

Planning Committee Report LA01.2017/0890/F	23rd May 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u>	LA01/2017/0890/F	<u>Ward:</u>	Lurigethan
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Carnealty Civic Amenity Site, 55 Moyarget Road, Ballycastle		
<u>Proposal:</u>	Upgrade and extension to increase quality and range of materials recycled. Construction of a new entrance and access road around the perimeter of the site including retaining structures, replacing existing site office, storage shed, weighbridge and improving drainage. Road widening to improve sight lines.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	04.07.2017
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	17.10.2017
Applicant:	Causeway Coast and Glens Borough Council		
Agent:	John Durey, RPS, Elmwood House, 74 Boucher Road, Belfast		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Carneaty Civic Amenity Site, 55 Moyarget Road, Ballycastle. Carneaty Amenity Site is operated by Causeway Coast and Glens Borough Council under a Waste Management License and regulated by NIEA. North of the site is agricultural farmland and wind turbines. East of the site is agricultural farmland. South of the site is the access road with farmland while forested peat bog is located west of the site. Carneaty Amenity Site is enclosed by high walls/fences with secure gates at the access point. The front area of the site contains a Council office; storage sheds/out buildings; skips/compactors and a raised weighbridge. A hardstanding working/storage area for Council Operations is located to the north of the site separated from the front by a concrete wall. Various Recycling facilities are available at the site.
- 2.2 Carneaty Civic Amenity site is located approx. 3km south west of Ballycastle and approx. 600m off the Ballycastle to Derrykeighan road. The surrounding area is rural in nature with agricultural farmland and a number of scattered dwellings.

3.0 RELEVANT HISTORY

E/2010/0173/F

Carneaty Civic Amenity Site, 55 Moyarget Road, Ballycastle
Amend Condition 2 of the original application to amend the opening hours

Approval 04.10.2010

E/2008/0348/F

Carneaty Civic Amenity Site, 55 Moyarget Road, Ballycastle

Regularisation of the operation of the Carneaty household recycling centre. The proposed development will update the current facilities at Carneaty Civic Amenity Site and accommodate for greater quantities of recyclables.

Approval 12.10.2009

E/2007/0215/LDE

Carneaty Civic Amenity Site, 55 Moyarget Road, Ballycastle
Land used as a civic amenity site.

Permitted Development 05.02.2008

4.0 THE APPLICATION

- 4.1 The application proposes an upgrade and extension to the existing facility to increase the quality and range of materials recycled. Construction of a new entrance and access road around the perimeter of the site including retaining structures, replacing existing site office, storage shed, weighbridge and improving drainage. Road widening to improve sight lines.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Two (2) letters of objection have been received in relation to this application from Carey Consulting on behalf of North Power Ltd who operate a wind turbine in vicinity of the site. The primary concern is the construction of a 0.5m retaining structure or other obstruction up the centre of the existing right of way. This would affect the ability to access and maintain the existing wind turbine. Further correspondence from Carey Consulting advised a meeting occurred and it was agreed North Power Ltd could obtain a right of way over an additional portion of the Civic Amenity lands to allow access.

5.2 Internal:

DFI Roads: No objections

NI Water: No objections

Environmental Health: No objections

Rivers Agency: No objections

DAERA (Water Management Unit): No objection – Construction Method Statement to be submitted

DAERA (Land, Soil and Air): No objection – proposal requires waste management authorisation

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 3: Access, Movement and Parking

PPS 11: Planning and Waste Management

PPS 15: Planning and Flood Risk

PPS 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The application site is located within the countryside outside any designated zones.
- 8.2 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development; waste management; visual impact and rural character; flooding, and access.

Principle of Development

- 8.3 Policy CTY 1 of PPS 21 advises there are a range of types of development which in principle are acceptable in the countryside. Non-residential development will be granted for a necessary community facility to serve the local rural population. It is considered the proposal at Carnealty Amenity site falls under this category.
- 8.4 The principle of a waste management facility at Carnealty has already been established through the previously enacted planning permissions.

