



**Clyde  
Shanks**

**Chapter 4**

Assessment of Main  
Alternatives

## 4. Assessment of Main Alternatives

### Introduction

- 4.1 A review of Chapter 4, Assessment of Main Alternatives, of the original Environmental Statement submitted in March 2014 has been undertaken specifically in the context of subsequent changes in the legislative and policy framework since the planning application was submitted on 27th March 2014.
- 4.2 In particular, this chapter provides a review of the relevant site selection criteria which formed part of the consideration of alternatives in the EIA process and which are potentially impacted by changes in the legislative and planning policy context.
- 4.3 In the consideration of alternatives in the March 2014 ES, potential sites were assessed against the following criteria:
- Whether the site met the minimum size and site configuration requirements
  - Risk of flooding
  - Performance against prevailing planning policy
  - Nature conservation designations
  - Archaeological and built heritage status
  - Landscape character and designations
  - Relevant planning history
  - Compliance with arc21 Waste Management Plan and the Northern Ireland Waste Management Strategy.
- 4.4 Since the submission of the planning application in March 2014 there have been a number of changes in the legislative and policy context that could potentially impact on the assessment of the suitability of the Hightown Quarry site. In summary these changes include:
- The Planning (Environmental Impact Assessment) Regulations 2017 which came into operation on 16th May 2017 (although it should be noted that the application will be assessed under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2012).
  - The arc21 Waste Management Plan determined by the Department in September 2015
  - The transfer of planning functions to new district councils in 2015, including the responsibility for the preparation of Local Development Plans (LDP) for their district. In this instance the subject site falls within the Antrim & Newtownabbey district and

the Council has drafted the LDP 2030 Plan Strategy in line with the requirements of The Planning (NI) Act 2011 and that Plan Strategy is at an advanced stage in the adoption process.

- The publication of the Strategic Planning Policy Statement (SPPS) in September 2015

4.5 In that context this report provides a review of the assessment of the Hightown Quarry site as a suitable site for the development proposed. The assessment focuses on those considerations that are potentially impacted by the changed context, namely:

- Legislative requirements.
- Planning policy context and whether the SPPS and emerging LDP 2030 provisions introduce any material changes in the planning policy considerations that have not previously been considered prior to submission of the planning application in 2014.
- The site context and, in particular, whether there is any material change in the baseline environment in respect of any new 'sensitive receptors' through analysis of the number of properties and new development proposals since 2014 within 1km of the development site.
- A review of environmental designations including natural and cultural heritage designations and flood risk.
- A review of the planning history on the development site since 2014 to assess any change in respect of the suitability of the site for the proposed development in respect of compatibility.

### **Legislative Context**

4.6 The planning application and supporting Environmental Statement (ES) was prepared in accordance with the requirements of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2012 which defined an environmental statement as being:

*“a statement that includes such of the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but which includes at least the information referred to in Part 2 of Schedule 4.”*

4.7 The information required by Part 1 of Schedule 4, which is mirrored in Paragraph 4 of Part 2 of the Schedule, includes:

*“An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.”*

- 4.8 The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 defines an ES in regulation 11 and in respect of the consideration of alternatives, at regulation 2(d) requires:

*“a description of the reasonable alternatives studied by the applicant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the significant effects of the development on the environment.”*

- 4.9 Schedule 4 of the EIA Regulations 2017 provides further clarification and requires that the ES includes the following:

*“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the applicant or appellant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”*

- 4.10 Chapter 4 of the ES submitted with the planning application confirms compliance with the requirements of the 2012 EIA regulations.

- 4.11 Notwithstanding that the application will be considered under the 2012 EIA regulations, this addendum to the ES also addresses the requirements of the 2017 EIA Regulations.

- 4.12 The review of the legislative and policy changes and the environmental context of the site undertaken in the exercise that is the subject of this chapter review ensures that the evaluation of whether the subject site remains suitable for the proposed development is based on an up-to-date assessment of those matters.

## **Planning Policy Context**

### Strategic Policy Context

- 4.13 Section 6 (4) of the Planning Act (Northern Ireland) 2011 gives effect to what is a plan-led system:

*“Where, in making any determination under this Act, regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

- 4.14 This establishes an approach and framework for decision making that is plan-led, by giving the local development plan primacy in the context of making a planning determination under the 2011 Act. Regard must be had to the plan and the determination must be made in accordance with it unless material considerations indicate otherwise.

