

# **ARDS AND NORTH DOWN BOROUGH COUNCIL**

11 January 2019

Dear Sir/Madam

You are hereby invited to attend a Special meeting of the Planning Committee of the Ards and North Down Borough Council which will be held in the **Council Chamber, 2 Church Street, Newtownards** on **Thursday, 17 January 2019** commencing at **7.00pm**.

**Tea, coffee and sandwiches will be available from 6.00pm.**

Yours faithfully

Stephen Reid  
Chief Executive  
Ards and North Down Borough Council

## **A G E N D A**

1. Apologies
2. Declarations of Interest
3. Budget Report – April – November 2018
4. Notification of Listing of footbridge
5. Invitation and agenda for the January Full NILGA meeting (in association with NI Federation of Housing Associations)
6. Request for delegation of powers regarding Notice of Opinion

### **In Confidence**

Towards Preferred Options Paper

7. Item Withdrawn
8. Draft POP - Updated text
9. Draft POP - EQIA screening update

**MEMBERSHIP OF PLANNING COMMITTEE (15 MEMBERS)**

Alderman Carson	Councillor Cathcart (Chair)
Alderman Fletcher	Councillor Dunne
Alderman Gibson	Councillor McKee
Alderman Girvan	Councillor McClean
Alderman Graham	Councillor McIlveen
Alderman Henry	Councillor Thompson
Alderman Keery	Councillor Walker
Alderman McDowell (Vice Chair)	

**ITEM 3****Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Planning
Date of Meeting	17 January 2019
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Head of Finance
Date of Report	18 December 2018
File Reference	FIN45
Legislation	Section 5 Local Government Finance Act (NI) 2011
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Subject	Planning Budgetary Control Report – November 2018
Attachments	-

This Planning Budgetary Control Report covers the 8-month period 1 April to 30 November 2018 and is set out on page 2. The net cost of the service is showing an under spend of £31,386 (4.5%).

**Explanation of Variance**

A Budgetary Control Report by Income and Expenditure for Planning is, also, shown on page 2 which analyses the overall favourable variance (£31,386) by expenditure (£49,541 favourable) and income (£18,155 adverse).

**Planning**

**Expenditure - £49.5k (3.6%) better than budget to date.** This favourable variance is mainly made up of the following: -

- a. Payroll £79.8k favourable due to vacancies. A vacant HPTO post has recently been successfully recruited and will be filled from January 2019, alongside two permanent administration posts.

Unclassified

- b. Legal costs are **£55.7k** over budget to date. This has been as result of ongoing complex enforcement cases which have required specialist legal advice, including counsel representation at appeal hearings and court.
- c. There are underspends to date on other expenditure lines such as tree services (£7.0k - which expected to be spent by end of financial year) and mileage (£8.8k).

**Income - £18.2k (2.7%) worse than budget to date.** Planning application income is **£18.2k** lower than budget for the year to date. It is anticipated that planning application income will pick up in the new year.

BUDGETARY CONTROL REPORT By Directorate and Service						
Period 8 - November 2018						
Note	Year to Date Actual £	Year to Date Budget £	Variance £	Annual Budget £	Variance %	
<b>Planning</b>						
330 Planning	666,214	697,600	(31,386)	1,065,900	4.5	
<b>Totals</b>	<b>666,214</b>	<b>697,600</b>	<b>(31,386)</b>	<b>1,065,900</b>	<b>4.5</b>	

BUDGETARY CONTROL REPORT By Income and Expenditure						
Period 8 - November 2018						
Note	Actual £	Expenditure Budget £	Variance	Actual	Income Budget	Variance £
<b>Planning</b>						
330 Planning	1,329,859	1,379,400	(49,541)	(663,645)	(681,800)	<b>18,155</b>
<b>Totals</b>	<b>1,329,859</b>	<b>1,379,400</b>	<b>(49,541)</b>	<b>(663,645)</b>	<b>(681,800)</b>	<b>18,155</b>

**RECOMMENDATION**

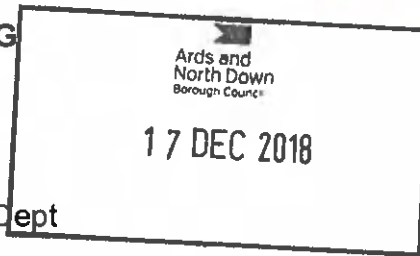
It is recommended that the Committee notes this report.

