

Committee Application

Development Management Report

Application ID: LA04/2019/1797/F

Date of Committee: 16th Feb. 2021

Proposal:

Renovation of listed buildings and lands to the rear for a residential development comprising of 7no. townhouses and 34no. apartments (41 units) with associated landscaping, parking and site works

Location:

Derelict lands at and to the rear of No's 34-36 The Mount
Belfast
BT5 4NA.

Referral Route:

Planning Committee - scheme more than 12 units with objections

Recommendation: Approval

Applicant Name and Address:

The Mount, 1 Castlereagh Street, Belfast Ltd
Pearl Assurance House
Donegall Square East
Belfast
BT1 5HB

Agent Name and Address:

MBA Planning Ltd
4 College House
Belfast
BT12 4HQ

Executive Summary:

This application seeks full planning permission for the renovation and conversion of listed buildings and the redevelopment of lands to the rear for a residential development comprising of 7no. townhouses and 34no. apartments with associated landscaping, parking and site works.

The main issues to be considered in this case are:

- Principle of development
- Design and impact on character and appearance of the area
- Impact on listed buildings
- Impact on neighbouring amenity
- Density
- Private and shared amenity space
- Access, Movement and Parking

The application site is designated within Belfast Urban Area Plan 2001 as zoned within a Housing Action Area. Within the Draft BMAP (2004), the site is designated Land Zoned for Housing. At examination of Draft BMAP (2004). The Planning Appeals Commission (PAC) make no reference to proposed land use designation within BMAP enquiry report indicating no objections were received regarding land zoning, within the dBMAP 2015 the site was zoned as land for housing.

The proposal is not considered to adversely impact the character and appearance of the area or the amenity of neighbouring properties. The proposal will contribute to the restoration of a Georgian terrace, which will provide 12 number units, the restoration of the Listed Building element will be secured by a Section 76 Legal Agreement; with the remainder built to form a quad within the Mount with a central amenity and parking area. The site will result in 41 new homes and is acceptable in terms of density, design, private and shared amenity provision, highway safety, parking and flooding. It is concluded that the scheme will bring a positive benefit to the site and locality, given the site has been vacant for many years and the Listed Buildings are in a state of disrepair.

The scheme will include 34 number parking spaces within the site and a number of travel cards for residents this is considered acceptable, given the site is in a highly accessible location close to bus, rail, City centre and District centres.

Rivers Agency, Historic Environment Division, NI Water, BCC Environmental Health, DfI Roads Service were consulted and have offered no objection to the proposal.

18 responses to public consultation were received, of this nine letters of objection with stated concerns from six individuals; seven standardised letters of objection providing no reasons of concern, and two letters seeking additional information. concerns summarised as:

- Road safety
- Parking congestion;
- Social housing provision;
- Noise impact on human health;
- Loss of greenspace, wildlife
- Overlooking
- Density
- Impact on listed buildings
- Aesthetics

These matters are addressed in the main body of the report below. It is noted that following amendments to the scheme only one repeat objection was received regarding loss of greenspace. The Council also received one telephone call of support for the scheme, caller indicated that the site has been vacant for the considerable period and the current state detracted from the surrounding character environmental quality, "the redevelopment will bring new life to the area".

The proposal has been assessed against and is considered to comply with PPS3, PPS6, PPS7, PPS7 Addendum, PPS8, PPS12, PPS15 the SPPS, BAUP 2001 and Draft BMAP 2004. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations, on balance, it is recommended that the proposal is approved.

Recommendation - Approval subject to conditions

Delegated authority is sought for the Director of Planning and Building Control to finalise the Section 76 Agreement to secure the works to the listed building and the wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan

