <p style="padding-left: 40px;">Policy HOU6 – Housing Mix</p> <p style="padding-left: 40px;">Policy HOU7 – Adaptable and Accessible Accommodation</p> <p style="padding-left: 40px;">Policy DES1 – Principles of Urban Design</p> <p style="padding-left: 40px;">Policy DES2 – Masterplanning Approach for Major Development</p> <p style="padding-left: 40px;">Policy RD1 – New Residential Developments</p> <p style="padding-left: 40px;">Policy HC1 – Promoting healthy communities</p>

Policy ENV1 – Environmental Quality
Policy ENV2 – Mitigating Environmental Change
Policy ENV3 – Adapting to Environmental Change
Policy ENV4 – Flood Risk
Policy ENV5 – Sustainable Drainage Systems (SuDS)

Policy TRAN1 - Active travel – walking and cycling
Policy TRAN2 – Creating an Accessible Environment
Policy TRAN 3 – Transport Assessment
Policy TRAN 4 – Travel Plan
Policy TRAN6 – Access to public roads
Policy TRAN8 – Car Parking and Service Arrangements
Policy TRAN10 – Design of Car Parking

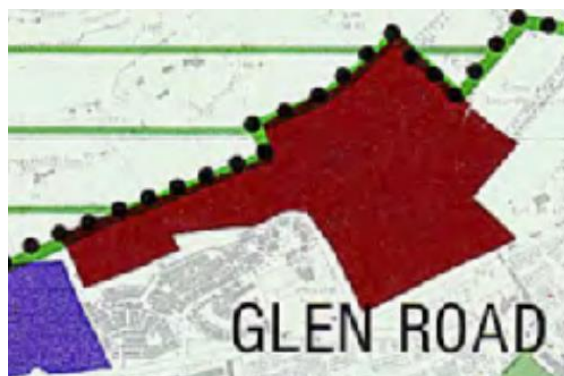
Policy OS1 – Protection of Open Space
Policy OS3 – Ancillary Open Space
Policy NH1 – Protection of Natural Heritage Resources
Policy TRE1 – Trees
Policy LC1 - Landscape

4.5 The following Supplementary Planning Guidance (SPG) is relevant:

- Affordable Housing and Housing Mix
- Residential Design
- Placemaking and Urban Design
- Planning and Flood Risk
- Masterplanning approach for major development
- Transportation
- Trees and Development

4.6 **Proposals Maps** – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

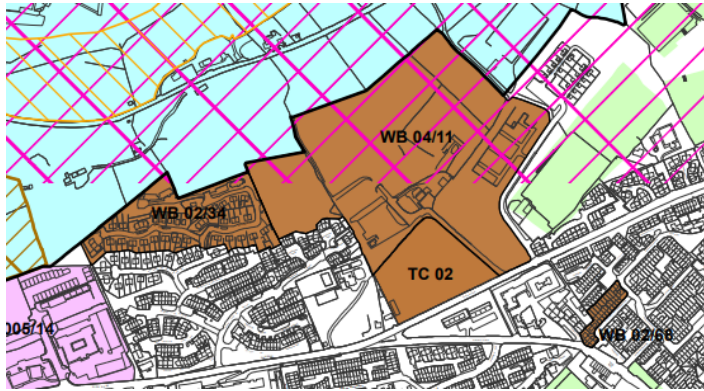
4.7 In the BUAP 2001, the site is zoned for housing, as shown below.



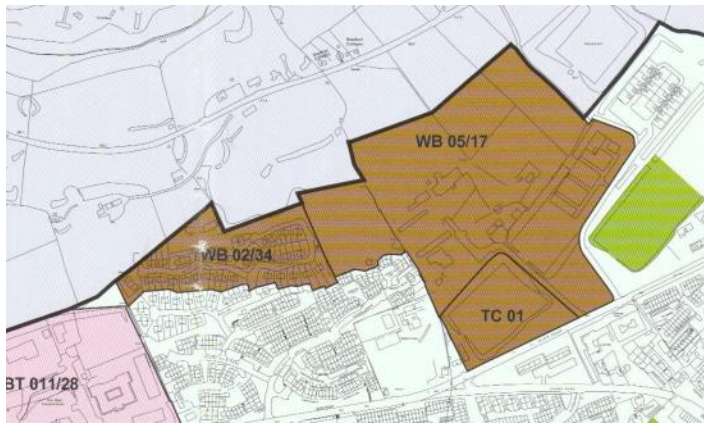
BUAP 2001

4.8

Similarly, in dBMAP (v2004 and v2014), the site is part of a larger housing zoning. The site is also located within an Area of High Scenic Value in dBMAP (v2004), below.



dBMAP(2004)



dBMAP (2014)

4.9

Regional Planning Policy

Regional Development Strategy 2035 (RDS)

Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)

4.10

Other Material Considerations

Developer Contribution Framework

Creating Places

Belfast Agenda

5.0

Statutory Consultees

DfI Roads – awaiting final response (verbal confirmation that DfI Roads is content subject to conditions and travel plan implementation).

DAERA – no objection, advises conditions.

DfI Rivers – awaiting final response following submission of Flood Risk Assessment.

NI Water – no objection, advises conditions.

NI Housing Executive – supports the proposal.