Ann for  
Information only



Department for  
**Communities**  
www.communities-ni.gov.uk

**ADVANCE NOTICE OF LISTING**



Head of Planning  
Ards and North Down Planning Dept  
The Council Office  
2 Church Street  
Newtownards  
BT23 4AP

Historic Environment Division  
Heritage Buildings Designation  
Branch  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Malone Lower  
Belfast  
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB24/16/063

Date: 12/12/2018

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**FOOTBRIDGE AT 12 DRUMREAGH ROAD, BALLYGOWAN, NEWTOWNARDS, CO. DOWN, BT23 6LJ**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

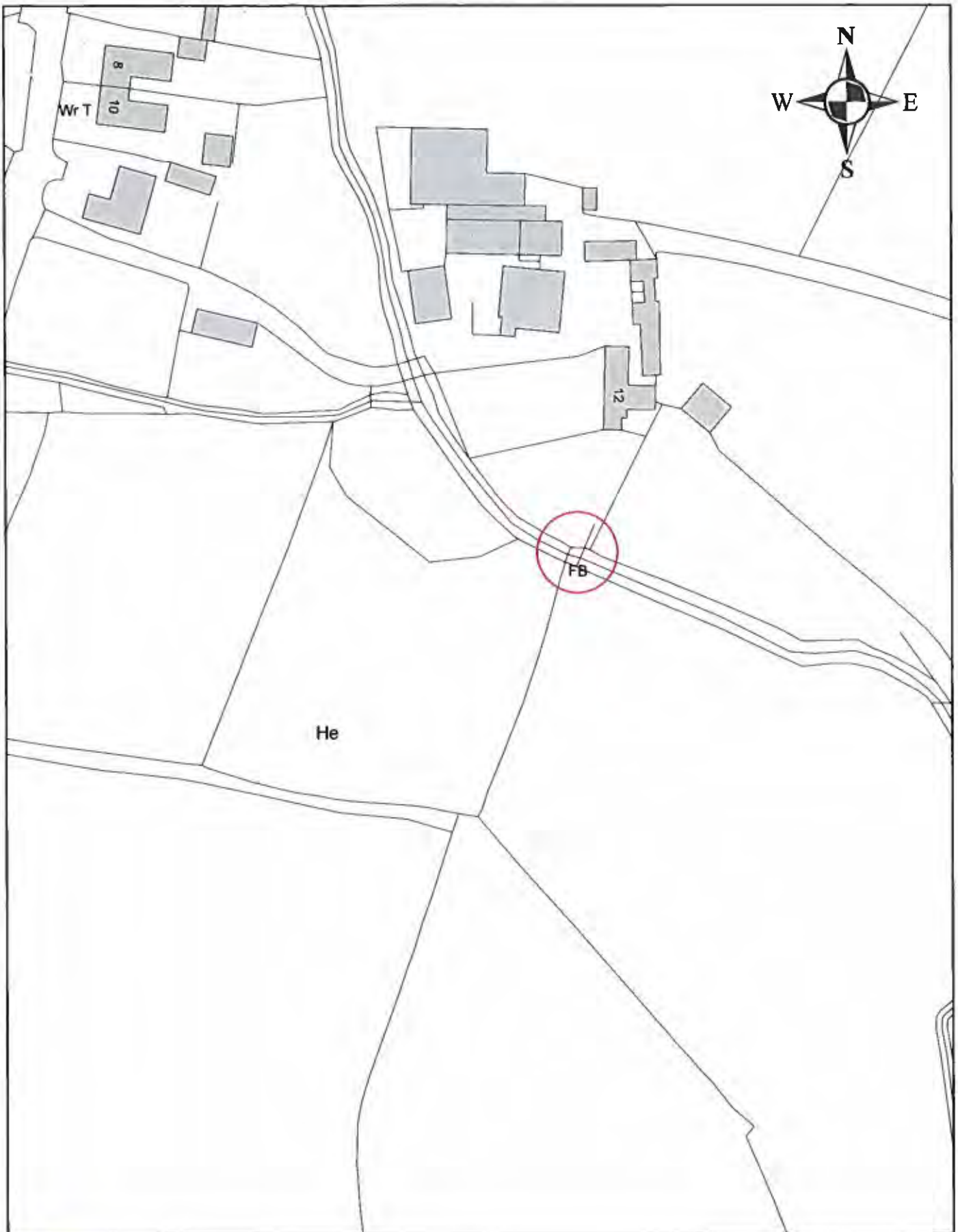
Grid Ref: J4622 6242

G Brown

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map

LB2 – Advance Notice of Listing



Department for  
**Communities**  
[www.communities-nl.gov.uk](http://www.communities-nl.gov.uk)

**Heritage Buildings  
 Designation Branch**

**Title: HB24/16/063**

**Scale: 1:1,250**

**Printed by CM**


**Date: 06 December 2018**

**Description:**

**Location Map**

*This is based upon Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2013 DMOU206.2*

*Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings*

<p><b>Address</b> Footbridge at 12 Drumreagh Road Ballygowan Newtownards Co. Down BT23 6LJ</p>	<p><b>HB Ref No</b> HB24/16/063</p> 
<p><b>Extent of Listing</b> Footbridge</p>	
<p><b>Date of Construction</b> 1650 - 1699</p>	
<p><b>Townland</b> Drumreagh</p>	
<p><b>Current Building Use</b> Bridge</p>	
<p><b>Principal Former Use</b> Bridge</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	167-10SE
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	J4622 6242
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	N/A				
<b>Derelict</b>	No				

**Owner Category** Private

### Building Information

#### Exterior Description and Setting

Single-span segmental-arched rubble-stone hump-backed footbridge, pre-dating 1835, spanning shallow section of the River Blackwater on private farmland east of Ballygowan. Hump-backed profile without parapets or abutments, random rubble-stone footings and cementitious repairs to east and west elevations. Grass and earth bank with rubble-stone surface partially visible beneath. Remains of banked lane extending approximately 10m to north; remains of rubblestone embankments to south-east, otherwise river has earth banks.