4.2	Draft Belfast Metropolitan Area Plan 2004 The extant development plan remains the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	<ul style="list-style-type: none"> • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3: Access, Movement and Parking • Planning Policy Statement 7: Quality Residential Environments • Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas • Planning Policy Statement 12: Housing in Settlements
5.0	Statutory Consultees Responses
5.1	Historic Environment Division (HED) - no objection
5.2	Northern Ireland Environment Agency (NIEA) - no objection
5.3	Department for Infrastructure (DfI) - no objection
5.4	NI Water - no objection
5.5	DARD Rivers Agency – no objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objection
7.0	Representations
7.1	The proposal was advertised within the local press and ninety eight neighbouring properties notified of the proposal to date the council has received thirty two objections to the proposal. The issues of concern regarding the proposal are set out below response in brackets:
7.2	The design of the entrance impinges and impairs the amenity of our pedestrian entrance at the existing gates, with heightened road safety risk. - (Response: design of entrance and road safety issues considered to be acceptable by DfI)
7.3	The reduced parking provision proposed will increase demand for on-street parking which is already under stress due to events within local halls and commuter parking. Local businesses affected due to lack of parking. - (Response: acceptable parking survey submitted and parking provision considered satisfactory, developer to provide nine travel cards for three years to encourage public transport use and also provide cycle parking to reduce reliance on private car use)
7.4	Parking spaces and roads seem to be close to existing boundary retaining walls. - (Response: parking and internal road provision within confines of site, no concerns regarding current parking proposal)
7.5	Additional traffic leading to increase noise and air pollution adversely affecting the respiratory health of residents. - (Response: the proposal was assessed by Environmental Health regarding pollutants effects on surroundings and offered no objection subject to standard conditions)
7.6	Over development increasing population within the Mount.

	- (Response: apartment and terrace plot sizes comparable with surroundings)
7.7	Aesthetic appearance of proposed Flats 1 -12 with roof terrace - (Design altered to traditional appearance, roof terrace removed)
7.8	Aesthetic appearance of the proposed 7 townhouses not reflective of original house design - (Terrace design considered acceptable design drawing design ques form surrounding styling)
7.9	The 18th century character of the listed building (34 - 36) will be overwhelmed by the Stark Brutalist building and the townhouses. - (Response: amendments received removing modern style apartment block with traditional style and HED content with amended design for apartments and housing)
7.10	Concerns regarding plans for turning these houses/apartments into social housing. - (Response: The applicant has not stated the occupancy type for the units, there are no policy requirements in this regard)
7.11	Site is a suburban oasis with two tall, mature trees and is home to urban foxes as well as various plants, birds and insects. - (Response: site is previously developed land Brownfield suitable and zoned for redevelopment)
7.12	All existing properties would lose the privacy they currently enjoy (Response: front to front separation reflective of surroundings, back to back circa 35metres considered acceptable)
7.13	Impact of construction noises on existing residents, elderly, young and homeworking - (Response: all building works and redevelopments result in disruption but typically temporary and short term in nature)
8.0	Assessment
8.1	The key issues in the assessment of the proposed development include: - Principle of development - Design, Impact on character and appearance of the area - Impact on amenity - Access, Parking - Contamination - Flooding - Infrastructure capacity
8.2	<u>Principle of development</u> The application site is zoned within the BUAP and dBMAP (both versions of dBMAP) as housing action area and for land zoned housing. The land is within an established residential area. It is considered the proposal would fulfil the main objectives of the Development Plans and the SPPS, through the provision of housing in a sustainable location. The principle of development is acceptable subject to the material considerations as set out below.
8.3	<u>Layout & Impact on character and appearance of the area</u> The Mount is formed as a square with an inner quadrangle. The site forms the inner quadrangle and historically has been developed. The majority of buildings were cleared from the site a number of years ago and bounded by a hoarding. The proposal to essentially to re-instate the quad with buildings on the perimeter and use the centre for amenity and

