

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 9 April 2019	
Application ID: LA04/2018/2784/F	
Proposal: Proposed toboggan run (324m winding descent with 241m straight return) and associated single storey prefabricated building with access road, car parking, pathways, lighting, supporting planting and site works.	Location: Colin Glen Forest Park 163 Stewartstown Road on lands north of Colin Glen Community allotments and opposite No's 27-29 Colin Glen Road and accessed off
Referral Route: Scheme is supported by Council funding	
Recommendation:	Approval
Applicant Name and Address: Colin Glen Trust 163 Stewartstown Road Belfast BT17 0HW	Agent Name and Address: AECOM 10th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>The proposal is for full planning permission for a proposed toboggan run (324m winding descent with 241m straight return) and associated single storey prefabricated building with access road, car parking, pathways, lighting, supporting planting and site works.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; Tourist amenity provision; • Visual Impact & Environmental Considerations Height, scale, massing, layout and design; Open space provision; Impact on trees & Proposed landscaping; Impact on the Local Landscape Policy Area (LLPA) & Impact on the Urban Landscape Wedge; • Ecology Considerations Impact on the Site of Local Nature Conservation Importance (SLNCI); Impact on designated sites; Impact on priority habitat and protected species; Impact on Colin Glen River; • Parking provision and access; other environmental factors. • Impact on residential amenity of neighbours & Consideration of representations; <p>The site is currently designated as existing open space in the adopted Belfast Urban Area Plan 2001 and Draft BMAP. The principle of development and the proposed use as open space is existing and this area of the park will continue to be used as recreational open space, with enhanced facilities which will provide for the wider community benefit.</p> <p>Eight objections have been received raising concerns including the impact of the proposal on a priority habitat, protected species and loss of ancient woodland.</p>	

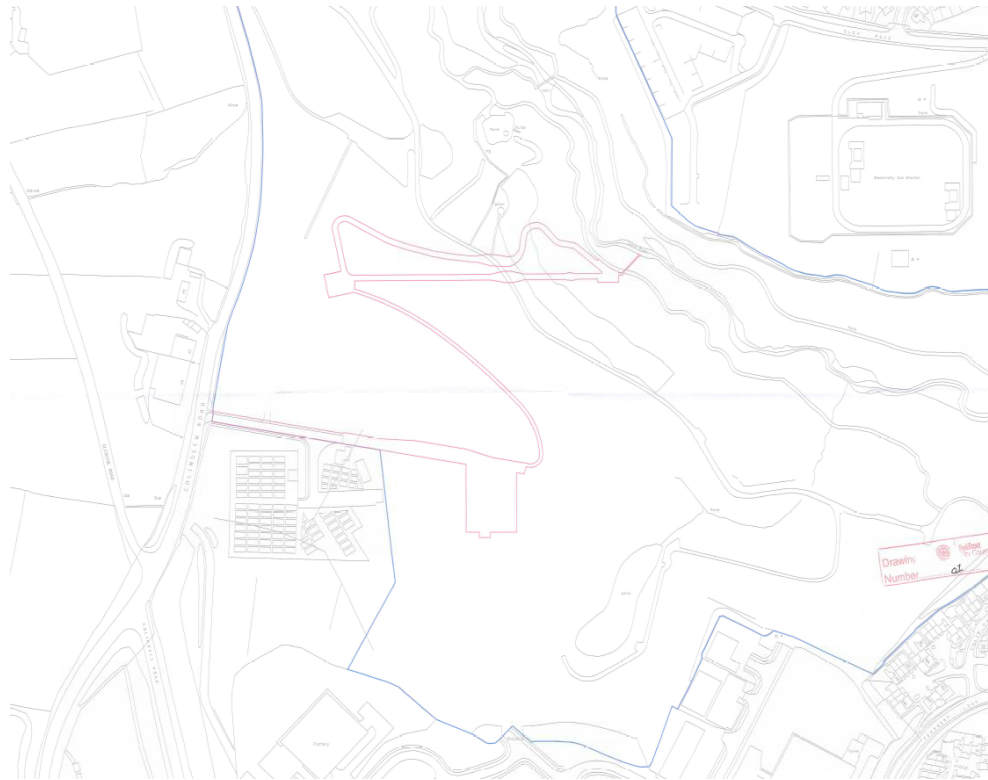
Environmental Health, NIEA Natural Heritage, Land, Soil and Air, Drainage and Water, Transport NI, Shared Environmental Services and NI Water have no objection to the proposal subject to Conditions. BCC Tree Officer objected raising concerns in respect of the loss of trees, proposed mitigation planting and impact of construction works on trees to be retained. However, it is considered that as the principal of the installation of a recreational use into the open space is acceptable it is considered that a suitable mitigation plan can be achieved.

Recommendation:

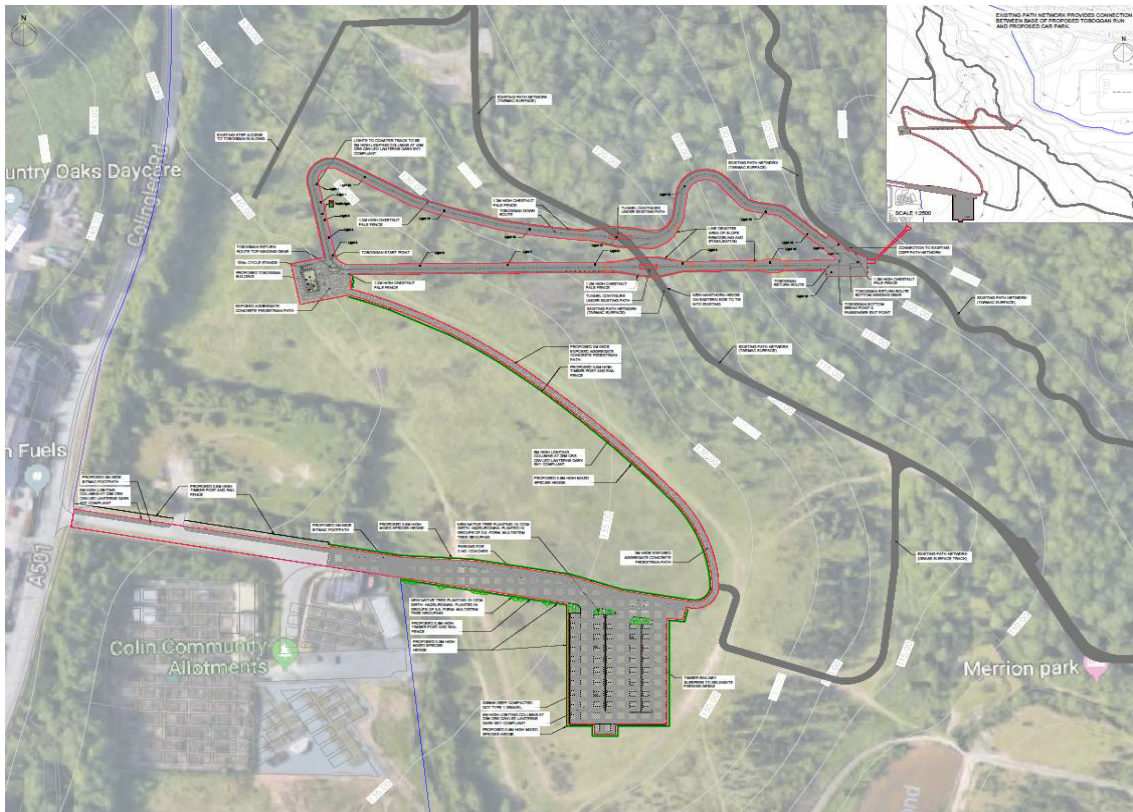
Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended and delegated authority is sought for the final wording of conditions from the Director of Planning and Building Control.

