

Armagh City, Banbridge &
Craigavon Borough Council

Local Development Plan 2035

Draft Plan Strategy

TECHNICAL SUPPLEMENT 17

Waste Management, Environmental Pollution and Contaminated Land

September 2026



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Armagh City
Banbridge
& Craigavon
Borough Council

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1.0 Introduction

Purpose of this document

This Technical Supplement brings together the evidence base that has informed the preparation of the Armagh City, Banbridge and Craigavon Local Development Plan (LDP) 2035 draft Plan Strategy (dPS). It is one of a suite of topic based Technical Supplements that should be read alongside the dPS to understand the rationale and justification for the planning policies proposed within it.

This Technical Supplement includes key updates relating to waste management, environmental pollution and contaminated land in the Borough, which have emerged since the publication of the Council's original evidence base Preparatory Paper. These papers provided the baseline information that formed part of the evidence base for the Council's Preferred Options Paper (POP). The POP, published in March 2018, provided an overview of the Key Issues of strategic significance affecting the Borough and the Preferred Options to address them.

This Technical Supplement also seeks to provide an update on the Council's progress in its approach towards waste management, environmental pollution and contaminated land in the Borough and the development of associated planning policies, since the publication of the POP.

In order to reflect the broad range of matters that were considered in the development of the Council's approach towards waste management, environmental pollution and contaminated land and the formulation of associated dPS planning policies this Technical Supplement has been organised into the following sections:

- **Sections 2 & 3** provide a summary of the Legislative, Regional and Local Policy Context that is relevant to the LDP, with particular emphasis on this topic area;
- **Section 4** provides an overview of the waste management, environmental pollution and contaminated land profile of the Borough;
- **Section 5** outlines the relevant Key Issue and Preferred Approach as detailed in the POP, alongside a summary of POP Commitments and a brief summary of some of the POP responses that were received, with a focus on those offering suggestions in respect of policy development.
- **Section 6** provides an overview of the policy review, and the ongoing consultation and engagement that has been carried out in preparation of the dPS policies. Furthermore, it also details the approach of neighbouring councils to waste management, environmental pollution and contaminated land, briefly outlining their position, followed by a brief consideration of any potential conflict.
- **Section 7** summarises how the dPS policies for waste management, environmental pollution and contaminated land have been developed. It provides a rationale where amendments have been made to the existing planning policies to take account of regional direction, POP feedback, consultation and engagement, where it has been considered necessary and appropriate to do so.
- **Section 8** sets out how the dPS policies for waste management, environmental pollution and contaminated land have been prepared in accordance with the tests for soundness set out in the Department for Infrastructure's (DfI) Development Plan Practice Note 6: Soundness (Version 2, May 2017).

The information and data presented in this Technical Supplement has been derived from a number of different sources however, where possible, the most recent datasets available have been utilised.

It is important to note that this evidence base has been collated at specific point in time and therefore it may be necessary for the Council to review and update it as the plan is progressed. The notional end date of the plan period has now been amended to 2035. The Council will continue to work with key stakeholders to ensure that waste management, environmental pollution and contaminated land in the Borough are managed in an appropriate and sustainable manner throughout and beyond the plan period of 2035.

Waste Management

Managing waste sustainably is essential for the health and well-being of society and overall quality of life, both now and for future generations. The waste management¹ industry is also an important provider of jobs and investment across the Borough, with the potential to support future business development and employment.

The way that waste is managed in Northern Ireland continues to evolve with the move away from landfilling, as the least desirable waste management option, to a circular economy where waste is acknowledged as a resource and kept in use for as long as possible, whether it is reused in part or whole, recycled as a new product or substance, or used to recover energy that can be utilised to provide fuel, heat and power.

The timely provision of an integrated network of waste management facilities and infrastructure can make a valuable contribution towards sustainable development, including meeting waste management targets. As such, the LDP has an important role in supporting wider government policy focused on the sustainable management of waste, and the move towards resource efficiency whilst ensuring that any detrimental effects on people, the environment, and local amenity are avoided or minimised.

Environmental Pollution

Pollution is the introduction of harmful substances / emissions into the environment. It can originate from many sources and activities, such as transport, industry and agriculture, and can take various forms, including light, air, noise or water pollution.

- Noise Pollution is the presence of unwanted or excessive sound.
- Air Pollution involves the emission of pollutants into the atmosphere. This includes harmful gases such as ammonia (e.g. from storing farm slurry) and nitrogen oxide (e.g. from burning fossil fuels), particulate matter such as smoke, soot, and dust, as well as fumes and odours.
- Light Pollution is the presence of any unwanted, inappropriate, or excessive artificial lighting.
- Water Pollution is the contamination of surface water bodies, such as rivers, lakes and loughs, groundwater and wetlands.

Unless pollution risk in new development is identified, and appropriately prevented or mitigated, it can have serious consequences for the environment including loss of biodiversity,

¹ Waste management is defined by the revised Waste Framework Directive 2008 as “the collection, transport, recovery (including sorting) and disposal of waste, including the supervision of such operations and the aftercare of disposal sites, and including actions taken as a dealer or broker”.

damage to ecosystems and global warming, a significant contributor towards climate change. Society shares a collective responsibility to protect the environment from pollution, in all its forms. Continued efforts to reduce air pollution and improve air quality from all known sources, for example, will be particularly important if we are to meet the net zero greenhouse gas emission targets in Northern Ireland by 2050².

The LDP has an important role in managing the environment in a sustainable manner, including protecting it from the actual or potential effects of pollution. By identifying the potential risk, and significance, of pollution from new development, and requiring the incorporation of mitigation (as appropriate), the LDP will help to safeguard the environment for the benefit and enjoyment of everyone, both now and future generations.

Contaminated Land

To achieve and maintain sustainable communities it is important that efficient use is made of the existing capacity of land, buildings and infrastructure. The reuse of vacant or underused land, particularly previously developed (brownfield) land, can help deliver regeneration, improve environmental quality and reduce pressure for greenfield development.

However, environmental constraints such as land contamination can act as a barrier to development and restrict the development capabilities of such sites. Land Contamination has the potential to cause significant harm to property, human health and the environment, including contamination of the water environment, because of the presence of particular substances in, on, or under the ground.

As a result of historic industrial land use within the Borough there is potential for many brownfield sites to be affected by land contamination. As such it is important that potential risks are properly identified and that land is remediated, where necessary, to ensure it is suitable for its proposed use.

² The Climate Change Act (Northern Ireland) 2022 sets an ambitious emissions target of net zero by 2050 in addition to emissions reduction targets for 2030 and 2040

2.0 Legislative Context

The key pieces of legislation relating to this subject area include the following:

Waste and Contaminated Land (NI) Order 1997

The Waste and Contaminated Land (NI) Order 1997 implements the European Commission (EC) Framework on Waste in Northern Ireland. It sets out a wide range of provisions in respect of waste and contaminated land including waste management licensing (Articles 6-18 of Part II), the collection, disposal or treatment of controlled waste (Articles 19-29 of Part II), registration of carriers of controlled waste (Articles 38-43 of Part II, whereby all persons who transport waste must be registered and licensed to do so) and contaminated land (Part III, Articles 49-71 see further detail below).

Article 5 'Duty of Care' of Part II 'Waste on Land' of the Waste and Contaminated Land (NI) Order 1997, imposes a duty of care on anyone who handles controlled waste to ensure that all reasonable steps are taken to keep waste safe and where waste is transferred to someone else, they must be authorised to take it and can deal with it safely.

Article 5 requires that:

'Any person who imports, produces, carries, keeps, treats or disposes of controlled waste or, as a broker, has control of such waste, shall take all such measures applicable to him in that capacity as are reasonable in the circumstances:

- (a) to prevent any contravention by any other person of Article 4;
- (b) to prevent the escape of the waste from his control or that of any other person; and
- (c) on the transfer of the waste, to secure—
 - (i) that the transfer is only to an authorised person or to a person for authorised transport purposes; and
 - (ii) that there is transferred such a written description of the waste as will enable other persons to avoid a contravention of that Article and to comply with this paragraph as respects the escape of waste.'

Part III of the Waste and Contaminated Land (Northern Ireland) Order 1997, 'Contaminated Land', includes a definition of contaminated land and a system for the identification and remediation of land where contamination is causing unacceptable risks to human health, the natural environment and / or property. It is important to note that although the Contaminated Land Regime has been enacted, it is not yet in force.

According to the 'Practice Guide- Redeveloping Land Affected by Contamination' (DAERA 2019) the main objectives of Part III of the legislation are to:

1. Identify and remove unacceptable risks to human health and the environment
2. Seek to ensure that contaminated land is made suitable for its current use
3. Pursue the 'polluter pays' principle
4. Ensure that burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with sustainable development.

These objectives provide the basis for the 'suitable for use' approach to remediation of land, which promotes a risk-based approach in managing contaminated land.

The Water (Northern Ireland) Order 1999

The Water (Northern Ireland) Order 1999 provides for the regulation of discharges to waterways (surface water and groundwater) and pollution incidents to waterways. Where discharges are known to have occurred to ground or groundwater, the Water Order (1999) provides an effective means of enforcing the polluter pays principle.

The Environment Order (Northern Ireland) 2002

The Environment Order (Northern Ireland) 2002 order sets out a range of requirements for the protection and management of the environment, including the prevention and control of pollution, the conservation of natural habitats and biodiversity, and the regulation of waste management. It applies to a wide range of activities, including industrial and commercial activities and waste management, placing a range of obligations on individuals and organisations to ensure that their activities do not cause harm to the environment, including obtaining permits, complying with environmental standards, and reporting incidents of pollution.

The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002

The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 set out the requirement to complete waste transfer notes for waste movements. When waste transfers from one person to another, a waste transfer note and/or hazardous waste consignment note must be completed, signed and kept by the parties involved.

Landfill Regulations (Northern Ireland) 2003

The requirements of the EU Landfill Directive (1999/31/EC) were transposed through the Landfill Regulations (Northern Ireland) 2003, and its amendments, the Waste and Emissions Trading Acts 2003, and the Landfill Allowances Scheme (NI) Regulations 2004 (as amended). The Directive obliges member states to reduce the amount of biodegradable waste in landfill by 65% by 2016 compared to 1995 levels.

The Waste Management Licensing Regulations (Northern Ireland) 2003

The Waste Management Licensing Regulations (Northern Ireland) 2003 regulate the management of waste in Northern Ireland through a system of licences and registered waste exemptions, depending on the type of activity being carried out.

The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

It is a statutory requirement that all plans and programmes that are likely to have a significant environmental effect must be subject to a Strategic Environmental Assessment (SEA). The European Union Directive '2001/42/EC' states that an SEA is mandatory and was transposed into local legislation in the form of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (the EAPP (NI) Regulations). The objective of the SEA directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the Council's LDP, with the view to promoting sustainable development.

The SEA is an ongoing process and must be carried out in conjunction with and integrated into the LDP process. Under the provisions of the SEA Directive and the Regulations, an environmental report is published with the LDP document.

The Hazardous Waste Regulations (Northern Ireland) 2005

The Hazardous Waste Regulations (Northern Ireland) 2005 define hazardous waste and set out the requirements for the transfer (consignment) of hazardous waste, including necessary documentation. Their purpose is to provide a more effective system of control of hazardous waste from the time of its production to the time of its final destination for disposal or recovery, and to enable waste holders to comply with the statutory “Duty of Care” in relation to hazardous waste. The Regulations also deal with the assignment of List of Wastes codes to hazardous waste, the relevant fees charged for doing so, the completion of consignment notes, the pre-notification of a consignment and also the keeping of registers and site records.

Groundwater Regulations (Northern Ireland) 2009

The Groundwater Regulations (Northern Ireland) 2009 include provisions to comply with the European Council Directive on the protection of groundwater against pollution and deterioration (2006/118/EC); to prevent or limit unacceptable inputs of pollutants into a groundwater body, this includes the pollution from point sources (i.e. land contamination) in addition to diffuse pollution over large areas. The Groundwater Regulations (Northern Ireland) 2009 provide the powers (through a notice) to prevent or control the input of hazardous or non-hazardous pollutants where:

- a) any person is carrying on, or proposing to carry on, any activity on or in the ground;
- b) that activity might lead to the input into groundwater of any hazardous substance or non-hazardous pollutant.

The Planning Act (Northern Ireland) 2011

The Planning Act (Northern Ireland) 2011 (hereafter referred to as the 2011 Act) is the principal planning legislation in Northern Ireland, which underpins the reformed two-tier planning system that commenced on 1 April 2015. It introduced the plan-led system, where the LDP is the primary consideration for decision making on all new development schemes and proposals will be required to accord with its provisions unless, exceptionally other material considerations indicate otherwise.

Planning has an important role, via the Planning Act 2011, in managing land affected by contamination to ensure that proposed development is suitable for use and is usually supported by a variety of consultees in terms of the identification of potential risks, the requirement for risk assessments and appropriate remediation.

Section 108(1) of the Planning Act (Northern Ireland) 2011 requires consent to be sought from the Council when a hazardous substance is present on, over or under land (i.e. Hazardous Substances Consent (HSC)).

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

The Planning (Local Development Plan) Regulations set out the sequence in which the Council’s new LDP is to be prepared and provides detail on the content and procedure of each stage in the plan preparation process and independent examination.

Regulation 14 of the LDP Regulations 2015 requires Councils to take additional matters into account with the objective of preventing major accidents and limiting the consequences of such accidents by giving due consideration to Directive 96/82/EC³ on the control of major – accident hazards involving dangerous substances.

The Control of Major Accident Hazards (COMAH) Regulations (Northern Ireland) 2015

The Control of Major Accident Hazards (COMAH) Regulations 2015 seek to prevent major accidents involving dangerous substances and limit the consequences to people and the environment of any major accidents that may occur.

The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017

The role of the Planning (Environmental Impact Assessment) Regulations (NI) 2017 is to reinforce the quality of decision-making and improve the current levels of environmental protection. Notably, the agricultural industry is becoming heavily regulated through this legislation, due to the increase in number of on-farm anaerobic digester schemes submitted and identified as a Schedule 1 or 2 development.

The Waste (Circular Economy) (Amendment) Regulations 2020 & The Waste (Circular Economy) (Amendment) Regulations (Northern Ireland) 2020

The Waste (Circular Economy) (Amendment) Regulations (Northern Ireland) 2020, which came into operation on 18th December 2020, transposes the EU Waste Circular Economy Package, which set out a revised legislative framework, identifying steps for the reduction of waste and establishing a long-term path for waste management and recycling.

The Waste Regulations (Northern Ireland) 2011 transpose the revised Waste Framework Directive 2008/98/EC ('the Directive') in Northern Ireland. The revised Waste Framework Directive requires the establishment of waste management plans (Article 28) and waste prevention programmes (Article 29) and sets out the elements that must be contained within them. It also introduces statutory targets for preparing for re-use and recycling of waste from households as well as preparing for re-use, recycling and other material recovery of construction and demolition waste.

Article 4 of the revised Waste Framework Directive sets out five steps for managing waste- The Waste Hierarchy- ranked according to environmental impact:

'The following waste hierarchy shall apply as a priority order in waste prevention and management legislation and policy:

- (a) prevention;
- (b) preparing for re-use;
- (c) recycling;
- (d) other recovery, e.g. energy recovery; and
- (e) disposal.'

Article 16 (1) of the revised Waste Framework Directive sets out the principles of 'self-sufficiency' whereby Member States are required to establish an integrated and adequate network of waste disposal installations and installations for the recovery of mixed municipal waste collected from households, including such waste collected from other producers, taking into account best available techniques. Article 16 (3) also sets out the 'proximity principle',

³ Directive 96/82/EC, the 'Seveso II Directive', was implemented in Northern Ireland by the Control of Major Accident Hazards (COMAH) Regulations (NI) 2000 and the Planning (Control of Major-Accident Hazards) Regulations (NI) 2000.

which requires that the network shall enable waste to be disposed of, or in the case of mixed municipal waste to be recovered, in 'one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to ensure a high level of protection for the environment and public health.'

Article 28 of the revised Waste Framework Directive 2008 requires Member States to establish one or more waste management plans. Amongst a number of requirements, it directs that the waste management plan must set out an analysis of the current waste management situation for the geographical territory involved, as well as the measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste.

The Climate Change Act (Northern Ireland) 2022

The Climate Change Act (Northern Ireland) 2022 (the Act) sets a target of an at least 100% reduction in net zero greenhouse gas emissions by 2050 (i.e., net zero emissions) for Northern Ireland compared to baseline, along with interim targets including an at least 48% reduction in net emissions by 2030.

The Act also requires various NI Departments to produce and publish sectoral plans. This includes a requirement for the Department of Agriculture, Environment and Rural Affairs (DAERA) to develop and publish sectoral plans for the waste management sector setting out how the sector will contribute to the achievement of the 2030, 2040 and 2050 emissions reduction targets (as set out in sections 1, 3 and 4 of the Act). The Act also includes a requirement that DAERA must ensure that at least 70% of waste is recycled by 2030 (Part 1, Section 18 of the Act).