<p>6.0</p>	<p>Non-Statutory Consultees</p> <p>BCC Environmental Health – no objection, advises conditions.</p> <p>BCC Landscape Planning and Development Unit – recommended further information.</p> <p>BCC Economic Development Unit – No objection</p> <p>NI Electricity – no objection.</p> <p>Belfast Hills Partnership – no response.</p> <p>Shared Environmental Services – no objection, advises that a final CEMP is secured by way of condition.</p>
<p>7.0</p> <p>7.1</p> <p>7.2</p>	<p>Representations</p> <p>The application has been advertised and neighbour notified.</p> <p>Five objections have been received to date. The following concerns are raised:</p> <ul style="list-style-type: none"> <p>• Loss of Green fields</p> <p>Officer response – the site is zoned for housing and is within the development limits of Belfast where there is a presumption in favour of residential development at this location.</p> <p>• Noise and disturbance</p> <p>Officer response – as above, the site is zoned for housing. No objections have been raised by Environmental Health in terms of noise disturbance to nearby properties. The retention and augmentation of established site boundaries will also help mitigate against noise impacts upon adjoining residential areas.</p> <p>• Impact on privacy/ security and loss of light to adjacent houses</p> <p>Officer response – potential impacts on existing adjoining residential properties are addressed in the main assessment. In summary, it is considered that separation distances onto the closest dwellings at the lower lying Glencolin Court would be significant enough to ensure there would be no undue overbearing or dominance experienced by established residents. The site boundaries will ensure adequate enclosure and will ensure the privacy and security of adjacent dwellings are not compromised.</p> <p>• Visual impact of dwellings along northern edge of site in the absence of significant cutting in, and impact on Area of High Scenic Value. Absence of appropriate landscape buffer along northern edge of site.</p> <p>The Residential Design SPG advises that housing developments respect existing topography as much as possible to minimise levels of cut and fill. Officers consider that a balance has been achieved whereby the development, and house types within it, work well with existing ground levels to significantly reduce the potential for large areas of cut and fill and reduce the level of retention, which in itself would have detrimental visual impacts on the sites edge of settlement limits</p>

	<p>setting. An 8 metre deep landscape buffer is proposed along the northern edge of the site, and would augment existing mature hedgerow planting.</p> <ul style="list-style-type: none"> • Impact on existing traffic network <p>DFI Roads has assessed the accompanying Transport Assessment and is satisfied that there would be no significant adverse impacts upon the road network. It should also be noted that the site is zoned for housing.</p>
8.0	ASSESSMENT
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> • Principle of development • Site layout, density and Design • Open Space Provision • Affordable Housing • Trees and landscaping • Traffic, Movement and Parking • Climate change • Impact on amenity • Contaminated land • Drainage and Flooding • Natural Heritage • Impact on Protected Sites • Employability and Skills • Section 76 planning agreement • Pre-application Community Consultation <p>Principle of development</p>
8.2	<p>The site is zoned for housing within the Belfast Urban Area Plan 2001 (BUAP 2001) and both versions of the draft Belfast Metropolitan Area Plan 2015 (dBMAP). Moreover, the site is within the development limit of the city where housing is generally acceptable. The principle of housing at the site is established and the acceptability of the scheme will depend upon consideration of other policy issues as set out in the report below.</p>
8.3	<p>Policy HOU1 identifies a requirement for 31,660 homes during the plan period 2020-2035 including 18,100 homes in the rest of Belfast outside the city centre and Belfast Harbour estate. The provision of 260 no. residential dwellings supports this strategy.</p> <p>Site layout, density and design</p>
8.4	<p>The proposed site layout would create a variety of distinctive areas within the development. The scheme is largely influenced and shaped by existing topography and established field boundaries running north to south and east to west, and also the constraints presented by pylons and overhead lines running from east to west within the southern part of the site.</p>
8.5	<p>The site would be broken up into distinctive character areas and zones. Each character area relies on differing boundary treatment to reinforce a sense of local ownership and security of spaces and creates a more intimate scale within a substantive site. This distinct identity is reinforced by public realm spaces which include a civic space and children's play area.</p>

Zone A (north-west corner):



Zone B (south-west corner):



Zone C (south-east corner):



Zone D (north-east corner):



Zone E (north-east corner):



Zone G (middle of site):



8.6

The use of split-level dwellings (shown overleaf) would help to minimise cut and fill and create a more organic layout responding to the site's challenging topography. Central to the successful development of this topographically challenging site is creating a layout that allows a complementary range of house types to be built along the site contours in a compact and efficient form, which minimises cut and fill thereby reducing retaining structures to their simplest forms.



8.7 The proposed layout and house types should also maximise the opportunities to create high quality private and communal amenity spaces that optimise views out of the site across the city.



Density:

8.8 The site is approximately 9 hectares (ha) in size. With 260 units proposed, the density is approximately 29 dwellings per ha. This density is in line with the density band for Outer Belfast (25-125) as set out in Policy HOU4. Whilst the density would be at the lower end of this band, it would complement existing residential densities in the area. Regard is also had to the longevity of the application process with the PAD submitted in December 2020 and application in January 2023 in advance of adoption of the Plan Strategy and formal introduction of Policy HOU4, and that the design concept has therefore been set for some time.

Design

8.9 The dwellings would be of standard pitched roof design, some with 'off the wall' dormers to the front. In terms of finishes the walls are largely buff brick with intermittent timber effect composite cladding, mostly around the front dormer projections and on ground floor frontages. The roof slates are dark grey fibre cement.

8.10 In terms of layout the scheme can be broken up into distinctive areas. As the layout has been largely dictated by topography there is inevitably long stretches of housing in the upper/ northern part of the site. To avoid potential monotony in terms of visual character planting has been introduced in front of the building line to add quality and character, as detailed in the CGI below:



8.11 The materials used on some of the dwellings in the longer stretches of the site are varied in order to further reduce the potential monotony in the layout and streetscape. This can be seen from the street elevation below where timber cladding has been introduced at ground floor level in 4 of the semi-detached units. This couple with the landscaping details to the front of the dwellings will ensure a high quality of streetscape along the more expansive straights within the site.