Case Officer Report

Site Location Plan



Site Layout Plan



Consultations:		
Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	No objection subject to conditions
Statutory	NIEA	No objection subject to conditions
Statutory	Shared Environmental Services	No objection
Statutory	NI Water - Strategic Applications	No objection
Statutory	Rivers Agency	No objection
Non Statutory	Environmental Health Belfast City Council	No objection subject to conditions
Statutory	BCC Tree Officer	Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	8 (with 11 signatures in total)	
Number of Support Petitions and signatures	No Petitions Received	

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for a proposed toboggan run (324m winding descent with 241m straight return) and associated single storey prefabricated building with access road, car parking, pathways, lighting, supporting planting and site works. The proposed opening hours are; May-August 09.00 – 21.00 September 09.00 – 19.00 October – April 09.00 – 21.00.</p> <p>Expected visitor numbers are estimated to be between 10,000 and 25,000 per annum, with the expectation that visitor numbers in the first few years will be closer to 10,000.</p>
2.0	<p>Description of Site</p> <p>The site is located within Colin Glen Forest Park the western section of the park. The site is accessed via a shared access with Colin Glen allotments from the Colin Glen Road. The site is located on an elevated plateau with long distance views to the east over Belfast, Castlereagh Hills and the Mourne Mountains. The site extends north towards the Colin Glen river valley with the land falling to the north and east with forest cover beginning at the top of the slopes and extending down to the Colin river. The forest park currently attracts approximately 100,000 visitors per annum.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 LA04/2019/0671/F - Proposed zip lines facility incorporating a single (803.75m long) and parallel zip line (227.04m long), 3No. towers and associated lighting, pathways, site and access works – New application received</p> <p>3.2 LA04/2018/2423/LDP - Running course dust top coating of mountain bike trail – Permitted Development</p> <p>3.3 LA04/2018/1788/PAD - Proposed Toboggan run and associated single storey prefabricated building incorporating waiting area, ticket sales, storage and washroom facilities. The Toboggan run includes a launch platform, toboggan carts and associated apparatus on single track rails. The single track rails consist of a 343m main run winding descent and a 220m straight return. Associated car park, access road, pathways, supporting planting and site works – Concluded</p> <p>3.4 LA04/2017/0367/PAD - Regional shared space activity park incorporating, 1) Discovery, recreational and residential centre. 2) Outdoor activities facilities including alpine coaster, zip lines etc. 3) camping site. 4) refurbishment of existing centre to create a youth training facility. 5) Environmental enhancement of existing parkland. 6) Landscaping and associated car parking.</p> <p>3.5 LA04/2015/0570/A - 1No. "Shop" Style sign mounted on the building (illuminated) 1No. totem sign adjacent to Colinglen Road (Non-Illuminated) and 1No. Way finding "Finger " Sign (Non Illuminated) – Granted</p>

	3.6 S/2013/0449/F - Community building for delivery of development of social economy and education courses - Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
4.2	4.2.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.2.2 Planning Policy Statement 2: Natural Heritage 4.2.3 Planning Policy Statement 3: Access, Movement and Parking 4.2.4 Planning Policy Statement 8: Open Space and Recreation 4.2.5 Planning Policy Statement 15: Planning & Flood Risk 4.2.6 Planning Policy Statement 16: Tourism
5.0	Statutory Consultees Responses
5.1	NIEA – Natural Heritage – No objection subject to conditions
5.2	NIEA – Land, Soil and Air – No objection subject to conditions
5.2	NIEA – Drainage and Water – No objection subject to conditions
5.2	Rivers Agency – No objection
5.3	DRD Transport NI – No objection subject to conditions
5.4	NI Water – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Tree Officer – Objection.
6.2	BCC Environmental Health – No objection subject to conditions.
6.3	Shared Environmental Services – Initially responded with no objection. On receipt of additional information SES were re-consulted however at the time of writing of this report has not responded.
7.0	Representations
7.1	<p>The application has been neighbour notified and advertised in the local press. Nine representations from eight objectors have been received. The objections are outlined below;</p> <p><u>Cormac Hamill – Chair of Cave Hill Conservation Campaign and director in the Belfast Hills Partnership raised the following points;</u></p> <ul style="list-style-type: none"> • Major impacts on the existing biodiversity value of the site; • Major impacts on the current quiet and natural setting of the site used positively for many years by hundreds of thousands of local people for their physical and mental health and wellbeing;

- Negative effects on at least 6 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom' s Preliminary Ecological Assessment October 2018;
- Loss of mixed ash woodland priority habitat;
- Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area;
- Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years;
- Concern that this proposal is the first of multiple applications and should not be considered in isolation;
- Other more suitable sites would be better suited to the proposal. The site has a natural recreational value that needs no enhancement.

