

## Natural Heritage & Conservation Areas



### Casework report Cover Sheet

<b>Site name and designation:</b>	East Coast Marine Proposed SPA, The Maidens SAC, The Gobbins ASSI, Belfast Lough Open Water SPA, Outer Belfast Lough ASSI, Belfast Lough Ramsar, Copeland Islands ASSI/SPA, Inner Belfast Lough ASSI, Outer Ards ASSI/SPA/Ramsar, Ballymacormick Point ASSI and Larne Lough ASSI/SPA/Ramsar.
<b>File number</b>	CB 27111
<b>File Type &amp; Title:</b>	Full
<b>Planning reference:</b>	LA02/2018/1145/F
<b>Applicant details:</b>	Cloghan Point Holdings Ltd
<b>Brief description of proposal</b>	Redevelopment of the existing terminal to an import, storage and distribution facility, incorporating Class I Petrol, Class II Dual Purpose Kerosene and Class III Gas Oil and Diesel. The terminal will also incorporate the import, storage and blending of Biofuels, dyes and additives. The demolition of existing buildings, structures and chimney stack, the tiered levelling of existing ground levels, jetty head modifications and new road loading gantries, Vapour Recovery Unit and operations building. Surface water drainage will be discharged via oil interceptor(s). The new upper site will be vehicle park.
<b>Location of report</b>	AE2-17-12850~7
<b>Date Application received by CDP:</b>	29/11/2019
<b>Date of Report:</b>	24/02//2020

	Signed	Date
<b>Case officer:</b> [REDACTED]		
<b>HSO:</b>		
<b>SSO or equivalent (optional):</b>		

## Natural Heritage & Conservation Areas

NED CDP response	
No comment	<input type="checkbox"/>
Content - No concerns	<input type="checkbox"/>
Content – No concerns with recommendations	<input type="checkbox"/>
Advice - Object – Adverse impact	<input type="checkbox"/>
Advice - Object – Further information.	<input type="checkbox"/>
Advice - Comments	<input checked="" type="checkbox"/>

### Natural Environment Division – Conservation Designations and Protection (NED CDP)

**Section Reference:** LA02/2018/1145/F – CB 27111~2 – Cloghan Point Holdings Ltd – 10-01-2020

**Response type:** Advice - Comments

#### Summary statement/Position

With specific reference to international and nationally designated sites, NIEA NED has the following comments to make.

#### Considerations

The application site is hydrologically connected to East Coast Marine Proposed SPA, The Maidens SAC, The Gobbins ASSI, Belfast Lough Open Water SPA, Outer Belfast Lough ASSI, Belfast Lough Ramsar, Copeland Islands ASSI/SPA, Inner Belfast Lough ASSI, Outer Ards ASSI/SPA/Ramsar, Ballymacormick Point ASSI and Larne Lough ASSI/SPA/Ramsar. (hereafter referred to as designated sites) which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002.

#### Explanatory Note

NED acknowledges the applicant's decision to submit a voluntary Environmental Statement and has reviewed the Environmental Impact Assessment Scoping Report (date stamped 25/11/2019) compiled by RPS. NED has no further comments to make and advises that our previous response dated 07/03/2019 remains valid.

## Natural Heritage & Conservation Areas Informatives

The applicant should refer and adhere to the precepts contained in Standing Advice for Pollution Prevention Guidance, Sustainable Drainage Systems and Discharges to the Water Environment.

Standing advice notes are available at:

[http://www.planningni.gov.uk/index/advice/northern\\_ireland\\_environment\\_agency\\_guidance/standing\\_advice.htm](http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/standing_advice.htm)

### THE FOLLOWING INFORMATION IS NOT TO BE UPLOADED TO PLANNING PORTAL – CDP WORKINGS.

Previous concerns not properly addressed within the scoping report, our request for the same information, therefore, remains valid.

The EIA Scoping Report states that impacts to the seabirds of the adjacent designated sites will also be included in the EIA.

#### 15.5 Summary

- 15.5.1 The proposed redevelopment has the potential to give rise to impacts in relation to biodiversity.
- 15.5.2 The scoping exercise has concluded that as a result of potential effects to biodiversity from the proposed redevelopment that Biodiversity should be scoped into the EIA.
- 15.5.3 A Biodiversity assessment will be undertaken in accordance with CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland and having due regard to the British Standard (BS) 42020:2013 Biodiversity: Code of practice for planning and development. The assessment will be underpinned by a thorough desktop assessment and a series of site specific surveys, and supported by a shadow Habitats Regulations Assessment report.
- 15.5.4 The assessment will consider the effects on terrestrial and seabird biodiversity as a result of the demolition, construction and operational phases of the proposed redevelopment.
- 15.5.5 Marine biodiversity has largely been scoped out of the Biodiversity assessment, except for a qualitative assessment of the potential effects of shipping and navigation at operational phase on marine mammals. No benthic or fisheries surveys are proposed.
- 15.5.6 Potential cumulative biodiversity effects will also be considered where relevant.
- 15.5.7 Mitigation or monitoring measures will be developed where appropriate to ensure that the predicted effects on biodiversity receptors is reduced to insignificant levels. In relation to demolition and construction phases, such measures will include a Construction Environmental Management Plan (CEMP) to ensure pollution prevention measures will be implemented to address the potential impacts from the construction of the proposed redevelopment, such as elevated suspended solids, concrete, oils, chemicals and accidental fuel spill. Contingency or Emergency planning measures will be put in place for any accidental spillages, fire, vehicle accident and flooding that may occur.
- 15.5.8 Due to the nature of the development and its classification as an Upper Tier COMAH establishment, strict operating procedures focused on reducing the risk of health and safety and environmental pollution, shall be applied for the operational phase of the proposed redevelopment.