

Validation Checklist

Local Requirements	Advice
1. Air Quality Impact Assessment	<p>An Air Quality Impact Assessment is a process for determining the significance of the impact of new development on ambient air quality, or determining the significance of the impact of local ambient air quality on new development. These impacts need to be quantified and evaluated in the context of existing air quality, air quality objectives or limits.</p> <p>An AQIA is required for:</p> <ul style="list-style-type: none"> • For intensive livestock units for poultry, pigs, cattle or sheep, anaerobic digester plants or manure storage facilities. • A proposal that is to be located in an existing area of poor air quality such as in the case of a residential development. • A proposal that will cause a significant increase in road traffic flows or changes the proximity to receptors. • A proposal that introduces one or more substantial combustion processes where there is a risk of impact at relevant receptors. • A proposal which gives rise to potentially unacceptable air pollution impacts (such as dust) at nearby sensitive locations.
2. Archaeological Assessment	<p>An Archaeological Assessment is a report based on existing information which details records of previous discoveries, historic maps or geophysical surveys.</p> <p>An Archaeological Assessment is required for:</p> <ul style="list-style-type: none"> • Proposals where the impact of a development on important archaeological remains is unclear or the importance of such remains is uncertain
3. Archaeological Field Evaluation	<p>An Archaeological Field Evaluation involves ground surveys and limited and targeted licensed excavation which is quite distinct from full archaeological excavation. Evaluations of this kind help to define the importance, character and extent of the archaeological remains that may exist in the area of a proposed development, and thus indicate the weight which should be attached to their preservation. They may also provide information useful for identifying potential options for minimising or avoiding damage. Such information will permit informed and reasonable planning decisions to be taken by the Council.</p> <p>An Archaeological Field Evaluation is required for:</p> <ul style="list-style-type: none"> • When the impact of a development proposal in important archaeological remains is unclear, or the relative importance of remains is uncertain
4. Bat Survey	<p>A bat survey can be required where there is a conversion, modification or removal of buildings. You will only need to undertake a survey if there is a "reasonable likelihood" of bats being present. Planning Authorities are required to assess whether any bat species will be affected by a development proposal hence the reason they ask for a survey, report and mitigation measures (if required). The activity surveys will need to be undertaken in the summer months (May to September in good weather).</p> <p>Please note that a bat survey has a lifespan of only 12 months, and if expired we require further ecological information (i.e. a follow-up site visit by the ecologist to ascertain whether or not a material change has occurred on-site since the previous survey(s) and whether that change requires further survey(s), and a supplementary survey update from the ecologist confirming this). If the ecologist records a material change which requires further surveys, then those surveys will be required, and we will not hold the application until the next survey season.</p>

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5. Biodiversity Checklist	<p>A Biodiversity Checklist is a 'step by step' tool which can be used by applicants and their agents to help identify if a development proposal is likely to adversely affect any biodiversity and natural heritage interests and whether further ecological assessments/surveys may be required.</p> <p>This must be completed fully and accurately. If any box is ticked 'Yes' then Parts 3 and 4 of the checklist must be completed by an ecologist / suitably qualified person and ecological surveys may be required.</p> <p>If all boxes are ticked 'No' and this is found to be incorrect during the processing of the application, we will not request that this be amended and may result in a recommendation of refusal.</p>
6. Biodiversity Survey	<p>A Biodiversity Survey provides a baseline overview of your site, identifying any features of conservation importance. This might be flora, fauna or wildlife habitats.</p>
7. Concept Statement or Concept Masterplan	<p>A Concept Statement is a means by which the agent/applicant demonstrates how a proposed residential scheme has been designed taking account of the existing features of the site and its context and how the policy criteria within Policy QD1 has been achieved in order to comply with the policy aim of promoting a quality residential scheme.</p> <p>A Concept Masterplan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development.</p> <p>Concept Statement will be required for:</p> <ul style="list-style-type: none"> • All residential development. <p>Concept Masterplan will be required for:</p> <ul style="list-style-type: none"> • 300 dwellings or more. • The development, in part or full, of sites of 15 hectares or more zoned for housing in development plans. • Housing development on any other site of 15 hectares or more.
8. Construction Method Statement	<p>A construction and demolition method statement explains how works on a development (including demolition) will be undertaken during the construction or demolition phase to prevent harm resulting from the scheme. When a proposed development is within or would affect a site of ecological importance.</p>
9. Contaminated Land Report	<p>A report that undertakes a risk assessment in order to ensure that the land being developed does not suffer from previous contamination.</p> <p>Contaminated Land Reports will be required for:</p> <ul style="list-style-type: none"> • Proposals located on a site or adjacent to areas where the presence of natural sources or historic uses may give rise to land contamination.
10. Contextual Design Information	<p>Contextual Design Information usually in the format of additional drawings to demonstrate the proposal within the context of the surrounding streetscape or landscape.</p> <p>Contextual Design information will be required for:</p> <ul style="list-style-type: none"> • Major threshold applications. • Built heritage applications. • Schemes which may have significant impact upon the streetscape or townscape.
11. Daylight, Sunlight & Overshadowing Assessment	<p>Proposals should not have a negative impact upon adjacent properties through loss of light or over shadowing. A Daylight and Overshadowing Assessment demonstrates the impact of proposal on existing properties in addition to the performance of the proposal for future occupants.</p> <p>Daylight ,Sunlight and Overshadowing Assessments will be required for:</p> <ul style="list-style-type: none"> • Extensions to the front or rear of a residential property, the 60 degree and 45 degree lines, for single storey and two storey extensions respectively, will be required to be shown on drawings.

