

**Development Management Officer Report
Committee Application
Addendum Report**

Summary	
Committee Meeting Date: 17 November 2015	Item Number:
Application ID: Z/2012/1417/F	Target Date:
Proposal: Change of use of aggregate storage building to waste transfer station incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer). (Amended description).	Location: Blackmountain Landfill 117 Upper Springfield Road Hannahstown Belfast BT17 2ND
Referral Route: Director of Planning Place - Nature of the proposal and level of public objection	
Recommendation:	APPROVAL
Applicant Name and Address: Whitemountain Quarries 11B Sheepwalk Road Lisburn BT28 3RD	Agent Name and Address: Whitemountain Quarries 311B Sheepwalk Road Lisburn BT28 3RD
Addendum Report The application seeks full planning permission for a change of use of aggregate storage building to waste transfer station incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer). The application was presented to the Planning Committee on 17 th November 2015 with an opinion to approve and was deferred by members for a site visit. The site visit took place on 21 November 2015. Members also raised the following queries during discussion of the case: <ul style="list-style-type: none"> • Members referred to the site location maps accompanying the application which had and pointed out that it appeared outdated as new housing had been built south of the site. Members were furnished with Ordnance Survey maps with the recently constructed housing site outlined in red to enable them to determine the proximity between the two land uses. • Concerns were raised regarding potential fire hazard on the site due to the type of material being stored on site. NIEA- Waste Management Unit was contacted regarding the fire hazard / risk with the type of waste being stored or processed on site and advised that they would expect, as part of a Management Plan for the facility, that a fire risk assessment and fire action plan are put in place in line with their Licence. 	

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- Further representations have been received from the Mount Eagles Ratepayers Association (MERA) making a formal complaint in respect of the processing of the application, including not being informed that the application was being presented to Committee. A response was sent to MERA on 3rd December 2015.

The proposal complies with the regional strategic objectives for waste management. Whilst the proposed waste types may cause concern and deter some visitors, the applicant will have to comply with the stringent requirements if it is granted a Pollution Prevention and Control Permit by NIEA Waste Management. It is therefore concluded that any impact on the Belfast Hills as a tourist asset will be minimal. The site is an appropriate location and there will be no detrimental impact on people, the environment and local amenity. In terms of the Regional Strategic Policy the proposal is suitably located within a worked out hard rock quarry that is currently used as a landfill site. The proposal therefore fully complies with the SPPS.

The proposal is in accordance with the development plan and all other material considerations and on balance considering the lack of objection from consultees and the planning history on the site is therefore considered acceptable.

Approval is recommended subject to conditions.

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Applicant Name and Address: Whitemountain Quarries 11B Sheepwalk Road Lisburn BT28 3RD	Agent Name and Address: Whitemountain Quarries 311B Sheepwalk Road Lisburn BT28 3RD
Executive Summary:	

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This application transferred to Belfast City Council on 1 April 2015 from DOE (HQ) Strategic Planning Division to Belfast City Council.

The application seeks full planning permission for a change of use of aggregate storage building to waste transfer station incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer).

The main planning issues are:

- The principle of the development at this location;
- Visual Amenity;
- The type of waste being processed and stored and its potential impact on human health and environmental receptors;
- Potential impact on Belfast Mountain Area of High Scenic Value; and
- Traffic and parking.

The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement: Natural Heritage; Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4: Planning and Economic Development; Planning Policy Statement 11: Planning and Waste Management and Planning Policy Statement 16: Tourism.

The site is located within the countryside and within Belfast Basalt Escarpment- Area of High Scenic Value (COU 5/4) as designated in the Belfast Metropolitan Area Plan.

Consultees

NIWater, NIEA-Waste Management Unit, NIEA- Natural Heritage, NIEA- Industrial Pollution & Radio Chemical Inspectorate, NIEA- Water Management Unit, Transport NI, Belfast City Council's Environmental Protection Unit, Rivers Agency, the National Trust, the Belfast Hills Partnership have offered no objections to the proposal and standard conditions are to be applied.

The expertise in terms of waste is NIEA – Waste Management Unit and they have raised no objection in terms of the handling of the waste or the waste types proposed.