8.12 There is opportunity to introduce further variety through a different colour palette of materials used in the different character zones, reinforcing a sense of place for residents and visitors. The detail of this can be dealt with through a planning condition.

8.13 The design of dwellings on key junctions also respond to their location with the introduction of dual frontage dwellings, avoiding a scenario where blank gables face onto the public road.

8.14 Similarly, the apartment blocks respond to the site layout and address landmark locations within the site and help terminate important vistas and frame areas of public open space.

8.15 The proposal is considered to accord with Policies DES1, DES2 and RD1.

Housing mix:

8.16 Policy HOU6 states that permission will be granted for residential developments of this scale where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in meeting community needs. Provision should particularly be made for smaller homes across all tenures to meet future household requirements.

8.17	<p>The proposed housing mix is as follows:</p> <p>16no. total 1 bed units (6%) 16no. 2P/1B Apartments - General Needs</p> <p>158no. total 2 bed units (61%) 42no. 3P/2B Houses - General Needs 51no. 3P/2B Houses - Split Level General Needs 32no. 3P/2B Apartments - General Needs 17no. 3P/2B Apartments - CAT 1 Elderly 16no. 3P/2B Apartments - Wheelchair Standard</p> <p>(42% of 2 bed units within apartments including 16no. 3P/2B wheelchair standard above)</p> <p>77no. total 3 bed units 30%) 48no. 5P/3B Houses - General Needs 27no. 5P/3B Houses - Split Level General Needs 2no. 5P/3B Houses - Wheelchair Bungalow</p> <p>9no. total 4 bed units (3%) 8no. 6P/4B Houses - General Needs 1no. 6P/4B Houses - Wheelchair Bungalow</p>
8.18	<p>The applicant states that the housing mix is informed by housing need in the area with NIHE involved in discussions in terms of house type and open space provision. NIHE supports the proposed housing mix and state that the proposal will help address specific housing need in the area.</p>
8.19	<p>In assessing the housing mix, regard is had to the location of the site at the edge of the development limit and the prevailing and urgent housing need in the area. Taking these considerations into account, on balance, the proposed housing mix is acceptable and compliant with Policy HOU6.</p> <p><i>Adaptable and accessible accommodation:</i></p>
8.20	<p>Policy HOU7 states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life.</p>
8.21	<p>All 260 residential units are proposed to be allocated as social housing. The Residential Design SPG states that the '<i>...Department for Communities' (DfC's) Housing Association Guide (HAG) and Homes for Intermediate Rent Design Standards require all new social rented housing and Subsidised Intermediate Rent (SIR) housing to meet full Lifetime Homes standards (plus additional criteria), as well as providing fully wheelchair accessible homes where required. Therefore, any grant funded social housing or SIR housing will always meet the Policy HOU7 standards with regards to Lifetime Homes criteria. Similarly, where any specialist wheelchair housing is delivered as part of the social housing programme or SIR housing scheme, this will meet the wheelchair adaptable criteria of Policy HOU7.</i></p>
8.22	<p>The proposed residential units are designed to Lifetime Home standards in terms of minimum space requirements and adaptability. Given that the proposed units are allocated for social housing it is accepted that they will meet Policy HOU 7 standards.</p>

8.23	<p>For schemes of 10 units or more, Policy HOU7 requires at least 10% of the units to be wheelchair accessible. The proposal would include the following wheelchair units:</p> <p>17 No. CAT1 Elderly apartments 16 No. Wheelchair standard apartments 3 No. Wheelchair standard bungalows</p>
8.24	<p>This equates to 14% of the overall development as wheelchair standard and CAT 1 elderly, meeting the requirements of Policy HOU7.</p> <p><i>Masterplanning:</i></p>
8.25	<p>The proposed development has been assessed against Policy DES2 as set out below.</p> <p><i>Adopting a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice to future development potential and/or quality where development is of a significant scale and prominence;</i></p>
8.26	<p>The proposed development is part of a second phase of development and is cognisant of the phase 1 development currently under construction. The overall site layout takes into account the existing natural features including hedgerows and watercourses, whilst the residential units are positioned to minimise retaining structures, working with the existing topography of the land.</p> <p><i>Promoting opportunities for urban repair and greater connectivity to neighbouring areas by minimising or mitigating physical barriers that create undue effort or separation, informed by feedback from existing communities;</i></p>
8.27	<p>The application site has been subject to ongoing anti-social behaviour and the proposed development offers an opportunity to regenerate the locality and provide ongoing surveillance throughout. Connectivity has been considered with linkages to adjacent sports grounds.</p> <p><i>Maximising solutions to deliver energy efficiencies that seek to achieve BREEAM 'excellent' or comparable standard;</i></p>
8.28	<p>The proposed development will deliver energy efficiencies as outlined within climate change considerations.</p> <p><i>Promoting higher density residential and mixed-use development along city corridors and at gateway locations;</i></p>
8.29	<p>The proposed development provides a mix of residential accommodation and densities appropriate to its location.</p> <p><i>Contributing positively to the improvement of the public realm within, and in the proximity of, the development site through the use of high quality hard and soft landscape materials and street furniture;</i></p>
8.30	<p>A high standard of hard and soft landscape materials are proposed throughout the site with public open space positioned to provide panoramic views across the city of Belfast.</p>