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12. Demolition Justification Report	<p>Where demolition is proposed justification as to why alternatives to demolition were not viable should be detailed within a Demolition Justification Report.</p> <p>Demolition Justification will be required for:</p> <ul style="list-style-type: none"> • Listed Building proposals where significant or complete demolition is sought. • Conservation Area proposal where significant or complete demolition is sought. • Areas of Townscape Character where significant or complete demolition is sought.
13. Drainage Assessment	<p>An assessment of surface water drainage resulting from proposed development considering existing drainage conditions and what measures are proposed to attain a high level of drainage are considered through a Drainage Assessment.</p> <p>Drainage Assessment will be required for:</p> <ul style="list-style-type: none"> • New residential development 10 units or more. • Development sites in excess of 1 hectare. • Proposed change of use involving new buildings and/or hardstanding surface exceeding 1000m² in area. • Where development is located within an area with historic surface water flooding. • Where surface water run-off from proposed development may adversely affect other development or features of nature conservation, built heritage or archaeology.
14. Economic Statement	<p>An Economic Statement sets out the economic effects of new development on the area, whether specific to the neighbourhood in which the proposal would be located, settlement-wide or region.</p> <p>An Economic Statement is required where:</p> <ul style="list-style-type: none"> • The proposal is for Major development for commercial uses such as offices, light industry, general industry, warehousing, retail and leisure. • The proposal would result in the loss of employment land. <p>Further advice</p> <p>An Economic Statement should include:</p> <ul style="list-style-type: none"> • The number and type of jobs to be created both during the construction phase and on occupation, specifying whether the jobs are part time or full time. • Whether the proposal is speculative or if there is a specific end user. • The timeframe for delivery of the development. • Any wider benefits of the proposal to the economy
15. Event Management Plan	<p>An Event Management Plan sets out proposal to minimise the transportation impacts of any events that would be held as a result of new development.</p> <p>When is it required?</p> <ul style="list-style-type: none"> • An Event Management Plan will be required for commercial, recreational and community proposals which will involve the hosting of events that generate significant large numbers of attendees. <p>Further advice</p> <ul style="list-style-type: none"> • An Event Management Plan should be submitted for events that could result in significant travel disruption. The measures should consider the types of trips, in all modes, likely to visit the site, to ensure they can arrive, park if necessary and depart without causing a traffic safety hazard or disruption to other traffic on the network. • Where disruption to the network is anticipated, the Event Management Plan should propose measures that are co-ordinated with PSNI, Department for Infrastructure Roads, and the local community as necessary, to mitigate these impacts. It should consider measures to encourage sustainable travel, such as public transport, the use of coaches and off-site park and ride and shuttle bus facilities.