3.0 Policy Context

Regional Policy Context

Programme for Government (PfG) 2024-2027 'Our Plan: Doing What Matters Most' (2025, Northern Ireland Executive)

The PfG 'Our Plan: Doing What Matters Most' outlines the NI Executives priorities for making a real difference to the lives of everyone living and working in Northern Ireland. It sets out the following three long term Missions, underpinned by a cross-cutting commitment to Peace, through which improved wellbeing, long term sustainability, and a thriving economy will be delivered.

People: Working to support everyone at all stages of their life to ensure they have the chance to succeed by improving life opportunities.

Planet: Harnessing the potential of a green growth economy while ensuring we provide an equitable transition to a sustainable and affordable society as we take responsibility for decarbonising our economy and society.

Prosperity: Improving our economic productivity while making sure that we have an economy that works for everyone, and our story continues to be an inspiration to others.

The nine cross-cutting priorities aimed at delivering the PfG missions are as follows:

- Grow a Globally Competitive and Sustainable Economy
- Deliver More Affordable, Accessible, High-Quality Early Learning and Childcare
- Cut Health Waiting Times
- Ending Violence Against Women and Girls
- Better Support for Children and Young People with Special Educational Needs
- Provide More Social, Affordable and Sustainable Housing
- Safer Communities
- Protecting Lough Neagh and the Environment
- Reform and Transformation of Public Services

Within the PfG there are a wide range of actions aimed at addressing the above priorities and delivering the missions.

The PfG commits to publishing a Circular Economy Strategy which will have three key principles of designing out waste, keeping products in circulation at their highest value for as long as possible and regenerating natural systems. The PfG commits to developing a Climate Action Plan, that will detail cross-cutting steps to reduce carbon emissions across many sectors including energy, transport, agriculture, land use, land use change and forestry, buildings, waste and fisheries.

The PfG priority 'Protecting Lough Neagh and the Environment' recognises that Lough Neagh, which is partially located within Armagh City, Banbridge and Craigavon Borough Council, is one of Northern Ireland's most important natural resources and is of economic, recreational and tourism significance. The PfG highlights the significant blue-green algae blooms in Lough Neagh and acknowledges that this must be dealt with urgently. On a broader level, it also emphasises that unless the natural environment is protected, we are likely to see many more environmental crises. Actions identified within the PfG aimed at addressing this priority, include delivering the actions within the Lough Neagh Report and Action Plan, implementing

Northern Ireland's first Environmental Improvement Plan (EIP) and addressing climate change.

The Regional Development Strategy (RDS) 2035

The Regional Development Strategy (RDS) 2035 provides an overarching strategic planning framework to facilitate and guide the public and private sectors so to secure sustainable patterns of development. The aim of the RDS is to protect and enhance the environment for current and future generations.

The RDS sets out regional guidance in relation to the sustainable management of waste in line with the 5 step waste hierarchy as set out in the Waste Framework Directive. Regional Guidance (RG10 'Manage our waste sustainably') of the RDS acknowledges that managing waste is a significant part of how we treat our environment and that if waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance.

Figure 1: The Waste Hierarchy⁴

STAGES	DETAIL
STAGE 1 - PREVENTION	using less material in design and manufacture, keeping products for longer, re-use, using less hazardous materials
STAGE 2 - PREPARING FOR REUSE	checking, cleaning, repairing, refurbishing, whole items or spare parts
STAGE 3 - RECYCLING	turning waste into a new substance or product, includes composting if it meets quality protocols
STAGE 4 - RECOVERY	includes anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat and power) and materials from waste, some backfilling
STAGE 5 - DISPOSAL	landfill and incineration without energy recovery

Source: Article 4 of the revised EU Waste Framework Directive

The Waste Hierarchy, above, aims to encourage the management of waste materials in order to reduce the amount of waste materials produced, and to recover maximum value from the wastes that are produced. Although not applied as a strict hierarchy, as a guide it encourages the prevention of waste, followed by the reuse and refurbishment of goods, then value recovery through recycling and composting. The next option is recovery, including energy recovery. Waste disposal should only be used when no option further up the hierarchy is possible.

RG10 also encourages application of the proximity principle emphasising the need to treat or dispose of waste as close as practicable to the point of generation to minimise the environmental impacts of waste transport.

The RDS also recognises the need to meet strict targets set by the EU Landfill Directive with regard to the amount of biodegradable waste that can be sent to landfill, and that this will require the development of significant new waste management infrastructure throughout Northern Ireland.

The RDS aims to "meet the needs of the present without compromising the ability of future generations to meet their own needs." It acknowledges that our society is dependent on the environment and therefore are bound to its limits and capabilities, which could include considering the potential risks of developing on land affected by contamination.

⁴ Source: Article 4 of the Revised EU Waste Framework Directive

In regard to environmental pollution and land contamination, the importance of protecting our environment is recognised in the Regional Development Strategy (RDS), which acknowledges that effective care of the environment provides very real benefits in terms of improving health and well-being, promoting economic development and addressing social problems which result from a poor-quality environment (RG 11 'Conserve, protect and, where possible, enhance our built heritage and our natural environment'). It also emphasises that everyone should have the right to, and be able to live in, a healthy environment, with access to sufficient and appropriate environmental resources for a healthy life.

Strategic Planning Policy Statement for Northern Ireland (SPPS) - Planning for Sustainable Development (Edition 2, 2025)

The Strategic Planning Policy Statement, Edition 2 (SPPS) was published in December 2025 following the conclusion of a focused review of the former SPPS (2015) on the subject of renewable and low carbon energy. Whilst the revised SPPS sets out new policy provisions for Renewable and Low Carbon Energy all other policy provisions, including those relating to waste management, as set out within the former SPPS, are unchanged.

Waste Management

The SPPS acknowledges that sustainable waste management is essential for the health and well-being of society and that the provision of waste facilities and infrastructure can make a valuable contribution towards sustainable development. The aim of the SPPS in relation to waste management is to support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency.

The regional strategic objectives for waste management are to:

- promote development of waste management and recycling facilities in appropriate locations;
- ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised; and
- secure appropriate restoration of proposed waste management sites for agreed after-uses.

The SPPS directs that Councils should set out policies and proposals in their Local Development Plans (LDPs) that support the above-mentioned aim and policy objectives, tailored to the local circumstances of the plan area. In addition, it directs that Councils must assess the likely extent of future waste management facilities for the plan area, identifying specific sites for the development of waste management facilities in the LDP, alongside key site requirements.

The SPPS emphasises that the preparation of the LDP affords the opportunity to engage with relevant government departments and agencies with responsibility for various aspects of waste management thereby fostering a necessary joined up approach.

The SPPS also highlights that authorities will need to take into account the Northern Ireland Waste Management Strategy 'Delivering resource efficiency' which sets out the waste hierarchy, see Figure 1 above. It is important to note that the Closure Report for the Northern Ireland Waste Management Strategy 2013, was published in June 2022 (DAERA).

The SPPS also confirms that the Best Practicable Environmental Option (BPEO) is no longer a material consideration in the planning process, following publication of the revised Waste Management Strategy 'Delivering Resource Efficiency'

Environmental Pollution

One of the Core Principles of the SPPS is preserving and improving the built and natural environment (paragraphs 4.37-4.40). It highlights the important role of the planning system in conserving, protecting and enhancing the environment whilst ensuring it remains responsive and adaptive to the everyday needs of society. The SPPS also highlights the range of environmental considerations that should be considered when assessing proposals, such as noise, water and air quality, and acknowledges the role of the planning system in minimising the potential adverse impacts of pollution.

Annex A of the SPPS, Managing Noise and Improving Air Quality, sets out examples of how LDPs can reduce the potential for detrimental noise impact including the zoning or identification of land for uses likely to generate significant levels of noise and the application of appropriate key site requirements to new zonings (for example by requiring new housing in proximity to an existing noise generating use to be set back a specified distance and/or to incorporate sound proofing design elements). It also sets examples of how LDPs should have regard to air pollution considerations in including identifying land or setting out criteria for the location of potentially polluting developments and the availability of alternative sites and taking into account the existing or likely future air quality in an area and having regard to any local Air Quality Management Area (AQMA) action plans in planning for development.

Contaminated land

The SPPS, paragraph 2.1, highlights that the objective of the planning system, consistent with Part 1, Section 1 of the Planning Act (Northern Ireland) 2011 is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. This means the planning system should positively and proactively facilitate development that contributes to a more socially economically and environmentally sustainable Northern Ireland.

Paragraph 3.6 states that planning authorities, when place making, should make efficient use is made of existing land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive environments, assist with economic regeneration and renewal, and reduce the need for green field development.

The SPPS identifies that there are a wide range of environment and amenity considerations (4.11), including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. The planning system can also positively contribute to improving air quality and minimising its harmful impacts. Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing.

Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, SPPS clarifies that the above-mentioned considerations are not exhaustive, and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.

The SPPS (6.93) directs that, where appropriate, LDPs should identify previously developed land within settlements for potential economic development use which will serve to return vacant or underused land to productive use and to create more attractive environments. It will also promote sustainable development through reducing the need for green field development and may assist with economic regeneration and physical renewal, helping to stimulate enterprise in disadvantaged areas. With specific regards to contaminated land, the SPPS directs that such areas should be identified, in consultation with relevant bodies, where investment in site assembly, remediation, infrastructure and environmental improvement will enable successful economic development in the longer term.

UK Marine Policy Statement

The UK Marine Policy Statement (MPS) was published in September 2011 under the Marine Coastal Access Act 2009 and provides the policy framework for the marine planning system and taking decisions affecting the marine environment. The MPS provides the high-level policy context within which marine plans will be developed and 3 monitored and will ensure consistency in marine planning across the UK marine area. The MPS will contribute to the achievement of sustainable development in the United Kingdom marine area. Although the Borough does not directly connect to a coastline, waterways will have connectivity to marine areas, therefore the draft Plan Strategy has had regard to the MPS.

Draft Marine Plan for Northern Ireland

The draft Marine Plan for Northern Ireland has been prepared under the Marine and Coastal Access Act 2009 (MCAA) and the Marine Act (Northern Ireland) 2013 (The Marine Act) and within the framework of the UK Marine Policy Statement. Published in April 2018, it provides a framework of policies to be considered by public authorities taking decisions that affect or might affect the marine area. The Northern Ireland marine area is made up of an inshore and an offshore region. The marine area comprises all marine waters including seabed, subsoil, sea loughs and tidal rivers, so far as the tide flows at Mean High Water Spring Tide. Although the Borough does not directly connect to a coastline, waterways will have connectivity to marine areas, therefore the draft Marine Plan for NI has been taken into consideration in the preparation of the draft Plan Strategy.

Planning Policy Statements

Planning Policy Statement 11 (PPS 11) Planning and Waste Management

Planning Policy Statement 11 'Planning and Waste Management' (PPS 11) sets out the operational planning policies (WM 1- WM 5) for the development of waste management facilities.

The aim of PPS 11 is to promote the highest environmental standards in development proposals for waste management facilities. It includes guidance on the issues likely to be considered in the determination of planning applications and also sets out the relationship

between the planning system and various authorities responsible for the regulation and management of waste.

Key objectives of PPS 11 include:

- promote the development, in appropriate locations, of waste management facilities;
- ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities are avoided or minimised; and
- secure appropriate restoration of proposed waste management sites for agreed after-uses.

PPS 11 also states LDPs should consider the potential impact of existing or approved waste management facilities when zoning adjoining lands for other forms of development and the need to separate incompatible land uses. It also highlights the specific requirements in respect of polluting and potentially polluting uses, and special or hazardous wastes, with the COMAH Directive (EU Directive 96/82/EC) requiring plans to consider the location of hazardous installations, and the need to maintain an appropriate distance between establishments where hazardous substances are present and residential areas, areas of public use or areas of nature conservation interest.

Supplementary Planning Guidance

Draft Supplementary Planning Guidance (SPG) – Anaerobic Digestion (2013)

The Draft Supplementary Planning Guidance provides additional advice and guidance specific to anaerobic digestion (AD) that should be read alongside the information and guidance set out in the Best Practice Guidance to PPS 18 'Renewable Energy'. The Guidance sets out the benefits associated with ADs whilst also highlighting the various planning issues that may arise in the determination of proposals, such as visual, noise and odour impacts, and the type of supporting information that is likely to be required as part of a planning application.

Development Management Practice Note 6: Hazardous Substances Controls

Development Management Practice Note 6 is designed to provide guidance on the legislative requirements to safely assess and mitigate the onshore major accident hazards associated with hazardous substances. This is achieved by controlling the storage and use of hazardous substances which, in quantities at or above prescribed controlled limits (aggregated or single), present a major risk to the environment and human health.

Development Control Advice Note 12: Planning Controls for Hazardous Substances

The purpose of Development Control Advice Note 12 is to give general guidance on hazardous substances controls. Development Control Advice Note 12 is regional in focus and will be retained unless and until replaced by the Department for Infrastructure (DfI).

Other Strategies, Programmes, Plans and Documents

Everyone's Involved - Sustainable Development Strategy (2010, Northern Ireland Executive)

Everyone's Involved- Sustainable Development Strategy identifies six priority areas for action which provide the framework for the actions that Departments will take in support of sustainable development.

The Sustainable Development Strategy seeks to achieve 'an appropriate balance between the responsible use and protection of natural resources in support of a better quality of life and a

better-quality environment.’ It highlights that in all aspects of our lives, from development planning to waste management, that we must be aware of our environment as a finite resource and that we need to recognise the need to live within environmental limits, acknowledging how our consumption of natural resources affects the ability of the natural environment to support us in the future. In specific regard to waste management, the Strategy aims to minimise waste production and reduce the total quantity of waste going to landfill.

Waste Prevention Programme for Northern Ireland – The Road to Zero Waste (2013, Department of the Environment (DoE))

Northern Ireland's first Waste Prevention Programme, ‘The Road to Zero Waste’ was produced by the Department of Environment (DoE) in 2013. The Programme proposed a number of actions that were aimed at preventing waste in Northern Ireland and encouraging society to use resources more efficiently and producing less waste. Waste prevention actions that were proposed in ‘The Road to Zero Waste’ included continued support for the NI Eco-schools Programme and the development of a reuse and repair network throughout Northern Ireland.

The Northern Ireland Waste Management Strategy ‘Delivering Resource Efficiency’ (2013, DoE)

The Northern Ireland Waste Management Strategy provides a coherent approach to the waste policy framework for Northern Ireland and the Local Waste Management Plans.

The Northern Ireland Waste Management Strategy moves the emphasis of waste management in Northern Ireland from resource management, with landfill diversion as the key driver, to resource efficiency i.e. using resources in the most effective way while minimising the impact of their use on the environment.

The key principles of the Strategy are:

- Waste Hierarchy – indicates the relative priority of the different methods of managing waste;
- Life Cycle Approach – to take into account the overall impacts that an approach or service will have throughout its whole life, that is, from cradle to grave;
- Polluter Pays Principle – means that waste generators should pay the costs of providing services to manage their wastes;
- Proximity Principle – emphasises the need to treat or dispose of waste as close as practicable to the point of generation, then minimise the environmental impact of waste transportation;
- Integration of Waste Streams – encouraging the development of waste management solutions that encompass all waste.

The Closure Report for the Northern Ireland Waste Management Strategy 2013 (2022, Department of Agriculture, Environment and Rural Affairs (DAERA)), reported that the vast majority of the actions and targets of the 2013 Strategy, detailed above, have been achieved or significant improvements have occurred over the lifetime of the Strategy.

Of the Northern Ireland Waste Management Strategy's 44 actions and targets a total of 36 (82%) were achieved, beyond the target date, or superseded or alternative action taken with achievements identified including, the achievement of a 50% household waste recycling rate, landfilling no more than 220,000 tonnes of biodegradable Local Authority Collected Municipal Waste (BLACMW) and the strengthening the targets of the producer responsibility regime.

As such, a new waste strategy will now be developed and published by DAERA, following consultation and engagement in 2022. The Closure Report anticipates that the new waste strategy will take account of new legislation and policy initiatives to develop a Circular Economy. It highlights that legislation to transpose the EU Waste Circular Economy Package in 2020 (The Waste (Circular Economy) (Amendment) Regulations 2020 and The Waste (Circular Economy) (Amendment) Regulations (Northern Ireland) 2020) have made important changes and the new Northern Ireland Waste Management Strategy will take account of these developments.

The Closure Report highlights that the Circular Economy package sets ambitious new targets for DAERA to go beyond the improvements achieved of the lifetime of the 2013 strategy. For example:

- Recycling 65% of municipal waste by 2035
- Only 10% of municipal waste is landfilled by 2035

The LDP approach to waste management will be kept under review pending the publication of the new waste management strategy.

The draft Environment Strategy committed to publishing new Waste Management Strategy by 2023 however the development of a new Waste Management Strategy is ongoing at the time of writing this Technical Supplement.

Noise Policy Statement for Northern Ireland (2014, DAERA)

The *Noise Policy Statement for Northern Ireland* acknowledges that noise can be an unwanted intrusion that adversely impacts quality of life and affects health and wellbeing. It aims to provide the necessary clarity and direction to enable decisions to be made regarding what is an acceptable noise burden and should be relied upon in situations where there is no guidance or standards on the particular noise situation, ensuring that that noise is properly taken into account at the appropriate time.