Set directly south of replacement farmhouse with courtyard of farm buildings to north, accessed from Drumreagh Road. Farmland setting with curtilage grazing plot to north and field boundary to south

Information from the Listing Query file suggests that only one other similar example of a stone bridge in this form was known in an Ulster context, in Castletown near Ballynure, which has now been destroyed.

**References**

**Primary Sources**

1. PRONI OS/6/3/16/1 – First Edition Ordnance Survey Map 1835
2. PRONI OS/6/3/16/2 – Second Edition Ordnance Survey Map 1864
3. PRONI OS/6/3/16/3 – Third Edition Ordnance Survey Map 1900-1906
4. PRONI OS/6/3/16/4 – Fourth Edition Ordnance Survey Map 1905-1957
5. PRONI VAL/2/A/3/16A – Griffiths Valuation field map 1861
6. PRONI VAL/2/B/3/19 – Griffiths Valuation field book 1861

**Secondary Sources:**

- Aalen, F., Whelan, K., and Stout, M. (1997) Atlas of the Irish Rural Landscape. Cork University Press, Cork.
- John Cronin & Associates and Arup. (2009) Historic Road Bridges. Fingal County Council. (<http://www.fingalcoco.ie/media/Fingal%20Historic%20Bridges%20Volume%201.pdf>)
- Rynne, C. (2006) Industrial Ireland 1750-1930: An Archaeology. The Collins Press, Cork.

**Criteria for Listing**

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

**Architectural Interest**

- B. Proportion
- J. Setting
- F. Structural System

**Historical Interest**

- S. Authenticity
- R. Age
- Z. Rarity
- T. Historic Importance
- Y. Social, Cultural or Economic Importance
- W. Northern Ireland/International Interest

**Evaluation**

The bridge at 12 Drumreagh Road is a rare surviving example of a rubble stone footbridge, likely to date from the early settlement and tenancy of the lands belonging to Florida Manor, which was established in the mid-seventeenth century in the context of Scottish settlement in the area. Although simple in form, the bridge is of sufficiently robust construction to have survived over at least two, possibly three centuries, and is representative of a network of farm lanes, once common in the Ulster countryside, now increasingly rare. The bridge has been subject to inappropriate repairs in recent years, but it is believed to be the only known example of its type in Northern Ireland, and as such is of national interest.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Inappropriate (but well-intentioned) cementitious repairs.

