

Shared Environmental Service  
Silverwood Business Park  
190 Raceview Road  
Ballymena  
Co. Antrim  
BT42 4HZ

23/04/2024

**Planning Reference:** LA05/2022/0033/F

**Location:** Lands between 58 and 66 Quarterlands Road northeast of 54b-c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park Drumbeg.

**Proposal:** Erection of 17 dwellings in a mix of 15 no. detached and 2 no. semi-detached dwellings with associated parking, landscaping, site works and access arrangements from Quarterlands Road (Revised Design and Access Statement and Rebuttal Statement).

**Consultation:** This planning application was considered in light of the assessment requirements of Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service (SES) on behalf of Lisburn and Castlereagh City Council which is the competent authority responsible for authorising the project. The assessment which informed this response is attached at Annex A.

**Outcome:** Having considered the nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site.

**Elimination Reason:** HRA Stage 1 screening has found no viable environmental pathways to any European Site or mobile feature of one at both construction and operational phases. No conceivable effects to any European Site concluded.

[ses@midandeantrim.gov.uk](mailto:ses@midandeantrim.gov.uk)

## ANNEX A

### Habitats Regulations Assessment

Carried out by Shared Environmental Service, adopted by Lisburn and Castlereagh City Council.

**Date Completed:** 23/04/2024

**Planning Reference:** LA05/2022/0033/F

**Location:** Lands between 58 and 66 Quarterlands Road northeast of 54b-c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park Drumbeg.

**Proposal:** Erection of 17 dwellings in a mix of 15 no. detached and 2 no. semi-detached dwellings with associated parking, landscaping, site works and access arrangements from Quarterlands Road (Revised Design and Access Statement and Rebuttal Statement).

**Grid Reference:** 330004 366635

#### Assessment stage completed

- 1. Assessment resulting in exemption
- 2. Assessment resulting in elimination
- 3. Assessment demonstrating no likely significant effect
- 4. Interim Assessment to inform e.g. EIA determination, PAD
- 5. Further information requested
- 6. Draft appropriate assessment referred to SNCB
- 7. Appropriate assessment complete, no adverse effect on site integrity without conditions
- 8. Appropriate assessment complete, no adverse effect on site integrity with conditions to mitigate
- 9. Appropriate assessment complete, adverse effect on site integrity

#### Summary of findings

**Elimination Reason:** HRA Stage 1 screening has found no viable environmental pathways to any European Site or mobile feature of one at both construction and operational phases.

## Table of Contents

STAGE ONE ASSESSMENT .....	1
A. Description and potential effects of the proposal .....	1
B. Overview of sites potentially affected .....	3
C. Outcome Stage One .....	4
D. Assessment of In Combination Effects.....	5
EVIDENCE USED TO INFORM ASSESSMENT .....	6

### Abbreviations/Glossary

AESI	Adverse effect on site integrity	NIW	Northern Ireland Water
Dfi	Department of Infrastructure	PAD	Pre-application discussion
EIA	Environmental Impact Assessment	RLB	Red line boundary
HRA	Habitats Regulations Assessment	SAC	Special Area of Conservation
LSE	Likely significant effect	SES	Shared Environmental Service
NA	Not applicable	SPA	Special Protection Area
NIEA	Northern Ireland Environment Agency	SNCB	Statutory Nature Conservation Body

Mitigation      For the purposes of this report ‘mitigation’ includes measures to avoid, cancel or reduce effects

## STAGE ONE ASSESSMENT

*Note, in light of the April 2018 ruling of the European Court of Justice Case C323/17 (People over Wind and Sweetman), a cautious approach has been taken. Stage One Assessment does consider essential features and characteristics of the project but does not consider measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the integrity of European Sites. Assessment will therefore progress to Stage Two Appropriate Assessment unless there is certainty that it can be exempted, eliminated or screened out at Stage One. Incorporated and additional measures to avoid or reduce significant adverse effects will be assessed at Stage Two Appropriate Assessment.*

### A. Description and potential effects of the proposal

Description		
<i>Heading</i>	<i>Short description</i>	<i>Comment</i>
Proposal	Erection of 17 dwellings in a mix of 15 no. detached and 2 no. semi-detached dwellings with associated parking, landscaping, site works and access arrangements from Quarterlands Road (Revised Design and Access Statement and Rebuttal Statement).	
Location	Lands between 58 and 66 Quarterlands Road northeast of 54b-c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park Drumbeg.	
Type of Development	Housing - Multiple	
Size and Scale	1.1 Ha	
Land-take	None in any European Site	
Resource requirements (water etc.)	P 1 states mains water.	
Emission (disposal to land, water or air)	Both surface water and foul sewage to NI Water main sewers.	P 1. form
Excavation requirements	As for foundations of the dwellings and associated road and pavement network.	
Transportation requirements	By existing road network.	
Duration	Not specified	
Frequency	Not specified	
Timing	Not specified	