- 4.15 Paragraphs 1.10 – 1.16 of the SPPS put transitional arrangements in place to provide clarity on the policy context while local councils prepare their new local development plans. In that context, a transitional period will operate until such times as a Plan Strategy for the whole of

the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within the retained policy documents listed in the SPPS together with the SPPS.

- 4.16 Where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date. However, during the transitional period, any existing departmental development plan will continue to operate as the local development plan for the area for which it was made and where a plan strategy has been adopted, the local development plan will be taken to be the departmental development plan and the plan strategy read together. In practice this means that development that accords with a development plan should be approved and proposed development that conflicts with a development plan should be refused, unless other material considerations indicate otherwise.
- 4.17 In this instance the Antrim & Newtownabbey LDP 2030 Plan Strategy is at an advanced stage in the adoption process given that the Department has now (27th September 2024) issued a Direction for the Council to adopt the Plan Strategy having considered the Planning Appeals Commission (PAC) report following the Independent Examination. It is likely therefore that the Council will adopt the Plan Strategy in the coming months.
- 4.18 In that context and following recent High Court judgment in the Glebe Homes Ltd judicial review, it is clear that the Plan Strategy policies must be given substantial weight in the consideration of which development management policies will apply in the determination of the planning application.
- 4.19 A comparative table of the strategic and locational planning policy context is provided at Appendix A to this report. It compares the relevant policy requirements of the SPPS and emerging LDP which now are material against the requirements of Planning Policy Statement 11- Planning & Waste Management (PPS11) which applied at the time of submission of the planning application.
- 4.20 The need for the proposed facility has been established through the arc21 Waste Management Plan as reflected in the ES and other information supporting the planning application as required by PPS11.
- 4.21 The SPPS requires that specific sites for the development of waste management facilities should be identified in the LDP together with key site requirements. It is anticipated that the Council will address that matter in the next stage of LDP preparation through the Local Policies Plan.
- 4.22 The emerging Plan Strategy which has been recommended for adoption by the Department, and is therefore deemed consistent with the SPPS, maintains the position adopted by PPS11 in requiring that proposals for new waste management or disposal facilities or extensions to

existing facilities will be supported where it is demonstrated that they meet a need established through the Council's Waste Management Plan.

4.23 There is therefore no material change in the strategic policy context that affects the selection of Hightown Quarry as a suitable site for the proposed development.

#### Locational Policy Context

4.24 The introduction of SPPS in September 2015 did not materially impact on the locational criteria that need to be applied now relative to the requirements of PPS11 (see Appendix 4.1).

4.25 Under the SPPS, sites and proposals for waste collection and treatment facilities must meet one or more of the following locational criteria:

- it is located within an industrial or port area of a character appropriate to the development;
- it is suitably located within an active or worked out hard rock quarry or on the site of an existing or former waste management facilities including a land fill site;
- it brings previously developed, derelict or contaminated land back into productive use or where existing or redundant buildings can be utilised;
- in the case of civic amenity facilities, the site is conveniently located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area; or
- it is suitably located in the countryside, involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively, where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact.

4.26 In the case of a regional scale waste collection or treatment facility, its location should relate closely to and benefit from easy access to key transport corridors and where practicable make use of the alternative transport modes of rail and water.

4.27 These requirements mirror the requirements of PPS11 and so therefore do not materially affect the suitability of the Hightown Quarry as a suitable location.

4.28 Similarly, the locational criteria to be applied under the emerging LDP are also generally aligned with the SPPS and PPS11 in that all proposals for waste management or disposal facilities should have regard to the proximity principle and be suitably located, preferably within an existing or proposed industrial area; on derelict or degraded land; or within the confines of an existing or former waste management site. Where the facility is proposed in the countryside, it should preferably involve the reuse of existing buildings or be sited within or adjacent to a group of existing buildings and adequately integrated into its surroundings.