**General Comments**

Listing Query ref: HB24/LQ051

**Monitoring Notes – since Date of Survey**

**Date of Survey**      06/10/2018



## Development Admin

---

**From:** Karen Smyth <k.smyth@nilga.org>  
**Sent:** 19 December 2018 11:32  
**To:** Sarah Little  
**Subject:** FW: NILGA Full Meeting/Event 25th January 2019 - Meeting social housing need, locally  
**Attachments:** NILGA Meeting Social Housing Need 25.01.19\_.pdf

To Directors and Heads of Planning

Please see attached, an invitation and agenda for the January Full NILGA meeting which we are organising in association with the NI Federation of Housing Associations.

The event is open to ALL councillors. I am aware that there will be a significant number of members who may not be nominated to NILGA by your council but who will have a keen interest in planning and housing issues so I would ask you to ensure that your planning committee members know they are most welcome to attend.

The event will also be of interest to yourselves and your team. Officers are very welcome to attend, and we can offer two hours CPD for officer attendees.

You can let us know who hopes to attend from your committee and your team, either by email to [s.little@nilga.org](mailto:s.little@nilga.org), or by assisting attendees to register via Eventbrite at <https://www.eventbrite.com/e/meeting-social-housing-need-locally-tickets-53904075541>

Please do not hesitate to contact me or Sarah Little if you have any queries in relation to this event.

Kind regards  
Karen Smyth

Karen Smyth  
Head of Policy & Governance  
NILGA  
Bradford Court  
Upper Galwally  
Castlereagh  
BT8 6RB

Tel: 02890 798972  
Twitter: @KSmyth2010  
Email: [karen.smyth@nilga.org](mailto:karen.smyth@nilga.org)  
Web: [www.nilga.org](http://www.nilga.org)



*NILGA's Christmas donation in lieu of card giving is to Marie Curie.*

*Marie Curie provide care and support for around 4,000 people living with a terminal illness, their carers and loved ones in NI each year.*

[www.mariecurie.org.uk](http://www.mariecurie.org.uk)

The information contained in this email is confidential and intended solely for the use of the individual or body to whom it is addressed. If you are not the intended recipient, or person responsible for delivering it to the intended recipient, you are not authorised to and must not disclose, copy, distribute or retain this message or any part of it. If you have received this email in error, please notify the sender and delete the email from your system.

The opinions, views or comments on this e-mail are mine and do not necessarily reflect any views or policies of the Northern Ireland Local Government Association (NILGA). NILGA accepts no responsibility for changes to this email after it was sent or for any damage to the recipient's systems or data caused by this message or its attachments.



## NILGA & NIFHA Event Meeting Social Housing Need, Locally

**25 January 2019, Mossley Mill, Newtownabbey  
10.00am - 12.30pm**

The objective of this event is to explore the current issues for provision of social housing in Northern Ireland including Local Development Plans, Mixed Tenure and Shared Housing policy, and working together to address the infrastructure deficit.

*The event will include a focused look at what councils and their partners can do collaboratively to overcome barriers and blockages to development.*

<b>10.00</b>	<b>Registration, Tea / Coffee</b>
10.30	Welcome : NILGA President / Urgent NILGA Business
10.40	Event Overview: Ald Jim Dillon, Chairman of NILGA Planning and Regeneration Network
10.45	Setting the Context: NIFHA <ul style="list-style-type: none"> <li>LDPs and social housing, nurturing a mixed tenure approach, addressing the infrastructure deficit, 'Benefits to Society' project</li> </ul>
11.05	Presentation: Cllr Nathan Anderson, Lisburn and Castlereagh City Council Housing Liaison Forum <ul style="list-style-type: none"> <li>One council's approach to social housing issues</li> </ul>
11.20	Interactive Panel Debate with questions from the floor: Panel including reps from NIFHA, SOLACE, LCCC, Department for Infrastructure
11.40	Round Table Discussions: Identification of ways to overcome the current barriers and blockages to development of social housing
12.05	Feedback from tables – one idea per table
12.15	Summing up and next steps: Derek McCallan, CEO of NILGA
<b>12.30</b>	<b>Close</b>