Through the effective management and control of environmental, neighbour and neighbourhood noise the Noise Policy aims to:

1. Avoid or mitigate significant adverse impacts on health and quality of life;
2. Mitigate and minimise adverse impacts on health and quality of life; and
3. Where possible, contribute to the improvement of health and quality of life.

It recognises that planning has a role to play in preventing and minimising the impact of noise through its influence on the location, layout and design of new development and consideration of the amenity impacts.

Waste Management- The Duty of Care – A Code of Practice for Northern Ireland (2016, Northern Ireland Environment Agency (NIEA))

The purpose of 'Duty of Care - Code of Practice for Northern Ireland' is to provide guidance to anyone who handles controlled waste- from importers, producers, collectors and carriers to those who are responsible for storing, treating and disposing of controlled waste- on which there is a duty of care imposed by Article 5 of the Waste and Contaminated Land (Northern Ireland) Order 1997, requiring that all reasonable steps must be taken to keep waste safe and that anyone who handles the waste must be authorised to manage it safely.

Stopping Waste in its Tracks (2019, DAERA)

The purpose of 'Stopping Waste in its Tracks', produced by DAERA in 2019, is to bring forward a number of updated actions and policies aimed at supporting waste prevention that will build on the progress that was made as a result of the first Waste Prevention Programme.

'Stopping Waste in its Tracks' acknowledges that preventing the generation of waste is the optimum way to manage waste, before other options such as recycling or landfilling are considered. It also highlights that waste prevention supports the principles of, and is an essential component of, a circular economy, whereby resources are kept in use for as long as possible, so that maximum value can be derived from them, thus minimising the generation of waste.

The Programme acknowledges the broad spectrum of benefits that can be derived from a circular economy, including the creation of 'green' jobs, greater resource productivity, reducing waste and the creation of new opportunities for growth and a competitive economy. It also identifies two actions that are required to support a shift towards a more circular economy; firstly, resource consumption must be reduced to help 'eliminate the use of virgin materials and to support our finite biosphere' and secondly waste must be used in a 'resource efficient manner'.

The aim of the Programme is 'To maintain the downward trend in waste arisings in Northern Ireland. This will have a significant impact on meeting EU landfill diversion targets.' In order to achieve this aim, the Programme focuses on a number of objectives including generating less waste and supporting a culture of resource efficiency, influencing behaviour through awareness raising, education and skills development.

Waste Management Plan for Northern Ireland (2019, DAERA)

Article 28 of the revised Waste Framework Directive 2008 required that Member States produce one or more waste management plans which cover, alone or in combination, the geographical territory of the Member State concerned. As such the Waste Management Plan for Northern Ireland (WMPNI), alongside the local council waste management plans, fulfils the requirements of Article 28 of the revised Waste Framework Directive.

The WMPNI is a high-level document which provides an overview of waste management in Northern Ireland and assesses how it will support the delivery of the revised Waste Framework Directives objectives. It acknowledges that the way in which waste is managed has changed dramatically over the last twenty years in Northern Ireland, including a significant decrease in waste being disposed of to landfill and an increase in recycling.

The key aim of the WMPNI is to 'set Northern Ireland's intentions to work towards a sustainable and circular economy. In particular, this means using the "waste hierarchy" (waste prevention, preparing for re-use, recycling, recovery and finally disposal as a last option) as a guide to sustainable waste management.'

Although it does not introduce any new waste management measures, the WMPNI provides an analysis of the current waste management situation in Northern Ireland and acknowledges that in recent years, there has been significant progress with waste and resource management in the region. It also highlights that regional planning policies seek to enable local councils to put planning strategies in place which shape the type of waste facilities in their areas and where they should go, helping to drive waste to be managed further up the waste hierarchy.

The purpose of the WMPNI is not to introduce new policies or to change the landscape of how waste is managed but instead its aim is to bring current waste management policies under the umbrella of one national plan. It highlights that the way waste is managed is continually

evolving with the shift away from landfilling towards a more circular economy where products and materials are recovered and regenerated, whenever possible.

Second Northern Ireland Climate Change Adaption Plan 2019-2024 (NICCAP2) (2019, DAERA)

The NI Climate Change Adaption Plan (NICCAP2) focuses on key priority areas identified as requiring urgent adaptation action over 5 years. The Vision of the NICCAP2 is to achieve 'A resilient NI which will take timely and well-informed decisions to address the socio-economic and environmental impacts of climate change.

One example of the actions that the government will take forward, that will contribute to both the delivery of Outcome Objective IF1 (*'we have transport and network services that are resilient to the impacts of flooding and extreme weather'*) and the management of the relevant NI Evidence Report climate change risks and opportunities includes DfI engagement with local councils. The Adaptation Plan identifies that this engagement would assist local councils in bringing forward Local Development Plan policies and proposals that take account of climate change adaptation considerations in accordance with the provisions of the SPPS and any other policies or advice in guidance issued by the DfI.

As part of the preparation of NICCAP2 an engagement and information gathering exercise was undertaken to map the adaptation activities that local government is already taking. The Adaptation Plan acknowledged that local councils already recognise many of the risks posed to their organisations and services, and are taking vital action, highlighting that many local council strategies and activities are increasing climate change resilience across built and natural environments, and local communities. The preparation of the Local Development Plans was one of the examples identified by the NICCAP2 which will help shape future development and growth as well as provide a local planning policy framework for decision-taking. The NICCAP2 highlights that in bringing forward local planning policies, councils must take account of the SPPS for Northern Ireland which identifies climate change considerations.

Clean Air Strategy for Northern Ireland- A Public Discussion Document (2020, DAERA)

The discussion document acknowledges that clean air is vital for human health and our natural environment, highlighting that the effects of air pollution on human health are more complex and widespread than previously thought. The document explores air pollutants of concern, the regulations controlling particulate matter and the monitoring in Northern Ireland. Additionally, it explores the impact of air pollution on health, the economy and the environment, as well as the trends in air pollution in Northern Ireland, which indicates that Air quality in Northern Ireland has, in general, seen improvements over the years. The document identifies the main challenges in managing air pollution, including road transport emissions, agricultural emissions and industrial emissions, and explores the proposals for addressing them.

Draft Green Growth Strategy for Northern Ireland (2021, DAERA on behalf of the Northern Ireland Executive)

The Draft Green Growth Strategy for Northern Ireland acknowledges that continuing to meet consumption by traditional methods and unsustainable use of natural resources is having a damaging impact on our environment.

As such, the Strategy highlights that every country must urgently reduce the greenhouse gases they produce and that radical change is required in order to tackle climate change. It recognises that an opportunity exists to for Northern Ireland to embrace its world-famous innovation, by examining things can be done differently, more efficiently and within a circular economy.

The Strategy considers that balancing climate and environment action with economic ambition can be achieved by following high level Green Growth Principles and ensuring they are at the core of all future policy development. The Green Growth Principles include decarbonising and reducing wasteful use of resources.

One of the key commitments of the draft Green Growth Strategy is to develop Northern Ireland's first Climate Action Plan. The Climate Action Plan, led by DAERA, will set out the carbon budget will be achieved for the Climate Action Plan period and the overall emissions reduction targets as stated in the Climate Change Act (Northern Ireland) 2022.

Lough Neagh Report and Action Plan - Blue Green Algae and Water Quality in Northern Ireland (DAERA in conjunction with DfI and NIW, 2024)

The Lough Neagh Report and Action Plan addresses the specific water quality crisis experienced in Lough Neagh and other water bodies throughout Northern Ireland. It identifies that 'improving water quality in Northern Ireland requires action, resources and all of us working together', including everyone taking responsibility for the waste we produce and how it is dealt with.

The Lough Neagh Report and Action Plan acknowledges that despite the protected status of Lough Neagh (ASSI, SPA and Ramsar) the existing regulatory and policy frameworks have failed to adequately protect water quality, the Lough Neagh ecosystem and our wider environment. It identifies that Northern Ireland's lakes, rivers, streams and coastline are suffering from the effects of pollution, the impacts of which, on society and the environment, are unsustainable.

The Report and Action Plan identifies key steps required to reduce nutrient inputs which includes ensuring that all existing and emerging DAERA policies contribute to the achievement of "Good" water quality status, given the increasing trends of excess nutrients in the environment from sources such as agriculture, wastewater, domestic discharges and industry.

The Action Plan includes 37 Actions aimed at delivering on a wide range of outcomes including the provision of a clear policy framework and associated route map to improving the environmental status of Lough Neagh, its wider ecosystem and waterbodies across Northern Ireland and improving water quality over the longer term.

Environmental Improvement Plan for Northern Ireland (2024, DAERA)

The Environmental Improvement Plan (EIP), which forms part of the Green Growth Agenda, acknowledges that Northern Ireland faces a range of local environmental challenges including habitat and species loss, greenhouse gas emissions, climate change, waste management and water / soil / air quality. The EIP will form the basis of a set of interventions aimed at delivering improvements in the quality of the environment, and in doing so improving health and well-being, creating opportunities for the economy; protecting the global environment and elevating Northern Ireland as 'an environmental leader.'

The Strategic Environmental Outcomes of the EIP that are of particular relevance to this subject area include:

- Excellent air, water and land quality- includes actions and targets such as investment in sewage infrastructure & treatment works, the development of improved monitoring and data collection to enable the impacts of energy decarbonisation policies on air quality to be measured and the achievement of sustainable management and efficient use of natural resources including water & soils by 2031.
- Zero waste and a highly developed circular economy- includes actions and targets such as revision of the current NI Waste Management Plan, achievement of a 70% recycling rate by 2030 and consultation on new Waste Management Strategy.
- Net zero greenhouse gas emissions and improved climate resilience and adaptability- includes actions and targets such as publication of Northern Ireland's first Climate Action Plan, publication of a Nature based Solutions Plan to enhance ecological and climate resilience and the development of new legislation to ensure greenhouse gas emissions reduction targets for the years 2030 and 2040 are in line with the Climate Change Act's net zero by 2050 target.

Draft Third Northern Ireland Climate Change Adaptation Programme (NICCAP3) (2025, DAERA)

In June 2025 DAERA launched a public consultation on the draft Third Northern Ireland Climate Change Adaptation Programme (NICCAP3), as required by section 60 of the Climate Change Act 2008. The Draft NICCAP 3 sets out the framework and vision for a future where Northern Ireland is well-adapted and resilient to the impacts of climate change, acknowledging the economic, social, health and environmental benefits that this will bring.

The Draft NICCAP 3 emphasises that the challenge of climate change must be tackled on two fronts, climate change mitigation and climate change adaptation. This involves limiting increases to global temperatures by reducing GHG emissions and achieving net zero whilst also recognising that we must adapt to the climate impacts that exist because of historic emissions, so that our environment, society and economy are robust and resilient.

The Draft NICCAP 3 is structured around 13 thematic areas, including nature, water supply, energy, transport, towns and cities, buildings and business which are grouped into 5 key areas which are impacted by climate change: Natural Capital; Food Security; Infrastructure Services; People and the Built Environment; Disruption to Businesses and Supply Chains. Objectives within these key areas include the creation of climate resilient environments, collaboration to identify vulnerabilities and increased community understanding of localised climate impacts.

Draft Northern Ireland Climate Action Plan 2023-2027 (2025, DAERA, on Behalf of the NI Executive)

The draft Climate Action Plan acknowledges that to realise the vision of a more sustainable and efficient Northern Ireland, new opportunities must be embraced, new skills, technology and innovation must be developed, and difficult decisions must be made. It identifies that the impact on people and the environment from climate change, will be far greater if nothing is done.

The draft Climate Action Plan sets out a road map, consisting of fifty-two ambitious policies, proposals and actions aimed at reducing emissions and achieving the first carbon budget for Northern Ireland⁵. The policies and proposals are arranged into nine sectors: energy

⁵ In the first carbon budget (2023-2027) greenhouse gases emissions need to reduce by an annual average of 33% from the 1990 baseline emission levels across the five-year period

production and supply, business and industrial processes, residential and public buildings, transport, land use, land use change and forestry, waste management, fisheries and agriculture.

Importantly, the draft Climate Action Plan recognises that although Government has an important role to play in meeting our targets, through policy development and resource allocation, effort and commitment is required from all members of society in making changes to our everyday lives. This includes reduced reliance on the private vehicle, greater use of efficient technologies and more efficient use of our resources.

The draft Climate Action Plan acknowledges that planning policy and planning decisions both have significant roles to play in enabling the delivery of climate action and emphasises that the planning system should 'positively and proactively facilitate development that contributes to a more socially, economically and environmentally sustainable Northern Ireland'. It also recognises the importance of ensuring that the legislative, policy and guidance frameworks for plan making and decision making is appropriate and suitably future proofed, so that planning authorities- through the LDP and planning decisions- continue to contribute to the wider efforts of government in addressing the climate emergency.

The draft Climate Action Plan identifies that emissions from the waste management sector, which is responsible for 3.6% of greenhouse gas emissions in NI, include those released from waste disposal at landfill sites, wastewater treatment and waste incineration. It highlights that emissions from this sector have fallen significantly (62.1%) from 1990 and 2022.

The draft Climate Action Plan identifies two main interventions in the waste management sector aimed at reducing emissions; reducing landfill emissions and increasing recycling rates / improving the quality of the material that is collected for recycling. Policies, proposals and actions outlined within the draft Climate Action Plan that are of particular relevance to this topic include:

- Diversion of biodegradable waste from entering landfill sites.
- A 65% municipal waste recycling rate and reducing waste to landfill to no more than 10% by 2035.
- Introduction of Mandatory Recycling for the Commercial and Industrial Sector.
- Further increases in household recycling rates.

Environmental Pollution- Additional Guidance and Information

A wide range of guidance and information relating to pollution is available on the Department of Agriculture, Environment and Rural Affairs website⁶. This includes information on local air quality monitoring, pollution prevention practices and advice on specific pollution prevention issues.

Contamination- Additional Guidance and Information

Practice Guide- Redeveloping Land Affected by Contamination (2019, DAERA)

The Practice Guide provides developers with a simplified guide to redeveloping contaminated land and acts as a source of information for various interested parties, such as agents and planning officers, who are associated with development proposals that are affected by land contamination.

⁶ [Pollution | Department of Agriculture, Environment and Rural Affairs](#)

The Practice Guide acknowledges that 'Land contamination has the potential to cause significant harm to ecosystems, human health and property, and pollution of the water environment (groundwater and surface waters, including rivers, lakes, and coastal waters) because of the presence of particular substances in, on, or under the ground'.

It also acknowledges that Northern Ireland's historic and present day activities can have many impacts and pressures on the land and that in most cases, contamination is likely to have arisen from a previous use of the site, or an adjacent site, that had an industrial activity on it at one time or another, such as gasworks or textile manufacturing.

When redeveloping contaminated sites, the Practice Guide highlights that developers must ensure that the risks associated with potential land contamination have been identified and addressed so to ensure that the land is suitable for its new use.

Land Contamination Risk Assessment (LCRM) (2020 (updated 2023), Environment Agency)

The Land Contamination Risk Assessment details guidance on how risks from land contamination should be assessed and managed. It includes 3 key stages, risk assessment, options appraisal and remediation and verification.

Historical Land Use Database (Northern Ireland Environment Agency (NIEA))⁷

The NIEA Regulation Unit maintains a database of sites- the Historical Land Use database- where (based on their historic land-use) there is potential for contamination to be present in, on or under the land, including groundwater. Such land-uses include former petrol stations, chemical manufacturing and gas works sites. The Historical Land Use database contains details on approximately 14,000 sites within Northern Ireland.

DoE Industry Profiles (Department of Environment (DoE) Industry Profiles, published in 1995)⁸

The DOE Industry Profiles provide information on the process, materials and wastes associated with industries that would assist in the early investigation of land which is potentially contaminated. The Industry Profiles consist of 47 separate documents and detail some of the technical considerations for a wide range of development such as animal processing works, chemical works and waste recycling and disposal sites.

Local Policy Context

The key pieces of local policy relating to this subject area include the following:

Existing Area Plans

The existing 4 statutory Area Plans covering the Borough provide the policy framework against which development proposals are considered.

⁷ Source of Information: 'Assessment to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland' Project Report 29 March 2019, NIEA & its Project Steering Group and [Historical Landuse | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](#)

⁸ Source of Information: [DoE Industry Profiles \(claire.co.uk\)](#) and [Contaminated land | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](#)

- The Armagh Area Plan (AAP) 2004
- The Armagh Area Plan Alteration No 1: Countryside Proposals
- The Banbridge, Newry and Mourne Area Plan (BNMAP) 2015
- The Craigavon Area Plan (CAP) 2010
- The Dungannon and South Tyrone Area Plan (DSTAP) 2010

Due to the varying ages of the extant Development Plans there are inconsistencies in approach with regards to a number of planning issues as well as the degree of emphasis in respect of the principles of sustainable development. However, the existing Plans are an important consideration in the LDP process, and as such have been taken into account in the development of the draft Plan Strategy. Policies within the respective Development Plans that are related to waste management and land contamination are laid out below.