The Northern Ireland Tourist Board has objected to the proposal citing detrimental impact on the tourism potential and public perception of the Belfast Hills.

Representations

10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures). An additional 2 objections were raised by local MLA's during meetings with the Minister for the Environment. The main issues raised in the objections included the nature of the waste (hazardous) being accepted; the impact on the heritage assets of the Blackmountain; the impact on the economic value and investment potential of Blackmountain; the impact on the amenity of the Belfast Hills and Blackmountain; the impact on the local wildlife and the environment; risks to public health; the existence of alternative sites; proposed additional waste activities at the Blackmountain Landfill site; and the amount of Asbestos stored at the site at any time

Acknowledging that the proposed acceptance of hazardous waste streams at the application site has raised public concern on health and environmental grounds and the potential impact of public perception of Belfast Hills; it is considered that the proposal is located within a suitable site and is of a manageable scale. The acceptance, handling and movement of such waste are within the

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control of NIEA Waste Licensing.

The principle of development is acceptable given the site's location within a former hard rock quarry, which is in accordance with PPS 11. The site is currently used as a landfill site and planning history for a broadly similar proposal was given in 2005 under planning reference Z/2003/2288/F for a Waste Transfer Station to deal with a different type of waste.

The visual impact of the proposal will be limited given the utilisation of the existing sheds and the lack of critical views given the steep walls of the disused quarry

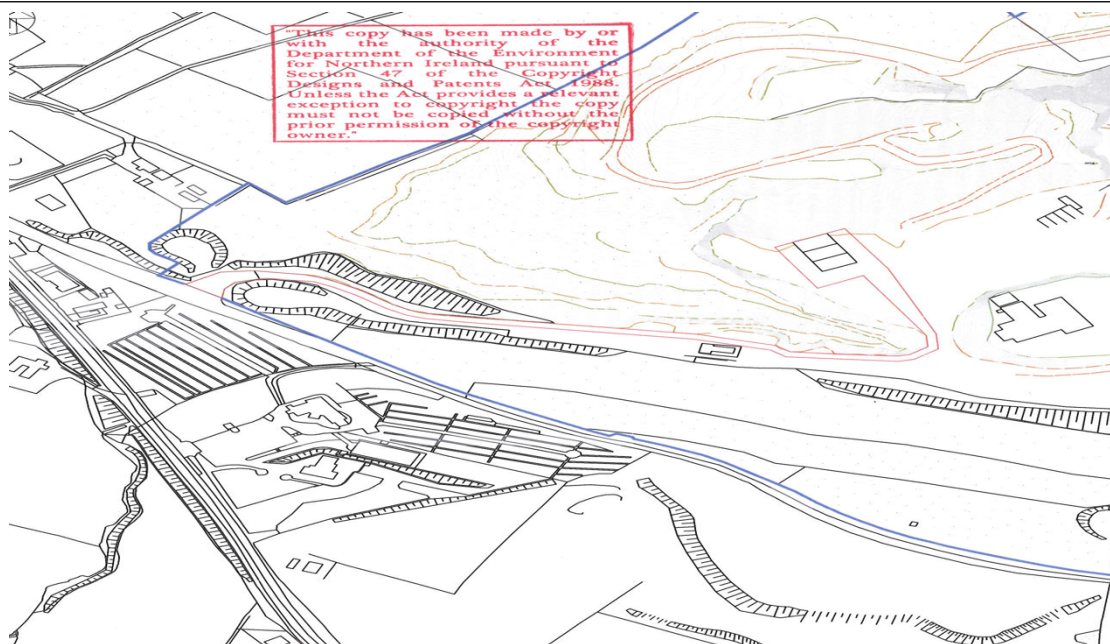
Taking into account all of the factors, including the compliance with planning policy, lack of objection from consultees and the planning history it is considered that the proposal will not result in demonstrable harm to interests of acknowledged importance.

Approval is recommended subject to conditions.