This **FREE** event is open to ALL Elected Members and Officers, but we would ask councils to advise us in advance of those hoping to attend. NILGA will try to accommodate all enquiries. Any queries should be directed to [k.smyth@nilga.org](mailto:k.smyth@nilga.org)

**Councils should complete the booking form provided and return to Sarah Little at the NILGA office by emailing [S.Little@nilga.org](mailto:S.Little@nilga.org), or register via Eventbrite by 18 January**

# MEETING SOCIAL HOUSING NEED, LOCALLY

25 January 2019  
Mossley Mill, Newtownabbey  
10.00am - 12.30pm

## **BOOKING FORM**

### PLEASE NOTE:

Places at this event are limited, so early booking is recommended.

Contact name of person responsible for bookings \_\_\_\_\_

Council: \_\_\_\_\_

Email: \_\_\_\_\_

Contact telephone number: \_\_\_\_\_

### Council nominations

Full Name	Position	Dietary / Special requirements

**Please return by 18th January 2019, to [s.little@nilga.org](mailto:s.little@nilga.org) or register via Eventbrite at <https://www.eventbrite.com/e/meeting-social-housing-need-locally-tickets-53904075541>**

**Northern Ireland Local Government Association  
Bradford Court, Upper Galwally, Castlereagh, BT8 6RB  
tel: 028 9079 8972    web: [www.nilga.org](http://www.nilga.org)    twitter: [@NI\\_LGA](https://twitter.com/NI_LGA)**

***NILGA - the voice of local government***

Disclaimer: The Northern Ireland Local Government Association (NILGA) endeavours to ensure that the information contained within our Website, Policies and other communications is up to date and correct. We do not, however, make any representation that the information will be accurate, current, complete, uninterrupted or error free or that any information or other material accessible from or related to NILGA is free of viruses or other harmful components. NILGA accepts no responsibility for any erroneous information placed by or on behalf of any user or any loss by any person or user resulting from such information.

**ITEM 6****Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Planning Committee
Date of Meeting	17 January 2019
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Head of Planning
Date of Report	10 January 2019
File Reference	
Legislation	The Planning Act (NI) 2011 & The Planning (Development Management) Regulations (NI) 2015
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Request for delegated powers
Attachments	6a - Letter from Gravis Planning 6b - Previous letter from Agent May'17 6c - Previous report to Planning Committee May'17

Planning Ref: LA04/2017/0878/F  
 Proposal: Erection of 480MW Combined Cycle Gas Turbine (CCGT) Power Station comprised of turbine hall/heat recovery steam generator building with 50m exhaust stack, air cooled condenser, 2 storey administration building, 2 storey workshop building, gas insulated substation, gas compressor station, gas pressure reduction station, associated water and fuel tanks and other associated infrastructure and ancillary development including provision of site access and road works to facilitate extension to pedestrian footways and delineation of a right hand turn lane. Construction of new Above Ground Installation (AGI) at Kinnegar Army Barracks and new underground pipeline along Airport Road West, Esplanade Road with option of also following Heron/Moscow Road and which will connect the Power Station Site to the existing gas transmission infrastructure at Kinnegar

Barracks. (Further Environmental Information and revised drawing.)