	<p><i>Including an appropriate landscape management and maintenance plan, early in the planning process, as an integral part of all landscape proposals;</i></p>
8.31	<p>A landscape management and maintenance plan has been included.</p> <p><i>Enhancing the waterside character and setting of the River Lagan, including the improvement of existing and provision of new access points and new cross river connections where appropriate;</i></p>
8.32	<p>N/A</p> <p>Referencing unique parts of the city through the realisation of key landmarks within prominent or gateway locations;</p>
8.33	<p>N/A</p> <p><i>Seeking to include where appropriate the provision of public art; and</i></p>
8.34	<p>A high standard of communal open space will be provided throughout the site including an equipped children's play area. A condition is recommended to require appropriate provision of public art.</p> <p><i>Seeking the retention of existing trees within and around the site and make adequate provision to allow them to mature while ensuring the continuance of tree cover through new tree planting.</i></p>
8.35	<p>The site has been surveyed for vegetation suitable for retention and a landscaping plan has been developed which seeks to maximise the retention of existing natural boundaries.</p>
8.36	<p>In conclusion, it is considered that the design and external appearance of the proposal is acceptable having regard to Policies RD1, DES1, DES2, DES3, HOU6 and HOU7 of the Plan Strategy.</p> <p>Amenity and Open Space Provision</p>
8.37	<p>The proposal has been assessed against Policies OS3 and RD1(d) of the Plan Strategy and <i>Creating Places</i>.</p>
8.38	<p>Policy OS3 of the Plan Strategy requires residential proposals of this scale to delivery a minimum of 10% of the site as open space. The site area is approximately 9.0 ha. Therefore, the expectation is that 9,000 sqm metres of public open space is provided.</p>
8.39	<p>As stated above, the site consists of a number of parcels of open space, some usable and open to the public and some in the form of open mosaic habitats with more limited access. The main area of open space is located centrally within the site and has an area of approximately 660 sqm (shown in Zone G above). There is a smaller secondary area of public open space, measuring approximately 120 sqm located in the south-western corner of the site (Zone B above) providing a focal point to a distinctive area of housing and apartments. There is also an area of open space located to the front of the apartment blocks in this area, abutting the main access road, which measures approximately 110 sqm. Another smaller area of planted public open space is located in the north-eastern corner of the site (Zone B above) and measures approximately 70 sqm.</p>

8.40	The open space areas to either side of the streams running from north to south through the site also incorporates a 5m deep wayleave. The open space area alongside the central stream/ boundary vegetation also incorporates a public footpath linking two areas within the site. These areas represent a total 'usable' area of public amenity space of approximately 960 sqm. This overall provision of approximately 10.7% public open space meets the requirements of Policy OS3.
8.41	In addition, there are substantial areas of open mosaic habitat, the largest of which is located in the south-eastern part of the site on sloping land between two rows of built form, measuring approximately 580 sqm. Another of these open mosaic areas is located in the south-western corner of the site and surrounds an existing pylon. This area measures approximately 270 sqm.
8.42	There are also subsidiary areas of planted open space along sloping parts of the site between rows of dwellings running south-west to north-east and alongside established hedgerows and streams running north to south through the site. These measure approximately 380 sqm in area.
8.43	The total open space provision for the site measures approximately 2,190 sqm, which equates to approximately 24% of the total site area (of 9 ha). This is a substantial overall provision and would assist the integration of the development into its edge of settlement setting.
8.44	It should be noted that the areas where it is proposed to relocate open mosaic habitat will be within sections of the site that will be restricted landscape zones to allow these areas to establish. Given the sloping nature of these areas, between or behind rows of dwellings and apartments, lack of surveillance was an initial concern and so the layout now ensures that these areas hold biodiversity and visual amenity value as opposed to being areas to be accessed. These areas will also assist in the 'greening' of the development which will be of particular importance when viewing the site from distance and will reduce the overall visual impact and provide much needed softening at the edge of the settlement limits and within the Area of High Scenic Value.
8.45	Policy OS3 also requires that residential developments of more than 100 units must incorporate an equipped children's play area as an integral part of the development. A play area is located on the southern edge of the central area of open space. This will be required to be managed and maintained through a Section 76 planning agreement.
8.46	The Council's Landscape Planning and Development team raised concerns about proximity to overhead power lines, however, it is around 20m from the centre line of the overhead powerlines and the applicant has confirmed that extensive consultation was undertaken with NIE at pre-application stage to ensure all play areas and housing were located a safe distance from the overhead lines. It is also worth noting that the NIE consultation response (dated 19th June 2023) confirms that the scheme meets the statutory clearances required. NIE has also confirmed that the developer has previously engaged with NIE Networks around the transmission overhead line infrastructure within the site to provide a scheme which meets the statutory clearances required.
8.47	In terms of private open space, rear garden sizes range from 50 sqm to 200 sqm, with an average provision greater than 70 sqm, and as such in keeping with the requirement set out in the <i>Creating Places</i> guidance.
8.48	The apartment blocks would all have areas of private or semi-private public open space. Each of the apartment blocks in the north west corner (Zone A above) have a communal area to their rear measuring approximately 130 sqm. The two blocks in Zone B have an