	<p>parking. This is in keeping with the historic layout and pattern of development and is acceptable.</p>
8.4	<p>The residential buildings proposed are also in keeping, the surrounding area is predominantly residential with a variety of housing types with a church hall, community hall, two and three storey high detached and terrace housing and two and three storey high apartment blocks. The prominent construction materials is red brick or render and slate, the properties are designed to sit comfortably within the setting with matching materials and either a two storey or single storey bay window to the front facade some of which are rendered. A number of the properties have dormers to the front facade with the new apartment blocks also paying respect to this design with eaves level gables included in the design.</p>
8.5	<p>Therefore, in terms of character and appearance the new development will re-instate the site and street pattern, in keeping with the largely traditional form in the area and result in no significant detrimental impact to the character of the area</p>
8.6	<p><u>Density</u> The existing density is varied given the differing housing styles in the surrounding street that make up the Mount. The surrounding density for the terrace to the Mount (south) is circa 126 dwellings per hectare (dph) the terrace to the Mount (north) 85 dph and the apartment unit to the Mount (west) has a dph of circa 500. The Mount (east) being uniquely different in having detached, terrace and apartments within a small area would produce a singular dph.</p>
8.7	<p>The density of the proposed development is compatible with the surrounding area. The proposed terrace housing having circa 104dph. Apartment block 1-12 circa 394dph; apartments 20-23 circa 376dph and the Georgian terrace 24-41 circa 561dph.</p> <p>Therefore, within The Mount, the average densities will remain similar and not result in any negative impact.</p>
8.8	<p><u>Design & Amenity</u> Apartments 1-12 The proposed apartment block occupies a plot at the junction of the Mount west and north, it is of a traditional design with gable roofs, dormers and canted and square bay projections. Traditional materials are proposed including render to ground floor level and also to the bays; red brick will be used elsewhere in the construction. The materials are considered to be in keeping with the surrounding context. The introduction of chimneys at the roof level acknowledges the age profile of the neighbouring properties and helps to blend the proposal with the neighbouring properties. Likewise the eaves level dormers are reflective of the surrounding styles and the use of sandstone lintels contributes to the styling being reflective of the area. The apartment block is sited to ensure that the established buildings lines are replicated helping the block to assimilate into the surrounding context.</p>
8.9	<p>This current design of the apartment block was the result of negotiations between Council and agent. The original design was modified from a modernist building which had a cubic appearance including a flat roof and roof terrace and additional roof level plant room. It was considered that this modernist style jarred with the surrounding context and raised a number of concerns from neighbours. The amended scheme is considered to sit comfortably within the surrounding context.</p>
8.10	<p>The proposed apartments contained within the block consists of 6no one bedroom apartments and 6no two bedroom apartments. The one bedroom units are designed with 60sqm of floor space and the two bedroom units having 70sqm. The units are in excess of</p>

	<p>the space standard requirements which averages 53sqm and 63sqm of floor space for one and two bedroom units.</p>
8.11	<p>The outlook from the apartments will be mainly onto the streets, with four upper floor units also having balconies overlooking the shared amenity space to the rear. The L shape design does not impact on the amenity enjoyed by each unit. It is considered that there is sufficient separation distance to ensure no direct room to room views. The apartments enjoy soft amenity provision to the front and rear which is accessible to the occupants of the flats. The bin and cycle storage provision for the apartments is within an acceptable travel distance of circa 20m.</p>
8.12	<p>Terrace nos. 13 to 19</p> <p>The terrace consists of seven dwellings which are designed to have a traditional appearance and will use traditional materials reflective of the surrounding area. The Council sought amendments to the proposal terrace to include chimneys at roof level to ensure that the terrace reflects the surrounding period styling. The housing are proposed with a floorspace of 88sqm above the expressed standards of 80/85sqm. The terrace will have enclosed front and rear garden areas reflective of the surrounding area. The building line created by the terrace is also reflective of the surrounding area. It is considered that the design of the terrace and the reflective building line ensures the terrace will sit comfortably within the surrounding context.</p>
8.13	<p>Apartments 20 to 23</p> <p>The apartment block is designed to contain two duplex apartments and two single floor apartments over three floors. The design has been amended at the request of both the Council and Historic Environment Division (HED). The original design was for the apartment block to adjoin the listed Georgian terrace replicating the design of the terrace. The amendments have resulted in a free standing unit employing design features and materials that are reflective of the later Victorian/Edwardian period. The construction of the apartment block will use red brick, render and natural slate for the walls and roofs. Design features of canted bay windows, decorative eaves details and chimney stacks are also proposed to reflect the surrounding context. The design relays on a lower ground floor level set below road level and two floors above, this design feature is reflective of the neighbouring Georgian terrace. The duplex apartments are designed with bedrooms and bathrooms at lower ground level and living rooms and kitchens above at ground floor level. Private amenity is provided in the form of terraces at the lower ground level. The two apartments at second floor level contains living space and bedrooms on the one level with balconies providing outdoor amenity space.</p>
8.14	<p>Georgian Terrace 24 to 41</p> <p>The proposal for the existing Georgian terrace is for renovation and extension to accommodate eighteen one bedroom apartment units. The design of the apartment block is restricted given listed building status. The outward appearance of the proposed extension will copy the existing appearance of the existing terrace, HED and the architects have cooperated to reach an acceptable solution that protects the listed building and allows an appropriate designed extension. The lower ground floor units have outdoor amenity space in the form of an enclosed terrace area to the front. The upper floor units are provided with external green amenity space to the rear. The internal space for the units are range from 37sqm to 41sqm providing acceptable internal accommodation space.</p>
8.15	<p>The restoration works to the listed building and conversion will be secured by a Section 76 legal agreement which will set out a phased approach to the overall development. This will ensure that the other dwellings do not come forward in advance of the restoration of the Listed building securing its long term future. This approach has been employed with numerous listed buildings in the city which form part of a wider scheme.</p>