Judy Meharg – Belfast Hills Partnership – Hills Project Officer raised the following points on two representations;

- Negative effects on at least 5 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom' s Preliminary Ecological Assessment October 2018;
- Loss of mixed ash woodland priority habitat;
- Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area;
- Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years. A minimal footprint for mitigation measures would lower the impact, in particular on the existing high quality grassland habitat;
- Query re the need for an outfall pipe at the base of the toboggan running directly into the Colin River as it appears to only collect water from the top of the run and would a pipe to a soakaway at the top of the site not suffice?;
- Concern that this proposal is the first of multiple applications and should not be considered in isolation.

Cormac Hamill, Damien McCallin and Aidan Crean – Directors of the Belfast Hills Partnership raised the following points;

- Major impacts on the existing biodiversity value of the site;
- Major impacts on the current quiet and natural setting of the site used positively for many years by hundreds of thousands of local people for their physical and mental health and wellbeing;
- Negative effects on at least 6 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom' s Preliminary Ecological Assessment October 2018;
- Loss of mixed ash woodland priority habitat;

- Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area;
- Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years;
- Concern that this proposal is the first of multiple applications and should not be considered in isolation;
- Other more suitable sites would be better suited to the proposal. The site has a natural recreational value that needs no enhancement.

Woodland Trust raised the following points;

- Considerable overlap with the Northern Ireland Ancient Woodland Inventory and if progressed would seriously impact on this precious resource;
- The proposal is unacceptable and would result in the loss of or damage to trees and woodland, but particularly those ancient and long established that appear on the Northern Ireland Ancient Woodland Inventory (NIAWI) and remnants of our past landscape;
- The proposed development is in direct conflict with the vision and values and the government's own objectives of doubling woodland in Northern Ireland by 2050.

Geoff Newell a Natural Heritage Officer raised the following points; Please note the concerns raised are personal to that of the objector and do not represent their employer;

- Proposed works are within a NI Priority Habitat, a species rich grassland in which there a range of NI Priority Species including butterflies and moths;
- Proposal would result in significant damage to this difficult to recreate habitat and associated species would probably be lost;
- Would result in the loss of broad-leaved woodland;
- Loss of natural heritage often ignored in favour of economic development;
- Already a high ropes centre at Colin Glen which is rarely busy and demand for such a resource does not and should not outweigh the valuable habitat that will be lost;
- An alternative site on land of lower wildlife value should be found.

Sean Matthews occupier of no.25 Colin Glen Road raised the following points;

- Proposal appears to be against the positive work of the Belfast Hills Partnership and the Woodland Trust NI to re-introduce native tree cover to the Belfast Hills area;
- Colin Glen forest and the adjacent open park and allotments area are important natural and undeveloped habitats;
- Area is utilised by walkers, dog walkers, families, school children and allotment owners and the proposed toboggan would irreparably damage this area;
- Inappropriate form of development for this priority natural habitat and unacceptable impact on vital corridor and the biodiversity of the area;
- Area should remain undeveloped.

Butterfly Conservation, Northern Ireland Office raised the following points;

- Preliminary Ecological Appraisal specifically refers to the butterfly flight period but fails to highlight the other stages of the lifecycle when the butterfly is present as an egg, larvae or chrysalis. The Wildlife Order protects all parts of the lifecycle not just the adult butterflies;
- Cryptic Wood White is deemed a specialist butterfly and is larvae as it only feeds on certain plants which occur in species rich grasslands and open mosaic habitats;
- Evidence provided included a thesis by James O'Neill should be considered;
- Staff and volunteers from the Belfast Hills Partnership have made us aware of a significant population in the area where the proposed development is;

	<ul style="list-style-type: none"> • Butterfly Conservation, Northern Ireland has undertaken general survey of the site and records for last two years show a significant breeding population of the species on this site; • Essential there is an understanding of where the key breeding and resting areas for this species are before further works carried out; • Consideration of the Cryptic Wood White will also ensure the conserving by proxy of many other species dependant on this habitat.
8.0	Other Material Considerations
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as;
8.2	Lands Reserved for Landscape, Amenity or Recreation use;
8.3	Area of Major Recreation and Tourism Potential.
8.4	Under the draft BMAP 2015 plan the site is designated as;
8.2	An area of existing open space.
8.3	An Urban Landscape Wedge – ML 21 Colin Glen
8.4	A Site of Local Nature Conservation Importance (SLNCI) – ML 11/01 Colin Glen (Geodiversity)
8.5	A Local Landscape Policy Area (LLPA) – BT 102 Colin Glen
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, layout and design; • Visual Impact; • Open space provision; • Tourist amenity provision; • Impact on residential amenity of neighbours; • Parking provision and access; • Impact on trees; • Proposed landscaping; • Impact on the Site of Local Nature Conservation Importance (SLNCI); • Impact on priority habitat and protected species; • Impact on Colin Glen River; • Impact on designated sites; • Impact on the Local Landscape Policy Area (LLPA); • Impact on the Urban Landscape Wedge; • Consideration of representations; • Other environmental factors.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.

9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast post RPA and previously would have been part of Metropolitan Lisburn under the Draft Belfast Metropolitan Area Plan 2015. However given that the Belfast Metropolitan Area Plan was adopted and subsequently quashed weight is afforded to it as it had reached the most advanced stage a draft plan could having been through public inquiry.
9.6	The adopted Belfast Urban Area Plan 2001 designates the site as Lands Reserved for Landscape, Amenity or Recreation Use and an area of Major Recreation and Tourism potential.
9.7	<p><u>Policy R2 Proposed Recreational Open Spaces – BUAP 2001</u></p> <p>Policy R2 of the Belfast Urban Area Plan 2001 seeks to protect from building development on major sites. Appendix 6 of BUAP 2001 specifies those sites of one acre and above zoned for proposed recreational open space and Colin Glen Park is included in this list. The proposal seeks to retain the site as recreational open space with the proposal to provide facilities for recreational use. Therefore the proposed toboggan is considered to be acceptable and in compliance with Policy R2 of BUAP 2001. The policy states that additional facilities will be provided by the recreation developments This policy does not specify the type of development but states that additional facilities will be provided by the recreation development policies which in this case is Policy R3 which is considered below.</p>
9.8	<p><u>Policy R3 Linear Park – Colin Glen River Valley – BUAP 2001</u></p> <p>Policy R3 of the Belfast Urban Area Plan 2001 aims to establish linear parks and streams around rivers and develop a linking system of walkways within the valleys. Colin Glen River Valley was one of the linear parks proposed under policy R3. The Colin Glen Forest Park has been established and provides walkways throughout the park. The proposed toboggan will not interfere with those existing walkways as tunnels are proposed which allow the toboggan track to run without disrupting the existing walkways and will therefore allow the use as a linear park along the Colin River to be maintained.</p>
9.9	<p><u>Policy T1 The Development of Tourism Facilities – BUAP 2001</u></p> <p>Policy T1 – The development of tourism facilities in the Belfast Urban Area Plan 2001 aims to encourage the development of tourism facilities on key sites within the Belfast Urban Area. The site is as an Area of Major Recreation and Tourism Potential. The proposal complies with Policy T1 of BUAP 2001 in that it will promote recreation and act as an attraction for tourists.</p>
9.10	<p><u>Principle of development and use</u></p> <p>The principle of the development is considered acceptable at this location, the existing use as open space will be retained and enhanced to provide an Alpine Toboggan which is one element of a wider masterplan for the area. The proposal will change this area of the park from a passive open space to functional open space and the recreational use is considered compatible within the wider park.</p>
9.11	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will