	<p>area of approximately 180 sqm, and also benefit from immediate access to public open spaces to their front and rear. The larger apartment block to the east of Zone B has a semi-private communal area along its frontage measuring approximately 650 sqm. Similarly, the two block to its west, this will also benefit from its proximity to the area of communal open space to the rear. The two apartment blocks in Zone G have communal areas of approximately 250 sqm, and also front onto the main area of open space in the centre of the site.</p> <p>Affordable Housing</p>
8.49	<p>Policy HOU5 of the Plan Strategy states that planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing.</p>
8.49	<p>NIHE carries out a Housing Need Assessments (HNAs) annually across all relevant housing areas. This site is located within the Andersonstown Common Landlord Area which sits within the wider Middle West HNA. The social housing new build need for Middle West is 1,107 units for the 2022- 2027 period.</p>
8.50	<p>The proposal is 100% social housing. As such, the requirements of Policy HOU5 are met in terms of the quantum of units. However, the SPG seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.14 of the SPG states that larger mono-tenure schemes [such as that proposed] may be considered having regard to the following considerations:</p> <ul style="list-style-type: none"> a) <i>‘The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i> b) <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and</i> c) <i>Whether a scheme is proposed as ‘shared housing’</i>
8.51	<p>Dealing with the first criterion, NIHE supports the application, citing a significant unmet need in Belfast. However, turning to the second and third criteria, there is already significant social housing in the immediate area and there is no evidence that the proposal is for shared housing. The proposal would therefore unlikely contribute to a sustainable and balanced community and is in conflict with the guidance.</p>
8.52	<p>Nevertheless, regard is had to the support for the proposal from NIHE and the longevity of the application process dating back to 2020, well before adoption of the Plan Strategy, Policy HOU5 and the associated SPG. It is considered unreasonable to require the applicant to make a significant change to the tenure of the scheme now. Having regard to these factors, and on balance, the proposed tenure is considered acceptable.</p> <p>Trees and landscaping</p>
8.53	<p>The proposal has been assessed against Policy TRE1, LC1, LCB2 and LC3.</p>
8.54	<p>Policy TRE1 seeks to protect existing trees from development, particularly those that are of visual, biodiversity or amenity quality and significance. The landscape strategy focuses on retaining and enhancing the existing hedgerow boundary treatment and the creation of several ‘corridors’ that provide a high-quality landscape setting incorporating pathways, lighting, rain garden and SUDS swales with associated species-rich yet low maintenance planting. The landscaping plan also includes the establishment of an 8 metre vegetation buffer along the northern boundary of the site. Existing hedgerows will be augmented to</p>

	strengthen this boundary providing a strong planted edge not only to the development but along the edge of the settlement limits.
8.55	The approach to existing hedgerows includes retention high value tree species and augmentation with native woodland species to provide a diverse hedgerow/woodland boundary to the site.
8.56	DAERA NED has noted the presence of Open Mosaic Habitat on Previously Developed Land (OMHPDL). The proposal now includes the translocation of the OMHPDL habitat on a 'like for like' basis, to be relocated in areas where there will be no or limited public access. This will ensure there will be no net loss of OMHPDL from the site.
8.57	The site is located within an Area of High Scenic Value (AHSV) and therefore must be assessed against Policy LC1B and LC3 (Belfast Hills).
8.58	Overall, it is considered that there would be no adverse impact on the landscape and the tree planting and landscaping proposals are considered to provide suitable mitigation.
	Traffic, Movement and parking
8.59	The proposed development site has an existing vehicular access directly off Glen Road, approximately 45m west of the Glen Road Heights junction. The development proposals involve closing this existing access, with all vehicular movements and access through the adjacent Glen Heights development via Glen Road Heights (previously approved under Z/2013/0930/F).
8.60	The Transport Assessment submitted in support of historical planning application Z/2013/0930/F, sharing the same access point onto Glen Road as the proposal, included the assessment of 93 units and a further 279 units in the remainder of the housing zoning WB 05/17. The design of the Glen Road Heights / Glen Road junction approved as part of this planning application is 'approved' for the use by a total of 372 mixed social housing units.
8.61	The wider site was not part of the Z/2013/0930/F planning approval, and therefore the Transport Assessment supports the planning application for the proposed development i.e. 260No. mixed social housing units.
8.62	Notably, the Transport Assessment for Z/2013/0930/F included the assessment of 279 mixed social housing units on the development site (for the future proofing of the site access), and the development which is the subject of this application proposes 260No. units, representing a reduction of 19No. units.
8.63	The proposal includes 444 car parking spaces, which equates to approximately 1.7 spaces per residential unit.
8.64	Three wheelchair bungalows will have provision for in-curtilage parking.
8.65	Communal areas will have adaptable spaces available for up to 22 wheelchair spaces.
8.66	As advised previously, DFI Roads originally sought inclusion of disabled parking bays within the PSD, but then sought to have them removed as they could not formally adopt.
8.67	Dependent upon the needs of occupants of CAT 1 elderly units an assessment will be carried out and it is understood that arrangements will be made via DFI Roads to accommodate disabled parking provision on a case-by-case basis.

	<i>Green Travel Measures</i>
8.68	A Travel Plan Framework accompanies the application, setting out the connectivity of the site and how the developer seeks to promote alternatives to the private car and promote green methods of travel.
8.69	The proposed development will include one cycle parking space for each apartment. These will comprise Sheffield stands located near the building access at accessible and well-lit areas to promote the use of cycling as a sustainable mode of transport for short distance trips.
8.70	To further reduce the reliance on the private car each dwelling shall be subject to a free three-year Travel Card offer. The developer shall offer a free Residential Travel Card to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling.
8.71	Each dwelling shall also be subject to a free three-year Car Club membership. The developer shall offer a free Car Club membership to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling. The Travel Plan, Travel Cards and Car Club membership would be secured via a Section 76 planning agreement.
8.72	A slightly reduced parking provision has also been applied to the proposed development, which has been based on parking usage at other Radius Housing sites. Accordingly, a reduced parking provision for residents will minimise the amount of visitor trips undertaken by private car and push these trips to more sustainable modes such as public transport, walking and cycling. The location of the development reduces the need for vehicular journeys, as major attractions within Belfast City centre can all be accessed by the sustainable modes of transport that will be promoted through the travel plan.
8.73	There are a range of existing pedestrian linkages available to the site with pedestrian footways and streetlighting connecting to the site from Glen Road Grove and connecting along Glen Road, leading to Shaws Road, Suffolk Road, Andersonstown Road and a number of nearby residential areas. Additionally, key retail links along Stewartstown Road and at Andersonstown, provide access to workplaces and wide ranging shopping opportunities without the need for a car.
8.74	The sites connectivity and accessibility are further reinforced by the provision of a puffin crossing point close to the site access on the Glean Road. A variety of sports clubs, churches, cafes, primary schools, bus stops and community/ youth facilities are all accessible within 500 metres walking distance. A range of shops and nursery, primary and secondary schools are all accessible within a 1km walking distance. There are 10 bus stops within a 400m walking distance. The final details of the crossing point, which has been agreed in principle with DFI Roads, would be secured by condition.
8.75	Subject to DFI Roads response to the amended plans, it is considered that the proposal complies with Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN8, TRAN9 and TRAN10.
	Climate change
8.76	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce Green House Gases (GHG) by promoting sustainable patterns of development. The policy goes on to state that development proposals should, where feasible seek to avoid demolition and seek to maximise opportunities to incorporate sustainable design features.