4.29 The proposed site at Hightown Quarry meets these criteria.

### Environmental Considerations

- 4.30 The site selection process in support of the 2014 planning application took account of the provisions of Policy WM1 and WM2 of PPS 11 in so far as the site selection is relevant to the avoidance of unacceptable environmental impacts.
- 4.31 Analysis of the revised policy context since 2014 as set out in Appendix 4.2 confirms that the same key environmental considerations are material to the consideration of site suitability across PPS 11, the SPPS and LDP 2030, namely consideration of the potential impacts on:
- flooding at the site and whether it will cause or exacerbate flooding elsewhere
  - human health and the environment
  - residential amenity
  - nature conservation or archaeological / built heritage interests
  - visual impacts on the landscape
  - traffic and transport
  - the permanent loss of the best and most versatile agricultural land
  - adjoining/neighbouring land uses in respect of compatibility.
- 4.32 In that context RPS has undertaken a review of the baseline environment in respect of these key considerations to establish whether any material change has taken place since the submission of the planning application in March 2014 that would impact on the suitability of the site for the proposed development.

### *Flood Risk*

- 4.33 The review of flood risk, including the consideration of climate change demonstrated, that, as in 2014, the site at Hightown Quarry has an acceptable level of flood risk from nearby rivers and coasts and therefore is not adversely at risk from a 1:100 year flood event for rivers.
- 4.34 As was the case in 2014, the proposed site is not therefore subject to any policy in respect of fluvial flood risk.
- 4.35 There is a record of surface water flooding within the site as was the case in 2014. In that case any planning application will be subject to SPPS and LDP policy requirements to provide a drainage assessment to demonstrate that the flood risk can be effectively controlled and mitigated and that it will not create greater potential for surface water flooding elsewhere which reflects the requirements of PPS15. The only change in policy in this regard is the requirement to demonstrate that consideration has been given to the application of SuDS to minimise and manage flood risk.

4.36 The proposal incorporates a SuDs detention (attenuation) basis that has been sized to allow for climate change and therefore will comply with the updated policy requirement. Further details are confirmed in Chapter 7 Water Environment of the ES addendum.

4.37 The Hightown Quarry site is still a suitable location in respect of flood risk.

#### *Residential Amenity & Human Health*

4.38 The suitability of the proposed site in respect of potential impacts on human health and residential amenity was based on the proximity of the site to sensitive receptors.

4.39 In the 2014 assessment there were 4 properties within 500m of the proposed site and the nearest property was located 340m away. There were a further 15 properties within 1km of the subject site. The review of 2025 confirms that this position has not changed.

4.40 There has been no change in that position in 2025.

4.41 A review of planning applications within the subject site and in the surrounding area was undertaken using the planning portal to identify whether there are any new developments since 2014 that would result in new sensitive receptors that would potentially be incompatible with the proposed development.

4.42 There is therefore no material change with regard to residential amenity that would impact on the selection of the Hightown Quarry site as a suitable location for the proposed development. Chapter 16 Population and Health of this ES addendum provides further details.

#### *Cultural Heritage*

4.43 SMR reference ANT 056:024 (Neolithic court tomb) is a scheduled monument and is situated 410m from the site boundary. This site and a further record (ANT 056:073- Field system and settlement site) located 250m away were considered in the 2014 assessment of this matter in the site evaluation process.

4.44 Two additional records have been identified in the 2025 review. One (Reference ANT 056:102 - booley huts) lies within the existing quarry site and a further site (ANT 056:069 – cropmarks) lies approximately 480m north of the site, adjacent to the Boghill Road.

4.45 Neither of the additional sites identified in the review would affect the site selection process. The booley hut lie directly adjacent to a hard rock quarry which is likely to have more impact than the current proposal for waste processing. The SMR does not provide any detailed information on the status of the feature.

4.46 LDP 2030 Policy DM 30.2 Archaeological Remains of Regional Importance covers Monuments in State Care, Scheduled Monuments and other important sites and monuments that would merit scheduling. Development proposals that would adversely affect such sites or the integrity of their settings, will not be permitted unless it is demonstrated that any adverse

impact is clearly outweighed by benefits of overriding importance in the Northern Ireland context.

- 4.47 DM 30.2 is less onerous than the previous Policy BH1 of PPS6 which requires an exceptional circumstances test to any development that would adversely affect such sites. Exceptions to this policy are likely only to apply to proposals of overriding importance in the Northern Ireland context.
- 4.48 There is therefore no material change in respect of cultural heritage interests that would affect the site suitability for the proposed development. Chapter 11 of this ES addendum provides further details.