Armagh Area Plan 2004

The Armagh Area Plan (AAP) 2004 provides a planning framework for the growth and development of the Armagh area. In respect of waste management, the AAP acknowledges the statutory obligation of the Council to ensure that arrangements are in place for the disposal of waste and focuses upon landfilling as the primary method of waste management. However, the AAP does acknowledge that landfill sites can detract seriously from the amenity of the locality, cause water pollution or endanger public health. Apart from the potential of water pollution resultant from waste management activities, the AAP does not specifically reference contamination.

Craigavon Area Plan 2010

In respect of waste management, the Craigavon Area Plan (CAP) 2010 recognises the principles of the Waste Management Strategy for Northern Ireland, however it affords the producers, processors or holders of waste the responsibility for determining the preferred methods of dealing with waste materials or specific sites for new facilities.

In respect of contamination, Policy HOU 2 'Residential Development on Derelict, Vacant or Under-Utilised Land Within Settlement Limits' states that planning permission for residential development will be granted for the infilling, conversion, redevelopment or use of vacant, derelict or under-utilised land or buildings provided that the 'development would not present a risk to the health or safety of residents from contamination or pollution.' The Plan acknowledges that it cannot anticipate all locations where development opportunities for housing might arise and that land and buildings may become available for development, which have not been zoned for housing. The CAP acknowledges that such development sites are often located in old industrial areas and in or near the central areas of towns. The encouragement of housing development at these locations contributes to a sustainable pattern of development, facilitates increased use of public transport and can contribute to increasing the vitality of the central areas of towns.

Banbridge, Newry and Mourne Area Plan 2015

In respect of waste management, the Banbridge, Newry and Mourne Area Plan (BNMAP) 2015 acknowledges the commitment to the principles of sustainable patterns of development, including the reuse, recycling and recovery of material from our waste. The BNMAP makes no reference to contamination.

Dungannon and South Tyrone Area Plan 2010

In respect of waste management, the Dungannon and South Tyrone Area Plan (DSTAP) 2010 acknowledges that the careful management of waste is an integral part of sustainable development, however it affords the producers, processors or holders of waste the responsibility for determining the preferred methods of dealing with waste materials or specific sites for new facilities.

In respect of contamination, the DSTAP states when ‘considering applications for new industrial development, the Department will assess the nature of the industrial process together with the potential pollution impact, including water quality.’ Furthermore, with specific regards to waste management, the DSTAP refers to the Waste and Contaminated Land (Northern Ireland) Order 1997 and its comprehensive measures to protect the environment through minimisation and safe management of waste in addition to the duty placed on Councils to formulate a plan for the recovery and disposal of waste in their areas and make provision for a system of recycling credits.

Other Council Documents and Strategies

City / Town Centre Masterplans

Whilst the Area Plans provide the statutory planning framework for land use proposals, City / Town Centre Masterplans are non-statutory documents which focus on regeneration initiatives and public realm improvements in our town centres.

City / Town Centre Masterplans set out a vision for a particular City / Town Centre and identify key proposals for realising that vision over a set period. Prior to the publication of the Council's Place Plans, Armagh had a City Centre Masterplan in place, Banbridge Town Centre Masterplan 2016 set out the regeneration objectives for Banbridge and Dromore Town Centre Master Plan defined a vision of how Dromore town centre could be transformed 2015-30. The Masterplans informed the direction of the Place Plans and had been considered during the POP and early policy development but have since been superseded by Place Plans for each respective settlement.

The Craigavon, Lurgan and Portadown Place Plans are still in the development stage, with a draft document for public consultation anticipated in early 2027. Regeneration strategies for Craigavon, Portadown and Lurgan are contained within the Craigavon Integrated Development Framework (CIDF) until the publication of the respective Place Plans.

‘Our People, Our Place, Our Future’- The Councils Corporate Plan 2023 – 2027

The Corporate Plan 2023-27 sets out the vision, values and priorities of the Council and represents its aspirations and dedication to continuous improvement. It is the roadmap for delivering Council's Community Plan 2017 – 2030 and sets out the Councils commitment to uphold the highest standards of service delivery, facilities, projects, and programmes for the benefit of our people, our place and our future.

The Vision of the Corporate Plan is to create *“a happy, healthy and connected community, a vibrant and sustainable economy and appealing places for living, working and learning”* aligning with the aspirations of the Community Plan.

The priority of the Corporate Plan is to improve economic, social and environmental well-being through place shaping in order to attract visitors, investors, and to encourage people to be active, with a focus on promoting health and wellbeing. The Council aims to improve participation in arts and culture and strengthen the Borough as a visitor destination as well as

supporting the growth of our local economy, by securing investment in infrastructure and connectivity, and providing opportunities in skills development.

The Corporate Plan proposes five priorities, each with three commitments outlining what the Council are going to do alongside actions aimed at achieving the commitments. The priority and commitments that are of particular relevance to this subject area are as follows:

Priority 1 'Environment and Place' Commitments:

- Actively respond to the climate crisis and support others to do likewise
- Seek investment to preserve the uniqueness of our heritage and places
- Shape our places to be attractive, accessible, healthy, safe, and clean.

The Corporate Plan acknowledges that the environment plays a critical role in sustainably planning for the future, underpinning the wellbeing of societies, economies, and ecosystems. It also highlights the Council's commitment to addressing climate change and supporting efforts to reduce carbon emissions, generate and use energy more cleanly so that the Borough remains a progressive and vibrant place to live, work and visit.

The Corporate Plan also acknowledges the LDP as the spatial outworking of the Corporate Plan in recognition that the implementation of the LDP is one way which the Council's ambitions can be achieved.

Connected a Community Plan for Armagh City, Banbridge & Craigavon Borough 2017-2030

Councils across Northern Ireland have a statutory responsibility to participate and lead in Community Planning. The Local Government (Northern Ireland) Act 2014 and the Planning Act (Northern Ireland) 2011 create a statutory link between the Community Plan and the LDP. It outlines that the LDP will provide 'the spatial expression of the Community Plan.'

The Council's Community Plan is an overarching strategy for the Armagh City, Banbridge and Craigavon Borough. 'Connected' was launched on 4th May 2017 and updated in 2025. It provides a strategic framework for collaborative working, helping to integrate other local and regional strategies and the delivery of positive change for communities.

The Community Plan 2030 Vision is 'We have a happy, healthy and connected community, a vibrant and sustainable economy and appealing places for living, working and learning.'

The Community Plan aims to achieve the vision through three strategic themes of *Community*, *Economy* and *Place* and nine shared outcomes, as follows:

- 1. Community: Connected | Healthy | Welcoming**
- 2. Economy: Enterprising | Skilled | Inclusive**
- 3. Place: Creative | Revitalised | Sustainable**

The three cross-cutting themes at the centre of the Community Plan are: *Connectivity*, *Equality* and *Sustainability*. These form the foundation of and underpin the Plan. The Community Plan identifies strong strategic alignment, including with the Programme for Government.

Due to the close relationship between the two plans, the LDP Vision will be based on the Community Plan Vision; citizen focused and aspiring to improve the quality of life for

everyone. However, within the LDP, emphasis will be placed on land use and the creation of quality places.

In respect of waste management, environmental pollution and contamination, the Community Plan identifies sustainability as a cross-cutting theme which seeks to improve everyone's quality of life economically, environmentally and socially, without compromising our future generation's ability to develop, grow and flourish. These principles, in so far as they relate to waste, pollution and contamination, would involve identifying that if they are not managed appropriately, they can become a serious threat to public health and cause damage to the environment.

Craigavon Integrated Development Framework (CIDF) 2010

The aim of the CIDF is to guide how the 3 town centres of Central Craigavon, Portadown and Lurgan will develop and thrive over the next 20 years and sets out a strategy for regeneration. Waste management, environmental pollution and contaminated land not considered within the CIDF.

Armagh City, Banbridge and Craigavon Borough Council - Joint Waste Management Plan (2016)

Armagh City, Banbridge and Craigavon Borough Council, alongside Fermanagh and Omagh District Council and Mid Ulster District Council, prepared a Joint Waste Management Plan in fulfilment of the councils' obligations under Article 23 of the Waste and Contaminated Land (Northern Ireland) Order 1997.

The purpose of the Joint Waste Management Plan is to set out the arrangements for the management of controlled wastes arising within the joint councils over the period 2016 to 2020. This includes the services and infrastructure needed for the collection, treatment and disposal of the wastes. It also recognises that waste management policy and practice has continued to evolve at a European, national and regional level. It therefore seeks to consider recent developments in legislation.



Figure 2. Joint Waste Management Plan Boundary (source: Joint Waste Management Plan for Armagh City, Banbridge and Craigavon Borough Council; Fermanagh and Omagh District Council; and Mid Ulster District Council, Version 2)

In order to promote sustainable waste management, and recognising the social dimension as well as the economic and environment, an overall aim has been defined by the joint councils to develop a waste management system that meets the joint councils needs and contributes to economic and sustainable development.

Armagh City, Banbridge and Craigavon Borough Council- Municipal Waste Management Strategy 2016/17 – 2018/19.

The Municipal Waste Strategy gives direction to Council in relation to waste management processes and efficiencies. It sets out aims and objectives to achieve national and EU targets in the most effective manner. The Strategy sets out aims and objectives to:

- sustainably manage the waste collected by, or on behalf of the Council;
- encourage and support communities to recycle;
- continue to divert more waste from landfill;
- maximise efficiencies within the service;
- balance the cost implementation and level of expenditure to meet targets and requirements; and
- work with key partners to move towards greater resource efficiency.

Recovery and Growth Framework (2021)

The ABC Recovery and Growth Framework was launched in February 2021 and focuses on how the Council can create the right social and economic conditions to help the borough recover from the covid pandemic and drive sustainable long-term growth for the region.

It sets out a series of aims which will meet the needs of companies within the borough, such as boosting tourism and footfall in towns, and delivering support to business of all sizes, as well as longer-term interventions which will boost efficiency and competitiveness.

The Framework emphasises the regional focus on driving economic investment for Northern Ireland around key sectors such as; agrifood, health and life sciences and advanced manufacturing, where the borough already excels and which, with support to improve skills, connectivity, and productivity, can become global exemplars.

It addresses the need for a specific focus on the case for investment in sustainable roads and rail infrastructure, for urban regeneration and rural development; for education and training to upskill the talent pool; for support of technological developments including Industry and investment in manufacturing research & development; and a commitment to driving regional competitiveness through the development of a start-up and innovative business ecosystem.

These targeted actions are aimed at accelerating the borough's recovery and set it on a path of renewed inclusive growth and prosperity.

Armagh City, Banbridge and Craigavon Borough Council Air Quality Action Plan 2022-2024

The Air Quality Action Plan was prepared in accordance with the Council's statutory duties under the Environment (NI) Order 2000. Through Local Air Quality Management actions the Plan seek to reduce inefficient and unnecessary releases of combustion emissions to the atmosphere and reduce man-made impacts of carbon dioxide. As such, it aims to improve the sustainability of the Borough and improve air quality for all residents, workers and visitors. It identifies that traffic emissions on congested urban roads remains the biggest air pollution

issue within the Borough and every inefficient or unnecessary vehicle journey providing an opportunity for improvement.

The Armagh Place Plan (March 2022)

The Armagh Place Plan details the aspirations for the city that will be taken forward as a shared agenda for Armagh through collaborative partnership working. The outworking's of the plan align to local strategies and seek to deliver upon key aims within the regional Community Plan. These carefully considered outcomes provide a guiding framework for organisations and individuals in Armagh to improve the spaces and places in the city. The four key themes for development focus on making Armagh; a connected city, a greener city, an engaged city and a healthy city. Collectively the plan developed seven typologies and thirty actions which will be delivered collaboratively across the partners to embrace the vision of the outcomes.

The Banbridge Place Plan (March 2024)

The Banbridge Place Plan is designed around 5 outcomes; Bridging Banbridge, Green Banbridge, Healthy Banbridge, Creative Banbridge, and Growing Banbridge. The plan identifies 56 actions to bring about positive change in Banbridge. These actions include physical and non-physical interventions, and they have been thematically clustered;

- Arts, Heritage and Leisure
- Green Innovation
- Spaces, Places and Natural Environment
- Living Here
- High Street and Investing

Dromore Place Plan (May 2025)

The Dromore Place Plan outlines a strategic vision for Dromore and sets out five outcomes which are aimed at enhancing the quality of life for the residents, preserving the unique character of the area whilst stimulating economic growth.

The plan details four big ideas, and six thematic clusters comprising of thirty-seven suggested actions, serving as a road map for the community planning partners, stakeholders, businesses and local community groups, designed to help with the shaping, transformation and development of Dromore into the future.

Armagh City, Banbridge and Craigavon Borough Council - Addendum to the Joint Waste Management Plan (2024)

The Addendum to the Joint Waste Management Plan was prepared by RPS on behalf of Armagh, Banbridge and Craigavon Borough Council, Fermanagh and Omagh District Council and Mid Ulster District Council. The purpose of the addendum was to:

- Reflect changes and up-to-date waste legislation and regulations;
- Provide detail on current performance and waste arising's; and
- Identify and analyse information on relevant Policies and Procedures that may inform any future/further review of the plans as the strategic and statutory environment stabilise.

In addition to setting out the relevant European Union Waste Policy, including the Circular Economy Package and Revised Waste Framework Directive, the Addendum also sets out the relevant National and Local legislation and policy. It highlights the amendments made by the Waste (Circular Economy) (Amendment) Regulations (Northern Ireland) 2020 in regard to landfill diversion targets. The Regulations include a statutory landfill target which direct that

the amount of municipal waste landfilled will be reduced to 10% or less of the total amount of municipal waste generated (by weight) by 2035. Additionally, the Addendum details the revised recycling targets set out in the Waste (Circular Economy) (Amendment) Regulations (Northern Ireland) 2020.

Section 3 'Waste Arisings Update' reviews the measures set out in the Waste Management Plan 2006 to 2020 for the future management of municipal wastes within the Councils, to ensure that councils fulfil their statutory and policy obligations. It provides an overview of the progress made in recent years in managing municipal waste, identifying that the recycling rates for Local Authority Collected Municipal Waste (LACMW) in the 3 Councils has risen to 52.4% in 2022/23. It does, however, highlight that Northern Ireland, in recent years has seen the recycling rate plateau and as such there needs to be a renewed focus to reach higher recycling targets. It also identifies that the waste to landfill has fallen significantly but the quantity of waste being exported for thermal treatment has increased dramatically.

The Addendum acknowledges that there have been advancements with innovation and efficiencies in waste management technologies, including the promotion of reuse centres, enhanced recycling techniques such as advanced sorting technologies (including robotics and AI), technological advancements in composting and anaerobic digestion and innovations in thermal treatment⁹, making it a more efficient and environmentally friendly process. It also highlights the higher operational standards that are being enforced by regulators, which has impacted the tonnage of waste going to landfill. The Landfill Tax and introduction of the landfill tax escalator have also served to de-incentivise landfill as a waste disposal solution.

The Addendum anticipates that a more comprehensive review of the Waste Management Plan will be required once the new DAERA Waste Strategy is published to take account of new Government initiatives which are likely to need to be framed within it.

⁹ Energy from Waste (EfW), which convert waste materials into electricity, heat, or fuel through various processes (e.g., incineration, gasification, pyrolysis)

4.0 Borough Profile

Borough Profile - Waste Management

Recycling Centres and Civic Amenity Sites in Armagh City, Banbridge and Craigavon Borough

Councils are responsible for the collection and disposal of waste in their area, including recycling and composting. Provision is made for domestic recycle bins, bottle banks and civic amenity sites throughout the Borough and the Council also provides a bulky household waste collection service for those who cannot transport their waste to civic amenity sites.

The Council Operates 9 Recycling Centres / Civic Amenity Sites within the Borough, as detailed in Table 1, below. The Council also provides a bulky household waste collection service for those who cannot transport their waste to a recycling centre / civic amenity site.