8.77	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change to support sustainable and enduring development.
8.78	In terms of energy performance the applicant confirms that the proposal is in line with updated versions of Building Regulations Technical Booklets F1 & F2 and provide 40% more energy efficiency. The proposed house types and bungalows are EPC 'A' rated and 'FEE' of bettering 46kgco2/y/m2. Apartments are EPC 'AA' rated and 'FEE' of bettering 39kgco2/y/m2. Buildings have highly insulated external envelopes throughout.
8.79	<p>MEP/Sustainability solutions for house types and bungalows include the following features –</p> <ul style="list-style-type: none"> • Gas fired boilers • Intermittent mechanical ventilation • Hot water cylinder • 100% LED luminaires • 1.6Kwp Photovoltaic System
8.80	<p>MEP/Sustainability solutions for the proposed apartments include the following features –</p> <ul style="list-style-type: none"> • Air source heat pumps • Underfloor heating emitters • Hot water cylinder • 100% LED luminaires • 10Kwp Photovoltaic System
8.81	Energy generated from photovoltaics equates to a household saving of circa £330 per annum. EV charge provision to each unit type is included for future upgrade. The materials have also been sourced to utilise local supply as much as possible. Where practicable, materials have also been selected on the basis that they contain high levels of recyclable content to reduce overall carbon footprint.
8.82	The proposed units are orientated to maximise solar gains across the site, including alternative elevations for same house types where necessary.
8.83	Policy ENV2 seeks to re-use existing building stock where possible for sustainability reasons. The proposal involves demolition of two dwellings to facilitate the layout for the proposed 260 dwellings. In view of the obvious planning gain, the demolition of the existing two dwellings is considered acceptable.
8.84	Policy ENV5 states that developments should include, where appropriate, SuDS measures to manage surface water effectively on site. Across the site Sustainable Urban Drainage Systems (SUDs) measures are included to managing watercourses and storm water holistically within the landscape.
8.85	In conclusion, and on balance, it is considered that the proposal is acceptable, having regard to Policies ENV2, ENV3 and ENV5.

Impact on Amenity

- 8.86 The proposal has been assessed against Policies RD1, DES 1 and DES3. Policies DES1, DES3 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.
- 8.87 The site abuts existing residential development on two sides, to the south and the east. With the levels rising substantially from south to north the proposal has potential to impact upon residential amenity to the south. However, given ample separation distances and a significant level of proposed planting along the southern boundaries it is not envisaged that existing properties will experience a significant loss of amenity.
- 8.88 Glen Road Heights is a newly constructed development to the immediate south of the site. The substantial separation distances are evident in the section from the site layout below and measure approximately 20-25m.
- 8.89 The site also abuts existing housing to the south-west and west, Meadowhill, Glencolin Rise and Glen Colin Court, as shown below. The open mosaic landscaped area, surrounding the existing pylon, will ensure there is significant separation distances from the proposed housing to the lower level housing in Glencolin Court and Glencolin Rise. Separation distances from the proposed built form to the rear boundary of existing properties range between 17m and 35m. This separation, combined with proposed planting, should ensure there will be no significant overlooking or overbearing impact upon existing dwellings.
- 8.90 At Meadowhill the separation distance from the proposed dwelling to the party boundary with the closest existing dwelling is approximately 12m. Having said this the proposed dwelling is gable onto the existing dwelling, and as such there should be no significant level of overlooking. With existing boundary retention, coupled with new planting, there should be no significant overbearing experienced by residents in the existing dwellings.



Glen Road Heights



Glencolin and Meadowhill

- 8.91 The separation distances are in keeping with the recommended 'back to back' separation distance of 20m as set out in Creating Places and the Residential Supplementary Planning Guidance (SPG). Similarly the 12m separation distance from the rear of the existing property at Meadowhill onto the gable of the nearest proposed house is above the recommended 10m separation distance recommended in the SPG document.

Contaminated Land

- 8.92 Environmental Health notes that three communal areas and 22 garden areas are to be capped with clean imported soil and radon protection measures are to be incorporated in houses. These measures are required to sever the contaminant linkages relating to the identified soil contamination present on this site.