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Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Site</p> <p>The application site is located within the western section of the Black Mountain landfill. The site is approx. 0.47 ha and is comprised of a long access route from the Upper Springfield Road to an existing structure approx 12m high, made up of three separate storage bays. Each bay is open fronted and consists of a precast concrete lower wall approx 4m high, with both the side and rear elevations and the roof consisting of galvanised corrugated metal sheeting. At the time of the case officer's site visit, the existing structure was in a state of disrepair with large panels of metal sheeting on the exterior shell as well as the roof missing. The access route from the Upper Springfield Road is the existing internal road leading to the landfill area with a site office and associated weighbridge located along this route.</p>
2.0	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for a change of use of aggregate storage building to waste transfer station (WTS) incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer).</p>

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	<p>The proposed WTS seeks to accept the following EWC Codes:</p> <ul style="list-style-type: none"> • 13 07 01 – Fuel oil & diesel • 13 07 03 - Other fuels (including mixtures) • 15 01 10 – Packaging containing residues of or contaminated by dangerous substances • 15 02 02 – Absorbents, filter materials (including oil filters not otherwise specified), wiping cloths, protective clothing contaminated by dangerous substances. • 16 01 07 – Oil filters • 17 06 01 – Insulation materials containing asbestos • 17 06 05 – Construction materials containing asbestos <p>The total amount of waste accepted at the proposed WTS will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any one time. In addition, the amount of asbestos accepted will be limited to a maximum of 300 tonnes per annum.</p> <p>The site can accept up to 700,000 tonnes of inert waste material per annum under planning permission Z/2001/0589/F. The type of inert waste ranges from glass, concrete, stones and soil and other similar types of material. According to NIEA records Blackmountain Landfill, under permit No P0259/07A, accepted 468,000 tonnes of inert waste to landfill for the year between Oct 2014 and September 2015.</p>
3.0	EIA Screening
	<p>As the proposal is located within 100metres of a waterway, the application was initially screened under 13(a) of the Schedule 2 in the Environmental Impact Assessment Regulations (NI) 2012 and it was determined that an Environmental Statement was not required to accompany the application. Following the submission of an amended proposal description on 13th June 2013 the application was then re-screened under 11(b) of Schedule 2 of the Regulations.</p> <p>In determining whether the application required an environmental impact assessment, the then Department of Environment consulted a number of statutory and non statutory bodies. Taking into account the information provided by the applicant, the responses received from relevant consultees, it was concluded that an Environmental Statement was not required in this case.</p>
Planning Assessment of Policy and other Material Considerations	
4.0	<p>Site History</p> <p>Z/2001/0589/F- Proposal: Restoration of Quarry by Landfilling of Category 'A' Inert Waste. Decision: Approval - 25.02.2002. The materials include glass, brick, soil and stones, tiles and ceramics and other similar materials.</p> <p>Z/2003/2288/F- Proposal: Waste Transfer Station within aggregate storage building. Decision: Approval - 04.04.2005</p> <p>Z/2005/2157/F- Application for variation of condition 2 of Planning Approval Z/2003/2288/F (to extend the range of materials accepted onto the site. Decision: Approval 19.05.2006.</p>

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	<p>The extended ranges included various metals, wood, plastic and packaging.</p> <p>Z/2008/2204/F- The extension and re-profiling of existing restoration scheme at Black Mountain quarry. Decision: Approval 26.08.2010</p> <p>Z/2014/1237/F- Upgrade of the public car park and creation of new footpath along existing road at Divis Mountain, Hannahstown, Belfast. Approved 03.02.2015.</p>
5.0	Policy Framework
5.1	Belfast Metropolitan Area Plan 2015
5.2	<p>SPPS</p> <p>Regional Development Strategy</p> <p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 2: Natural Heritage</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 6- Planning Archaeology and the Built Environment</p> <p>Planning Policy Statement 11: Planning and Waste Management</p> <p>Planning Policy Statement 16: Tourism</p>
6.0	Statutory Consultees
	<p>DoE NIEA – Waste Management- No Objections</p> <p>DoE NIEA- Natural Heritage- No Objections</p> <p>DoE NIEA- Water Management Unit- No Objections</p> <p>DoE NIEA- Industrial Pollution & Radio Chemical Inspectorate- No comment</p> <p>Health and Safety Executive NI- No Objections</p> <p>DRD Transport NI- No Objections</p> <p>NI Water- Ni Water- No Objections</p> <p>DARD Rivers Agency- No Objections</p>
7.0	Non Statutory Consultees
	<p>BCC Environmental Protection Unit- No Objections</p> <p>Northern Ireland Tourist Board- Objecting- citing detrimental impact on tourism potential of Belfast Hills;</p> <p>National Trust- No Comment</p> <p>DSD Regeneration Team- No Objections</p> <p>Belfast Hills Partnership- No Objections</p>
8.0	Representations
	<p>The proposal has been neighbour notified and advertised in the local press. 10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures) have been received in relation to the application. An additional 2 objections were raised by a local MLA's during meetings with the Minster for the Environment. The main issues raised in the objections included:</p> <ul style="list-style-type: none"> • The nature of the waste (hazardous) being accepted; • The impact on the heritage assets of the Blackmountain; • The impact on the economic value and investment potential of Blackmountain; • The impact on the amenity of the Belfast Hills and Blackmountain; • The impact on the local wildlife and the environment;