	<p>cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.</p>
9.12	<p><u>Height, scale, massing, layout and design</u></p> <p>The proposal utilises the sloping topography of the site for the provision of an Alpine Toboggan which will be accessed via the Colin Glen Road with car park provision, access path and associated ancillary building located on the top of the plateau - 140 contour. The Toboggan will commence from the plateau and will follow the sloping nature of the site winding from the west to the north east through the forest via a tunnel under the existing path dropping 36m down to the western banks of the Colin River 104 contour. The toboggan run will be 324m with the end point of the toboggan being located on the western side of the Colin River and the remaining track will transport the Toboggan straight back up a 241m stretch to the start of the run. The toboggan track itself will be floodlight by 5m high lighting columns. An aggregate concrete path with 6m high lighting columns, will link the car park to the toboggan building and run. The proposed toboggan is to be approximately 0.08m from the ground and will be anchored to the ground via a steel support and ground spike on a gravel foundation. Two toboggan return route winding gears are proposed one at the start of the run and one at the bottom. At the bottom of the toboggan run a path will connect patrons who exit the toboggan run to the existing Colin Glen Forest Park path network or they may return to the start point via the toboggan run.</p>
9.13	<p>Three areas are shown on the plans for slope remodelling and stabilisation. The proposed tunnels will be 2.8m in height and 3.2m wide. The areas surrounding the two proposed tunnels will be regraded to accommodate the tunnel and retain the existing path that will remain and cross over the tunnel at both sites. These paths will be bounded on both sides by a 1.2m paladin fence. A further area on the return run will require regrading to enable the toboggan to be returned to the start point of the run. Whilst the applicant has provided details and sections of the proposed tunnels, no information into the proposed construction method has been provided. As per the Tree Officers request (See 9.22 – 9.25 below) a negative condition should be attached to any approval to ensure a detailed construction method plan is submitted and approved by the Council prior to commencement of operations on site.</p>
9.14	<p>The toboggan itself is to be 1.36m long, 0.69m at its highest from the toboggan track to the highest point of the brake and 0.55m wide at its widest point. The toboggan itself will carry one person per run with the exception of children under 7 being accompanied by an adult and can reach a maximum speed of 40kmh. The toboggan track will be bounded by a 1.2m high paladin mesh chestnut pale fence, which is considered to be of an acceptable scale and finish to integrate into the surrounding woodland.</p>
9.15	<p>The proposed ticket office building is to be 10.8m long, depth of 5.3m and a height of 3.8m from ground level and have a floor space of 57.24m² providing accommodation for ticket sales, two accessible washroom facilities and storage for the toboggan carts. The building is proposed to be finished in western red cedar board on vertical timber cladding with aluminium windows and doors dark grey in colour, black aluminium rainwater goods and a black sinusoidal roof panel system in black. A retractable black awning is proposed on the south east facing elevation.</p>
9.16	<p><u>Visual Impact</u></p> <p>In respect of visual impact of the proposed toboggan run and building, it is considered that the toboggan run itself can be integrated successfully in the landscape with the trees to be retained. In terms of the toboggan building itself it is considered to be of an acceptable scale, design and finish to ensure it will not detrimentally impact on the visual</p>

	<p>amenity of the area. The visual impact of the car park is discussed below at 9.21 in this report. In respect of the required visibility splays this will result in the loss of the tree lined boundary to the north of the access along the Colin Glen Road. However this is a temporary visual impact and can be mitigated against by the conditioning of replanting behind the proposed visibility splays.</p>
9.17	<p><u>Open space provision</u> The site is currently designated as existing open space in the adopted Belfast Urban Area Plan 2001 and Draft BMAP. Whilst the proposal site itself is under 2 hectares, the wider site as shown outlined in blue on the site location map drawing no.01 is and therefore it is considered that alternative open space provision is not required to be demonstrated by the applicant. The proposal will retain it as open space with the addition of a recreational facility in the form of an Alpine Toboggan. It is considered that the proposal will bring wider community benefit by providing a recreational facility that will not only provide for the local community but will attract visitors from further afield, whilst still maintaining the open space use and without significant detrimental impact on the amenity, character or biodiversity of the area. The proposal therefore complies with Policy OS1 of Planning Policy Statement 8.</p>
9.18	<p><u>Tourist Amenity Provision</u> It is considered that the proposal has regard for the adopted Belfast Urban Area Plan 2001 in that the site was identified as an Area for Major Recreation and Tourism Potential. The proposal will provide an activity facility which is appropriate to its location and respects the site context in terms of scale, size and design. It is considered that the proposal complies with policies TSM 1 – Tourism Development in Settlements and TSM 7 – Criteria for Tourism Development of Planning Policy Statement 16 – Tourism.</p>
9.19	<p><u>Impact on residential amenity of neighbours</u> Environmental Health has considered the proposal and following the submission of a noise impact assessment, environmental site assessment, gas risk assessment, lighting specification and light spills plans and has no objections subject to pre commencement conditions. No representations from nearby residential properties have been received. It is considered that the proposed toboggan complies with Policy OS 5 – Noise Generating Sports and Outdoor Recreational Activities of Planning Policy Statement 8 –Outdoor Space, Sport and Recreation, in that the applicant has demonstrated that there will be no unacceptable level of disturbance to people living nearby or conflict with other noise sensitive uses. In respect of the proposed lighting Environmental Health has considered the proposed lighting specification along with the light spill plans and advised they have no objection to the proposal. Therefore, the proposal complies with Policy OS 7 – The Floodlighting of Sports and Outdoor Recreational Facilities, in that there is no unacceptable impact on the amenity of nearby residents or on the visual amenity or character of the locality and public safety is not prejudiced.</p>
9.20	<p><u>Parking provision and access</u> The proposal includes the continuation of the existing access road and footpath into Colin Glen allotments on to the plateau to provide access to a proposed 103 space floodlight car park. Parking for 3no. Coaches along the northern side of the entrance road are proposed and 15 no. cycle parking stands are proposed at the toboggan building. Transport NI were consulted and have no objection to the proposal subject to conditions. One such condition is in relation to increasing the visibility splays in to the area outlined in blue within the ownership of the applicant. Section 52 of the Planning Act 2011 enables the Council to impose conditions for regulating the development of use of land under the control of the applicant whether or not it is land in respect of which the application was made or requiring the carrying out of works on any such land, so far as it appears to the Council or, as the case may be, the Department to be expedient for the purposes of or in</p>