8.93	Environmental Health also notes that the applicant's environmental consultant has liaised with BCC Building Control in order to ascertain the requirements for radon protection measures at this site which has indicated that a radon membrane would be required in new buildings to be in compliance with Buildings Regulations guidance. Environmental Health acknowledges the requirement for radon gas protection and refers this aspect of remediation to the Council's Building Control service.
8.9	Consequently, Environmental Health offers no objection subject to conditions.
Drainage and Flooding	
8.95	The proposal has been assessed against Policy ENV4 and the SPPS.
8.96	Flood Maps (NI) do not indicate a floodplain associated with the undesignated watercourses that are located throughout the site. This is due to the fact that these minor watercourses fall below the threshold in terms of catchment area for River Modelling.
8.97	DFI Rivers requested that the applicant carry out a Flood Risk Assessment (FRA) for their consideration that will determine the extent of the floodplain associated with these undesignated watercourses, requiring a river model.
8.98	A FRA was subsequently submitted and is currently with DfI Rivers for consideration and final comment. The applicant's drainage consultant has confirmed that existing and proposed scenarios have been modelled. Existing modelling has indicated that flows remain within the defined channel and no out of bank flooding has been indicated. The proposals, namely the culverts for road crossing have had no significant impact, with levels upstream and downstream of the development site remaining the site.
8.99	
8.100	Delegated authority is sought to deal with DfI Rivers' final consultation response, provided that the issues are not substantive.
Natural Heritage	
<i>Open Mosaic Habitat:</i>	
8.111	DAERA NIEA, Natural Environment Division (NED) has considered the impacts of the proposal on natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.
8.112	From the Preliminary Proposal for Translocation of Open Mosaic Habitat (OMH) Glen Road Belfast Development Site (Aulino Wann & Associates, published to the NI Planning Portal 12/10/2023), NED acknowledges that the ecologist has determined that the mosaic of habitats on site conforms to NI Priority Habitat.
8.113	The ecologist has established justification as to why, on this occasion, retention of this habitat will not be possible. NED also acknowledges that the proposed management of Invasive Plant Species Japanese Knotweed Fallopija japonica will likely impact on areas of OMHPDL Priority Habitat.
8.114	Based on the proposals submitted regarding the translocation of the OMHPDL, NED is content that mitigation/compensation proposals have been included, and therefore has recommended a Habitat Management Plan (HMP) be submitted which includes long term

	<p>management for those areas of translocated OMH and any other compensatory areas. For example, areas of translocated OMH, as shown on the Landscape Plan, must not be managed as amenity grassland.</p>
8.115	<p>As noted in NEDs previous response, given the presence of the invasive Japanese Knotweed <i>Fallopia japonica</i>, NED has recommended a condition regarding the management/treatment of the plant based on updated survey information.</p>
8.116	<p>Subject to the below recommended conditions, NED is content with the proposal and the proposal is considered acceptable having regard to Policy NH1.</p> <p><i>Impact on Belfast Lough:</i></p>
8.117	<p>Shared Environmental Services has confirmed that they have considered the planning application in light of the requirements of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) on behalf of Belfast City Council which is the competent authority responsible for determining the project.</p>
8.118	<p>Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.</p>
8.119	<p>In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to requiring a final Construction Environmental Management Plan (CEMP) by condition.</p> <p>Employability and Skills</p>
8.120	<p>The applicants (Housing Associations) have confirmed that employability and skills interventions to promote inclusive growth will be delivered through SIB's 'Buy Social' clauses, with monitoring and reporting on a monthly basis of the progress of the successful contractor's progress against their submitted Social Value Delivery Plan.</p>
8.121	<p>The Council's Economic Unit raises no objection to this approach, which dispense with the requirement to secure an Employability and Skills Plan through a Section 76 planning agreement.</p> <p>Section 76 Agreement planning agreement</p>
8.122	<p>The following planning obligations are considered necessary to make the proposed development acceptable and should be secured through a Section 76 planning agreement.</p> <ul style="list-style-type: none"> • Affordable housing – a minimum of 20% of the 260 residential units should be secured as social housing in compliance with Policy HOU5; • Green travel measures – travel plan, travel cards and car club membership of three years as required by Policy TRAN4; • Open space – delivery, management and maintenance of the open space and play equipment as required by Policy OS3.
8.123	<p>The draft planning agreement is currently being prepared and will need to be finalised before planning permission can be granted.</p>

Pre-application Community Consultation	
8.124	Applicants for Major development are required to carry out community consultation in advance of submitting an application.
8.125	Prior to submitting the application, applicants must give notice to the Council, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for Major development is to be submitted and set out the proposals for community consultation. A PAN was submitted to the Council on 7 th February 2021.
8.126	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
8.127	<p>A Pre-Application Community Consultation Report has been submitted in support of this application. The Report confirms the following:</p> <ul style="list-style-type: none"> • Under normal circumstances, consultation with the wider public on the proposal would have taken place through a public event, however due to current COVID-19 social distancing restrictions, the public consultation was held through online and remote means. • A remote and online public consultation was held between Monday 31st January to Friday 18th February 2022. Information could be accessed online. During the consultation period, the webpage had 230 pageviews with 191 unique page views. The average time on the page amounted to 00:03:29. • The news story on the planning agent's website got 205 pageviews during the same period. • A webinar also took place on Thursday 10th February 2022 at 6pm with a sign-up link provided in the web address above. The webinar had 13 attendees and the 14 subsequent viewers following the upload of the webinar on the webpage. • A public notice was placed in the Irish News on Monday 24th January 2022 and in the Andersonstown News on Friday 29th January. • A leaflet, containing details of the consultation process, was designed and distributed extensively to all addresses within a 200m radius of the application site during the week commencing the 24th January 2022. Some addresses beyond the 200m boundary of the site were included in the list of addresses. • Direct invites were issued to all elected representatives in the West Belfast Westminster / Stormont Constituency, Black Mountain District Electoral Area of the Belfast City Council. • Engagement also took place with Glencolin Residents Association, Black Mountain Access Project Team and Belfast Hills Partnership.
8.128	<p>Feedback was received in relation to the following issues:</p> <ul style="list-style-type: none"> • Visual amenity • Road infrastructure and traffic • Waterways • Housing need • Community and youth provision