8.16	Overall it is considered that the proposed development would not cause unacceptable harm to the local character, appearance and environmental quality of the area in accordance with relevant planning Policies QD1 of PPS7 and LC1 of the addendum to PPS 7. The proposal follows the guidance set out in creating places Creating Places and the SPPS.
8.17	It is considered that each units will meet the space standards and will have an adequate outlook over the surrounding streets from the main habitable rooms. Each unit will receive an adequate light. The apartments would have access to communal amenity space which exceeds the standards set out in Creating Places.
8.18	The proposed units will have a fronting aspect onto the surrounding streets as such there is no overlooking issues associated with the proposal. The separation distance between existing buildings and new is sufficient to ensure there is no unacceptable loss of light or overshadowing created.
8.19	The proposal is considered to be in accordance with Policy QD1 of PPS7, Policy LC1 of PP7 Addendum, the SPPS and Creating Places.
8.20	<p><u>Neighbouring Amenity</u></p> <p>It is considered that the scheme will not result in any significant overlooking, dominance or loss of amenity for existing residents. The separation distance between the existing dwellings and the development will be reflective of the established character in the area. Apartment block 01-12 has a front to front separation distance with the existing terrace of circa 16m replicating the existing distance between the terrace and Shiloh Hall, the established building line for the street. The proposed new terrace has a front to front separation distance of circa 20m with the existing dwellings to the Mount (west) and a back to back separation distance of circa 60m with the existing dwellings to the Mount (east). Likewise the separation distances between apartment block 20-23 replicates the existing separation distances on The Mount (South) and (west). The separation distances for the listed building and neighbouring properties remain unaltered. The separation distances between the proposed dwellings are considered to be satisfactory reflecting the norm for the area and ensuring no significant or unacceptable overlooking of existing dwellings in the area. The separation and heights of buildings proposed, which are in keeping with the existing will not result in dominance.</p>
8.21	<p><u>Access, Parking, Transport</u></p> <p>The planning application is accompanied by a Transport Assessment Form, Car Parking Survey. A total of 34 car parking will be provided within the confines of the site. The short fall within the numbers can be accommodated by on street parking. It is also proposed that nine properties will be given residential travel cards for a period of three years. DfI has considered the proposed parking and travel arrangements to be acceptable. The site is also located close to two arterial routes, a walk away from Central train station and a 10 minute walk into Belfast city centre and the same distance to Connswater Shopping Centre. In light of the stated reasoning, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, Policies AMP1, AMP2 and AMP7 of PPS3, Policy QD1 of PPS7, Creating Places, BUAP and Draft BMAP.</p>
8.22	<p><u>Waste storage:</u></p> <p>Adequate provision has been made within the confines of the site in the form of two covered bin stores for the storage of residential waste.</p>
8.23	<u>Natural Heritage</u>