Waste Management

- 8.5 Policy WM 1 of PPS 11 refers to the Environmental Impact of a Waste Management Facility and Paragraph 7.10 refers to Civic Amenity Sites. Policy recognises that these facilities are important in enabling the achievement of the relevant targets in the Waste Management Strategy and that their expansion will facilitate the necessary growth in recycling and reuse of materials.
- 8.6 The Carnealy Amenity site will be used for the collection and storage of waste, prior to removal off site for reprocessing or disposal. The wastes are collected and brought off site for either recycling or disposal depending on the waste stream.
- 8.7 Potential Environmental Issues include Noise, Dust and Airborne Pollution, Litter, Vermin and Birds, Land Instability, Hours of Operation, Duration of Operations.
- 8.8 DAERA: WMU was consulted and has considered the impacts on the surface water environment and are content subject to conditions. There is an existing discharge consent and an ongoing discharge consent for the treatment plant. These may need reviewed if there is an increase in the volume of effluent discharged or alteration of the site drainage discharge point to accommodate the new development. A construction method statement is required 8 weeks prior to commencement to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. WMU notes the development includes the installation of an oil interceptor to prevent oil from on-site activities leaving the site.
- 8.9 DAERA: Land, Soil and Air was consulted and advise this proposal will require a waste management authorisation so the applicant should contact NIEA Resource Efficiency Division.
- 8.10 The proposal is considered to meet the criteria within Policy WM 1 of PPS 11. Development is to improve on the current arrangement within the existing Amenity Site. There is no serious environmental risk to air, water or soil resources. There is no impact on conservation or archaeological/built heritage interests. Parking, Servicing and circulation of vehicles is acceptable as well as any additional traffic. There are no immediate neighbouring properties to the site so there is no

harm to residential amenity in terms of noise, dirt and dust. The proposal is compatible with the character of the surrounding area and there is limited visual impact. The proposal will not harm human health or result in an adverse impact on the environment.

8.11 Policy WM 2 of PPS 11 refers to Waste Collection and Treatment Facilities.

The proposal must adhere to the following criteria:

- a) That there is an identified need:
The Amenity Site already exists however this proposal is to improve the efficiency and usability of the existing household recycling centre to help achieve the targets in the Waste Management Strategy to improve recycling of municipal waste by the local authority.
- b) That the proposal meets with locational criteria:
The proposed redevelopment is located at an existing Amenity site so there is no unacceptable adverse impact on the character, environmental quality and amenities of the local area.
- c) The proposal is not regional in scale. Processes are generally carried out in the open similar to the existing arrangement at the Civic Amenity Site. New buildings proposed are acceptable in design, scale and massing and necessary for the handling, storage, treatment and processing of waste. The proposal will not result in adverse environmental impacts.

8.12 The proposal therefore complies with paragraph 6.321 of the SPPS and Policies WM 1 & WM 2 of PPS 11.

Visual Impact and Rural Character

- 8.13 Permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design (Policy CTY 13 of PPS 21). Permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area (Policy CTY 14 of PPS 21).

- 8.14 The redevelopment of the Amenity Site seeks to increase the quality and range of materials recycled at the facility; improve environmental performance; and segregate the public from the operational activities to improve health and safety management at the site.
- 8.15 The current raised weighbridge will be replaced with a pit-mounted weighbridge to monitor the quantity and types of materials brought to and taken from the site. A replacement site office will be located at the entrance to the site to enable operation of the weighbridge and to replace the existing substandard facilities on the site. A CCTV system will allow staff to view areas obstructed by retaining walls from the site office.
- 8.16 The current garage/stores will be demolished to facilitate the creation of a new public entrance to the site and will be replaced with a similar sized garage located in the north east of the site. The garage is single storey approx. 12m long, 8m wide x 5.2m high. Materials include PVC coated corrugated steel panels (olive colour), clear insulated roof panels and steel motorised roller doors.
- 8.17 The boundary of the redevelopment will be secured using 2.4m high black mesh (paladin) fencing. Security gates will be at both entrances to the site. The site will be lit from a number of lighting lanterns, mounted on 8m columns around the perimeter. The function of the lighting system is to provide security and access lighting used primarily during winter months or when light levels are low.
- 8.18 The topography of the site and the presence of the existing Amenity Site and boundary walls ensures there will be little change to the landscape. The new buildings proposed for the site are single storey in height similar to existing structures so there should be no detrimental impact upon visual amenity.
- 8.19 Views of the site are from Moyarget Road and would be considered short range as there is high roadside vegetation which assists with some screening of the Amenity Site. There are no anticipated issues with integration of the new development as this is an existing Amenity Site. The design of the proposal is appropriate for the Carneatly Amenity Site. The

proposal is not considered to cause a detrimental change to, or further erode rural character.