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	<ul style="list-style-type: none"> • Risks to public health; • The existence of alternative sites; • Proposed additional waste activities at the Blackmountain Landfill site; and • The amount of Asbestos stored at the site at any time.
9.0	Other Material Consideration
	Delivering Resource Efficiency: The Northern Ireland Waste Management Strategy 2013; Towards Resource Management: The Northern Ireland Waste Management Strategy 2006- 2020; Arc21 Waste Management Plan.
10.0	Assessment
10.1	<p>The key issues in the assessment of this proposal include:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • The type of waste being processed and stored and its potential impact on human Health and environmental receptors; • Visual Amenity; • Potential impact on Belfast Mountain Area of High Scenic Value as a tourist asset; • Traffic and parking
10.2	<p><u>Principle of Development</u></p> <p>The site is located within the countryside and within Belfast Basalt Escarpment- Area of High Scenic Value (COU 5/4) as identified in BMAP 2015. Given the current use of the former quarry as a landfill site and the previous planning permission for a WTS under planning Ref: Z/2003/2288/F, although not implemented, it is considered that it does not conflict with BMAP. Consideration is required regarding the type of the waste being imported, stored and treated on the site. This is detailed below.</p>
10.3	<p>The proposal has been assessed against Planning Policy Statement 21 – Sustainable Development in the Countryside. Policy CTY 1 - Development in the Countryside – states that there are a range of other types of non-residential development that may be acceptable in principle in the countryside and will continue to be considered in accordance with existing published planning policies’. This proposal falls within the range of other non-residential development and therefore must be considered against the policies set out in Planning Policy Statement 11 ‘Planning and Waste Management.’</p>
10.4	<p>PPS 11 – Planning and Waste Management is relevant. Policy WM1 provides the framework of examination of environmental effects and set outs 12 criteria which must be met. All 12 criteria are met. The current land use is that of a landfill site. Planning permission was previously granted for a WTS with aggregate storage under planning reference Z/2003/2288/F, although this permission was never implemented. It is accepted that the WTS will not cause adverse impact on human health nor adverse impact on the environment, a view shared by NIEA- Waste Management, NIEA Natural Heritage and Belfast City Council’s Environmental Protection Unit. The use as a WTS is compatible with the wider land use of the landfill site within the envelope of the disused hard rock quarry. It will utilise the existing sheds on the site, avail of the existing access, weighbridge and haulage route currently employed the landfill operations. The visual impact of the proposal will be limited given the utilisation of the existing sheds and the lack of critical views given the steep walls of the disused quarry. The anticipated daily increase in vehicular traffic is 2 HGV vehicles. Given this insignificant increase and taking into</p>