	<p>connection with the development authorised by the permission. Therefore, as the land to which the condition re the extending of the visibility splays is within the ownership of the applicant this can be conditioned as it is within the 'blue line' on the site location map. It is considered that the proposal complies with policy AMP 1 – Creating an Accessible Environment, AMP2 – Access to Public Roads, AMP 8 – Cycle Provision and AMP 9 – Design of Car Parks and AMP 10 – Provision of Public and Private Car Parks of Planning Policy Statement 3 – Access, Movement and Parking subject to conditions.</p>
9.21	<p>The proposed site plan shows car park to be gravel with railway sleepers to delineate parking areas. However it is suggested that the parking surface be conditioned to be made from grasscrete which will soften the impact of the car park on this elevated landscape. Assisting the visual integration of the car park into this plateau alongside the proposed boundary / buffer planting.</p>
9.22	<p><u>Impact on trees</u> BCC Tree Officer was consulted and objected to the proposal. Further information was requested in the form of details of proposed replanting, clarification re boundary treatment around track, the submission of a construction management plan indicating site huts, contractors parking, plant storage, materials storage, services and lighting cables locations, site access during construction, working area and details of tree protection fencing.</p>
9.23	<p>Following the submission of a mitigation landscaping plan and an outline construction management plan, the Tree Officers concerns remained and highlighted inconsistencies with the proposed planting. The Tree Officer also considered the Woodland Trust objection in relation to trees to the eastern side of the toboggan run and that full details of any tree removal proposals for this area would be required.</p>
9.24	<p>In terms of the proposed mitigation tree and shrub planting, whilst mitigation planting is welcomed it is considered that the mitigation sites are somewhat divorced from the proposal site being 21m and 1106m approximately away from the nearest point of the proposal site.</p>
9.25	<p>On balance, it is considered that these matters can be address and mitigated through negative conditions prior to the commencement of work on the site requiring the applicant to provide a detailed construction management plan and details of replacement planting to address inconsistencies. On that basis it is considered that the concerns highlighted by the tree officer whilst not addressed currently can be addressed through suitable conditions.</p>
9.26	<p><u>Proposed Landscaping</u> The applicant has shown proposed planting along the access road in the form of a 0.9m high mixed species hedgerow along the northern side of the access road and footpath which will continue along the south western boundary of the proposed pedestrian path linking the car park to the toboggan run and building. The southern boundary along the access road and the boundary of the proposed car park will be defined by 0.9m high timber post and rail fence with a mixed species hedgerow of the same height. This will be interspersed with groups of 3-5 native hazel/rowan trees along the southern side of the access road. These trees are also proposed for the northern end of the proposed parking bays with timber sleepers delineating the parking area. This proposed planting is considered acceptable and native species in keeping with surrounding environment.</p>
9.27	<p><u>Impact on the Site of Local Nature Conservation Importance (SLNCI)</u> NIEA Natural Heritage and Conservation Areas and Shared Environmental Services were consulted with Preliminary Ecological Appraisal. It is considered that the proposal will not</p>

	adversely impact on the SLNCI as per NIEA Natural Heritage and Shared Environmental Services and is therefore considered to be compliant with policy NH 4 of Planning Policy Statement 2 – Natural Heritage.
9.28	<p><u>Impact on Priority Habitat and Protected Species</u></p> <p>NIEA Natural Heritage were consulted with Preliminary Ecological Appraisal and following consideration requested further information after highlighting concerns in regards to the impact of the proposal on protected species including bats, otters, badgers, Cryptic Wood White butterflies and March Fritillary Butterflies all protected by law and unacceptable adverse impact on priority habitats and natural heritage features worthy of protection. NIEA advised insufficient information has been submitted to establish otherwise. NIEA Natural Heritage advised that further tree compensation was required, species list of herbaceous plants, Evidence in respect of mammal hole/badgers, butterfly surveys and a reduced lighting scheme.</p>
9.29	<p>Following the submission of an amended Preliminary Ecological Appraisal, light spill plans and landscape mitigation plans and consideration of representations from objectors. NIEA Natural Heritage noted that concerns regarding light spill and the mammal hole have been addressed. NIEA Natural Heritage noted that while mitigation for the Cryptic Wood White butterflies has been shown in the amended Preliminary Ecological Appraisal, which includes controlling the timing in the year that development can be carried out to minimise impact and for further compensation and enhancement to include the active management of the grassland for the species. NIEA recommended the attachment of negative conditions for the submission to a Species Management Plan and Habitat Management Plan to protect the Cryptic Wood White butterfly and to compensate for loss or damage to the NI priority habitats and mitigate for impacts to priority species/breeding birds. On this basis it is therefore considered that the proposal complies with policy NH 5 – Habitats, Species or Features of Natural Heritage Importance of Planning Policy Statement 2 – Natural Heritage, subject to the attachment and approval in writing from the Council in respect of the negative conditions.</p>
9.30	<p><u>Impact on Colin Glen River</u></p> <p>Rivers Agency were consulted and considered the Drainage Assessment submitted. Rivers Agency advised that in order to fully assess the submitted Drainage Assessment that a Schedule 6 consent letter from DFI Rivers Area Office was required in relation to discharge to the watercourse. Following the submission of an amended Drainage Assessment and re-consultation, Rivers Agency has advised that the proposed method is reliant on the SuDS (Sustainable Drainage Systems) system being designed in accordance with industry specifications and a long term maintenance programme to ensure its ongoing function.</p>
9.31	<p><u>Impact on Designated Sites</u></p> <p>Shared Environmental Services were consulted and advised that the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.</p>
9.32	<p><u>Impact on the Local Landscape Policy Area (LLPA)</u></p> <p>In respect of the Local Landscape Policy Area BT 102 Colin Glen, the proposal will not detrimentally impact on the Local Landscape Policy Area as the proposal site is a small area of what is a larger LLPA. The proposal whilst it winds down to the river corridor through the forest, it is considered that the proposal will not have an unacceptable adverse impact on the flora and fauna of the river corridor as per NIEA Natural Heritage's consultation response subject to negative conditions. The proposed toboggan will not</p>