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16. Environmental Statement (EIA)	<p>An Environmental Statement is a legislative requirement for applications for certain types of development. It sets out the likely significant effects of new development on the environment, whether positive or negative, and can relate to environmental, social and economic impacts.</p> <ul style="list-style-type: none"> Under the Environmental Impact Assessment Regulations 2017, certain types of application need to be accompanied by an Environmental Statement. <p>An Environmental Statement is required where:</p> <ul style="list-style-type: none"> The development proposal falls under Schedule 1 of the Regulations. The development proposal falls under Schedule 2 of the Regulations and the City Council gives a screening opinion that an Environmental Statement is required. <p>Further advice</p> <ul style="list-style-type: none"> The purpose of an Environmental Statement is to assess the environmental, social and economic effects of development. Where an Environmental Statement is needed, the Council cannot process the planning application without it. The planning application process will be subject to extended consultation in line with the Regulations.
17. Flood Risk Assessment	<p>A Flood Risk Assessment assesses the statistical probability of a flood event occurring combined with the scale of the potential consequences of that event and sets out measures to manage and mitigate flood risk on new development.</p> <p>If you consider your application should be deemed as an exception please set out your evidence as part of your Planning Statement. DFI Rivers Agency will only seek to assess a FRA where the Council has deemed the site to be an exception to FLD1 and PPS 15 and set out its reason for this.</p> <p>Further advice</p> <p>A Flood Risk Assessment must demonstrate that:</p> <ul style="list-style-type: none"> All sources of flood risk to and from the proposed development have been identified; and There are adequate measures to manage and mitigate any increase in flood risk arising from the development. Flood Maps can be viewed on the Department for Infrastructure website.
18. Geotechnical survey/ Assessment	<p>A geotechnical assessment to assess all factors liable to affect the stability and safety of a proposed or existing excavation, tip or lagoon. A geotechnical assessment may be preceded by a site survey and site investigation to establish critical information to assist in any full geotechnical assessment.</p> <ul style="list-style-type: none"> Required if a proposal is in an area identified by GSNI as an area susceptible to land instability. All wind energy developments.
19. Geological Report	<p>A geological report as set out in the guidance to PPS 18 which states 'Information on the following issues should be submitted as part of a planning application to enable adequate assessment of the impact of the proposed wind energy development and any mitigating measures proposed to counter the impacts:</p> <ul style="list-style-type: none"> A geological assessment of the locality. A geotechnical assessment of the overburden and bedrock. A landslide and slope stability risk assessment for the site for all stages of the project, with proposed mitigation measures where appropriate. An assessment of whether the development could create a bog burst or landslide hazard. Location of the site in relation to any area or site that has been identified as an important geological site or area and the potential impacts of the proposal on the geological resource. Location of the site in relation to areas of significant mineral or aggregate potential. An assessment of any potential impacts of the development on groundwater; and Details of any borrow-pits proposed on site should be shown on the planning application and details given where blasting is proposed, such as on the avoidance and remediation of land slippage.

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20. Landscape and Visual Impact Assessment	<p>A Landscape and Visual Impact Assessment considers the effect of development proposals on the landscape features and visual amenity receptors surrounding the development site and on the development site's contribution to the existing landscape character and its resource.</p> <p>A Landscape and Visual Impact Assessment is required for:</p> <ul style="list-style-type: none"> • All development proposals for tall buildings of a height of 35 metres or more. • All applications for Major or Local development within a Conservation Area or Area of Townscape Character, the setting of a Listed Building, or within a locality where the proposal will introduce an increase to the predominant scale and mass. • Proposals in the countryside which are likely to have a significant visual impact within the landscape. • Major applications within or affecting the setting of an Area of Outstanding Natural Beauty. • Proposals for wind turbines where their overall height would exceed 15 metres. <p>Further Advice</p> <ul style="list-style-type: none"> • A Landscape and Visual Impact Assessment considers the impact of new development in the landscape. Understanding the character quality and value of the landscape determines the sensitivity of that landscape to accommodate change through development. <p>The two components of a Landscape and Visual Impact Assessment are:</p> <ul style="list-style-type: none"> • Landscape effects assessment – deals with changes to landscape as a resource. • Visual effects assessment – concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape. <p>A Zone of Visual Influence map (ZVI) or Critical View analysis should also be included.</p> <p>Further information can be obtained from the guidelines for Landscape and Visual Impact Assessment published jointly by the Landscape Institute and the Institute of Environmental Assessment in 2013.</p>
21. A Landscape Management & Maintenance Plan	<p>To ensure successful establishment and ongoing management and maintenance (in perpetuity) of any open space, site boundaries and amenity areas in all larger developments.</p> <p>The plan shall set out the period of the plan, long term objectives, management responsibilities, performance measures and maintenance schedules of all areas of landscaping including boundary treatments and open space. It shall also set out details of the arrangements that will be put in place for the future management and maintenance in perpetuity of these areas, including, in residential developments, details of the legal agreement, between the prospective residents and Management Company, which are to be put in place as per policy OS 2 of PPS 8.</p>
22. Lighting Assessment	<p>A Lighting Assessment is a report setting out details of the number, type, location, beam orientation and intended hours of use of external lighting including an assessment of any lighting pollution.</p> <p>A Lighting Assessment will be required for:</p> <ul style="list-style-type: none"> • Flood lighting schemes. • When the location of lighting may effect biodiversity adversely. • When lighting is proposed in proximity to residential dwellings.
23. Market Testing Report	<p>A Market Testing Report demonstrates whether or not the existing use of a building or land is viable or likely to be viable in the context of market testing.</p> <p>A Marketing Testing Report will be required for:</p> <ul style="list-style-type: none"> • When the applicant seeks to demonstrate that the current use of a building or land is no longer viable or is unlikely to be viable and believes that this is an important material consideration when the planning application is assessed. • Proposed complete or partial demolition of a Listed Building or an un-listed building in a Conservation Area.