#### *Natural Heritage*

- 4.49 The position remains as it stood in 2014 in respect of natural heritage interests in that the proposed site is not situated within any designated sites of nature conservation importance.
- 4.50 Relevant natural heritage policy in the SPPS reflects the position of PPS2 – Natural Heritage. The Development Management policies of the emerging LDP 2030 also reflect those of PPS2 and in particular with regard to protected species and habitats.
- 4.51 There is therefore no material change in the policy context in respect of natural heritage considerations that would impact on the suitability of the site.
- 4.52 In this instance, any risk in respect of the suitability of the site relates to the potential for change in the position regarding the presence of European Protected Species given that Policy DM 38.1 of the LDP states that:

*“Development that is likely to have an adverse effect on a European protected species will not be permitted unless it can be demonstrated that: (a) There is no satisfactory alternative; (b) The development is required in the interests of public health or public safety, or for other imperative reasons of over-riding public interest, including those of a social and economic nature and beneficial consequences of primary importance to the environment; (c) There is no detriment to the maintenance of the population of the species at a favourable conservation status; and (d) Compensatory measures are agreed and their delivery secured.”*

- 4.53 RPS Chapter 9 of the ES addendum has been advised that the EIA team has completed updated baseline surveys and no issue in respect of European Protected Species has been reported.
- 4.54 There is therefore no material change in respect of natural heritage interests that would affect the site suitability for the proposed development.

#### *Visual Impact/ Landscape Considerations*

- 4.55 The assessment of the site suitability in 2014 considered the potential impact on landscape character and on any landscape designations.

- 4.56 While the LDP 2030 proposes to introduce Strategic Landscape Policy Areas (SLPAs) and Local Landscape Policy Areas (LLPAs) and these will be defined in the Local Policies Plan, none of the strategic areas proposed relate to the site or its surroundings, and it is confirmed that LLPAs will comprise “*those features and areas within and adjoining the settlements of our Borough considered to be of greatest amenity value, landscape quality or local significance,*” it is unlikely that there will be an LLPA designation impacting on this site.
- 4.57 In that context the site remains outside any landscape designation and the position therefore remains unchanged from consideration of the landscape aspects of site selection in 2014.

#### *Compatibility with Neighbouring Land Uses*

- 4.58 A review of planning applications within the subject site and in the surrounding area was undertaken using the planning portal to identify whether there are any new developments since 2014 that would potentially lead to issues of incompatibility with the proposed development. The planning history within 1km of the subject site is summarised in Appendix 4.3C.
- 4.59 The assessment focuses on development proposals that could potentially affect the outcome of an assessment of the subject site as a suitable location for the proposed development. The assessment therefore did not consider minor household developments such as extensions.
- 4.60 One proposal for a replacement Coated Roadstone Plant and associated ancillary development to include bitumen storage tanks; aggregate and recycled asphalt pavement storage bays; hoppers; storage silos and conveyors has been approved within the quarry complex. Given that it comprises replacement of existing plant to the NE of the proposed waste facility this approval does not represent a material change in the baseline context for the assessment of the site suitability for the proposed development.
- 4.61 None of the remaining approved or pending planning applications would materially alter the outcome of an assessment of the suitability of the Hightown Quarry site for the proposed development.

#### **Addendum to Waste Management Plan**

- 4.62 In July 2024, arc21 published an Addendum to the Waste Management Plan for consultation. This addendum was drafted to:
- Reflect changes and up-to-date waste legislation and regulations.
  - Provide detail on current performance and waste arising's.
  - Identify and analyse information on relevant Policies and Procedures that may inform any future/further review of the plans as the strategic and statutory environment stabilise.