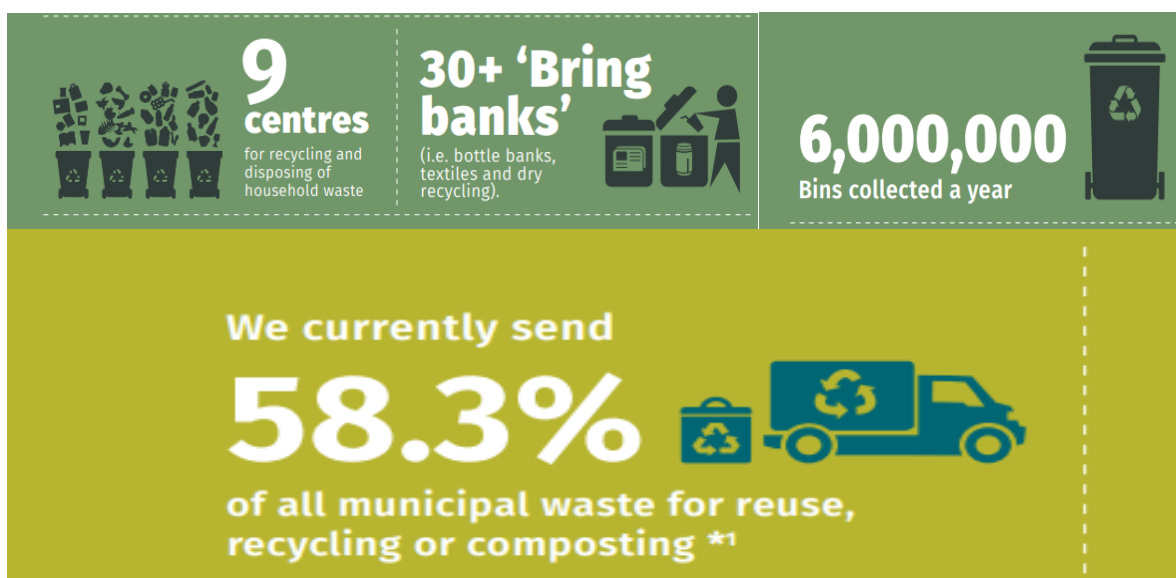
Recycling Centre / Civic Amenity Sites	Specific Operations	Waste Quantities allowed as per Waste Management Licence
Keady Recycling Centre, Annvale Industrial Estate, Annvale Road, Keady	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 1,500 tonnes / yr waste to be accepted
Station Road Recycling Centre, Station Road Recycling Centre, Station Road, Armagh	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 10,000 tonnes / yr waste to be accepted
Markethill Recycling Centre, Markethill Business Centre, Fairgreen Road, Markethill	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 1,200 tonnes / yr waste to be accepted
Tandragee Recycling Centre, Tandragee Recycling Centre, Madden Road, Tandragee	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 1,200 tonnes / yr waste to be accepted
Dromore Community Recycling Centre, Dromore Community Recycling Centre, Mossvale Road, Dromore	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 5,000 tonnes / yr waste to be accepted
Rathfriland Community Recycling Centre, Rathfriland Community Recycling Centre, Iveagh Park Road, Rathfriland	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 2,500 tonnes / yr waste to be accepted
Scarva Road Civic Amenity Site, Scarva Road Civic Amenity Site, 86 Scarva Road, Banbridge	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 12,500 tonnes / yr waste to be accepted
Fairgreen Civic Amenity Site, Fairgreen Civic Amenity Site, Duke Street, Portadown	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 11,000 tonnes / yr waste to be accepted

New Line Civic Amenity Site, New Line Civic Amenity Site, Tandragee Road, Lurgan	Bulking (inc. compaction) and storage of waste pending transfer to authorised disposal or recovery facilities	Maximum 15,000 tonnes / yr waste to be accepted
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Table 1: Recycling Centres and Civic Amenity Sites in Armagh City, Banbridge and Craigavon Borough (Source: DAERA, Waste Management Licensing, Public Registers)

There are currently no operational landfills, waste transfer stations, composting facilities or materials recovery facilities located within the Borough that are owned or utilised by Armagh City, Banbridge and Craigavon Borough Council¹⁰. However, the Council is in the process of exploring the viability of, and assessing potential sites for, the development of a Council operated Waste Transfer Station within the Borough. Work is currently ongoing to upgrade and improve the Councils recycling centres, including resurfacing and health and safety improvement works.

The SPSS (paragraph 6.319) directs that Councils must assess the likely extent of future waste management facilities for the plan area, as such the LDP will continue to monitor the Councils position regarding this matter. Where appropriate, specific sites for the development of waste management facilities will be identified in the Local Policies Plan (LPP) together with key site requirements.



Source: 'Our People, Our Place, Our Future'- Armagh City, Banbridge and Craigavon Borough Council Corporate Plan 2023 – 2027

The Councils Corporate Plan 'Our People, Our Place, Our Future' acknowledges that the journey towards excellence has always been guided by a commitment to meet and exceed the expectations of our residents, customers, businesses, and visitors. It seeks to ensure that all Council departments, including Environmental Services, optimise their processes to ensure the delivery of efficient and fit for purpose services and preserve a clean and safe environment for all to enjoy.

¹⁰ Source: Armagh City, Banbridge and Craigavon Borough Council - Joint Councils Addendum to The Waste Management Plan (2024)

Waste Licensing in Armagh City, Banbridge and Craigavon Borough¹¹

Depending on the types (and quantities) of waste being handled and the nature of the activities that are being carried out, such as storing, crushing, baling or the dismantling of waste, an appropriate permit, waste management license or registered exemption is required for all waste management facilities.

Under the Waste Management Licensing regulations (Northern Ireland) 2003 and Waste and Contaminated Land (Northern Ireland) Order all activities involving the treatment, keeping or disposal of waste must be authorised by the Northern Ireland Environment Agency (NIEA). NIEA are responsible for granting licences, setting conditions on licensing activities and monitoring site to ensure compliance with licence conditions.

Within Armagh City, Banbridge and Craigavon Borough Council there are 55 waste management licences held. Appendix 1 details the licensed Waste Management sites in the Borough and the sites which are covered by Waste Management Licensing Exemptions (as provided for by Regulation 17 of The Waste Management Licensing Regulations (NI) 2003) are detailed in Appendix 2.

Sites regulated by Pollution Prevention and Control (PPC) Permits in Armagh City, Banbridge and Craigavon Borough¹²

Pollution Prevention and Control (PPC) Permits, alongside Waste Management Licences, regulate business activities that could have an impact on the environment or human health.

Pollution prevention and control (PPC) regulates certain types of business including:

- power / energy generation
- manufacturing and other industrial activities
- waste management activities, including landfills and incinerators
- intensive pig and poultry farming
- production of chemicals such as fertilizers
- the operation of a landfill site.

The sites regulated by PPC in the Borough are detailed in Appendix 3.

Armagh City, Banbridge and Craigavon Borough Waste Management and Collection Initiatives

All Local councils in Northern Ireland are under a legal obligation under the Waste and Contaminated Land (Northern Ireland) Order 1997 to provide waste collections to all households.

In order to encourage the responsible disposal of waste the Council also provides a wide range of services and facilities to deal with waste materials, including *bulky household waste collections* throughout the Borough. The Councils Environmental Health and Environmental

¹¹ Source of information: [Waste Management Licensing | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](http://daera-ni.gov.uk) and [Waste Management Licensing public register | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](http://daera-ni.gov.uk)

¹² Source of information: NetRegs (a partnership between the Northern Ireland Environment Agency (NIEA) in Northern Ireland and the Scottish Environment Protection Agency (SEPA) in Scotland) and [Pollution Prevention Control Permits | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](http://daera-ni.gov.uk)

Services teams also carry out 'clean-up' operations and also work to encourage appropriate and responsible disposal of waste.

In November 2021 the Council replaced the Bryson Recycling kerbside box and kerbside food caddy collection services with a new standardised, council managed, recycling collection service for all residents across the Borough. In addition, the Council launched a ABC Council mobile app has been devised to keep Borough residents up to date on bin collection information, quickly report incidents and issues and keep to date on council news and services.

The Councils *Clean Neighbourhood Service* is committed to preserving a clean and safe environment for all residents and visitors to enjoy. The Key issues of the service include litter, dog fouling, illegal dumping, flyposting, graffiti, abandoned and nuisance vehicles. The Service focuses on promoting behavioural change through enforcement patrols and community engagement programmes, such as education programmes and interactive classroom sessions, and are actively involved in a number of initiatives to help improve the local environment.

The Council has also partnered with *Keep Northern Ireland Beautiful, Live Here Love Here campaign*, which helps people improve their local environment, building a sense of pride in local communities. Live Here Love Here's Small Grants Scheme invites groups or organisations committed to improving their local environment to submit an application form for the scheme. The scheme provides support to volunteer projects that:

- Improve the quality of their local environment by reducing littering and dog fouling through effective and innovative means;
- Enhance the environmental management of a local area;
- Contribute to the development of civic pride within a community with a focus on environmental improvement; and
- Improve the health and wellbeing of communities whilst helping to improve and/or maintain public spaces.

The Councils voluntary initiative, *Adopt-a-Street* scheme aims to support local residents, schools and businesses who wish to commit to look after a specific area which they 'adopt' and keep clean and tidy and free from litter. All those taking part help make a difference to the local area and encourage a feeling of community spirit. Equipment is provided and ongoing support is given to those who register for the scheme. The Council acknowledges the damage that litter, such as single use plastics and takeaway containers, can cause to wildlife and the environment, and that every action to reduce litter has a positive impact on the climate change crisis.

The Armagh City, Banbridge and Craigavon Borough Council - Joint Councils Addendum to The Waste Management Plan (2024) highlights the significant progress the Council has made with regard to waste education and awareness initiatives in the Borough, including Recycling Week (and associated campaigns), Compost Awareness week, Eco-Schools Scheme and Reusable Nappy Scheme, all of which have contributed to the improved performance in recycling and composting.

Municipal Waste Statistics¹³

¹³ Source: Northern Ireland local authority collected municipal waste management statistics | Department of Agriculture, Environment and Rural Affairs

In 2024/25, Armagh City, Banbridge and Craigavon Borough Council collected 110,210 tonnes of waste which was a decrease of 2,125 tonnes or 1.9% from 2023/24. The largest proportion of municipal waste in Armagh City, Banbridge and Craigavon Borough was reused, dry recycled or composted which accounted for a total of 59,651 tonnes (54.1%). This represented a decrease of 2,020 tonnes since 2023/24. Approximately 37.7% of municipal waste was sent for energy recovery in 2024/25 in the Borough. This represented a slight decrease of 451 tonnes from 2023/24 but an increase of 0.3 percentage points

Year	Reuse, dry recycling and composting (Tonnes)	Energy recovery (Tonnes)	Landfilled (Tonnes)	Unclassified (Tonnes)	Total (Tonnes)
2014/15	49,091	32,877	18,945	263	101,176
2015/16	50,101	33,366	19,158	332	102,957
2016/17	51,098	31,699	21,365	181	104,342
2017/18	54,183	30,907	18,582	2,107	105,778
2018/19	55,737	29,828	16,678	3,585	105,828
2019/20	58,268	31,191	11,805	5,478	106,742
2020/21	61,181	38,716	7,831	5,983	113,712
2021/22	61,398	36,573	12,784	4,573	115,327
2022/23	55,442	37,568	7,228	3,141	103,379
2023/24	61,671	42,053	5,209	3,402	112,335
2024/25	59,651	41,602	5,682	3,275	110,210

Table 2: Municipal waste sent for preparing for reuse, dry recycling, composting, energy recovery and landfill in Armagh City, Banbridge and Craigavon Borough 2014/15 to 2024/25. Source: Department of Agriculture, Environment and Rural Affairs

A total of 5,682 tonnes were landfilled in 2024/25 which produced a landfill rate of 5.2%, which represents a 0.5 percentage points increase on the previous year. Armagh City, Banbridge and Craigavon Borough has the fourth lowest landfill rate of the eleven Local Government District's and is well below the Northern Ireland average of 14%.

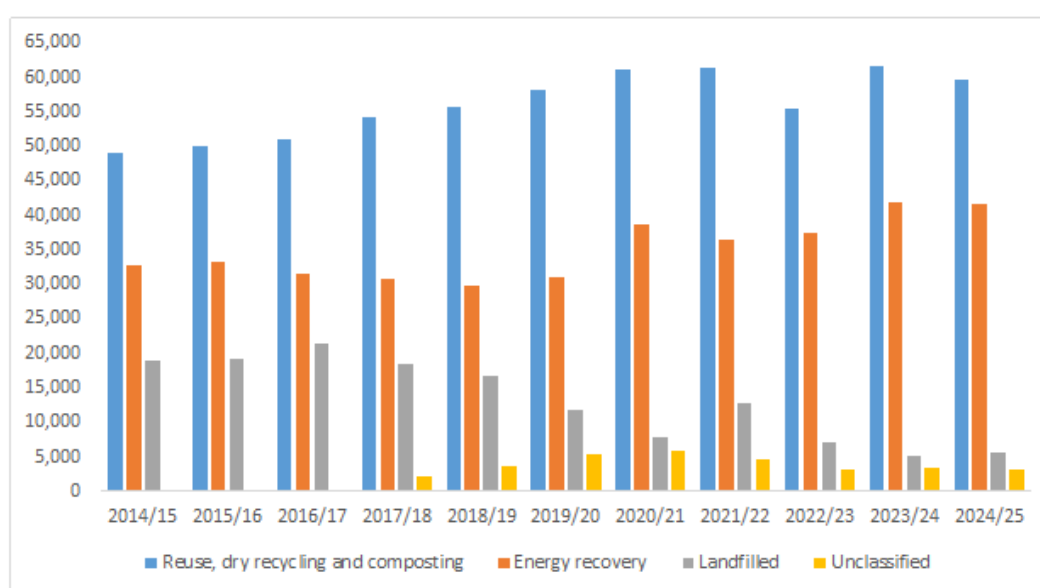


Figure 3: Municipal waste sent for preparing for reuse, dry recycling, composting, energy recovery and landfill in Armagh City, Banbridge and Craigavon Borough 2014/15 to 2024/25. Source: Department of Agriculture, Environment and Rural Affairs.

Borough Profile – Environmental Pollution

Air Quality

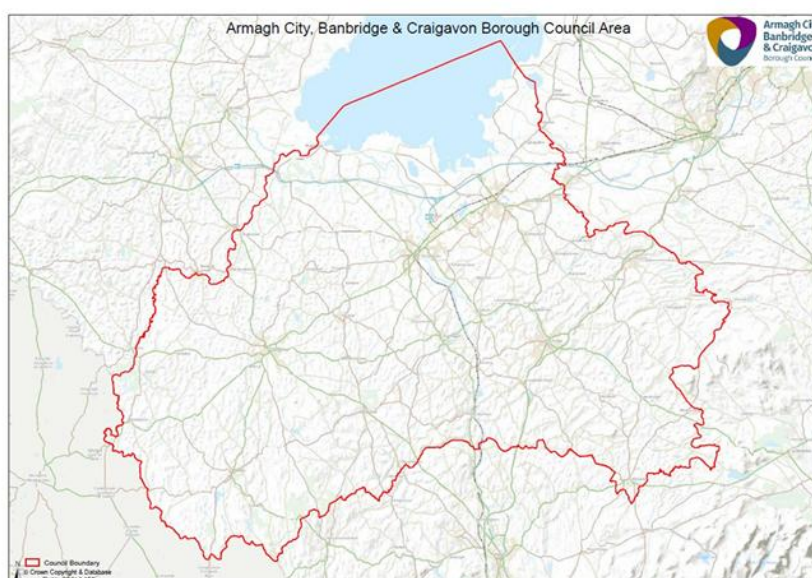
Clean air is essential for health and an important part of protecting the environment. To ensure good air quality it is important that public authorities at the regional, national and even international level work together. In the UK, a National Air Quality Strategy (NAQS) describes the plans drawn up by the Government and devolved administrations to improve and protect ambient air quality in the UK in the medium term.

The Department of Agriculture, Environment and Rural Affairs (DAERA) and Councils manage air quality in Northern Ireland in compliance with domestic legislation (the Environment Order 2002, the Air Quality Regulations (NI) 2003 and the Air Quality Standards Regulations (NI) 2010). Air quality objectives are set at a regional level and include limits for air pollutants. These are primarily based on ensuring protection of human health and sensitive habitats. Other measures include Smoke Control Areas (SCA) and Air Quality Management Areas (AQMA).

Air Quality Monitoring

As part of the wider air quality strategy each local authority is required to review air quality periodically. In 2022, Armagh City, Banbridge and Craigavon Borough Council monitored the levels of nitrogen dioxide at 28 locations across the borough as well as maintaining an automated monitoring station at Lonsdale Road in Armagh which continuously measures the concentrations of nitrogen dioxide, polyaromatic hydrocarbons and particulate matter¹⁴.

Air quality across the Borough is very good, however a number of discrete pockets exist where persons may be exposed to higher levels of pollution, primarily due to road traffic. The council is working along with our partners such as DAERA to improve the air pollution in these areas.



¹⁴ [Environmental Protection | Armagh City, Banbridge and Craigavon Borough Council](#)

Figure 4: Armagh City, Banbridge and Craigavon Borough Council Air Quality Management Area

Under the Environment (Northern Ireland) Order 2002, as amended, councils have a duty to review and assess air quality within their districts and where there are exceedances, declare Air Quality Management Areas (AQMAs). In 2018 the Council made an Order under the powers conferred by the Environment (NI) Order 2002 to declare the entire Borough an Air Quality Management Area¹⁵. AQMAs remain in place until adequate evidence is provided by the Council to demonstrate that the national air quality objectives are being consistently met and that future exceedances of these objectives are unlikely¹⁶.

The Local Air Pollution Prevention and Control regime aims to control air pollution generated by certain industrial activities. These processes are required to obtain a permit in order to operate and allows the holder to operate processes subject to specific conditions which prevent excessive pollution. The council has a programme of inspection for all permitted processes within the Borough.