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24. Mine Risk Assessment	<p>A Mining Risk Assessment aims to identify mining related ground instability with potential to impact the property valuation.</p> <p>Where a proposal is in proximity to a former underground mineral site.</p>
25. Nutrient Management Plans	<p>NIEA now request that all Nutrient Management Plans meet certain requirements and this includes:</p> <ul style="list-style-type: none"> • The requirement for the applicant to instruct the analysing laboratory to send soil sample analysis results, together with a covering e-mail, directly to the planning authority for upload to the Planning Portal. More information can be found at www.daera-ni.gov.uk/articles/nutrient-management-plan • Maps of location of land spread, including grid references, area (Ha), quantity of manure to be land spread in each location, method of land spreading and number of applications per year. • Numbers of livestock to be housed in the proposed installation including any existing buildings. • If litter is to be disposed of in another jurisdiction (for example, Republic of Ireland, England, Scotland, or Wales), we require a letter from that jurisdiction's state agricultural body confirming that the receiving farmer is a bona fide farmer.
26. Noise Impact Assessment	<p>A Noise Impact Assessment is an assessment is a report by a suitably qualified acoustician of the existing noise environment and / or the noise generated by the proposed development.</p> <p>A Noise Impact Assessment will be required for:</p> <ul style="list-style-type: none"> • New industrial development close to exisintg resiential development. • New residential development close to exisintg industrial development. • Minerals and waste development. • Energy generation development.
27. Noise Management Plan	<p>A Noise Management Plan (NMP) sets out what is to be put in place to provide reasonable measures to reduce the noise impact of sources associated with the premises/site/event.</p> <p>Particular attention should be paid to eliminating 'avoidable' noise, for applications that are to attract large crowds.</p>
28. Odour Abatement System (flue and ventilation details)	<p>An Odour Abatement System controls the level of odour emissions resulting from odour generating equipment such as a commercial kitchen, waste transfer station or industrial premises.</p> <p>An Odour Abatement System Details will be required where:</p> <ul style="list-style-type: none"> • The proposal has potential to generate odours which could adversely impact on nearby sensitive premises e.g. from cooking operations (hot food bars, restaurants, cafes etc). • Waste transfer station. • Light industrial and commercial developments that may cause odorous emissions. <p>Further advice</p> <p>Details of the Odour Abatement System should include:</p> <ul style="list-style-type: none"> • Floor plans, positioning and design of ventilation and extraction equipment. • Manufacturers details of the equipment proposed including odour abatement techniques. • Elevation drawings depicting the external location of the odour abatement system and ventilation termination points. <p>A Noise Assessment may also be required.</p> <p>Useful guidance is provided by DEFRA – Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005) (This guidance was officially withdrawn in 2017 but remains a useful reference point). Further guidance is provided by IAQM – Guidance on the assessment of odour for planning, dated May 2014.</p>

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29. Outline Construction Environmental Management Plan	<p>An outline Construction Environmental Management Plan (oCEMP) sets out the responsibilities with regard to compliance with legislation and details how any mitigation measures will be implemented. An oCEMP details management measures to minimise environmental impact from the construction phase of the development and it provides a framework within which the measures will be implemented throughout the project. An oCEMP provides project-specific management measures and should be reviewed if activities or conditions onsite change that may influence management measures.</p> <p>An oCEMP will be required for development in close proximity to a watercourse.</p>
30. Parking Survey	<p>A Parking Survey assesses the volume of vehicles parked at any one time in the vicinity of the application site, either on street or in existing car parks, and provides an indication of parking trends and any available capacity that could serve the new development.</p> <p>A Parking Survey is required when:</p> <ul style="list-style-type: none"> • There is an identified parking need that cannot be accommodated within the application site. Typically it is used to demonstrate whether there is sufficient parking capacity on public roads or streets to accommodate the additional vehicles generated by the new development. <p>Further Advice The Parking Survey can form part of a Transport Assessment. It should be undertaken over a minimum of two days at appropriate times during the day and evening on both weekdays and weekends.</p>
31. Phasing Plan	<p>A Phasing Plan sets out the sequence in which the various parts of a larger development scheme will be brought forward. The phasing is indicated on a diagrammatic plan with supporting narrative that describes the sequencing and why it is to take place in that order.</p> <p>A Phasing Plan is required where:</p> <ul style="list-style-type: none"> • The phasing of development of a site is critical, either from a planning or commercial perspective. This may include the sequencing of development to ensure that necessary infrastructure is put in place, such as a road, junction or a community facility. <p>Further Advice Where circumstances warrant, plans may specify a phased release of development land. Phasing may be necessary having regard to infrastructure requirements or the adequacy of other services, which may indicate that a particular area cannot be released for development until a particular stage in the plan period. It may also take into account any relocation of people, sale or rental of land, the property market, possible movement issues, land ownership patterns, funding availability, and relevant planning processes and legislation.</p>
32. Planning Agreement (Heads of Terms)	<p>A Planning Agreement is a legally binding agreement, normally between the applicant, landowner and council, secured under Section 76 of the Planning Act (Northern Ireland) 2011. Planning Agreements are used to secure a planning obligation, such as developer contributions, where it is not possible to do so by a planning condition. The Planning Agreement must be signed and completed before the planning permission can be issued.</p> <p>Heads of Terms set out the applicant's intention to enter into a Planning Agreement as part of the planning application process and the nature of the planning obligations that it is expected to contain.</p> <p>When is it required?</p> <ul style="list-style-type: none"> • Heads of Terms should be provided for all applications where it is expected that a Planning Agreement will be a prerequisite to the granting of planning permission. <p>Further Advice The requirement for a Planning Agreement can be discussed as part of the Council's Pre-Application Discussion service.</p>