- 4.63 DAERA are due to publish a new Waste Strategy in 2025 and hence this Addendum covers the period up to the end of 2027. The Aims and Objectives of the Plan remain as per the Waste Management Plan 2015.
- 4.64 The 2015 Waste Management Plan identified the ongoing Residual Waste Procurement Project to fulfil the requirements of diverting waste from landfill to comply with the Landfill Diversion Targets and maximise recycling from residual waste.
- 4.65 The Addendum identified that the uncertainty from the Planning associated with the Hightown facility generates a significant degree of uncertainty for the Councils in terms of planning for service provision.
- 4.66 Additionally, a key finding of the Mills Report is 'Consideration also needs to be given to limiting the number of waste authorisations and developing new infrastructure that is easier to regulate and monitor'. The development of the Hightown facility is wholly consistent with the recommendations of the Mills report. The movement of Council collected waste between multiple facilities makes the auditing process more difficult and resource intensive. The proposal at Hightown remains the only waste infrastructure that is capable of treating all of arc21's residual waste on a single site.
- 4.67 The Addendum also identified the limited landfill capacity remaining in Northern Ireland and the vast majority of this is at a single site operated by the private sector which will require significant investment for the development of new cells. There are currently no plans for such investment.
- 4.68 As a result of the delays to the Hightown planning and the limited available landfill, arc21 have procured residual waste treatment services via a Dynamic Purchasing System (DPS). Given the limited capacity within Northern Ireland for energy recovery of residual waste, the procurement under that DPS does not seek to limit options to geographical areas. This will see an increasing quantity of treated residual waste being exported from the UK as those contracts become active.
- 4.69 As such the need for the waste infrastructure at Hightown remains robust.

### **Conclusions**

- 4.70 RPS has undertaken a review of the changes in the legislative and policy context alongside an update of the baseline environment in so far as these considerations could potentially affect the assessment of the Hightown Quarry site as a suitable location for the proposed development.
- 4.71 The review concludes that the changes in these considerations since the planning application was submitted in March 2014 do not materially alter the outcome of the suitability assessment.



**Clyde  
Shanks**

**Appendix 4.1**

Policy Context -  
Principle and  
Locational Criteria

SPPS	LDP 2030	PPS11
<p>Councils must assess the likely extent of future waste management facilities for the plan area. Specific sites for the development of waste management facilities should be identified in the LDP together with key site requirements.</p>	<p><b>Policy DM 53: Waste Management and Disposal Facilities</b></p> <p>DM 53.1 Proposals for new waste management or disposal facilities or extensions to existing facilities will be supported where it is demonstrated that they meet a need established through the Council’s Waste Management Plan (WMP) or it is otherwise established that there is a local need for the proposal in relation to a particular waste stream that is consistent with the objectives of the WMP.</p> <p>DM 53.2 It must be demonstrated that the proposal will bring an overall net social, environmental and economic benefit without having a likely unacceptable adverse effect:</p> <ul style="list-style-type: none"> <li>a) On human health;</li> <li>b) In terms of air, water, noise or light pollution;</li> <li>c) On the historic environment and natural heritage assets; and</li> <li>d) On neighbouring uses and the character and amenity of the surrounding area.</li> </ul>	<p><b>Policy WM2:</b> Proposals for the development of a waste collection or treatment facility will be permitted where:</p> <ul style="list-style-type: none"> <li>(a) there is a need for the facility as established through the WMS and the relevant WMP, except in the case of Waste Water Treatment Works (WWTWs) where the need must be demonstrated to the Department’s satisfaction; and</li> <li>(b) the proposed facility is the BPEO</li> </ul>
<p>Sites and proposals for waste collection and treatment facilities must meet one or more of the following locational criteria:</p> <ul style="list-style-type: none"> <li>• it is located within an industrial or port area of a character appropriate to the development;</li> <li>• it is suitably located within an active or worked out hard rock quarry or on the site of an existing or former waste management facilities including a land fill site;</li> </ul>	<p><b>Locational Criteria DM 53.3</b></p> <p>All proposals for waste management or disposal facilities should have regard to the proximity principle, be designed to be compatible with the character of the surrounding area and adjacent land uses, and be suitably located, preferably within an existing or proposed industrial area; on derelict or degraded land; or within the confines of an existing or former waste management site. Where the facility is proposed in the</p>	<p>The proposed facility complies with one or more of the following locational criteria:</p> <ul style="list-style-type: none"> <li>• it is located within an industrial or port area of a character appropriate to the development; or</li> <li>• it is suitably located within an active or worked out hard rock quarry or on the site of an existing or former waste management facility including a landfill site; or</li> <li>• it brings previously developed, derelict or contaminated land back into productive use or makes use of existing or redundant buildings; or</li> <li>• in the case of a civic amenity and similar neighbourhood facilities the site is conveniently located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area; or</li> <li>• where the proposal is in the countryside, it involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively, where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact; and</li> </ul>