	<p>detract from the amenity value or landscape quality that the LLPA currently provides, in the form of a river valley, forest and grassland. The proposal will not adversely affect the environmental quality, integrity or character of the LLPA and is therefore considered to comply with Policy ENV 1 of draft BMAP 2015.</p>
9.33	<p><u>Impact on the Urban Landscape Wedge</u> The proposal will not adversely impact on the Urban Landscape Wedge – ML 21 Colin Glen in which it is situated. The proposal retains the use as existing open space with the addition of a single storey building for use as a ticket office and washroom facility for the users of the proposed toboggan. The open nature of the urban landscape wedge will be retained and the proposed building will be ancillary to the recreational use as an Alpine Toboggan. The buildings are of a minor scale and will not disrupt long or short range views of the urban landscape wedge. It is considered that the proposal complies with Policy UE 4 of draft BMAP 2015.</p>
9.34	<p><u>Consideration of Representations.</u> The objections received are considered below;</p>
9.35	<p>Cormac Hamill – Chair of Cave Hill Conservation Campaign and director in the Belfast Hills Partnership raised the following points;</p> <ul style="list-style-type: none"> • Major impacts on the existing biodiversity value of the site – See 9.28 – 9.29 in this report; • Major impacts on the current quiet and natural setting of the site used positively for many years by hundreds of thousands of local people for their physical and mental health and wellbeing - See 9.19 and 9.27 – 9.33 in this report; • Negative effects on at least 6 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom’ s Preliminary Ecological Assessment October 2018 - See 9.28 – 9.29 in this report; • Loss of mixed ash woodland priority habitat - See 9.28 – 9.29 in this report; • Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area - See 9.28 – 9.29 in this report; • Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years - See 9.28 – 9.29 in this report; • Concern that this proposal is the first of multiple applications and should not be considered in isolation – Planning Service can only consider the proposal before us; • Other more suitable sites would be better suited to the proposal. The site has a natural recreational value that needs no enhancement – Planning Service can only consider the proposal before us.
9.36	<p>Judy Meharg – Belfast Hills Partnership – Hills Project Officer raised the following points on two representations;</p> <ul style="list-style-type: none"> • Negative effects on at least 5 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom’ s Preliminary Ecological Assessment October 2018 - See 9.28 – 9.29 in this report; • Loss of mixed ash woodland priority habitat - See 9.28 – 9.29 in this report;

	<ul style="list-style-type: none"> • Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area - See 9.28 – 9.29 in this report; • Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years. A minimal footprint for mitigation measures would lower the impact, in particular on the existing high quality grassland habitat See 9.28 – 9.29 in this report; • Query re the need for an outfall pipe at the base of the toboggan running directly into the Colin River as it appears to only collect water from the top of the run and would a pipe to a soakaway at the top of the site not suffice? – See 9.30 in this report; • Concern that this proposal is the first of multiple applications and should not be considered in isolation – Planning Service can only consider the proposal before us.
9.37	<p>Cormac Hamill, Damien McCallin and Aidan Crean – Directors of the Belfast Hills Partnership raised the following points;</p> <ul style="list-style-type: none"> • Major impacts on the existing biodiversity value of the site – See 9.28 – 9.29 in this report; • Major impacts on the current quiet and natural setting of the site used positively for many years by hundreds of thousands of local people for their physical and mental health and wellbeing - See 9.19 and 9.27 – 9.33 in this report; • Negative effects on at least 6 priority species of invertebrates occurring on the site due to the loss of species rich grassland habitat that they depend on; namely Cryptic White, Lattice Heath and Small Heath butterflies plus Cinnabar Moth, Ghost Moth and Garden Tiger Moth with potentially negative effects on at least 16 priority species that could occur on the site as per Aecom’ s Preliminary Ecological Assessment October 2018 - See 9.28 – 9.29 in this report; • Loss of mixed ash woodland priority habitat - See 9.28 – 9.29 in this report; • Noise disturbance to wildlife and physical disturbance to habitats across a wider area than the footprint of the development due to increased numbers of people visiting the area - See 9.28 – 9.29 in this report; • Mitigating measures involving proposed landscaping may cause more damage as the area has naturally developed its rich flora and fauna over many years; • Concern that this proposal is the first of multiple applications and should not be considered in isolation - See 9.28 – 9.29 in this report; • Other more suitable sites would be better suited to the proposal. The site has a natural recreational value that needs no enhancement – Planning Service can only consider the proposal before us.
9.38	<p>Woodland Trust raised the following points;</p> <ul style="list-style-type: none"> • Considerable overlap with the Northern Ireland Ancient Woodland Inventory and if progressed would seriously impact on this precious resource – See 9.20 – 9.24 and 9.28 – 9.29 in this report; • The proposal is unacceptable and would result in the loss of or damage of trees and woodland, but particularly those ancient and long established that appear on the Northern Ireland Ancient Woodland Inventory (NIAWI) and remnants of our past landscape – See 9.20 – 9.24 and 9.28 – 9.29 in this report; • The proposed development is in direct conflict with the vision and values and the government’s own objectives of doubling woodland in Northern Ireland by 2050 – The proposal is considered under the prevailing planning policy.
9.39	<p>An objector who is a natural heritage professional raised the following points; Please note the concerns raised are personal to that of the objector and <u>do not represent their employer;</u></p>