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33. Planning Statement	<p>The rationale for a proposal within the relevant planning policy context is provided through a Planning Statement.</p> <p>A Planning Statement is required for all development proposals.</p> <p>A planning statement for a proposed development should typically outline the proposals, its compliance with local planning policies and regulations, and the reasons why planning permission should be granted.</p>
34. Preliminary Risk Assessment (PRA)	<p>The risk assessment process should always start with a Phase 1 Preliminary Risk Assessment (PRA). The PRA seeks to establish if there are any potentially complete pollutant linkages and any unacceptable risks.</p> <p>The risk assessment of contaminated land may range from a straightforward desktop study and qualitative risk assessment to more complex quantitative risk assessments, Generic Quantitative Risk Assessment (GQRA) phase 2 and Detailed Quantitative Risk Assessments phase 3 which include undertaking intrusive site investigations in Northern Ireland, and the subsequent monitoring of water, soil and ground gases.</p>
35. Retail Impact Assessment and an assessment of need.	<p>All applications for retail or town centre type developments above a threshold of 1000 square metres gross external area which are not proposed in a town centre location and are not in accordance with the LDP should be required to undertake a full assessment of retail impact as well as need.</p> <p>Retail Impact Assessments should include quantitative and qualitative merits of the proposal when tested against national and local planning policies. In particular, it should consider the scale of the proposal, assess the effect of the scheme on existing centres within the locality and its wider catchment area and examine the qualitative improvements that would result from the scheme, if approved.</p> <p>A Retail Impact Assessment is required for:</p> <ul style="list-style-type: none"> Proposals for retail or other main town centre uses above a threshold of 1,000 sqm not proposed in a town centre location (i.e. primary core, district or local centre) and are not in accordance with the Local Development Plan; Proposals for an extension to retail or other main town centre uses which would result in the overall development exceeding 1,000 sqm gross external area. <p>Further Advice</p> <p>The Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS) requires a town centre first approach for the location of future retailing and other main town centre uses. The planning system should protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business.</p> <p>A Retail Impact Assessment considers the impacts of development proposals for retailing and other main town centre uses on the vitality and viability of existing centres in the catchment including the primary retail core; district and local centres. It should include an assessment of:</p> <ul style="list-style-type: none"> The impact of the proposal on trade and turnover for both convenience and comparison goods traders, and the impact on town centre turnover overall for all centres within the catchment of the proposal. The impact of the proposal on existing committed and planned public and private sector investment and investor confidence in the town centre/s. The impact of the proposals on the delivery of the planned/allocated sites and the LDP strategy. The impact on the vitality and viability of existing centres including consideration of the local context. This should take into account existing retail mix and the diversity of other facilities and activities. Cumulative impact taking account of committed and planned development, including plan commitments within the town centre and wider area. A review of local economic impacts.