8.24	<p>A Bat survey was submitted with the application the age profile and condition of the buildings on site ensuring survey was necessary: NIEA was consulted on the survey. The findings within the survey indicated that there was no roosting bats within the site although a number were found to be traversing the site. NIEA has made condition and informative recommendations within their response</p> <p><u>Contamination</u> A Preliminary Risk Assessment was carried out on the site which found no unacceptable risks to human health and environmental receptors. The Land and Groundwater Team (DAERA) and Environmental Health were consulted on the application and have no objection to the proposal. It is therefore considered to accord with the SPPS in this regard.</p> <p>8.25 <u>Flooding</u> The site is not located within the fluvial or pluvial flood plain. Rivers Agency are content with the proposal and details with submitted drainage assessment subject to a condition requiring the submission final drainage network design for approval.</p> <p>8.26 <u>Infrastructure Capacity</u> NI Water have confirmed that there is available capacity within the WWTW and no concern is raised. Connections to the public water supply, public foul sewer system and surface water sewer would be covered by separate legislation. The Water Management Unit (DAERA) were consulted on the application and are content with the proposal on the basis of the surface water environment.</p>
9.0	<p>Summary of Recommendation: Approve subject to Conditions</p>
10.0	<p>The proposal is considered to be in compliance with the development plan and having regard for the policy context and the considerations set out above, the proposal is considered acceptable.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.</p>
10.2	<p>Planning permission is recommended subject to conditions for the following reasons:</p>
11.0	<p>Conditions</p> <p>1) The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2) All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out in accordance with a programme to be agreed with the Council.</p> <p>REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>3) The open space and amenity areas indicated on the stamped approved Drawing 70 uploaded to the Planning Portal xxx shall be managed and maintained in accordance with the accompanying Landscape Management Plan, any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.</p>

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.

- 4) No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

- 5) The last apartment to be occupied shall not be occupied until 9No Residential Travel Cards have been supplied free of charge to occupiers of the apartments. The provision of Travel Cards shall last for a period of three years and their allocation should be managed to facilitate best uptake of the scheme.

Reason: To encourage alternative means of transport to the private car.

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

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

- 7) All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

- 8) The development shall operate in accordance with the Service Management Plan.

Reason: In the interests of road safety and the convenience of road users.

- 9) The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No PL.SL.03, prior to the occupation 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.

- 10) The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted (is commenced/occupied/becomes operational) and such splays shall be retained and kept clear thereafter.

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

- 11) The development shall operate generally in accordance with the Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

12) No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

13) No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 12

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

14) A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 12. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

15) Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Planning Authority for its consideration and approval.

Reason -To safeguard against flood risk to the development and elsewhere.

16) The development hereby permitted shall not commence until a Detailed Remediation Strategy to address all unacceptable risks to environmental receptors. This strategy should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable. This strategy must be submitted in writing and agreed with the Planning Authority and should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

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

17) The development hereby permitted shall not be occupied until the remediation measures as described in the Remediation Strategy submitted under Condition 16 have been implemented to the satisfaction of the Planning Authority. The Planning

Authority must be given 2 weeks written notification prior to the commencement of remediation work.

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

18) No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. This Condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention available at

<http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf>

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

19) 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) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable. 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. This strategy should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable.

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

20) After completing the remediation works under Conditions 16 and 17 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) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable. 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.

21) Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Service, a Verification Report. This report must demonstrate that the remediation measures outlined in the O'Sullivan Macfarlane Ltd report entitled 'Lambert Smith Hampton, Proposed residential development site, lands at The Mount, Ballymacarret, Belfast, Co. Down, P320 Contaminated Land Assessment: Preliminary Risk Assessment, Generic Quantitative Risk Assessment and outline Remediation Strategy?' (dated 3rd July 2019 and referenced P320) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with plant uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current guidance as outlined by

the Environment Agency. In particular, this Verification Report must demonstrate that:

- A 600mm cover system has been emplaced in all gardens and landscaped areas.
- The material used to construct all clean cover systems is demonstrably suitable for use (residential with plant uptake) with sampling completed at a minimum density of one sample per 250m³ (with a minimum of three samples from an individual source).
- In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease until a written report detailing the nature of this contamination and its management has been submitted to and agreed in writing by the Planning Service. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice.

Reason: Protection of human health.

Notification to Department (if relevant) N/A

Representations from Elected members:

None