8.129	Following the public consultation period, the applicant states that the scheme underwent a series of design iterations and reviews before the proposal was finalised.
8.130	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their legislative duty to consult the community in advance of submitting an application.
9.0	Recommendation
9.1	Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
9.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads and DfI Rivers, provided that they are not substantive.
10.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> <li data-bbox="368 875 1487 943">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. <li data-bbox="368 1043 1487 1211">2. Notwithstanding the submitted details, no development shall commence on site until a Phasing Plan has been submitted to and approved in writing by the Council. The development shall not be carried out or sequenced unless in accordance with the approved Phasing Plan. Reason: In the interests of the orderly development of the site. <li data-bbox="368 1245 1487 1413">3. Notwithstanding the submitted details, no external facing materials shall be constructed unless details of a revised materials colour palette to introduce variety in colour finishes in the external materials between the character areas has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details. Reason: In the interests of good design and placemaking. <li data-bbox="368 1514 1487 1648">4. No external brickwork, render or cladding materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials, render and external cladding materials. Reason: In the interests of good design and placemaking.

5. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a Public Art Scheme have been submitted to and approved in writing by the Council. The scheme shall include details of individual public art installations, proposals for future management and maintenance, and a programme for implementation. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of place making and the amenities of the area. Approval is required upfront because public art may be integral to the design and layout of the scheme.

6. The residential unit shall be occupied unless its respective external amenity/garden areas (and in the case of the apartments its respective external and internal amenity areas) have been provided in accordance with the approved plans.

Reason: To ensure that a quality residential environment is provided for occupants of the approved development.

7. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any phase unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area

8. No development shall commence on site within a particular phase unless a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Council.

The HMP shall include the following:

- a) management/restoration/translocation for Open Mosaic Habitat on Previously Developed Land NI Priority Habitat;
- b) description of pre-construction, baseline habitat conditions;
- c) appropriate maps, clearly identifying habitat management areas which must be compliant with plans as indicated on Drawing No.03 Landscape Plan (Published to the NI Planning Portal 12/10/2023);
- d) Detailed methodology and prescriptions of habitat management and restoration measures, including timescales, and with defined criteria for the success of the measures;
- e) Details of the prohibition of habitat damaging activities, including agricultural activities;
- f) Details of the regular monitoring of the effectiveness of habitat management and restoration measures using appropriate methodology (e.g. visual inspections, vegetation quadrats, fixed point photography) in years 1, 2, 3, 4 and 5 post construction;
- g) Year 1 monitoring to include baseline conditions of the receptor areas;

h) Details of the production of regular monitoring reports which shall be submitted to the Council within 6 months of the end of each monitoring year and which shall include details of contingency measures should monitoring reveal unfavourable results.

The approved HMP shall be implemented in accordance with the approved details on the commencement of development until construction is complete.

Reason: To compensate for the loss of and damage to Northern Ireland priority habitats.

9. The management and treatment measures included in the Japanese Knotweed Management Plan (*Fallopia japonica*), published to the NI Planning Portal 24/02/2023, shall be implemented in full and all works shall comply with the Japanese Knotweed Management Plan and relevant updated survey information published to the NI Planning Portal (Japanese Knotweed Locations 12/10/2023, Revised Japanese Knotweed Locations 27th July 2023, 12/10/2023).

Reason: To manage an Invasive Alien Plant Species and mitigate for impacts to NI Priority Habitat.

10. Prior to the occupation of each phase of the approved development, a Verification Report for that phase shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the following documents - Tetra Tech letter response - Dated the 7th of August 2023. Ref: 787-B033467 and the Tetra Tech report entitled Glen Road, Belfast Generic Quantitative Risk Assessment (GQRA) & Detailed Remedial Strategy Project No. 787-B033467 RMI Architects January 2022, have been implemented. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use, residential with plant uptake. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards, including CAR-SOIL – Interpretation for Managing and Working with Asbestos in Soil & Construction and Demolition Materials (2016). In particular, the Verification Report must demonstrate that:

- a) Capping layers should be installed as per the drawing in the GQRA & DRS the final site layout Figure 9. Recommended Capping System Extents. 787-B033467.
- b) A minimum 500mm capping system has been emplaced in all communal landscaped areas formed from material that is demonstrably suitable for use (public park).
- c) A minimum 800mm capping layer system in garden areas, as per the capping diagram in Figure 10 in the GQRA & DRS referenced 787- B033467, that is demonstrably suitable for use (residential without plant uptake).

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

11. No development shall commence within each phase unless a final Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Council. The final CEMP must be site specific and include all necessary mitigation measures for the construction and operational phases of the development to avoid any pollutant egress to Belfast Lough. The

development shall not be carried out unless in accordance with the approved CEMP.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

12. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) within each phase unless details of foul drainage, including a programme for implementation of these works within that phase, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

13. The residential units hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.

Reason: In the interests of amenity.

14. None of the residential units shall be occupied unless details of the puffin pedestrian crossing have been submitted to and approved in writing by the Council. None of the residential units shall be occupied unless the puffin pedestrian crossing has been constructed in accordance with the approved details and is operational.

Reason: In the interests of pedestrian safety and connectivity.

15. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site.

DRAFT INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the following planning obligations:

- Social housing
- Travel Plan and green travel measures
- Delivery, management and maintenance of the open space and play equipment

NOT02 Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning

Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk

NOT03 Discharge of condition(s)

This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

NOT05 Non-planning requirements

The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.