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36. Sequential Test (Main Town Centre Uses)	<p>The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centers foremost in both plan-making and decision-taking.</p> <p>Further advice The sequential approach requires a thorough assessment of the suitability, viability and availability of locations for main town centre uses. It requires clearly explained reasoning if more central opportunities to locate main town centre uses are rejected. The list below sets out the matters that need to be considered when using the sequential approach as part of plan-making:</p> <ul style="list-style-type: none"> • Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses. • Can the identified need for main town centre uses be accommodated on town centre sites? When identifying sites, the suitability, accessibility, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed. • If the additional main town centre uses required cannot be accommodated on town centre sites, what are the next sequentially preferable sites that they can be accommodated on?
37. Shadow Flicker Analysis	<p>A Shadow Flicker Analysis report calculates for each point of interest the number of hours per year that the flickering occurs, the maximum length (in minutes) that flickering occurs on the worst day in the year, and the number of days in the year that shadow flickering appears at all. All above numbers should be calculated for both the worst case and the so-called “real” case.</p> <p>A Shadow Flicker Analysis report is required for:</p> <ul style="list-style-type: none"> • Wind turbine energy generation proposals.
38. Topographical Survey	<p>A Topographical Survey is a plan detailing the levels and features within and adjacent to an application site, including all roadside details in the vicinity of the development proposal such as street furniture, hedges, fences, walls, trees, kerbs, gullies, signs etc. It is required to assess the differing levels within and adjacent to the site and features that may impact on road safety.</p> <p>A Topographical Survey is required for:</p> <ul style="list-style-type: none"> • All full applications that require assessment of a new access or alteration of an existing access onto an adopted road <p>Further advice A Topographical Survey details the levels of the site and the position of existing structures within and adjacent to the site. The plan should be at a maximum scale of 1:500 and be easily legible.</p> <p>The survey must provide spot levels throughout the site clearly detailing changes in levels and levels at the boundary with the adjacent public road and surrounding area. It must clearly annotate existing structures both within and adjacent to the application site, including within the visibility splays.</p>

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39. Transport Assessment	<p>The potential transport impacts of a proposal are considered within a Transport Assessment review which will include an agreed plan to mitigate any adverse consequences.</p> <p>A Transport Assessment is required for:</p> <ul style="list-style-type: none"> • Proposed food retail 1000m² gross floor area. • Proposed non-food retail 1000m² gross floor area. • Cinemas & conference centres 1000m² gross floor area. • Leisure facilities 1000m² gross floor area. • Business 2500m² gross floor area. • Industry 5000m² gross floor area. • Distribution & warehousing 10000m² gross floor area. • Hospitals 2500m² gross floor area. • Higher and further education 2500m² gross floor area. • Stadia 1500 seats. • Housing 100 units. <p>Further advice can be found at www.infrastructure-ni.gov.uk/articles/network-planning</p>
40. Transport Assessment Form	<p>A Transport Assessment Form is a tool that applicants can use to screen out those applications where no further information on the transport impacts of the proposal is required.</p> <p>A Transport Assessment Form is required for</p> <ul style="list-style-type: none"> • Residential comprising 25 or more units. • Non-residential development with a gross floor area of 500 sqm or more. • A proposal when it is likely to generate 30 or more vehicle movements per hour. • A proposal when it is likely to generate 10 or more freight movements per day or 5 in any given hour. <p>Further advice can be found at www.infrastructure-ni.gov.uk/articles/network-planning</p>
41. Travel Plan	<p>The mitigation of transportation impacts of new development through long term management measures to promote sustainable travel is considered through a Travel Plan.</p> <p>A Travel Plan will be required for:</p> <ul style="list-style-type: none"> • When informed by the Transport Assessment. <p>Further advice can be found at www.infrastructure-ni.gov.uk/articles/network-planning</p>

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42. Tree Survey	<p>The impact upon existing trees of a new development either within or adjacent to the site will be assessed under a Tree Survey.</p> <p>A Tree Survey will be required for:</p> <ul style="list-style-type: none"> • When development proposals have potential to impact upon existing trees within or adjacent to the site. <p>Further advice</p> <p>A Tree Survey should be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction – recommendations (or any subsequent replacement BS) and should be prepared by a suitably qualified and experienced arboriculturalist.</p> <p>The Tree Survey should include as a minimum:</p> <ul style="list-style-type: none"> • A plan showing existing trees on or adjacent to the site. • An evaluation of the health, condition and amenity value of the trees affected by the proposal. • A proposed layout showing retained trees and Root Protection Areas (RPAs). • Cross sections of development within the RPA. • A plan showing new tree planting. • Arboricultural Implications Assessment. • Existing and proposed finished levels. • Tree Protection Plan. • Arboricultural Method Statement (where applicable), including details for all special engineering within the Root Protection Area. • The position of existing and proposed services. • A schedule of works to retained trees, e.g. access facilitation pruning.
43. Viability Appraisal	<p>A Viability Appraisal assesses whether a development proposal is financially viable. Therefore, that after taking account of all costs, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade a landowner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.</p> <p>A Viability Appraisal will be required for:</p> <ul style="list-style-type: none"> • Proposals where the applicant believes that the requirement for developer contributions to mitigate or manage the impacts of the proposal would make the scheme unviable. • Proposals where the applicant believes that it would not be financially viable to retain a Listed Building in its current use, having regard to Policy BH7 of PPS 6. <p>Further advice</p> <p>A Viability Appraisal should be carried out by a suitably qualified professional such as a quantity surveyor.</p>