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	<p>account the lack of objection from Transport NI, it is considered that it will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt and dust.</p>
10.5	<p>The existing buildings on site are in a state of disrepair with large panels of metal sheeting on the exterior shell as well as the roof missing. The applicant does not propose to replace or repair the buildings. NIEA WMU has not objected to the change of use of the buildings despite their state. It is considered however, that the use of the buildings could not commence until they were re-roofed and the upper walls repaired. A condition to this effect could be placed on any approval.</p>
	<p><u>Consideration of type of waste</u></p>
10.6	<p>The proposed waste transfer station seeks to accept the following EWC Codes:</p> <ul style="list-style-type: none"> 13 07 01 – Fuel oil & diesel 13 07 03 - Other fuels (including mixtures) 15 01 10 – Packaging containing residues of or contaminated by dangerous substances 15 02 02 – Absorbents, filter materials (including oil filters not otherwise specified), wiping cloths, protective clothing contaminated by dangerous substances 16 01 07 – Oil filters 17 06 01 – Insulation materials containing asbestos 17 06 05 – Construction materials containing asbestos
10.7	<p>With regard to the treatment of hazardous waste (excluding asbestos) at the proposed WTS, the applicant has highlighted that the treatment will be restricted to bulking, packaging and segregating the waste prior to onward transport as outlined below:</p> <ul style="list-style-type: none"> - Fuel Oil and diesel (13 07 01) and Other fuels (13 07 03) being decanted from small containers into a larger container for economic transportation purposes. - Packaging containing residues of or contaminated by dangerous substances (15 01 10) and Absorbents, filter materials (including oil filters not otherwise specified), wiping cloths, protective clothing contaminated by dangerous substances (15 02 02) will be separated into the various types of constituent material i.e., cardboard, plastic, wood for safe onward transportation. - Oil filters (16 01 07) will be segregated into different sizes prior to transfer from site.
10.8	<p>In respect to the asbestos further clarification was submitted by the applicant on 20th June 2013 which advised that it will arrive at the application site in double bags which will remain sealed with it not be treated or processed on site. The asbestos will be removed from the transportation vehicle, placed into a sealed container within a storage building and when a sufficient quantity is collected, the double bagged asbestos will be transferred off site to final deposition point in suitable transportation vehicles. It is also noted that the acceptance, storage and onward transfer will be continually monitored and controlled by NIEA- Waste Management and it will have to adhere the Pollution Prevention and Control Permit granted by NIEA- Waste Management as well as the Asbestos Waste Management Procedures and the ADR; The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2009.</p>

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10.9	In regards to the other criteria set out under WMU 1 the proposed site is not at risk from flooding nor will it cause flooding elsewhere.
10.10	Policy WM2 of PPS 11 provides the criteria to assess waste collection and treatment facilities. The policy requires that there is a need for the facility as established through the Waste Management Strategy (WMS) and the relevant Waste Management Plan (WMP) and also that the facility is the Best Practicable Environmental Option (BPEO).
10.11	The need for the waste management facility has already been accepted within the context of planning application Z/2001/0589/F. In relation to the locational criteria under Policy WM2 the site is located within the context of an existing landfill site, previously assessed under Z/2001/0589/F. The character of the site is therefore appropriate to the development that is proposed. The proposal is considered to comply with the criteria of the policy. It is contended that the proposal will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures (see Policy WM1).
10.12	The NI Waste Management Strategy (Towards Resource Management: The Northern Ireland Waste Management Strategy 2006-2020) identifies the importance of regional waste management, with collection and recycling operations remaining at a local level. There is a notable shortage of facilities in Northern Ireland that are licensed to accept the hazardous wastes proposed within this application. The key objectives of the Waste Management Plan for NI 2006-2020 includes the prevention of waste and the maximisation of recycling and recovery. The proposal will provide facilities for the temporary storage of these hazardous wastes at a specific location prior to onward transfer. It is considered that this proposal promotes sustainability and environmental benefits through the decreased number of traffic movements and facilitates the more efficient control and monitoring of the hazardous waste by the regulatory body, NIEA.
10.13	The revised Northern Ireland Waste Management Strategy (Delivering Resource Efficiency: The Northern Ireland Waste Management Strategy 2013) sets the policy framework for the management of waste in Northern Ireland, and contains actions and targets to meet EU Directive requirements and the Department's Programme for Government commitments. It builds on and retains the core principles of the 2006 Strategy, and places a renewed emphasis on the Waste Hierarchy. It is considered that utilising an existing storage building within a hard rock quarry to accept waste until a sufficient amount has been stored and then forwarded onto a final deposition site promotes resource efficiency and environmental benefits. The proposal therefore complies with the broad thrust of this policy.
	<u>Tourism</u>
10.14	A key issue to consider is the impact on the tourist asset. The Belfast Hills attracts a significant number of visitors especially at weekends that take advantage of the various marked trails or visit the coffee shop. The proposal has been assessed against Policy TSM 8 of Planning Policy Statement 16- Tourism. This policy states that planning permission will not be granted for development that would in itself or in combination with existing and approved development in the locality have an adverse impact on a tourism asset such as to significantly compromise its tourism value. The Belfast Hills are identified in BMAP 2015 as Area of High Scenic Value (COU 5/4). Works have finished to the car parking and a new path and new foot bridges have been erected under planning approval Z/2014/1237/F to enable better access for the public.