- 8.20 The proposal therefore complies with paragraph 6.70 of the SPPS and Policies CTY 13 & 14 of PPS 21 as the proposal has acceptable visual integration and does not harm rural character.

Flooding

- 8.21 Policy FLD 3 of PPS 15 refers to Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains. Rivers Agency was consulted and advised the site is unaffected by any watercourse. The strategic flood map (NI) indicated that part of the development is located within a predicted flooded area. Rivers Agency requests that the developer should appoint a competent professional to carry out their own assessment of flood risk and construct in a manner that minimises flood risk to the proposed development and elsewhere. Officials are satisfied that with this position in that the proposal is considered to constitute minor development which does not require submission of a flood risk assessment prior to planning permission being granted.

Access

- 8.22 Policy AMP 2 of PPS 3 refers to Access to Public Roads and advises planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. Carnealy Amenity Site is used by both Council vehicles and staff and member of the public, all of whom access the site via a shared entrance/exit. The Council vehicles leave the site via this exit, while the public can exit from there or a second exit to the south east of the site.
- 8.23 A new public entrance is proposed for the south west corner of the site. This is to allow the public into a one way system around the perimeter of the site. The access road will have ample set down areas to allow the public to place larger materials directly into the collection receptacles below. The area within the perimeter access road will be used for Council operations. The operational area is separated from the access road by retaining walls, guardrails and concrete walls.

8.24 DFI Roads was consulted in relation to this application and have no objections following the submission of amended plans. The proposal is acceptable in terms of the Private Streets Determination, access and the car parking provision for this development.

Habitats Regulations Assessment

8.25 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The redevelopment of the amenity site seeks to increase the quality and range of materials recycled at the facility; improve environmental performance; and segregate the public from the operational activities to improve health and safety management at the site. The development is acceptable in terms of the principle and there is limited visual impact. The proposal will not harm residential amenity or rural character. The development is acceptable in terms of the requirements for waste management and will not result in an adverse environmental impact. There are no issues in relation to flooding and access arrangements are satisfactory. Approval is recommended.

10 CONDITIONS

- 10.1 As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

- 10.2 A Construction Method Statement (CMS) must be submitted in writing to the Planning Authority, for consultation and agreement with DAERA: Water Management Unit, at least eight weeks prior to the commencement of construction and should include all necessary mitigation methodologies for the protection of the water environment.

Reason: To protect the water environment during the development of this proposal.

- 10.3 No development shall commence until the vehicular access, including visibility splays and improvements to the existing public road is provided in accordance with Drawing No. 17 bearing the date stamp 7th March 2018. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

- 10.4 The access gradient to the development hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

- 10.5 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 17 bearing the date stamp 7th March 2018.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

- 10.6 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 17 bearing the date stamp 7th March 2018. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

11 INFORMATIVES

- 11.1 This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- 11.2 This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 11.3 This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
- 11.4 This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

11.5 Environmental Health advise the following:

Any septic tank or packaged waste water treatment unit should have adequate capacity for the no of proposed dwellings it is to service.

Any septic tank or packaged waste water treatment unit should be constructed in accordance with BSEN 12566.

The septic tank / packaged waste water treatment unit and drainage field should be installed in accordance with BS6297:2007.

A minimum separation distance of 15m is recommended between the wastewater unit and nearest habitable dwelling. Discharge must not be within 50m of any potable water supply.

A consent to discharge effluent must be obtained from Northern Ireland Environment Agency, as required by The Water (Northern Ireland) Order 1999. this may involve a percolation test.