Local Requirements	Advice
44. Waste Management Plan	<p>A Waste Management Plan sets out how waste will be managed when new development is occupied (residential) or operational (commercial).</p> <p>A Waste Management Plan will be required for:</p> <ul style="list-style-type: none"> • New residential development for which communal waste storage is proposed (e.g. apartments, flats or sheltered housing). • New commercial development of 500m² or more. <p>Further advice</p> <p>The Waste Management Plan will establish the volume of waste likely to arise from new development once occupied or operational and sets out the provision for waste storage and access.</p> <p>The Waste Management Plan should ensure that appropriate provision is made to:</p> <ul style="list-style-type: none"> • Accommodate the total waste generated from the building/s. • Accommodate segregation of waste for recycling. • Facilitate convenient and safe access and egress for depositing waste and collecting waste. <p>It should include:</p> <ul style="list-style-type: none"> • Occupier separation (how the occupier will manage waste within their own space). • Occupier deposit and storage (how materials will be moved to the communal areas, and how materials will be stored). • Collection method (how materials will be collected and by whom, where are the materials stored prior to collection). • Removal and or on-site treatment (how materials will be removed from or treated/sorted on site). • End destination (whether materials are to be recycled and how much will end up in landfill).

The following are examples of types of applications that are submitted locally and the type of information that must accompany an application when submitted:

Agricultural Livestock Installations

Basic Requirements

- Application form.
- Site Location Plan.
- Site Layout Plan.
- Elevations.
- Floor Plans.
- Up-to-date farm maps relating to the applicant's farm business I.D. Provide a postal address for at least one property on each of the farm maps (DAERA don't provide the coordinates now on the farm maps, therefore we require a fixed location in order to find the relevant fields). If the applicant doesn't have a farm business I.D. we require evidence demonstrating that the land is actively farmed and has been established for 6 years.
- Fee

Additional Supporting Information

Validation Checklist

Numbers of livestock to be housed in the proposed installation including any existing buildings.

Drainage Assessment.

Full Drainage Plan (demonstrating compliance with Nitrates Action Plan and Silage Slurry and Agricultural Fuel Oil Regulations)

Air Quality Impact Assessment.

Air impact assessments e.g. screening tools (ammonia, odour, dust emissions) e.g. SCAIL (Simple Calculation of Atmospheric Impact Limits) detailed Air Dispersion Modelling (ammonia, odour, dust emissions) e.g. ADMS; AERMOD models.

Nutrient Management Plan, Manure/Litter Utilisation, Contractual Agreement, or Export Agreement.

NIEA now request that all Nutrient Management Plans meet certain requirements and this includes the requirement for the applicant to instruct the analysing laboratory to send soil sample analysis results, together with a covering e-mail, directly to the planning authority for upload to the Planning Portal more information can be found at www.daera-ni.gov.uk/articles/nutrient-management-plan

maps of location of land spread, including grid references, area (Ha), quantity of manure to be land spread in each location, method of land spreading and number of applications per year.

If litter is to be disposed of in another jurisdiction (for example, Republic of Ireland, England, Scotland, or Wales), we require a letter from that jurisdiction's state agricultural body confirming that the receiving farmer is a bona fide farmer.

Dust Management Plan

Installations for the intensive rearing of poultry or pigs with more than—

- (a) 85,000 places for broilers or 60,000 places for hens;
- (b) 3,000 places for production pigs (over 30 kg); or
- (c) 900 places for sows.

An Environmental statement is required.

The thresholds also relate to development as changed or extended are met or exceeded.