	<ul style="list-style-type: none"> • Proposed works are within a NI Priority Habitat, a species rich grassland in which there a range of NI Priority Species including butterflies and moths - See 9.28 – 9.29 in this report; • Proposal would result in significant damage to this difficult to recreate habitat and associated species would probably be lost - See 9.28 – 9.29 in this report; • Would result in the loss of broad-leaved woodland - See 9.20 – 9.24 and 9.28 – 9.29 in this report; • Loss of natural heritage often ignored in favour of economic development – Noted; • Already a high ropes centre at Colin Glen which is rarely busy and demand for such a resource does not and should not outweigh the valuable habitat that will be lost – This is a speculative opinion and does not form a material consideration in the determining of this proposal; • An alternative site on land of lower wildlife value should be found – Planning Service can only consider the proposal before us.
9.40	<p>Sean Matthews occupier of no.25 Colin Glen Road raised the following points;</p> <ul style="list-style-type: none"> • Proposal appears to be against the positive work of the Belfast Hills Partnership and the Woodland Trust NI to re-introduce native tree cover to the Belfast Hills area - See 9.20 – 9.24 and 9.28 – 9.29 in this report; • Colin Glen forest and the adjacent open park and allotments area are important natural and undeveloped habitats – See 9.27 – 9.33 in this report; • Area is utilised by walkers, dog walkers, families, school children and allotment owners and the proposed toboggan would irreparably damage this area – It is considered that the proposal will not detrimentally impact on the existing functioning of the existing forest park or allotments by this proposal; • Inappropriate form of development for this priority natural habitat and unacceptable impact on vital corridor and the biodiversity of the area - See 9.28 – 9.29 in this report; • Area should remain undeveloped – Noted.
9.41	<p>Butterfly Conservation, Northern Ireland Office raised the following points;</p> <ul style="list-style-type: none"> • Preliminary Ecological Appraisal specifically refers to the butterfly flight period but fails to highlight the other stages of the lifecycle when the butterfly is present as an egg, larvae or chrysalis. The Wildlife Order protects all parts of the lifecycle not just the adult butterflies – See 9.28 – 9.29 in this report; • Cryptic Wood White is deemed a specialist butterfly and is larvae as it only feeds on certain plants which occur in species rich grasslands and open mosaic habitats – See 9.28 – 9.29 in this report; • Evidence provided included a thesis by James O’Neill should be considered – Noted; • Staff and volunteers from the Belfast Hills Partnership have made us aware of a significant population in the area where the proposed development is – Noted; • Butterfly Conservation, Northern Ireland has undertaken general survey of the site and records for last two years show a significant breeding population of the species on this site – Noted; • Essential there is an understanding of where the key breeding and resting areas for this species are before further works carried out – See 9.28 – 9.29 in this report; • Consideration of the Cryptic Wood White will also ensure the conserving by proxy of many other species dependant on this habitat – See 9.28 – 9.29 in this report.
9.42	<p><u>Other environmental factors.</u></p>

9.43	<p>NIEA Land, Soil and Air and Drainage and Water have no objection subject to conditions. NI Water Strategic Applications responded with no objection.</p> <p><u>Recommendation</u> The proposal is considerable to be acceptable subject to conditions. The proposal will provide a formal use in this existing area of open space without detrimentally impacting on its current functioning, protected species, habitat or residential amenity. The proposal contributes to the implementation of the Belfast Agenda in respect of 'Living Here' and providing physical investment in this neighbour and social innovation in the community.</p>
9.44	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended and delegated authority is sought for the final wording of conditions from the Director of Planning and Building Control.</p>
10.0	<p>Summary of Recommendation: Approval subject to conditions</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> <li data-bbox="325 808 1485 943">1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. <li data-bbox="325 981 1485 1178">2. Visibility splays of 4.5m x 150.0m (to tangent where appropriate) shall be provided at the junction of the access from the development to the public carriageway prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. <li data-bbox="325 1216 1485 1451">3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. <li data-bbox="325 1489 1485 1783">4. The development hereby permitted shall not become operational until grasscrete areas have been constructed and permanently marked in accordance with drawing No.60535944 CG AEC LE 1003 Rev.P5 (uploaded to the Planning Portal 28th February 2019) to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development. Reason: To ensure adequate provision has been made for parking and traffic circulation within the site. <li data-bbox="325 1821 1485 2016">5. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with drawing No.60535944 CG AEC LE 1003 Rev.P5 (uploaded to the Planning Portal 28th February 2019). Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

6. No development activity, including ground preparation or vegetation clearance, shall take place until a Species Management Plan (SMP) has been submitted to and approved in writing by the Planning Authority. The approved SMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved SMP, unless otherwise agreed in writing by the Planning Authority. The SMP shall include the following:
- a) Detailed surveys for Cryptic Wood White butterfly including the mapping for the food plants.
 - b) Details of mitigation measures proposed for Cryptic Wood White butterfly.
 - c) Details of compensatory planting for the loss of food plant.

Reason: To protect biodiversity on the site.

7. No development activity, including ground preparation or vegetation clearance, shall take place until a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Planning Authority. The approved HMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved HMP, unless otherwise agreed in writing by the Planning Authority. The HMP shall include the following:
- a) Aims and objectives of proposed habitat management;
 - b) Appropriate assessment and description of pre-construction, baseline habitat conditions;
 - c) Appropriate maps, clearly identifying habitat management areas;
 - d) Detailed methodology and prescriptions of habitat management measures and with defined criteria for the success of the measures;
 - e) Timescales for the implementation of habitat management measures;
 - f) Details of the monitoring of the effectiveness of habitat management measures using appropriate methodology (e.g. fixed vegetation quadrats, fixed point photography) in year 1,2,3,5,10,15, and 25
 - g) Details of contingency measures to be implemented should monitoring reveal unfavourable results.
 - h) Details of the production of monitoring reports to be submitted to the Planning Authority within 6 months of the end of each monitoring year.

Reason: To compensate for the loss of and damage to Northern Ireland priority habitats and to mitigate for impacts to priority species/breeding birds.

8. Prior to the commencement of construction, the applicant shall submit to and have agreed in writing by the Planning Service, an updated Remediation Strategy. This Strategy must detail how the identified pollutant linkages are to be broken and no longer pose potential risk to human health. In particular this Strategy must demonstrate:
- How the foundations, sub-floor slab and sub-floor void will align and where the gas membrane will be present to provide gas protection to Characteristic Situation 3.
 - That the construction process does not introduce any preferential pathways for gas migration.
 - How the gas protection measures will be verified.

All construction, thereafter must be in accordance with the approved remedial strategy.

Reason: To protect human health.

9. Prior to operational of the development, the applicant shall submit to and have agreed in writing by the Planning Service, a Verification Report. The Verification Report must be in accordance with current Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: To protect human health.