Other		
Considerations for Assessment		
Are sea defences proposed/required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will there be in river/sea works?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is piling required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Is site within a flood plain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Checked on DFI Rivers Q100 flood and climate change flood plain GIS layers.
Is site within 30m of Otter SAC river bank?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Could there be contaminated land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Checked on NIEA historical industrial land use GIS layer.
Has NIW confirmed capacity for stormwater/sewage to mains?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	<p>NI Water 11/12/2023</p> <p>Approved with Standard Planning Conditions and response specific conditions.</p> <p>WwTW-01: There is available capacity at the Waste Water Treatment Works.</p> <p>FS-01: There is a public foul sewer within 20m of the proposed development boundary which can adequately service these proposals. An application to NI Water is required to obtain approval to connect.</p> <p>SS-05: For the reasons detailed below NI Water recommend that this application for planning approval should be conditioned with a site specific condition.</p> <p>There is no public surface water sewer within 20m of the proposed development boundary however access is available via extension of the existing public surface water network. The Applicant is required to consult with NI Water (InfrastructurePlanning@niwater.com) to determine how this development may be served.</p> <p>WS-01: There is a public water main within 20m of the proposed development boundary which can adequately service these proposals.</p> <p>As per PDE resp (DS38762) the application has been reduced to 17 units. The Drumbeg WWTW has capacity available for maximum</p>

		17 dwellings from this proposal. the customer has applied for an A154 extension (DS43945) to serve the storm. The applicant has since been in contact with the A154 team and the design deposit for the requisition has been paid 25/01/22.
Potential Effects		
<i>Development Phase</i>	<i>Type</i>	<i>Comment</i>
Pre-construction	Not applicable	
Construction	None Choose an item.	This development has no identified environmental pathways to any European Site or mobile feature of one at either construction or operational phases. HRA Stage 1 screening concludes no conceivable effects to any European Site from the proposal as detailed.
Operation	None Choose an item.	
Decommissioning	Not applicable	
Restoration and aftercare	Not applicable	
Unintended events	Not applicable	
Assumptions		
<i>Assumption/s</i>	<i>Impact on potential effects</i>	<i>Comment</i>
Information gaps		
<i>Information gap</i>	<i>Pathway/Receptor</i>	<i>Comment</i>

## B. Overview of sites potentially affected

Site Selection				
Proposal type				Site/s potentially affected
Ammonia emitting project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes is development within 7.5km of European site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Select Site Select Site Select Site
Wind turbine/s	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes is it within NIEA consultation zone for a European site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Select Site Select Site Select Site
All developments – is it hydrologically connected to a European site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes could it have a conceivable impact on any European site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Select Site Select Site Select Site
Could project increase disturbance to site selection features?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes detail:		Select Site Select Site

			Select Site
Any other potential impacts on European sites?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes detail:	Select Site Select Site Select Site

Site name	Relative Location of proposal	Pathway	Comment
Select Site			
Select Site			
Select Site			
<b>Sites considered but excluded from further assessment</b>			
Site name	Reason excluded		
Select Site			

### C. Outcome Stage One

<b>Proposal exempt</b>	
Is the entire project directly connected with or necessary to the management of all the European site(s) potentially affected and listed above?	<input type="checkbox"/> Yes – project exempt <input checked="" type="checkbox"/> No – further consideration
If 'Yes' justify	<a href="#">Click here to enter text.</a>
<b>Proposal eliminated</b>	
Can any conceivable effect on any European site be objectively ruled out?	<input checked="" type="checkbox"/> Yes – project eliminated <input type="checkbox"/> No – further consideration
If 'Yes' justify why eliminated	HRA Stage 1 screening has found no viable environmental pathways to any European Site or mobile feature of one at both construction and operational phases.
<b>Likely Significant Effect</b>	
Considering the project as proposed, and in the absence of any incorporated or additional measures to avoid, cancel or reduce the effects on a European site, could there be a likely significant effect (LSE) on one or more site selection features of any site?	<input type="checkbox"/> No – assessment completed <input type="checkbox"/> Yes – Progress to Stage Two Appropriate Assessment
If 'No' justify why no LSE	<a href="#">Click here to enter text.</a>

## D. Assessment of In Combination Effects

Does the proposed development have any significant or insignificant effects which could contribute to cumulative effects?	<input checked="" type="checkbox"/> No - <i>assessment complete</i> <input type="checkbox"/> Yes - <i>list additional projects to be considered</i>	<b>Comment:</b> The proposed development has no significant or insignificant effects which could contribute to cumulative effects. Therefore, an in-combination assessment is not required.
---	--	---