Location: Planning application site includes the power generation station site located on lands approx. 65m SE of 101 101a 101B and 103 Airport Road West Belfast Harbour Estate Belfast and also the route of the underground gas pipeline (UGP) connection from Kinnegar Army Barracks to the Power Station Site along the following roads: Airport Road West Esplanade Road Moscow/Heron Road. An above ground installation is located in SW corner of Kinnegar Army Barracks adjacent to Kinnegar WwTW

1. Members will recall that the Council received a letter from the planning agent for the above planning application in May 2017 to inform that the proposal had been submitted to the Department for Infrastructure (DFI), as it had been classed as a regional significant project, and seeking any comments that the Council wished to make to be forwarded to DFI accordingly (attached as Item 6b).
2. The details were discussed at the Planning Committee meeting of 13 June 2017 and accordingly comments were submitted as requested by Members (attached as Item 6c).
3. The planning agent has recently written to the Chief Executive, copied to the Head of Planning, advising that it understands the Department is nearing a decision (attached as Item 6a).
4. As part of the decision making process, DfI will consult Ards and North Down Borough Council with a Notice of Opinion and will ask the Council to respond, within a set timeframe, (normally 28 days), stating whether it accepts the Notice of Opinion or seeks a hearing before the Planning Appeals Commission.
5. The project faces a number of deadlines, not least the need to obtain planning permission in sufficient time to be able to enter the 2019 T-4 Capacity Auction, in early March 2019, which will necessitate a planning decision no later than Friday 22 February 2019.
6. The agent has advised that it is hopeful that DfI Planning will consult with Ards and North Down Borough Council with the Notice of Opinion within the next week or two. So as to give the application the best chance of meeting the 22<sup>nd</sup> February deadline, it has requested that the Council makes the necessary preparations so that upon receipt of the consultation from DfI, the Council can form an opinion and provide a response without delay.
7. Given that the Council previously indicated general support for the proposal, this report seeks delegated powers for the Head of Planning to respond to the Notice of Opinion stating that Ards and North Down Borough Council will not be seeking a hearing before the Planning Appeals Commission, if the Opinion is for Approval.

**Recommendation**

That Members note the content of this report and recommend that the Council confers delegated powers to the Head of Planning to respond to the forthcoming Notice of Opinion on the Belfast Gas Powered Power Station.



**GRAVIS**  
PLANNING

BELFAST | DUBLIN

BY EMAIL AND POST

Our Ref: C03454

4<sup>th</sup> January 2019

Stephen Reid  
Chief Executive  
Ards and North Down Borough Council  
Town Hall  
The Castle  
Bangor  
BT20 4BT

Dear Stephen,

**Re: Proposed 480MW Gas Fired Power Station located at Airport Road West, Belfast  
(LA04/2017/0878/F)**

Happy New Year, I trust this letter finds you well.

You will no doubt be aware of the above referenced project for a major new power station to service the greater Belfast area.

The planning application for the project was classed as a regionally significant project and as such the planning authority has been the Department for Infrastructure (DfI). We have been managing the planning application on behalf of our client, Belfast Power Ltd and we understand from DfI that the application is nearing a decision.

As part of the decision making process, DfI will consult Ards and North Down Borough Council with a Notice of Opinion and will ask the Council to respond, within a set timeframe, (normally 28 days), stating whether it accepts the Notice of Opinion or seeks a hearing before the PAC.

The project faces a number of deadlines, not least the need to obtain planning permission in sufficient time to be able to enter the 2019 T-4 Capacity Auction, in early March 2019, which will necessitate a planning decision no later than Friday 22<sup>nd</sup> February 2019.

We are hopeful that DfI Planning will consult with Ards and North Down Borough Council with the Notice of Opinion within the next week or two. So as to give the application the best chance of meeting the 22<sup>nd</sup> February deadline, we would be grateful if you can make the necessary preparations so that upon receipt of the consultation from DfI, the Council can form an opinion and provide a response without delay.



We are free at any stage to meet you or your officers to discuss the project and the critical milestones, so please don't hesitate to contact us if necessary.

Thank you in advance for your assistance in this matter.

Yours sincerely

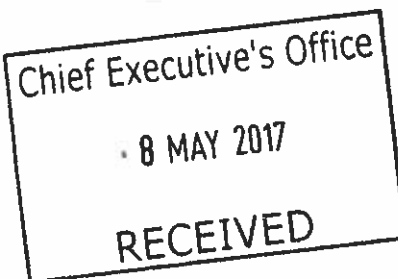


Richard Bowman  
**Group MD, Gravis Planning**

Cc Mr C Devine - Belfast Power Limited (by email)  
Mrs A McCullough – Ards and North Down Borough Council (by email)

Mr. Stephen Reid  
 Chief Executive  
 Ards and North Down Borough Council  
 Town Hall  
 Bangor  
 BT20 4BT

Thursday 4<sup>th</sup> May 2017



Dear Mr. Reid,

**Re: Belfast Power Station project – submission of planning application to the Department of Infrastructure**

I am writing to you on behalf of my client, Ciaran Devine of Belfast Power Limited, to provide you with an update on the progress of the Belfast Power Station project.