SPPS	LDP 2030	PPS11
<ul style="list-style-type: none"> <li>• it brings previously developed, derelict or contaminated land back into productive use or where existing or redundant buildings can be utilised;</li> <li>• in the case of civic amenity facilities, the site is conveniently located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area; or</li> <li>• it is suitably located in the countryside, involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively, where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact.</li> </ul> <p>In the case of a regional scale waste collection or treatment facility, its location should relate closely to and benefit from easy access to key transport corridors and where practicable make use of the alternative transport modes of rail and water.</p>	<p>countryside, it should preferably involve the reuse of existing buildings or be sited within or adjacent to a group of existing buildings and adequately integrated into its surroundings.</p> <p>DM 53.4 Any location proposed must have safe access arrangements and be capable of accommodating the potential transport impacts within the surrounding road network.</p> <p>DM 53.5 Civic amenity sites should be conveniently located in terms of access to serve a neighbourhood or settlement and provide adequate space for car parking and servicing and be well screened from public viewpoints.</p> <p>DM 53.6 Where a waste facility is proposed that might be incompatible with or prejudice the operation of an existing economic development use, it will also be assessed under Policy DM 3.</p>	<p>the following criteria are also met:</p> <ul style="list-style-type: none"> <li>• in the case of a regional scale waste collection or treatment facility, its location relates closely to and benefits from easy access to key transport corridors and, where practicable makes use of the alternative transport modes of rail and water;</li> <li>• proposals involving the sorting and processing of waste, are carried out within a purpose built or appropriately modified existing building, unless it can be demonstrated that part or all of the proposed operation can only be carried out in the open;</li> <li>• the built development associated with the proposed methods of handling, storage, treatment and processing of waste is appropriate to the nature and hazards of the waste(s) concerned;</li> <li>• proposals for the incineration of waste and other thermal processes, shall incorporate measures to maximise energy recovery both in the form of heat and electricity, taking account of prevailing technology, economics and characteristics of the waste stream involved; and</li> <li>• it will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures (see Policy WM 1).</li> </ul>



**Clyde  
Shanks**

**Appendix 4.2**

Policy Context -  
Key Environmental  
Considerations

SPPS	LDP 2030	PPS11
<p><b>Paragraph 6.321</b></p> <p>When decision-taking important considerations will include: the types of waste to be deposited or treated and the proposed method of disposal; impacts on human health and the environment (including environmental pollution); roads/transport considerations (particularly where facilities depend on large transfer of materials, often generating a substantial volume of traffic); whether alternative transport modes, in particular, rail and water, have been considered; visual impacts on the landscape or townscape; impacts on nature conservation or archaeological / built heritage interests; impacts of the proposal on flooding at the site and whether it will cause or exacerbate flooding elsewhere; the permanent loss of the best and most versatile agricultural land; practical restoration and aftercare arrangements.</p>	<p><b>Policy DM 53: Waste Management and Disposal Facilities</b></p> <p>DM 53.2 It must be demonstrated that the proposal will bring an overall net social, environmental and economic benefit without having a likely unacceptable adverse effect:</p> <ul style="list-style-type: none"> <li>a) On human health;</li> <li>b) In terms of air, water, noise or light pollution;</li> <li>c) On the historic environment and natural heritage assets; and</li> <li>d) On neighbouring uses and the character and amenity of the surrounding area.</li> </ul> <p>DM 53.4 Any location proposed must have safe access arrangements and be capable of accommodating the potential transport impacts within the surrounding road network.</p> <p>DM 53.6 Where a waste facility is proposed that might be incompatible with or prejudice the operation of an existing economic development use, it will also be assessed under Policy DM 3</p>	<p><b>Policy WM11</b></p> <p>Proposals for the development of a waste management facility will be subject to a thorough examination of environmental effects and will only be permitted where it can be demonstrated that all of the following criteria are met:</p> <ul style="list-style-type: none"> <li>• the proposal will not cause demonstrable harm to human health or result in an unacceptable adverse impact on the environment;</li> <li>• the proposal is designed to be compatible with the character of the surrounding area and adjacent land uses;</li> <li>• the visual impact of the waste management facility, including the final landform of landfilling or land raising operations, is acceptable in the landscape and the development will not have an unacceptable visual impact on any area designated for its landscape quality;</li> <li>• the access to the site and the nature and frequency of associated traffic movements will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt and dust;</li> <li>• the public road network can satisfactorily accommodate, or can be upgraded to accommodate, the traffic generated;</li> <li>• adequate arrangements shall be provided within the site for the parking, servicing and circulation of vehicles;</li> <li>• wherever practicable the use of alternative transport modes, in particular, rail and water, has been considered;</li> <li>• the development will not have an unacceptable adverse impact on nature conservation or archaeological/built heritage interests.</li> <li>• the types of waste to be deposited or treated and the proposed method of disposal or treatment will not</li> </ul>