Odour Management Plan

Anaerobic Digester

Basic Requirements	Additional Supporting Information
<p>Application form</p> <p>Site Location Plan</p> <p>Site Layout Plan</p> <p>Elevations</p> <p>Floor Plans</p> <p>Fee</p>	<p>Validation Checklist</p> <p>Feedstock Details:</p> <p>type</p> <p>source(s) including European Waste Code</p> <p>arrangements for delivery, storage and transfer to digester</p> <p>Site Drainage Details:</p> <p>Full Drainage Plan (showing the provision of all dirty water/slurry tanks)</p> <p>Air Quality Impact Assessment</p> <p>Air impact assessments e.g. screening tools (ammonia, odour, dust emissions) e.g. SCAIL (Simple Calculation of Atmospheric Impact Limits) detailed Air Dispersion Modelling (ammonia, odour, dust emissions) e.g. ADMS; AERMOD models</p> <p>Nutrient Management Plan, Manure/Litter Utilisation, Contractual Agreement, or Export Agreement.</p> <p>NIEA now request that all Nutrient Management Plans meet certain requirements and this includes the requirement for the applicant to instruct the analysing laboratory to send soil sample analysis results, together with a covering e-mail, directly to the planning authority for upload to the Planning Portal more information can be found at www.daera-ni.gov.uk/articles/nutrient-management-plan</p> <p>maps of location of land spread, including grid references, area (Ha), quantity of land spread in each location, method of land spreading and number of applications per year.</p> <p>If land spread is to be disposed of in another jurisdiction (for example, Republic of Ireland, England, Scotland, or Wales), we require a letter from that jurisdiction's state agricultural body confirming that the receiving farmer is a bona fide farmer</p> <p>Outline Construction Environmental Management plan</p>

Wind Turbine Applications

Basic Requirements	Additional Supporting Information
<p>Application Form</p> <p>Requisite planning Fee</p> <p>Site location map with site boundary, including the access road and land for any junction improvement outlined in red</p> <p>Site layout including access roads within the site,</p> <p>Detailed plans to scale including turbines,</p> <p>Details of bases, any areas of hardstanding, access roads, wind monitoring masts, electricity cabinets, sub-stations and any other ancillary development.</p> <p>Details of finishing materials (e.g. on turbines, substations, control rooms, fences and other structures),</p> <p>Details of existing and proposed landscaping.</p> <p>Detailing of any spoil storage</p> <p>Location of road/site access</p> <p>Details of overhead electricity lines</p> <p>Details of underground electrical cabling</p> <p>Details of temporary contractors compound, borrow pits, on site-tracks, turbine foundations, crane hard standings, anemometer masts, construction compound, electrical cabling and any building of any construction.</p>	<p>Application Form</p> <p>Requisite planning Fee</p> <p>Site location map with site boundary, including the access road and land for any junction improvement outlined in red</p> <p>Site layout including access roads within the site,</p> <p>Detailed plans to scale including turbines,</p> <p>Details of bases, any areas of hardstanding, access roads, wind monitoring masts, electricity cabinets, sub-stations and any other ancillary development.</p> <p>Details of finishing materials (e.g. on turbines, substations, control rooms, fences and other structures),</p> <p>Details of existing and proposed landscaping.</p> <p>Detailing of any spoil storage</p> <p>Location of road/site access</p> <p>Details of overhead electricity lines</p> <p>Details of underground electrical cabling</p> <p>Details of temporary contractors compound, borrow pits, on site-tracks, turbine foundations, crane hard standings, anemometer masts, construction compound, electrical cabling and any building of any construction.</p>

Telecommunications Development

Basic Requirements	Additional Supporting Information
<p>Application Form</p> <p>Requisite Planning fee</p> <p>Site location map with site boundary, including the access road and land for any junction improvement outlined in red</p> <p>Site layout</p> <p>Detailed plans to scale including masts, substations, fences etc.</p> <p>Details of finishing materials (e.g. on masts, substations, control rooms, fences and other structures),</p> <p>Report setting out why the sharing of an existing mast or other structure is not feasible, or why a new mast represents a better environmental solution than other options.</p> <p>Information about the purpose and need for the particular development including a description of how it fits into the operator's or broadcaster's wider network.</p> <p>Details of the consideration given to measures to mitigate the visual and environmental impact of the proposal.</p> <p>Where proposals relate to the development of a mobile telecommunications base station, a statement: indicating its location, the height of the antenna, the frequency and modulation characteristics, details of power output</p> <p>Declaration that the base station when operational will meet the ICNIRP guidelines for public exposure to electromagnetic fields.</p>	<p>Details of consultation carried out under the Ten Commitments to Best Siting Practice (if relevant)</p> <p>Operators rating of site under Traffic Light Model</p> <p>Details of consultation carried out with CAA/Secretary of State for Defence/ Aerodrome operator (if relevant)</p> <p>Area of search</p> <p>Biodiversity Checklist and any subsequent surveys/reports identified as being required.</p> <p>A Visual Impact Assessment – This should consist of a before and after photomontage of the radio base station, fencing, landscaping and access. Such assessments will normally be expected to accompany application for new rural mast sites.</p> <p>Acoustic Report – Where a proposed installation involves equipment that may generate noise. A report may be requested to assess any likely noise disturbance</p>