I am pleased to confirm that a full planning application for the proposal, located at the Belfast Harbour Estate, has now been formally submitted to the Department for Infrastructure (DfI). This follows extensive pre-application engagement with planning officials and key stakeholders including Ards and North Down Borough Council.

DfI will now process the application and we are hopeful a decision will be announced before the end of this year. If approved, construction of the plant is expected to take approximately two years.

When developed, it will provide low-carbon electricity to 500,000 homes and businesses throughout Northern Ireland. Significantly it will play a vital role in helping to secure long-term electricity supply, as older generating plants are decommissioned in the coming years.

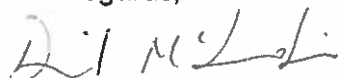
This point is emphasised in a recently published report by the House of Commons Northern Ireland Affairs Committee, which outlines the fact that new electricity generation capacity is needed in Northern Ireland to help achieve security of supply going forward.

In terms of direct economic benefits, the proposal involves a private investment of £280 million, creating approximately 700 construction jobs, and will require 50 full-time staff when operational. To this end Belfast Power Ltd. intends to begin a series of outreach events with local suppliers and employers in the near future.

I will continue to keep you fully up-to-speed as the project progresses; in the meantime if you have any questions or queries please do not hesitate to get in touch.

Thank you once again for your time on this to date.

Kind regards,



**Daniel McLaughlin**  
 Strategic Planning

Unclassified

## ITEM 13

**Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Regeneration and Development Committee
Date of Meeting	13 June 2017
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Ann McCullough
Date of Report	31 May 2017
File Reference	
Legislation	Planning Act (Northern Ireland) 2011
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Subject	Belfast Power Station proposal
Attachments	Item 13a - Letter from Planning Agent regarding proposal