## EVIDENCE USED TO INFORM ASSESSMENT

Title	Date	Source	Comment
Application Documents	23/04/2024	NI Planning Portal	
Conservation Objectives	23/04/2024	NIEA Website	
ArcView Spatial Information	23/04/2024	Spatial NI and NIEA	
Representations	23/04/2024	NI Planning Portal	92, some environmental, but mostly all local.
<b>Information gap/s</b>		<b>What is the impact of these?</b>	
None			
<b>Uncertainties</b>		<b>What is the impact of these?</b>	
None			

**Consultation with Statutory Nature Conservation Body (SNCB)**

<b>Was the SNCB consulted?</b>	<input checked="" type="checkbox"/> Yes – provide date and advice below <input checked="" type="checkbox"/> Not necessary as Stage One found appropriate assessment not required
<b>Date</b>	<b>Advice</b>
<b>24/01/2024</b>	<p>No concerns in relation to Natural Heritage – informatives are provided.</p> <p>Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns. Please note that this is a desk-based response. Explanatory note Natural Heritage Considerations NED has considered the Ecological Appraisal Report made available on the public registry and the Representation video that was accessed via the consultee hub by the EMFG Planning Response Team and made available to NED via DAERA’s digital registry. The following advice has been provided. Using the information provided within the updated Ecological Appraisal Report, NED is content that the proposal is not contrary to the Lisburn and Castlereagh City Council Local Development Plan 2032 Policy provided that a condition is attached to the decision notice to ensure the protection of the remaining hedgerows during the construction phase. NED is content that the proposed development is unlikely to significantly impact priority habitat other than the removal of hedgerow which has been compensated for in the Landscape proposals drawing published on the 21 November 2023. Extract taken from the Ecological Appraisal Report, ‘A Landscape Management Plan and layout has been prepared for the proposed development, which includes provision of habitats which may be beneficial to wildlife, comprising native hedgerows (c. 367 m – a threefold increase on the length lost), tree planting, wildflower planting in wayleaves (c. 589 m2), and a native landscape buffer along the site boundary (c. 626 m2 of woodland and wildflower planting, and c. 358 m2 native trees and shrub). This will be planted alongside the existing hedgerow boundary to enhance its width and value as a wildlife corridor’. NED is content that the proposed development is unlikely to significantly impact badgers as no evidence of badger setts or badgers were noted during the survey effort. No suitable bat roosting potential was recorded within the hedgerow to be removed, and the retention and enhancement of the existing boundary hedgerow is unlikely to significantly impact the foraging and commuting behaviours of the local bat population recorded during the bat activity surveys. NED notes</p>

	<p>that the ditches recorded within the site, 'were dry and largely shallow or otherwise absent' therefore the site does not support suitable breeding opportunities for smooth newt, NED is therefore content that the development is unlikely to impact breeding smooth newts. NED have previously responded (September 2023) to this proposal in relation to an objection letter from Ulster Wildlife indicating the presence of a Barn Owl (Red-listed species of conservation concern in Ireland) using a nearby building (approximately 200m). An updated Ecological Appraisal Report (Aecom 2023) has been completed for the proposal, which includes a Barn Owl assessment and survey. Following Shawyer (2011), an onsite scoping survey and investigative field survey was conducted. The scoping survey comprised of a walkover of the site to broadly define habitat features of value to Barn Owl, including trees which may offer nesting potential. The wider area surrounding the site was also surveyed from vantage points to further assess potential habitats within the wider area. Habitats were assigned as type 1 habitat (optimal; usually unimproved or rough grassland) and type 2 habitat (intermediate value). The rough grassland within the site provides foraging habitat for Barn Owl. The loss of habit on-site will reduce available foraging habitat, however there is suitable habitat remaining in the wider landscape. It is unlikely that this proposed development will reduce the available foraging habitat for Barn Owls. No evidence of Barn Owl was identified on site and no suitable features for nesting were recorded. The derelict farm sheds, 185m to the east, identified by Ulster Wildlife, were inspected internally and no evidence of recent use was identified. As mentioned in our previous response, the proposed development is sufficiently distant from the Barn Owl site identified by Ulster Wildlife, that construction works are unlikely to significantly impact/disturb any nesting/roosting Barn Owls within this location. The recommended buffer distance for construction activity is 150-175m (Shawyer 2011). The farm buildings where the pellets were located is located approx. 200m from the site, at a distance greater than this recommended buffer distance.</p>
<p><a href="#">Click here to enter a date.</a></p>	
<p><b>Does the HRA outcome fully reflect this advice?</b></p>	<p>Yes, SES has looked at all the NIEA advice and is satisfied there are no links to any feature of a European Site from the development as detailed.</p>
<p><b>If no provide justification for why it was not followed.</b></p>	