Additional baseline information in relation to air quality and the various sources of air pollution within the Borough, including agriculture and transport, can be found in the dPS Scoping Report.

Smoke Control Areas (SCAs)

Armagh City, Banbridge and Craigavon Borough Council has existing Smoke Control Areas (SCAs) in parts of Portadown, Craigavon and Lurgan as well as a small part of Armagh City.

The introduction of SCAs aimed to control smoke and sulphur dioxide emissions in our urban areas and they have played a key part in successfully lowering the levels of these pollutants. In a SCA you must not emit smoke through a chimney attached to a dwelling. This can be achieved by only using smokeless fuel (authorised fuel) or by using an exempted appliance such as oil or gas central heating.

Water Quality

Within the Armagh City, Banbridge and Craigavon Borough Council area the principal river systems are the Bann, Blackwater, Tall, Cushier and Callan rivers, which drain into Lough Neagh. Upper sections of the River Lagan and its tributaries, within the Northeastern River Basin District, are also in the Borough.

There are 50 river waterbodies (including five heavily modified waterbodies and one artificial waterbody) in the Borough. There are three lake waterbodies in the Borough: Lough Neagh (identified as a heavily modified waterbody), Lough Gullion and Portmore Lough.

River Basin Management Plans

Every six years, DAERA in partnership with the Department for Infrastructure (DfI) produces a River Basin Management Plan (RBMP) for each River Basin District within Northern Ireland. The third RBMP cycle extends from 2021 – 2027. It sets out the current state of our water

¹⁵ Source: Armagh City, Banbridge and Craigavon Borough Council 2022-2024 Air Quality Action Plan

¹⁶ Source: Clean Air Strategy for Northern Ireland A Public Discussion Document November 2020 (DAERA)

environment and requires action to meet ‘good’¹⁷ (or better) ecological and chemical status and prevent deterioration of our water bodies. The water quality status figures published at the conclusion of the first cycle of RBMP in 2015 indicated that Armagh City, Banbridge and Craigavon Council area had significantly worse river water quality than the overall Northern Ireland average, with only three of the waterbodies (6%) in the Borough achieved good or better status compared with 31.2%¹⁸ for all river water bodies in Northern Ireland. Of the 12 groundwater bodies that intersect the Borough, five were classified as overall ‘good’ status in 2015 and seven were classified as having ‘poor’ status.

Blue-green algae

Lough Neagh is identified as a Strategic Natural Resource in the RDS, it not only provides drinking water and supports both fishing and eel industries but is also an important recreational and tourism resource. The significance of the Lough and its Shores is acknowledged through the international environmental designations of Ramsar and Special Protection Area (SPA), as well as the national Area of Special Scientific Interest (ASSI) designation. The southern shore of this important and strategic asset lies within our Borough.

The Lough Neagh Report and Action Plan - Blue Green Algae and Water Quality in Northern Ireland (DAERA in conjunction with DfI and NIW, 2024), as referred to in Section 3.0, acknowledges that despite the protected status of Lough Neagh the existing regulatory and policy frameworks have failed to adequately protect water quality, the Lough Neagh ecosystem and our wider environment. It identifies that Northern Ireland's lakes, rivers, streams and coastline are suffering from the effects of pollution, the impacts of which, on society and the environment, are unsustainable.

The Lough Neagh Report and Action Plan identifies that the significant Blue Green Algae blooms experienced in Lough Neagh were due to several factors including pollution from agriculture, wastewater, septic tanks and industrial processes in addition to an increase in water temperature (because of climate change) and the presence of the invasive zebra mussels. It highlights that if the amount of pollution getting into Lough Neagh is not immediately addressed, there is potential for permanent adverse impacts on health and the economy.

A map of confirmed locations for visible blooms of blue-green algae for the current year can be found at: [Blue-Green Algae | Department of Agriculture, Environment and Rural Affairs](#)

Noise¹⁹

Noise modelling

In accordance with the Environmental Noise Directive²⁰, which requires that noise mapping and action planning be completed every five years, the following noise modelling and mapping has been carried out for Northern Ireland:

- Round one strategic noise maps based on 2006 data, for the following sources:

¹⁷ ‘Good’ status is assessed using a broad range of parameters for water quality (such as nutrients and oxygen levels); aquatic biology (including plants, aquatic insects and fish) and physical environment (such as river flows and habitat)

¹⁸ DAERA NI [Northern Ireland Reported Water Body Status & Objective Figures 2015 \(Published 07/11/2017\)](#)

¹⁹ Source: DAERA

²⁰ The EU Directive 2002/49/EC relating to assessment and management of environmental noise

- major roads - roads with more than 6 million vehicle passages annually
 - major railways - railways with more than 60,000 train passages annually
 - major airports - airports with more than 50,000 aircraft movements annually
 - agglomerations - urban areas with greater than 250,000 inhabitants, taking into account the above sources and additionally other roads, railways, aircraft movements and industrial premises.
- Round 2, 3 and 4 noise maps based on 2011, 2016 and 2021 data for the following sources:
 - major roads - roads with more than 3 million vehicle passages annually
 - major railways - railways with more than 30,000 train passages annually
 - major airports - airports with more than 50,000 movements annually
 - agglomerations - urban areas with more than 100,000 inhabitants, taking into account the above sources and additionally, other roads, railways, aircraft movements and industrial premises

The noise maps are available to view via the Department of Agriculture, Environment and Rural Affairs Noise Maps²¹. The noise mapping highlights that major roads can be sources of environmental noise within the Borough and has allowed areas where people or properties may be exposed to adverse levels of noise to be identified.

Noise nuisance

Whilst we must accept a certain degree of noise in our daily lives there are some types of noise that are unacceptable. A nuisance is classed as a disturbance which substantially interferes with a person's use or enjoyment of property. Details of what classed as a statutory nuisance are set out in the Clean Neighbourhoods and Environment Act (Northern Ireland) 2011.

The Councils Environmental Health Department investigates nuisance complaints relating to both domestic and commercial premises. Every year they respond to over 800 noise nuisance complaints. The main complaints are associated with:

- Barking Dogs
- Construction Site Noise
- Entertainment Noise
- Industrial / Commercial
- Intruder Alarms
- Noise in the Street

The Control of Major Accident Hazards involving Dangerous Substances

Regulation 14 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires a council to take additional matters into account with the objective of preventing major accidents and limiting the consequences of such accidents by giving due consideration to Directive 96/82EC on the control of major –accident hazards involving dangerous substances.

Hazardous substances have the potential to cause catastrophic damage to the environment and result in significant harm to our health and well-being if they are not stored or sited properly.

²¹ [Noise Maps | Department of Agriculture, Environment and Rural Affairs](#)

The Council, through its planning responsibilities, has an important role in preventing and limiting the consequences of major accidents associated with hazardous substances. This responsibility includes:

- processing applications for Hazardous Substance Consent;
- considering development proposals in the vicinity of dangerous substance establishments (COMAH sites);
- having regard to existing hazardous substance establishments when plan making.

Hazardous Substances Consent

The Hazardous Substances Consent process regulates the storage and use of hazardous substances whether or not an associated planning permission is required. The process ensures that necessary measures are taken to prevent major accidents and limit their consequences to people and the environment before a hazardous substance is allowed to be present in a controlled quantity.

The Council consults with Environmental Health, HSENI and NIEA on every Hazardous Substances Consent application. Applications are also assessed against the advice contained within Development Management Practice Note 6: Hazardous Substances Controls (2017, DfI) and Development Control Advice Note 12: Planning Controls for Hazardous Substances (DCAN 12).

Control of Major Accident Hazards (COMAH)

The Control of Major Accident Hazards (COMAH) Regulations 2015 are in place to prevent major accidents involving dangerous substances and limit the consequences to people and the environment of any major accidents that may occur.

The operators of COMAH establishments are required by the 2015 Regulations to manage their activities in a way that reduces risk to both those employed within the business and to members of the public. This includes taking all necessary measures, such as the incorporation of appropriate plant design, mitigation and emergency procedures, to prevent major accidents and to limit their consequences for people and the environment.

Enforcement of the COMAH regulations²²

The Control of Major Accident Hazards (COMAH) Regulations (Northern Ireland) 2015 are enforced by both the Health and Safety Executive NI (HSENI) and the Northern Ireland Environment Agency (NIEA), an Executive Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA), which carry out regular inspections and provide ongoing advice.

The HSENI is an executive non-departmental public body responsible for the promotion and enforcement of health and safety at work standards in Northern Ireland.

The NIEA are responsible for assessing measures to protect the environment under the Regulations. This includes examining operators' safety reports and carrying out inspections on establishments covered by the regulations.

COMAH applies when a site has more than a threshold quantity of dangerous substances present. There are two tiers of COMAH establishments, the 'Upper Tier' and 'Lower Tier'

²² Source of information on COMAH: [Control of Major Accident Hazards Regulations | Health and Safety Executive for Northern Ireland, controlling risk together](#) and [COMAH Public Information Northern Ireland | Department of Agriculture, Environment and Rural Affairs](#)

depending on the quantity of dangerous substances they hold. Upper Tier establishments hold greater quantities of dangerous substances meaning that additional requirements are placed on them by the Regulations. For example, the Lower Tier COMAH sites are required to prepare a Major Accident Prevention Policy, whereas the Upper Tier COMAH sites are required to prepare a more detailed Safety Report.

COMAH Establishments in Armagh City, Banbridge and Craigavon Borough

DAERA holds and maintains public records relating to the operational establishments that are subject to the 2015 Regulations in Northern Ireland. The records provide information about the type of businesses that are covered by the 2015 Regulations and the controls that are in place to minimise the likelihood of a major accident.

Whilst there is currently only one COMAH site within the Borough²³, this does not preclude new COMAH sites being identified during the lifetime of the Plan. The COMAH Site is located in Milford, County Armagh and is registered as a Lower Tier Establishment.

Although the substances used or stored at COMAH establishments can be dangerous, the establishments are strictly regulated under the COMAH Regulations 2015 and have to manage their activities in a way which reduce risks to workers and the public.

Major Accident Hazard Pipelines

Major Accident Hazard Pipelines include the gas pipelines along the Northern Ireland gas transmission system, a number of which traverse the Borough including the South North (SN) pipeline and the 'Gas to West' Network.

Development proposals within, adjacent or near an identified Major Accident Hazard Pipeline will be assessed against the advice received from consultation with the NIEA and the HSENI in addition to any other relevant material considerations. Development may be restricted where it is identified there will be an unacceptable impact on the environment and / or human health and safety / well-being.

Borough Profile- Contaminated Land²⁴

Contaminated Land Regime

Part III of the Waste and Contaminated Land (Northern Ireland) Order 1997(as detailed in the Section 2 'Legislative Context') sets out the legal provisions for the introduction of a contaminated land regime in Northern Ireland.

The main objectives of the regime²⁵ are to:

- a) identify and remove unacceptable risks to human health and the environment;
- b) seek to ensure that contaminated land is made suitable for its current use;
- c) pursue the polluter pays principle;
- d) ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

²³ As of November 2025 (Confirmed by HSENI)

²⁴ Source of Information: [Contaminated land | Department of Agriculture, Environment and Rural Affairs](#) in addition to all other detailed references

²⁵ Source: 'Assessment to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland' Project Report 29 March 2019, NIEA & its Project Steering Group

Whilst the Contaminated Land Regime has been enacted, it is not yet in force. The Local Councils will be the primary regulators for Contaminated Land Regime once it is in force.

The Contaminated Land Regime is retrospective in nature and supports the 'polluter pays' principle, whereby the appropriate person(s) is held responsible for remediation²⁶ of the contaminated land and provides a system for the identification and remediation of land where contamination is causing unacceptable risks to human health, the natural environment and/or property²⁷. However, because Part III of the Waste and Contaminated Land (Northern Ireland) Order 1997 has not commenced the remediation of contaminated land and enforcement of the polluter pays principle cannot be fully regulated / implemented.

In 2019, the Northern Ireland Environment Agency (NIEA) (with the support of its Project Steering Group) carried out an assessment (Project Report, 29 March 2019) to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland. Following the selection and assessment of 30 documented contaminated sites within Northern Ireland, it was identified that there was *'high risks relating to human health, environmental and / or financial risks of not having Part III in operation in Northern Ireland primarily through the uncertainty of the number and severity of outstanding land contamination sites present in Northern Ireland.'*

The Project Report²⁸ also acknowledges that the planning process provides the principal mechanism for the remediation of contaminated land and presents an opportunity for the redevelopment and regeneration of such land.

It is important to note that whilst the planning process provides the principal mechanism for the remediation of contaminated land it is the Councils Environmental Health Department and the Northern Ireland Environment Agency (NIEA), an executive agency within DAERA, that provides the critical expertise in determining the impact of contaminated land on human health and on environmentally sensitive receptors, including groundwater and surface water.

Contaminated Land in Armagh City, Banbridge and Craigavon Borough

Armagh City, Banbridge and Craigavon Borough Council does not currently hold any council collated information in respect of contaminated land within the Borough and therefore local knowledge of historical use of sites, NIEAs Historical Land Use Database and the DoE Industry Profiles, detailed earlier in this Technical Supplement, are important sources of information when considering the development of such land.

'Northern Ireland Contaminated Land Regime – Assessment of the resources for implementation' (Prepared by Casella Stanger for the Department of the Environment, 2006) reported an estimate of 11,606 potential contaminated sites in Northern Ireland, comprising an estimated area of 22,427 ha²⁹.

26 Source of definition: 'Assessment to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland' Project Report 29 March 2019, NIEA & its Project Steering Group

27 Source: [Contaminated land | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](http://contaminatedland.gov.uk)

28 'Assessment to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland' Project Report 29 March 2019, NIEA & its Project Steering Group

29 Source of Information: 'Assessment to ascertain the financial, environmental and health risks associated with not having a specific Contaminated Land regulatory regime in Northern Ireland' Project Report 29 March 2019, NIEA & its Project Steering Group

5.0 Preferred Options Paper

The Council published its Preferred Options Paper (POP) in March 2018. The main purpose of the POP was to promote focused debate on key issues of strategic significance likely to influence the direction of future development within the Borough, so to inform the next stage in the LDP process, the Plan Strategy.

The POP outlined the vision and strategic objectives of the Plan, along with 38 Key Issues and the possible options available to address them, including the Council's Preferred Option. The Key Issues emerged from our evidence base; from engagement with Elected Members and Section 75 Groups; and from formal and informal consultation with Statutory Consultation Bodies. In order to inform the POP, a preliminary review of operational planning policy was also carried out, with a commitment to complete a more detailed policy review in advance of the Plan Strategy.

The POP did not cover every issue, policy and proposal that will be included in the LDP. Instead, the POP focused upon the main planning issues that had been identified through the work undertaken in developing the evidence base for the LDP, including consultation with statutory consultees and council officials, workshops with Elected Members and through the Community Plan process. As such the POP did not bring forward a Key Issue specifically relating to either environmental pollution or land contamination.

A total of 201 responses, from members of the public and statutory consultees, were received during the 9-week public consultation period, these included a wide range of comments in relation to the POP, supporting documents and the POP consultation process.

Key Issue

Key Issue ENV 10 in the Preferred Options Paper (POP) was 'Facilitating sustainable waste management.'

Preferred Option

The preferred approach to Key Issue ENV 10 suggested an approach to waste management in line with existing criteria-based policy but tailored to meet local circumstances; and in addition, identify suitable locations for waste management facilities where appropriate.

As stated above, the POP did not cover every issue, policy and proposal that will be included in the LDP. Although the POP did not identify contamination as a key planning issue of strategic significance that is likely to influence the shape of future development within the Borough, it was referred to in one of the POP responses, see 'POP Representations' below.

Summary of POP Commitments

POP Commitments in respect of waste management included:

- Bringing forward an approach that is in line with the existing criteria-based waste management policy
- Updating the wording to reflect the positive role that waste management can make towards sustainable development, emphasising waste as a resource as opposed to a burden and its role in developing a circular economy.

- Identification of appropriate waste facilities and/or services in suitable locations that may be required over the plan period to support a growing population and sustainable waste management.
- Modification of policy wording to ensure that it is appropriate to the Borough, by removing references that are not relevant (for example, references to a 'port area' being a suitable location for a waste treatment or collection facility- Policy WM2 of Planning Policy Statement 11).
- Removing references towards Best Practicable Environmental Option (BPEO)
- Ensuring the policy is underpinned by the 'precautionary approach' and the 'proximity principle.'

POP Representations

Of the total 201 responses received in respect of the POP, 26 referred to Key Issue ENV 10. There was significant support for the preferred approach, with 92% of the responses categorised as being generally supportive, 4% of the responses categorised as unsupportive and the remaining 4% considered to be non-committal or unclear.

One of the respondents emphasised the need to further develop the evidence base, highlighting that the assessment of need for future waste management facilities, in order to identify potential sites, will form part of the evidence base and options will emanate from that. It was also highlighted that waste management infrastructure should not be located in areas which are prone to flooding, or in areas benefitting from a designated flood defence (POP ref 113). Another of the respondents suggested that the disposal of inert waste for land improvement should be steered away from sensitive sites, where such land improvement may have a detrimental impact on habitats or species (POP ref 135).