SPPS	LDP 2030	PPS11
		<p>pose a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures;</p> <ul style="list-style-type: none"><li>• the proposed site is not at risk from flooding and the proposal will not cause or exacerbate flooding elsewhere;</li><li>• the proposal avoids (as far as is practicable) the permanent loss of the best and most versatile agricultural land;</li><li>• In the case of landfilling the proposal includes suitable, detailed and practical restoration and aftercare proposals for the site.</li></ul>

---



**Clyde  
Shanks**

**Appendix 4.3**

Planning History

## ARC21 HIGHTOWN REVIEW

Planning Ref No	Submitted	Location	Proposal	Decision	Date
Z/2014/1553/F	20-Nov-2014	320mts South East of 43 Flush Road Ballysillan Upper Belfast	Proposed installation of a wind turbine on a tubular tower- with blade tip height up to 100m with switch room/ sub station & associated ancillary works	Approval	04-Nov-2015
Z/2014/1747/F	07-Jan-2015	1 Flush Road Belfast	replacement of existing fire damaged dwelling with new dwelling	Approval	15-Dec-2015
LA03/2016/0214/F	22-Mar-2016	Approx 430m North East of no 60 Ballyutoag Road Belfast	Proposed wind turbine with max hub height of 57m and max blade length of 33m to generate electricity for on site use or export to the grid with associated access lane and switch control room	Approval	
LA03/2018/0181/F	01-Mar-2018	51 Ballyutoag Road Belfast	Change of Use of existing sheds to provide housing for a biomass boiler and for associated storage of input materials (timber waste) timber shredder and for the storage of associated plant machinery and installation of thermal (buffer) storage tank.	Approval	12-Dec-2018
LA04/2018/2416/F	16-Oct-2018	320m South East of 43 Flush Road Ballysillan Upper Belfast	Variation of condition 4 of 2014/A0277 (Z/2014/1553/F)	Approval	10-Jan-2019
LA03/2022/0595/F	29-Jun-2022	51 Ballyutoag Road Belfast	Expansion and reconfiguration of existing waste timber and biomass facility to include: Extension of shed 1 to provide a new Materials Recovery Facility Building (MRF) for the sorting and bulking and processing of mixed dry recyclables; change of use of S	Pending	
LA03/2022/0649/F	25-Jul-2022	Lands at Hightown Quarry 40a Boghill Road Ballyutoag Co Antrim	Erection of a replacement Coated Roadstone Plant and associated ancillary development to include bitumen storage tanks; aggregate and recycled asphalt pavement storage bays; hoppers; storage silos and conveyors	Approved	06-Mar-2023
LA04/2022/1312/F	11-Jul-2022	39 Flush Road Ballysillan Upper Belfast	Demolition of existing dwelling and build new dwelling single storey with attic accommodation located approx. 75m east of existing dwelling and detached double garage.	Approved	23-Nov-2023
LA03/2023/0106/S54		Approximately 430m North East of 60 Ballyutoag Road Belfast, County Antrim	Variation of Condition 7 from approval LA03/2016/0214/F to change text from "No development shall take place" to "No above ground infrastructure (wind turbine shall be erected)"	Approved	28-Apr-2023
LA03/2024/0014/F		Lands approximately 400 m North East of 60 Ballyutoag Road, Belfast,	Proposed single wind turbine with 64m hub height and 71m rotor diameter with associated ancillary development including construction of section of new laneway and crane hardstanding, on site sub station and control building, underground cables all other ancillary and associated works in substitution of previous approval LA03/2016/0214/F for wind turbine with max hub height 40m and max blade length of 26m	Approved	12-Jun-2024