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10.15	<p>The previous approval to convert the storage building to a WTS was not implemented and has now lapsed. Therefore, this proposal seeks to introduce a new operation to the landfill site. However, it is considered that the impact on Black Mountain and the Belfast Hills as a tourism asset will not be detrimentally affected for a number of reasons. These include the fact that the WTS is located within the envelope of the existing hard rock quarry and the limited public views of the proposal but also the fact that the 2,500 tonnes of waste to be deposited annually is considered to be small scale in comparison with other waste operations on this site (the site accepted 468,000 tonnes in the past 12 months and has a license to accept 700,000 tonnes annually).</p>
10.16	<p>The Northern Ireland Tourist Board has raised concerns about detrimental impact on this tourism asset. Undoubtedly the area and the access to the area of Blackmountain and the Belfast Hills has improved and become popular for visitors. Account has to be taken of the intensification of the use and in particular the nature of the waste to be brought to the site may have a detrimental impact in terms of public perception of the locality. In terms of the intensification, taking account of the fact that 700,000 tonnes can be brought to the site annually, the scale of the additional waste to be accepted is considered small by comparison. Whilst the proposed waste types may cause concern and deter some visitors, the applicant will have to comply with the stringent requirements if it is granted a Pollution Prevention and Control Permit by NIEA Waste Management. , it is concluded that any impact on the Belfast Hills as a tourist asset will be minimal. Furthermore, the National Trust, who are the custodians of the Belfast Hills, and NIEA- Natural Heritage have raised no objections to the proposal.</p> <p><u>Traffic</u></p>
10.17	<p>Planning Policy Statement 3 is relevant. This policy sets out roads matters and states that potential impacts which a development may have on the efficiency of the public road network or on road safety are important material considerations. The P1 planning application form indicates that there will be an expected daily increase of 2 HGV vehicles. This does not represent a significant intensification in use of the existing access, a viewed shared by Transport NI.</p>
10.18	<p>The applicant has also advised by email dated 10th July 2015 that all waste that would be transported to site will meet the hazardous waste regulations (ensuring that they are fully compliant with hazardous waste transfer requirements and will not pose any risk to human health or the environment). All movements will be pre notified 3 days in advance to the NIEA by use of Hazardous waste consignment notification. NIEA Waste Management Unit has raised no objection.</p> <p><u>Objections</u></p>
10.19	<p>10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures) have been received in relation to the application. An additional 2 objections were raised by a local MLA's during meetings with the Minster for the Environment.</p> <p>Consideration of the objections received:</p> <ul style="list-style-type: none"> • The further clarification information received by the Department on 20 June 2013 confirmed that the total amount of waste accepted at the proposed waste transfer station will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any one time. In addition, the amount of asbestos accepted will be limited

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to a maximum of 300 tonnes per annum. It is considered that the volume of waste being accepted and in particular the amount of Asbestos, is small scale in comparison to the existing tonnage of waste accepted annually (340,000 tonnes in the last 12 months) and would not cause a detrimental impact. This is a view shared by NIEA- Waste Management and Belfast City Council's Environmental Protection Unit.