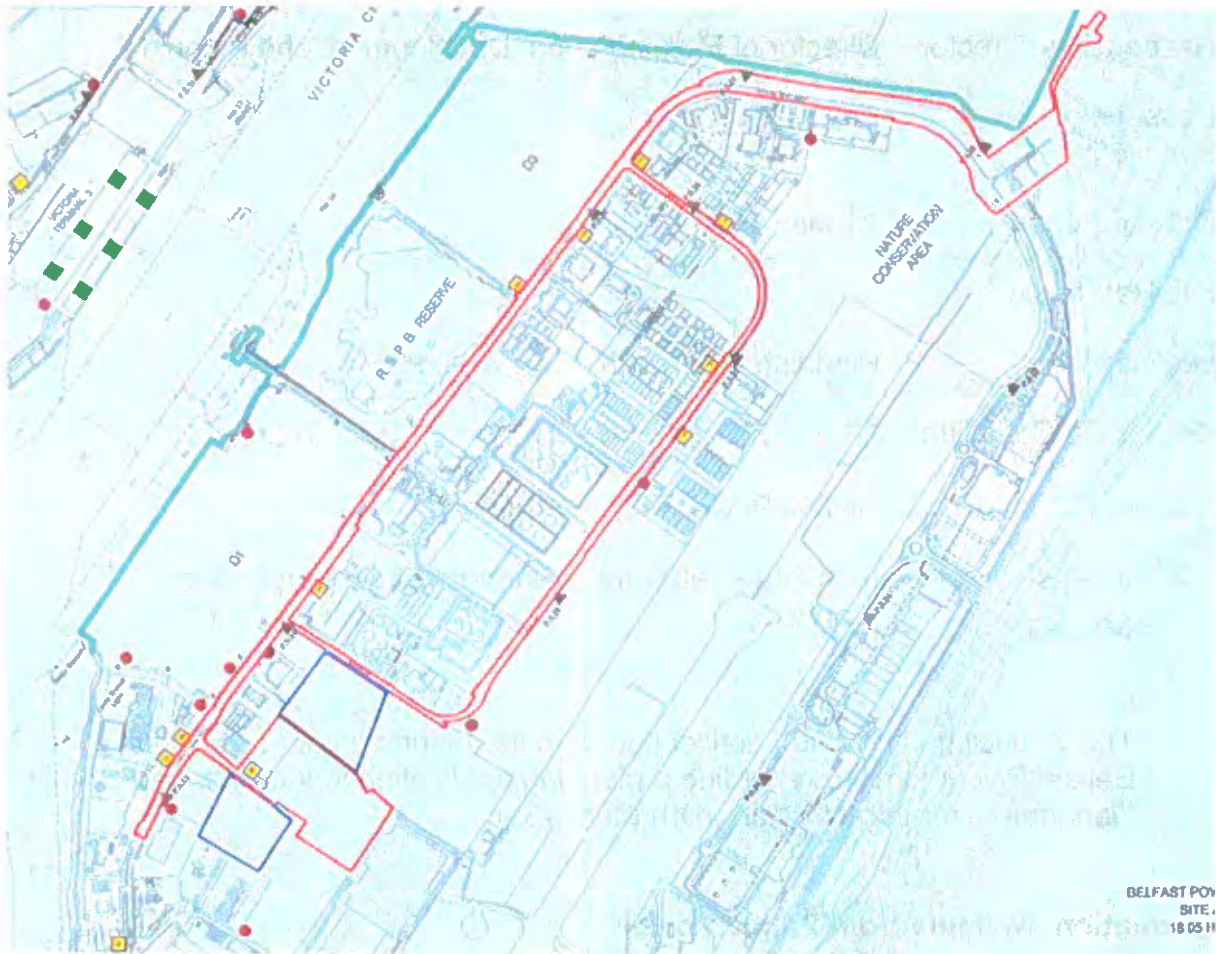
1. The Council has received notification from the planning agent on behalf of Belfast Power Limited regarding a planning application lodged with the Department for Infrastructure (Dfi) (Item 13a).

**Information available from Public Portal****Application reference:** LA04/2017/0878/F**Description of proposal:**

Erection of 480MW Combined Cycle Gas Turbine (CCGT) Power Station comprised of turbine hall/heat recovery steam generator building with 50m exhaust stack, air cooled condenser, 2 storey administration building, 2 storey workshop building, gas insulated substation, gas compressor station, gas pressure reduction station, associated water and fuel tanks and other associated infrastructure and ancillary development including provision of site access and road works to facilitate extension to pedestrian footways and delineation of a right hand turn lane. Construction of new Above Ground Installation (AGI) at Kinnegar Army Barracks and new underground pipeline along Airport Road West, Esplanade Road with option of also following Heron/Moscow Road and which will connect the Power Station Site to the existing gas transmission infrastructure at Kinnegar Barracks.

**Location:**

Planning application site includes the power generation station site located on lands approx. 65m SE of 101 101a 101B and 103 Airport Road West Belfast Harbour Estate Belfast and also the route of the underground gas pipeline (UGP) connection from Kinnegar Army Barracks to the Power Station Site along the following roads: Airport Road West Esplanade Road Moscow/Heron Road. An above ground installation is located in SW corner of Kinnegar Army Barracks adjacent to Kinnegar WwTW



2. While the site primarily lies in Belfast City Council Area, it abuts and appears to encroach on land in this Council area.
3. The Department for Infrastructure is responsible for processing the planning application. The application is accompanied by an Environmental Statement. The documents are viewable via the Planning Portal. The agent notes in the accompanying information the intention to provide a viewable copy of the Environmental Statement in hard copy format in Holywood Library.
4. If approved and developed, the agents for the Planning application have indicated in the correspondence an estimate that it will supply low carbon

Unclassified

energy for up to 500,000 homes. The agents also estimate 700 construction jobs during development of the proposal and 50 full time jobs when operational.

### **RECOMMENDATION**

It is recommended that members note the update on the planning application now lodged with DfI; and advise if they wish to make a comment on this planning application to DFI.