One of the respondents (POP ref 082) suggested that it would be useful to refer to The Waste Duty of Care and Article 5 of the Waste and Contaminated Land (NI) Order 1997 which imposes a duty of care on anyone who handles controlled waste. The respondent acknowledged that when waste transfers from one person to another a waste transfer note and / or hazardous waste consignment note must be completed, signed and kept by the parties involved and it therefore may be useful for the Council to refer to the Waste Duty of Care as a means to ensure that the right waste goes to the right place. The respondent agreed that any reference to BPEO is removed, as it is no longer appropriate, however suggested that the POP failed by not stating that a sustainable approach to waste management may require the provision of a larger number of smaller strategically placed facilities order to reduce carbon impact of recycling.

The respondent also noted that the POP did not refer to contaminated land and queried how the council will ensure they understand where the risks are potentially and how much contaminated land there is in the Borough. It was also noted that contaminated land was not included in the environmental objectives and defined in the Glossary.

Another respondent highlights that although the POP emphasises the role that waste management can play in promoting the development of a circular economy it lacks ambition to actively promote the requirements to take a circular economy approach forward, for example it makes no reference to recycle quality.

One of the respondents (POP ref 080), although welcoming of a precautionary approach to ensure the protection of the historic and natural environment, suggested that the term historic environment is used instead of 'built environment'.

Consideration of Preferred Option

The high level of support for the preferred approach toward Key Issue ENV 10 is noted and welcomed. In accordance with Regulation 11 of the LDP Regulations³⁰ all responses and feedback that was received was carefully considered.

The Council notes concerns that the disposal of inert waste for land improvement may have a detrimental impact on habitats or species, and as such should be steered away from sensitive sites. One of the policy aims of the LDP, insofar as it relates to waste management, is to ensure that detrimental effects on the environment associated with waste management facilities are avoided or minimised. The Council notes that waste management development can cause unacceptable harm to the natural and historic environment, whether it is directly or indirectly. As such, it recognises that care needs to be taken to ensure that proposals will not adversely affect nature conservation and the historic environment, nor have an unacceptable impact on the landscape. Therefore the LDP policy approach will seek to ensure that all proposals, including those for land improvement, will be required to demonstrate that that it will not result in an unacceptable adverse impact on the environment or on the natural or historic environment. With specific regards to the detrimental impact on habitats or species the Council acknowledges that the benefits we derive from biodiversity cannot be understated. Conserving biodiversity is fundamental to sustainability and as such the LDP will seek to ensure that all development proposals incorporate appropriate measures to conserve, and enhance, biodiversity. All development proposals will be required to complete a Biodiversity Checklist³¹ and will also be considered against the relevant provisions of the Natural Heritage Policies.

It is noted that one of the respondents suggested that it would be useful to refer to The Waste Duty of Care and Article 5 of the Waste and Contaminated Land (NI) Order 1997 which imposes a duty of care on anyone who handles controlled waste. The Council acknowledges the importance of the Waste Duty of Care, as it is a means to ensure that the right waste goes to the right place. This matter has been addressed within this Technical Supplement.

The criticism that the POP failed by not stating that a sustainable approach to waste management may require the provision of a larger number of smaller strategically placed facilities order to reduce carbon impact of recycling is noted. As highlighted in Section 4.0 Borough Profile the Council is committed to directing waste away from landfill in favour of more sustainable waste management options, such as recycling, reuse, and energy recovery. This approach to waste management must be prioritised if the waste targets are to be met. To support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency, the LDP will bring forward an overarching general policy (which will apply to all development proposals³²) that will require all proposals to make adequate and appropriate provision for the separation, storage and collection of recycling and other waste. This approach will not only encourage recycling of waste but will also help to safeguard public health, amenity and the environment.

The Council welcomes the acknowledgement that the POP emphasises the role that waste management can play in promoting the development of a circular economy. However it is also noted that the respondent considered that it lacked ambition to actively promote the requirements to take a circular economy approach forward, in that it made no reference to

³⁰ Planning (Local Development Plan) Regulations (Northern Ireland) 2015

³¹ Unless the application is to be accompanied by an ecological assessment or survey

³² The General Policies will apply to all development proposals, with the exception of a small number of minor proposals such as advertisements and shop fronts. See dPS General Policies Introduction for more information.

recyclate quality. Whilst the Council appreciates the importance of recyclate quality, to ensure that high-quality resources are extracted from waste as much as possible, it is important to note that operational standards and quality of recyclate material are beyond the remit of planning and cannot be enforced through planning conditions. Article 11(1) of the Waste Framework Directive sets out the requirements to separately collect recyclable waste to ensure materials are treated to maximise their quality and environmental benefits. The Waste Regulations (Northern Ireland) 2011 transpose the requirements of the Waste Framework Directive and place duties on collectors of waste under part 18(1). As such, the Council, as part of its waste management responsibilities³³, takes all necessary measures to ensure separate collection of waste so to meet the necessary quality standards for the relevant recycling sectors.

The Council recognises that managing waste sustainably is essential for the health and well-being of society and overall quality of life, both now and for future generations. As such the LDP will seek to support wider government policy, focused on the sustainable management of waste and a move towards resource efficiency, consistent with the SPPS. Having considered the comments received in relation to Key Issue ENV 10, the Council will bring forward a suite of policies for waste management that are in line with the existing criteria-based waste management policy (PPS 11), updated where appropriate, to reflect the positive role that waste management can make towards sustainable development, consistent with the preferred approach. This will include removal of references to Best Practicable Environmental Option (BPEO) and ensuring that the policy is underpinned by the 'precautionary approach' and the 'proximity principle.' In acknowledgement of the POP response referred to above, the term 'built environment' will also be replaced by the term 'historic environment' in the suite of waste management policies.

In accordance with the SPPS (paragraph 6.319) the preferred approach committed to identifying waste facilities and/or services that may be required in the Borough over the plan period. As the Plan progresses the LDP Team will continue to monitor the Councils position regarding this matter. Where appropriate, specific sites for the development of waste management facilities will be identified in the Local Policies Plan (LPP) together with key site requirements.

In respect to contamination, it is noted that one respondent highlighted that the POP did not refer to contaminated land and queried how the Council will ensure they understand where the risks are potentially and how much contaminated land there is in the Borough. Whilst the POP did not identify contamination as a key planning issue of strategic significance that is likely to influence the shape of future development within the Borough, the Council does consider land contamination as an important planning consideration.

The Council recognises that contaminated land has the potential to cause significant harm to human health, property, and the natural environment (including pollution of the water environment) because of the presence of particular substances in, on, or under the ground. There is a responsibility to ensure that the potential impact of land contamination on property, human health and the natural environment is fully understood and that appropriate remediation strategies are in place³⁴. It is acknowledged that a wide spectrum of industries and commercial

³³ The Council is responsible for Kerbside Collections, Recycling Centres & Bring Sites / Community Recycling Centres

³⁴ In assessing the potential risk and any appropriate mitigation the Council will be guided by the expert advice from relevant consultees, including the Northern Ireland Environment Agency (NIEA) (in respect of risks to environmental receptors) and the Councils Environmental Health Department (in respect of risks to human health), having regard to the nature, scale and location of the proposal.

land uses are at risk of contaminating land due to the nature of their operations and activities. As such it is important that the LDP brings forward a new policy aimed at guiding the decision-making process for proposals located on known / suspected contaminated sites and for proposals at risk of contaminating land.

As highlighted in Section 4.0 the Council does not currently hold any council collated information in respect of contaminated land within the Borough. As such the Council will be guided by the expert advice of relevant consultees (including the Northern Ireland Environment Agency (NIEA), local knowledge of the historical use of sites and the guidance referred to in Section 3.0 including NIEAs Historical Land Use Database and the DoE Industry Profiles, all of which are important sources of information when considering the development of such land.

For further detail on the POP responses, and the Council's consideration, refer to the POP Public Consultation Report, available on the Council's website.

6.0 Stakeholder Engagement

Internal Stakeholders

Planning Officers in Development Management and Enforcement Sections

Consultation was carried out with planning officers in the Planning Department's Development Management and Enforcement Sections as part of the policy review process; to establish any difficulties they experienced in the application of existing planning policies and to provide an opportunity to critique the draft policies. Officers' views were taken into consideration in finalising draft policies prior to being presented at Council Members workshops.

Other Council Departments

Representatives from relevant Council departments have been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives.

This engagement was undertaken by way of individual meetings with council departments, in particular the Community Plan Team to ensure account was taken of the Council's Community Plan.

A meeting also took place with a 'Project Management Team.' The Project Management Team was comprised of Officers from a range of council departments, including Community Plan, Tourism, Economic Development, Environmental Health and Environmental Services.

Elected Members

Section 8 (7a) of Part 2 (Local Development Plans) of the Planning Act (Northern Ireland) 2011 requires the Plan Strategy to be adopted by resolution of the Council. As such, Elected Members have been engaged throughout the LDP process, including the preparation of the draft dPS policies.

Engagement with the Elected Members has been facilitated through a series of workshops held between 2019 and 2026. That engagement included the draft waste management, environmental pollution and contaminated land policies set out below:

- WMT 1- Environmental Impact of a Waste Management Facility
- WMT 2- Waste Collection and Treatment Facilities
- WMT 3- Waste Disposal
- WMT 4- Land Improvement
- WMT 5- Development in the vicinity of Waste Management Facilities
- EP 1- Environmental Pollution
- EP 2- Land Contamination

Whilst there was general agreement with the draft policy wording, Elected Members highlighted the following:

- The importance of ensuring that the draft waste management policies are capable of supporting new waste management technologies as they emerge;
- The requirement for allocating land in the LDP for waste management;

- Clarity regarding the implications the 'proximity test' (In relation to Waste Management-draft policy WMT 1) and the importance of ensuring it is fully explained in the accompanying justification text.

External Stakeholders

Government departments and agencies

Section 8 (5) of Part 2 (Local Development Plans) of the Planning Act (Northern Ireland) 2011 requires the Plan Strategy to take account of the RDS, any policy and guidance issued by the Department and other relevant government strategies and plans. As such the Council has engaged key consultees representing relevant central government departments and agencies in the preparation of the draft Plan Strategy policies, including the Northern Ireland Environment Agency, an agency within the Department of Agriculture, Environment and Rural Affairs.

Cross Boundary Context and Consideration of Neighbouring Council Approaches

In developing draft-planning policies for waste management, environmental pollution and contamination, consideration has also been given to the approaches of adjoining Councils.

The Borough adjoins the boundary of five neighbouring Council areas, 4 of which are in Northern Ireland and one of which is in the Republic of Ireland:

- Antrim and Newtownabbey Borough Council (by Lough Neagh);
- Newry Mourne and Down District Council;
- Mid Ulster District Council;
- Lisburn and Castlereagh City Council; and
- Monaghan County Council, in the Republic of Ireland.

The Preferred Options Papers (POPs), supporting evidence base and draft Plan Strategies (where published) of adjoining Councils have been taken account of, in addition to regional guidance, in order to identify any cross-boundary issues / conflict.

Table 3 below, outlines adjoining Councils position in regard to waste management, environmental pollution and contaminated land.

Adjoining Council	Position
Antrim and Newtownabbey Borough Council	Antrim and Newtownabbey Borough Council (ANBC) published its Local Development Plan- draft Plan Strategy on 28 June 2019 for a four-week period of pre-consultation. A formal period of public consultation also ran from 26 July 2019 to 20 September 2019. The Draft Plan Strategy was submitted to DfI on 8th March 2021. The Planning Appeals Commission (PAC) have now completed their Independent Examination of Antrim and Newtownabbey Borough Councils Draft Plan Strategy, with hearings held during May and June 2022.

	Policy DM 50 'Pollution' aims to ensure that development proposals do not result in environmental pollution which could adversely affect the environment or local amenity. As such the policy will only support development proposals with the potential to cause significant pollution in terms of noise, air, water and light emissions where a detailed assessment report, on the levels, character and transmission of the potential pollution is undertaken by the developer. Policy DM 52 'Contaminated Land' sets out ANBCs approach towards contaminated land, which aims to ensure that the potential need for contaminated land remediation is taken into account when redevelopment proposals are being considered. Policy DM 53 'Waste Management and Disposal Facilities' sets out ANBCs approach to waste management. ANBC encourage adherence to the 'Waste Hierarchy' and application of the 'Proximity Principle' through the provision of sustainable waste management facilities and any necessary waste infrastructure in accordance with the Policy criteria of DM 53. The Policy also supports such facilities in appropriate locations, acknowledging that they have the potential to have environmental and amenity impacts. On 3 July 2025 ANBC adopted their Local Development Plan 2030 - Plan Strategy, in accordance with Section 12 of The Planning Act (Northern Ireland) 2011 and Regulation 24 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015
Newry, Mourne and Down District Council	Newry Mourne and Down District Council (NMDDC) published its Local Development Plan 2035 draft Plan Strategy in June 2025. The consultation period was carried out over a twelve-week period, from Friday 27 June 2025 to Monday 22 September 2025. NMDs Waste Management Strategy supports the development of sustainable waste management, recycling and disposal facilities in appropriate locations as part of the wider Council Strategy to reduce, reuse and recycle the district's waste. NMDs strategic approach to the management of waste is to accommodate appropriate investment in public utilities and sustainable waste management. This objective is supported by Strategic Policy WMS1 and a suite of operational policies WM1-WM5. The general thrust of NMDs approach to waste management is to Facilitate the delivery of appropriate waste management infrastructure in the most appropriate locations in accordance with the waste hierarchy and to ensure that all the appropriate environmental protections are in place whilst

	securing appropriate restoration and aftercare of waste management sites. GP1 General Policy requires that there should be no unacceptable adverse impact on the environment and amenity as a result of Light pollution; Levels of noise and vibration; Odour, fumes or dust; Air or water pollution. It requires that development proposals give careful consideration to the potential for pollution effects on health, public safety, natural heritage as well as loss of amenity. In considering the potential risk, and significance of pollution, consultation will take place with other statutory bodies and the Council's Environmental Health Department. GP1 General Policy also requires development proposals to ensure that there is no unacceptable adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands. Where developers believe contaminated land issues may arise in respect of their proposal, they are advised to liaise with Environmental Health Department at an early stage in the design process. Additionally, where a site is known or suspected to be contaminated developers are required to carry out a detailed site investigation to establish the extent of any contamination and to determine the potential for pollution of water, land or harm to human health.
Mid Ulster District Council	Mid Ulster District Council published its Local Development Plan 2030 – Draft Plan Strategy on 22nd February 2019, the Council re-consulted on its Draft Plan Strategy, which closed at 5pm on 24th September 2020. The draft Plan Strategy has now been submitted to the Department for Infrastructure on 28th May 2021. Policies WM1 – WM 4 set out MUDCs approach towards waste management, including a general policy against which all waste management proposals are considered (aligning with WM 1 of PPS 11), in addition to policy direction for waste collection and treatment facilities, waste disposal and development in the vicinity of a waste management facility. The dPS does not include any policy direction on land improvement. The aim of the dPS is to make provision for dealing with waste by accommodating infrastructure which is sustainable and where its impacts are minimised due to its location as well as mitigation measures. Policy GP1 - General Principles Planning Policy, criterion (a) 'Amenity' requires that in considering the impact of the proposal on amenity regard must be given to the levels and effects of emissions including dust, smoke, soot, ash, grit or any other environmental pollution to water, air or soil. Criterion (g) 'Other Infrastructure requirements' also requires that all development should demonstrate adequate

	infrastructure is in place to deal with waste, sewerage and drainage, requiring that where mains sewerage is not available, the applicant may be required to demonstrate that this will not create or add to a pollution problem. Pollution is also addressed in other policies including Policy FLD 1 – Fluvial Floodplains, Policy FLD 4 – Development in Proximity to Reservoirs and Policy WM 4 – Development in the Vicinity of Waste Management Facilities. MUDCs dPS does not include a specific policy for contaminated land.
Lisburn and Castlereagh City Council	The draft Plan Strategy was published for formal consultation on Friday 8th November 2019, and it was submitted to the Department for Infrastructure on 22nd March 2021. Independent examination of the dPS began on 28th March 2022 and the public hearing sessions completed in May 2022. Policies WM 1- WM 5 set out LCCCs approach to waste management. The policies align with existing operational planning policy and are generally consistent with the SPPS, requiring that proposals for waste management facilities should avoid or minimise any detrimental effects on people, the environment and amenity. Whilst there is no specific environmental pollution policy, pollution is addressed throughout the PS in a number of subject areas including COU 12 'Agricultural and Forestry Development' (requires consideration of potential problems arising from noise, smell and pollution), TOU7 'General Criteria for Tourism Development' (requires development to be capable of dealing with any emission or effluent in accordance with legislative requirements) and WM1 Waste Management Facilities (requires that proposals will not have an unacceptable adverse environmental impact, including surface or groundwater, or pose a risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures). LCCCs PS does not include a specific policy for contaminated land, however it is addressed in policy WM1 Waste Management Facilities, which highlights that proposals should demonstrate incorporation of methods to contain airborne or water contaminants. On 26th September 2023 LCCC adopted their Local Development Plan 2030 - Plan Strategy, in accordance with Section 12 of The Planning Act (Northern Ireland) 2011 and Regulation 24 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Monaghan County Council	Monaghan County Council adopted its County Development Plan 2025 - 2031 on 26 May 2025. The Monaghan County Plan sets out a suite of waste management objectives and accompanying waste policies. The objectives of the plan for waste management include applying the 'Polluter Pays' Principle, proximity principle, and the precautionary principle in respect of all waste management activities (WMO 3) and supporting the minimisation of waste creation and promote a practice of reduce, reuse and recycle where possible, and to safeguard the environment by seeking to ensure that residual waste is disposed of appropriately (WMO 6). In relation to contamination, Policy WMP 2 requires all development proposals on contaminated lands to be accompanied by a report from a qualified, expert consultant in remediation incorporating international best practice and expertise on innovative ecological restoration techniques. Additionally, WMP 3 requires that all development proposals on contaminated lands shall include a full contaminated land risk assessment to demonstrate how the proposed land use/s will be compatible with the protection of health and safety (including the durability of structures and services), during both construction and occupation, and how any contaminated soil or water encountered will be appropriately dealt with. Pollution is addressed throughout the County Development Plan. For example, one of the Economic Development Objectives requires that the Best Available Technology (BAT) principle will be required to ensure the protection of the environment with regard to pollution mitigation in respect of proposed developments. Additionally, the Plan includes specific lighting policies, noise objectives, air quality objectives and an environmental hazard zones objective. In respect of lighting, the plan acknowledges that the prevention of light pollution is important in the interests of nature conservation, residential amenity and energy efficiency and as such seeks to control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance (LP1). Noise Objective (NO 2) seeks to ensure development design considers noise alleviation measures, where appropriate, to reduce noise and vibration impacts on surrounding amenities, and other noise sensitive locations. Air Quality Objective (AQO 1) seeks to promote the preservation of best ambient air quality compatible with sustainable development & also seeks to contribute towards compliance with air quality legislation, greenhouse gas emission targets, management of noise levels, and reductions in energy usage (AQO 2).
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Table 3: Adjoining Councils Position – Waste Management and Land Contamination

The Council has responded to the neighbouring Council Preferred Options Papers and Draft Plan Strategies, as they have been published.