- The treatment of the hazardous waste is detailed under paragraphs 10.5 and 10.6.
- The impact on the economic value and investment potential of Black Mountain will be minimal given the location of the WTS within the boundaries of the hard rock quarry and the fact that the scale and nature of the operations proposed to take place within the site could not be described as significant given the annual tonnage of waste currently accepted at the existing site. The proposal will operate in conjunction with the existing land fill operations and help maintain employment and investment at the Black Mountain landfill site.
- The impact on the amenity of Belfast Hills and Black Mountain is very limited given the fact that the site is located within a former hard rock quarry; it will have to adhere to the Asbestos Waste Management Procedures and will be monitored by NIEA- Waste Management under the terms of any Pollution Prevention and Control Permit. This view is reinforced given the lack of objection raised by Belfast City Council Environmental Protection Unit, the National Trust and the Belfast Hill Partnership.
- It is considered that there will be no adverse impact on local wildlife and the environment. NIEA Natural Heritage acknowledged the site is adjacent to the Belfast Hills Divis/Ligoniel Site of Local Nature Conservation Importance (SLNCI), however it is considered that there are no likely impacts on the SLNCI.
- In regards to the impact on public health, it is considered that the low volume of waste being accepted and the limited amount of processing taking place together with stringent adherence to the Asbestos Waste Management Procedures will ensure that the impact on public health is negligible. The site operations will be continually monitored by NIEA Waste Management under the terms of any Pollution Prevention and Control Permit granted.
- As the application was determined not to be EIA development, the applicant did not have to provide alternative sites for the proposal. The current application site has been considered acceptable given that it is located within a hard rock quarry which contains an active landfill operation, has links to the existing road network and is relatively close to the dock and motorway.
- The objectors raised concerns about the proposed additional waste activities on the site. It is considered that given the level of waste being accepted to the WTS (2,500 tonnes per annum) it is minimal in comparison to the level of waste currently accepted into the landfill site.
- The amount of asbestos stored at the site at any one time was also another concern raised. Further clarification on this waste was received on 20th June 2013 confirming that the total amount of waste to be accepted at the proposed WTS will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any

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	<p>one time. The amount of Asbestos accepted will be limited to 300 tonnes per annum. This amount of waste will not cause a detrimental impact, a view which is shared by NIEA- Waste Management and Belfast City Council Environmental Protection Unit.</p>
<p>11.0</p>	<p>Summary of Recommendation: Approval</p> <p>Acknowledging that the proposed acceptance of hazardous waste streams at the application site could raise public concern on health and environmental grounds and public perception of Belfast Hills, it is considered that the proposal is located within a suitable site and is of small scale in relation to the amount of waste accepted annually at the site. The acceptance, handling and movement of such waste are within the control of NIEA Waste Licensing. Taking into account a number of factors including the compliance with planning policy, lack of objection from consultees and the planning history, it is considered that the proposal will not result in demonstrable harm to the interests of acknowledged importance and therefore approval is recommended.</p>
<p>12.0</p>	<p>Conditions</p> <p>1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. No waste shall be accepted at the waste transfer station until the building has been repaired, including new roofs of a similar material to existing and works to make good the upper walls above the concrete lower walls in a similar material to existing as indicated on stamped approved drawing no.02 date stamped 20 December 2012.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>3. The waste materials to be accepted at the facility hereby approved shall be restricted to the following European Waste Catalogue Codes and no other EWC Codes:</p> <ul style="list-style-type: none"> -13 07 01 - Fuel oil & diesel -13 07 03 - Other fuels (including mixtures) -15 01 10 - Packaging containing residues of or contaminated by dangerous substances -15 02 02 - Absorbents, filter materials (including oil filters not otherwise specified), wiping cloths, protective clothing contaminated by dangerous substances. -16 01 07 - Oil filters -17 06 01 - Insulation materials containing asbestos -17 06 05 - Construction materials containing asbestos <p>4. There will be no treatment of EWC Code - 17 06 01 – Insulation materials containing asbestos and EWC Code - 17 06 05 - Construction materials containing asbestos at the waste transfer station.</p> <p>Reason: In the interests of environmental protection and public health.</p>

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	<p>5. All operations shall take place internally within the waste transfer station building on site.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>6. No waste materials shall be stored or deposited outside of the waste transfer station building on site.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>7. The waste transfer station will accept a maximum of 2,500 tonnes per annum.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>8. The waste transfer station will store a maximum of 250 tonnes of waste at any one time.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>9. The waste transfer station will accept a maximum total of 300 tonnes of EWC Codes 17 06 01 and 17 06 05 per annum.</p> <p>Reason: In the interests of environmental protection and public health.</p>
<p>13.0</p>	<p>Notification to Department (if relevant)</p> <p>N/A</p>
<p>14.0</p>	<p>Representations from Elected Members</p> <p>Paul Maskey MP</p>