10. F.R. Mark Report, Proposed Toboggan Run, Colinglen Forest Park, Colinglen Road, Belfast, Noise Impact Assessment dated 20th February 2019, shall be implemented and retained thereafter.

Reason: To protect human health.

11. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

12. After completing the remediation works under Condition 11; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

13. Notwithstanding drawing titled Colin Glen Forest Park Proposed Site Layout sheet no. 60535944-CG-AEC-LE-1003 the proposed car park shall be surfaced in grasscrete.

Reason: In the interests of visual amenity.

14. The development hereby permitted (including site clearance works) shall not commence until a phasing plan which sets out the sequence that the development will be constructed has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed phasing plan and shall be complied with throughout the construction period.

Reason: To protect the environment and general amenity of the area and to ensure a satisfactory form of development

15. No works or development shall commence on site, including demolition, site clearance and site preparation, until a Construction Management Plan has been submitted to and approved in writing by the Council. The Construction Management Plan shall include details in regards to the following;

- Location of site compound including site huts.
- Location of contractor's parking area
- Location of plant storage area
- Location of materials storage areas
- Location of proposed services to the site and lighting cable locations.
- Location of proposed entrances and exits from the site during the construction process.
- A realistic indication of the working area required to construct the proposal, marked clearly on a plan.
- Details of both tree protection fencing, and site fencing to ensure that there is minimal impact outside the development site.

During the construction phase. No works, development, demolition, site clearance or site preparation shall be carried out unless in accordance with the approved Construction Management Plan.

Reason: To safeguard the amenities of the area.

16. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

Reason: In the interests of the character and appearance of the area. The landscaping is critical to the acceptability of the proposal.

17. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

18. No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Council. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.

19. Prior to the commencement of any development or construction work:

	<p>a) No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires shall take place within the Root Protection Area (RPA) of trees within the site and adjacent lands during the construction period. The RPAs shall be carried out in accordance with a drawing to be submitted to Belfast City Council for agreement at least 4 weeks prior to the commencement which of development in.</p> <p>b) The developer shall contact the Council at least 4 weeks prior to commencement on site to agree a date and time for a pre-commencement meeting to be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Belfast Planning Service to agree details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan as set out in a) above.</p> <p>Reason: To ensure that prior to the commencement of development the Council is satisfied that the trees to be retained will not be damaged during development works</p> <p>20. If roots are accidentally damaged the Council must be notified and given the opportunity to inspect the damage before it is covered over. A mitigation plan to be agreed in writing shall be submitted for agreement before any further works proceed. Development shall be carried out in accordance with the agreed plan.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.</p> <p>21. The boundary to the north of the access along the Colin Glen Road shall be replanted behind the proposed visibility splays with extra heavy standard native trees at a ratio of 2:1.</p> <p>Reason: In the interests of visual amenity.</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>Cllr Walsh Cllr O'Hara</p>	

ANNEX	
Date Valid	21st November 2018
Date First Advertised	7th December 2018
Date Last Advertised	7th December 2018
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1, Dufferin Court, Bangor, Down, Northern Ireland, BT20 3BX S Mathews 25, COLINGLEN ROAD, DUNMURRY, DUNMURRY, ANTRIM, Northern Ireland, BT17 0LR</p> <p>The Owner/Occupier, 25a ,Colinglen Road,Dunmurry,Dunmurry,Antrim,BT17 0LR</p> <p>The Owner/Occupier, 27 Colinglen Road,Dunmurry,Dunmurry,Antrim,BT17 0LR</p> <p>The Owner/Occupier, 29 Colinglen Road,Dunmurry,Dunmurry,Antrim,BT17 0LR</p> <p>The Owner/Occupier, 29 Colinglen Road,Dunmurry,Dunmurry,Antrim,BT17 0LR</p> <p>The Owner/Occupier, 30 Colinglen Road,Dunmurry,Dunmurry,Antrim,BT17 0LW Cormac E Hamill 32, Waterloo Park, Belfast, Antrim, Northern Ireland, BT15 5HU</p> <p>The Owner/Occupier, 61 Colin Glen Green,Andersonstown,Belfast,Antrim,BT17 0HX</p> <p>The Owner/Occupier, 63 Colin Glen Green,Andersonstown,Belfast,Antrim,BT17 0HX</p> <p>The Owner/Occupier, 65 Colin Glen Green,Andersonstown,Belfast,Antrim,BT17 0HX Geoff Newell 9, Hedgelea Park, Newtownabbey, Monkstown, Antrim, Northern Ireland, BT37 0WH Geoff Newell 9, Hedgelea Park, Newtownabbey, Monkstown, Antrim, Northern Ireland, BT37 0WH Catherine Bertrand Butterfly Conservation Northern Ireland Office,66 Dublin Road,Kilcoo,Newry,N Ireland,BT34 5JG Catherine Bertrand Butterfly Conservation Northern Ireland Office,66 Dublin Road,Kilcoo,Newry,N Ireland,BT34 5JG Geoff Newell Discovery Centre Annaloist Road Lurgan Judy Meharg Hills Project Officer,Belfast Hills Partnership,9 Social Economy Village,Hannahstown Hill,N Ireland,BT17 0XS Hills Partnership</p>	

Hills Project Officer, No 9 Social Economy Village, Hannahstown Hill, Belfast, N Ireland, BT17 0XS The Owner/Occupier, No.9 Social Economy Village, Hannahstown Hill, Belfast, N Ireland, BT17 0XS The Owner/Occupier, Unit 1a, 27 Colinglen Road, Dunmurry, Dunmurry, Antrim, BT17 0LR The Owner/Occupier, Unit 1b, 27 Colinglen Road, Dunmurry, Dunmurry, Antrim, BT17 0LR The Owner/Occupier, Unit 1c, 27 Colinglen Road, Dunmurry, Dunmurry, Antrim, BT17 0LR The Owner/Occupier, Unit 2, 27 Colinglen Road, Dunmurry, Dunmurry, Antrim, BT17 0LR	
Date of Last Neighbour Notification	12th December 2018
Date of EIA Determination	18 th December 2018
ES Requested	No
Drawing Numbers and Title 01 – 10 Proposed Site Layout Site location Plan/Landscape Mitigation Landscape Planting Landscape Mitigation Areas 01 and 02 Light Spill Plan Landscape Mitigation Areas	