Although there are some differences in the draft policy wording of adjoining Councils dPSs, it is not considered that there are any significant conflicts with Armagh City, Banbridge and Craigavon Councils Draft Plan Strategy insofar as it relates to waste management, environmental pollution and contaminated land. The Council will continue to liaise and engage with adjoining Councils, particularly in regard to landscapes that straddle council boundaries, such as the Lough Neagh environs.

7.0 Draft Plan Strategy Policy Approach

As analysed above, the Council's draft waste management, environmental pollution and contaminated land policies and relevant draft policy provisions within the suite of General Policies and Design and Placemaking Policies have evolved from a review of extant regional planning policies, other key policy and guidance documents, the POP, responses to the POP and a series of engagements with key stakeholders, including the following:

- The Department of Agriculture, Environment and Rural Affairs and other key statutory consultees.
- Elected Members of the Council.
- Officers from the Development Management section of the planning department; and
- Officers from other relevant departments of the Council.

In preparing the draft policies, the Council has taken account of a range of relevant matters, including the following:

- The RDS (in particular RG10 'Manage our waste sustainably' & RG 11 'Conserve, protect and, where possible, enhance our built heritage and our natural environment') and SPSS (in particular paragraphs 3.6, 4.37-4.40, 6.93 and 6.313-6.330).
- Planning Policy Statement 11 (PPS 11) Planning and Waste Management along with the extant development plans within Armagh City, Banbridge & Craigavon Borough.
- Supplementary Planning Guidance contained in Development Management Practice Note 6: Hazardous Substances Controls (2017, DfI) and Development Control Advice Note 12: Planning Controls for Hazardous Substances (DCAN 12).
- The Council's Community Plan (particularly in terms of the Plan's cross cutting theme of sustainability, which seeks to improve everyone's quality of life economically, environmentally and socially, without compromising our future generation's ability to develop, grow and flourish and its commitment to ensure the Plan's outcomes and actions are sustainable.), ongoing council initiatives and the neighbouring council context.
- The adopted /draft Plan Strategies of neighbouring councils – the draft policies are not considered to conflict with any of those.
- The Council recognises that the environmental impacts of manure spreading can be significant, including adverse effects on water quality through nutrient runoff and leaching. This is explored in Sections 3.0 'Policy Context' and 4.0 'Borough Profile' of this Technical Supplement, which acknowledge the ongoing water quality crisis the ongoing water quality crisis affecting Lough Neagh and the urgent need to improve its environmental condition and associated ecosystems.

The Programme for Government (PfG) 2024-2027 'Our Plan: Doing What Matters Most' (2025) emphasises that unless the natural environment is protected, we are likely to see many more environmental crises such as those experienced in Lough Neagh. The importance of protecting our environment is recognised in the Regional Development Strategy (RDS), which acknowledges that effective environmental stewardship delivers significant benefits in terms of improving health and well-being, promoting economic development, and addressing social problems which result from a poor-quality environment (RG 11).

The LDP has an important role in ensuring that the environment is managed in a sustainably, including protecting it from the actual or potential effects of pollution. Accordingly, during the preparation of the draft Plan Strategy, consideration was given to how the LDP could appropriately address the spreading of agricultural waste and manure on land, ensuring that the implications of such practices, including potential environmental impacts, can be fully considered through the development management process.

To ensure thorough consideration of the environmental impacts, all planning applications that will process manure as a waste by-product from agricultural development, will be assessed against the provisions of Planning policy EP 1 'Environmental Protection', together with other relevant planning dPS policies. For clarification, agricultural manure at the point of production falls within the definition of 'waste' for the purposes of the Waste Framework Directive unless it can be demonstrated, with a high degree of certainty, that it will not result in environmental harm.

In accordance with Policy EP 1, where it is identified that a development proposal will cause (or exacerbate) harm to the environment, applicants will be required to demonstrate that any impacts on the environment can be adequately mitigated to an acceptable level. For development proposals that will generate or process manure, appropriate mitigation may include the provision of appropriate manure management measures

In preparing the dPS, a range of general planning considerations, including design, integration and amenity, were incorporated into the General Policies or Design and Place-making Policies of the draft Plan Strategy³⁵. This approach consolidates and streamlines requirements that were previously repeated across multiple Planning Policy Statements and subject policy areas within the Strategic Planning Policy Statement. It improves the structure, clarity and usability of the Plan while maintaining the existing policy objectives and regional policy direction.

The draft policies have been subject to a Sustainability Appraisal (SA), the findings of which are set out in the accompanying SA Environmental Report.

In conclusion, the draft policies are founded on a robust evidence base which includes baseline information contained in this Technical Supplement, the POP, responses to the POP and subsequent engagement with consultees.

³⁵ Exceptions to the General Policies and Design and Place-making Policies are set out in the dPS.

8.0 Soundness

The LDP has been prepared in accordance with the tests of soundness set out in the DfI's Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy, insofar as it relates to the waste management, environmental pollution and land contamination policies, is considered to be sound, as it satisfies the relevant tests of soundness, as summarised in Table 4 below:

Table 4: Consideration of Soundness

Procedural Tests	
P2	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have evolved from the POP and have taken account of responses to the POP and the POP Consultation Report.
P3	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have been subject to Sustainability Appraisal, including a Strategic Environmental Assessment. Further details are included in the Sustainability Appraisal Report.
Consistency Tests	
C1	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have taken account of the RDS and in particular RG10 'Manage our waste sustainably' and RG 11 'Conserve, protect and, where possible, enhance our built heritage and our natural environment'
C2	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have taken account of the Council's Community Plan, particularly in terms of the Plan's cross cutting theme of sustainability, which seeks to improve everyone's quality of life economically, environmentally and socially, without compromising our future generation's ability to develop, grow and flourish and its commitment to ensure the Plans outcomes and actions are sustainable
C3	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have taken account of existing planning policies as contained within the SPPS, in particular paragraphs 3.6, 4.37-4.40, 6.93 and 6.313-6.330, along with Planning Policy Statement 11 (PPS 11) Planning and Waste Management.
C4	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have taken account of the existing development plans within Armagh City, Banbridge and Craigavon Borough, ongoing Council initiatives and the neighbouring council context, including the Republic of Ireland.
Coherence and Effectiveness Tests	
CE1	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 have taken account of the emerging LDPs of our neighbouring Councils in Northern Ireland and neighbouring council in the Republic of Ireland (Monaghan County Council) and are not considered to be in conflict with those.
CE2	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 are founded on a robust evidence base which includes the baseline information contained in this technical supplement, the POP and responses to it and subsequent consultation with consultees, including DfI.
CE3	As part of the Council's ongoing monitoring framework, compliance with National and Local targets on waste management, including the Joint Waste Management Plan (WMP) will be monitored. Additionally, the amount of municipal waste reduced &

	recycled, and number of planning applications approved involving re-use of existing buildings and/ or development on brownfield land will also be annually monitored and assessed against relevant indicators to determine whether the strategy and policies are being implemented effectively, remain appropriate and continue to support the Plan's objectives. Monitoring findings will inform the future review of the Plan and any necessary policy intervention.
CE4	GP1, GP2, GP 3 & GP 4, DES 1 & DES 2, WMT 1-5, EP 1 and EP 2 will be reviewed at Plan Review stage. Where appropriate, the need for flexibility has been built into the strategic approach and draft policies to allow for changing circumstances. Local Policies Plan stage will provide further opportunity to review existing and introduce new local policies, provided this is underpinned by robust evidence base and is consistent with the adopted Plan Strategy.

APPENDICES

Appendix 1. Armagh City, Banbridge and Craigavon Borough Waste Management Licensed Sites (Source: DAERA, 2022)

Waste Management Licence	Company Name
WML 06/26	Progress Energy AD Facility (Dromore) (Andy Thompson)
WML 03/06	Robert Anderson, Richhill
WML 06/11	Gilford WwTW - NI Water
WML 12/10	Ballyfodrin Landfill, Moy Road, Craigavon
WML 30/42	Lisbane MRF & Soil Treatment
WML 03/11	Haughey Metals Ltd
WML 03/20	Keady Recycling Centre
WML 03/21	Station Road Recycling Centre
WML 03/22	Market Hill Recycling Centre
WML 03/23	Tandragee Recycling Centre
WML 03/25	Gerard Molloy Car Dismantler
WML 03/40	Donnelly Car Dismantlers
WML 03/42	Assured Energy LLP
WML 06/09	Dromore Community Recycling Centre
WML 06/10	Rathfriland Community Recycling Facility
WML 06/13	Scarva Road (Banbridge) CA Site
WML 06/23	Park Motors

WML 06/27	Assured Energy
WML 12/14	Portadown Recycling Ltd
WML 12/18	Fairgreen CA site
WML 12/19	Craigavon CA site
WML 12/27	Down Salvage
WML 12/34	Craigavon Commercial Dismantlers
WML 12/35	Maurice Hamill / George Hamill & Sons
WML 12/39	J H McNeill t/a Covington Cars
WML 12/40	Southern Health & Social Care Trust
WML 12/42	Cherry Pipes Ltd
WML 12/43	R. Heatrick and Sons
WML 12/44	Portadown Recycling Ltd
WML 30/02	Bridge Energy NI Ltd
WML 30/04/T	Acton Environmental Limited
WML 30/05	Gilfresh Produce
WML 30/06	Edenmore Biogas
WML 30/07	Glen Drums Recycling
WML 30/08	Traynors Ltd
WML 30/09	J Shortt Recycling

WML 30/10	Multifix Recycling Ltd
WML 30/11	Clearway Disposals Ltd
WML 30/13	McAtee recycling
WML 30/14	Assured Energy
WML 30/15	CC automotive
WML 30/16	T- Met Ltd
WML 30/17	Armagh, Banbridge & Craigavon Council
WML 30/18	Polymer Resource Limited
WML 30/19	R4
WML 30/20	Stramore AD Ltd
WML 30/24	Middletown Metals Ltd
WML 30/27	Plaswire Ltd
WML 30/28	Armagh Car Breakers Ltd
WML 30/29	Willswheels Car specialists
WML 30/31	Bailey Waste Recycling Ltd
WML 30/34	Richard Hunniford
WML 30/36	McGrane Nurseries
WML 30/39	Recon
WML 30/40	Piperhill bio energy

Appendix 2. Exemptions from Waste Management Licensing in Armagh City, Banbridge and Craigavon Borough (Source: DAERA, 2022)

Waste Exemption No.	Company Name
WMEX 30/96	Dfl Roads Operations & Maintenance
WMEX 30/147	J&T Patterson
WMEX 30/40	Northern Ireland Water Ltd
WMEX 30/31	Edentrillick Quarries Ltd
WMEX 30/76	Mr Francis Smyth T/A TFH Smyth & Sons
WMEX 30/93	King Bros Quarry Ltd
WMEX 30/89	Mr Patrick & Mrs Kathy Cassidy T/A Caspac
WMEX 30/91	Dfl Roads Operations & Maintenance
WMEX 30/18	Edmundson Electrical Limited
WMEX 30/16	Edmundson Electrical Limited
WMEX 30/90	Dfl Roads Operations & Maintenance
WMEX 30/92	Bryan Elliott T/A Armagh City Quarries
WMEX 30/88	FP McCann Limited
WMEX 30/85	Cross Refrigeration (NI) Limited
WMEX 30/82	Brian Sands T/A Brian Sands Contracts
WMEX 30/80	Colin Donnelly T/A Colin Donnelly Transport

WMEX 30/81	Francis Smyth T/A TFH Smyth & Sons
WMEX 30/83	R Thompson & Son (Armagh) Limited
WMEX 30/74	Tullyraine Quarries Limited
WMEX 30/71	CHC Group Limited
WMEX 30/70	W J & H Crozier
WMEX 30/68	The Landscaping Centre Limited T/A Out There Servi
WMEX 30/59	Collen Bros (Quarries) Ltd
WMEX 30/57	Northern Ireland Electricity Networks Limited
WMEX 30/56	Northern Ireland Electricity Networks Limited
WMEX 30/29	Environmental Packaging + Recycling Ltd
WMEX 30/146	J&T Patterson
WMEX 30/145	Paschal Hughes T/A Paschal Hughes Haulage
WMEX 30/143	Gibson Bros Ltd
WMEX 30/132	Landfill Services Limited
WMEX 30/137	Smyth Building Services Limited
WMEX 30/141	Tony Vallely T/A Clady Quarries
WMEX 30/142	Gibson Bros Limited
WMEX 30/140	Derek Lutton
WMEX 30/120	Gordon Gilchrist

WMEX 30/139	Dirtworks Ltd
WMEX 30/131	David Wilson
WMEX 30/130	Progress Energy NI Ltd
WMEX 30/138	Landfill Services Limited
WMEX 30/135	Progress Energy (NI) Ltd
WMEX 30/136	Progress Energy (NI) Ltd
WMEX 30/10	Derryadd Pallets Ltd
WMEX 30/126	Haffey Sports Grounds Ltd
WMEX 30/129	JH Turkington & Sons Ltd
WMEX 30/127	Gibson Bros Ltd
WMEX 30/123	Northern Ireland Housing Executive
WMEX 30/122	Bluesky Resource Recovery Ltd
WMEX 30/121	Alphabella Ltd
WMEX 30/117	Radius Systems Limited
WMEX 30/116	Northern Ireland Environment Agency
WMEX 30/107	Reduction Plastics Ltd

DAERAs public register for Waste Management Exemption Licensing and Waste Management Licensing are available through the following links:

<https://public-registers.daera-ni.gov.uk/waste-exemptions>

<https://public-registers.daera-ni.gov.uk/waste-licenses>

Appendix 3. Armagh City, Banbridge and Craigavon Borough PPC Waste Permits³⁶

PPC Permit No.	Permit Holder
P0325/09A/V1	Thompson Recycled Oil Ltd
P0313/09A	Tandragee WwTW - NI Water
P0370/11A	Seagahan WTW - NI Water
P0314/09A	Dromore WwTW - NI Water
P0319/09A	Banbridge WwTW - NI Water
P0350/10A	Waringstown WwTW - NI Water
P0248/07A	Ballynacor WwTW - Veolia Water
P0360/01A	Armagh WwTW - Veolia Water
P0356/10A	Ballyfodrin Leachate Treatment Plant, Portadown
P0145/06A	Lisbane Landfill
P0489/15A	Moy Road Materials Recovery Facility, Portadown (River Ridge Recycling)

³⁶ (Source: DAERA, [Pollution Prevention Control Permits](https://daera-ni.gov.uk) | Department of Agriculture, Environment and Rural Affairs (daera-ni.gov.uk), last updated in 2021)

INTERESTED IN DEVELOPMENT

in the Armagh City,
Banbridge and
Craigavon Borough

Please contact

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