Application forms and further information is available from Northern Ireland Environment Agency, Water Management Unit. Tel No: 028 9262 3181, Fax: 028 9262 3120, E-mail: nieadomesticconsents@daera-ni.gov.uk

11.6 DFI Roads advise the following:

The Private Streets (Northern Ireland) Order 1980 and The Private Streets (Amendment) (Northern Ireland) Order 1992.

Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers

Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is Trillick House, 49 Queen Street, Ballymoney, BT53 6JD. A monetary deposit will be required to cover works on the public road.

The Applicant is advised that developers are also now responsible for the cost of supervision of the construction of streets determined under The Private Streets Order. A fee of £1,000 plus 2% of the total Bond value will be paid directly to TransportNI before the Bond Agreement is completed

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

All construction plant and materials shall be stored within the curtilage of the site.

- 11.7 Under the terms of Schedule 6 of the Drainage (NI) Order 1973 the applicant must submit to DFI Rivers, for its consent for any proposal to carry out works which might affect a watercourse such as culverting, bridging, diversion, building adjacent to or discharge of stormwater etc. Failure to obtain such consent prior to carrying out such proposals is an offence under the aforementioned Order which may lead to prosecution or statutory action as provided for.
- 11.8 Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

- 11.9 Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
- 11.10 Consent to discharge additional storm run-off to the watercourse(s) serving the site may need to be deferred pending completion of proposed drainage infrastructural improvements necessary to provide adequate capacity for increased flows. The Rivers Agency should be consulted about proposed timing of development at the earliest possible time.
- 11.11 Visual inspection of the site indicates that it is unaffected by any watercourse(s);- open or culverted.
- 11.12 If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
- 11.13 NI Water advise the following:

Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

Applicant proposes to discharge foul sewage to private treatment plant.

Applicant proposes to discharge surface water to existing discharge point via an interceptor. Contaminated effluent will be collected in a leachate collection tank and transported to a waste water treatment plant for further treatment.

Trade effluent discharge, the Developer must contact NIW Trade Effluent team to agree discharge conditions and parameters.

The applicant is advised to contact NIW through its Customer Relations Centre on 08457440088 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

Details of existing water and sewerage services may be obtained by submitting a Records Request application RR1-A257/A258 available at www.niwater.com/servicesfordevelopers.asp

No connection should be made to the public sewer from 23rd May 2016, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016, until the mandatory Sewer Adoption Agreement has been authorised by NIW.

Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

11.14 DAERA: Land, Soil and Air advise the following:

The proposal will requires a waste management authorisation. The applicant is advised to contact the NIEA Resource Efficiency Division, Regulation Unit for further advice.

11.15 DAERA: Water Management Unit advise the following:

Water Management Unit notes the development includes the installation of an oil interceptor to prevent oil from on-site activities leaving the site. The applicant should consult Pollution Prevention

Guideline (PPG) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below.

http://www.netregs.org.uk/library_of_topics/pollution_prevention_guides/all_ppgs.aspx

Water Management Unit recommends the storm drainage of the site, where appropriate, adheres to the precepts contained in Standing Advice Note No. 5 – Sustainable Drainage Systems.

Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required for site drainage during the construction phase of the development. The applicant should refer to Standing Advice Note No. 11 - Discharges to the Water Environment.

The development includes excavation of an underground structure (tank). Depending on the geological setting, the potential exists for the water table to be encountered during these works. The applicant should refer to Standing Advice Note No. 18 – Abstraction and Impoundment.

In accordance with the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 (as amended) it is a mandatory requirement that upon the abstraction and/or diversion and/or impoundment of water from the natural river channel/lake, coastal or groundwater sources, an abstraction/impoundment licence should be obtained unless the operations specified are Permitted Controlled Activities. The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999.

Due to the close proximity of the site to a watercourse, care will need to be taken to ensure that polluting discharges do not occur during the works phase. The applicant should refer and adhere to the precepts contained in Standing Advice Note No. 4 – Pollution Prevention Guidelines.

Effective mitigation measures must be implemented to protect the water environment and surrounding water bodies from any

discharge into them that may damage ecological status and to ensure that the Water Framework Directive (WFD) objectives for the water body are not compromised nor the WFD objectives in other downstream water bodies in the same and other catchments.

The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

Site Location Map

