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Email: HEDPlanning.General@communities-ni.gov.uk

Date: 06 August 2025

Our Ref: TOF-1309-2020

Dear Sir/ Madam,

Planning Application Ref: LA05/2025/0400/F

Location: Lands c. 120m southwest of No. 28 Carrowreagh Road, Dundonald, BT16 1TS

Proposal: Proposed Class B3 General Industrial building to be used for anaerobic digestate management, new access, landscaping and ancillary site works

The Planning (General Development Procedure) Order (NI) 2015

As amended by The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2016

Thank you for your consultation on the above application, received by DfC on 6/30/2025.Historic Environment Division (HED) has reviewed the details of the application and provides summary comments as follows:

Archaeology and Built Heritage
HED (Historic Monuments) notes that the application site is located within an archaeologically sensitive area of Carrowreagh. HED (Historic Monuments) is content that the proposal satisfies SPPS and Lisburn & Castlereagh City Council 2032 LDP Plan Strategy policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.

Should you seek further clarification on any of the issues raised in this response, please do not hesitate to contact the HED Planning Team.

Kind Regards

Historic Environment Division

Issued on behalf of Department for Communities

Department for Communities
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HED Historic Monuments Section Response

Planning Reference: LA05/2025/0400/F
Section Reference: SM 11/1 DOW 005:030

Considerations

HED (Historic Monuments) notes that the application site is located within an archaeologically sensitive area of Carrowreagh. Nearby archaeological sites include rath (DOW005:031), neolithic henge (DOW005:086) and neolithic barrow (DOW 005:061) - all of which are regionally important monuments and scheduled for protection under the *Historic Monuments and Archaeological Objects (NI) Order 1995*. Additionally, the application site is in proximity to an archaeological evaluation that revealed a prehistoric occupation site. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site.

HED (Historic Monuments) has considered the impact of the proposal. HED (Historic Monuments) is content that the proposal satisfies SPPS and Lisburn & Castlereagh City Council 2032 LDP Plan Strategy policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation *in situ*, as per Policy HE 4 of the Lisburn & Castlereagh City Council 2032 LDP Plan Strategy. The attached conditions would be appropriate in this case (L15a, b & c). Please also include the attached informatives in any decision notice.

Conditions

L15a

- No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Lisburn & Castlereagh City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
    - The identification and evaluation of archaeological remains within the site;

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- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

- Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

L15b

- No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition L15a.
- Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

L15c

- A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition L15a. These measures shall be implemented and a final archaeological report shall be submitted to Lisburn & Castlereagh City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Lisburn & Castlereagh City Council.
- Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Explanatory Note

The application site is within an archaeologically sensitive area that has sites and monuments ranging from the neolithic to medieval periods. To the northwest of the application site lies a scheduled rath (DOW005:031). To the southeast lies a neolithic henge (DOW005:086) and ring barrow (DOW 005:061) – both of which, would suggest a prehistoric landscape used for ritualistic purposes.

Multiple excavations (ref: AE/05/141, AE/14/6, AE/06/269) to the southeast of the application site uncovered a prehistoric funerary and occupational site. Some of the features uncovered were multiple ring-ditches, a neolithic house and a henge. An early medieval rath with an associated field system were also discovered through archaeological evaluation.

As such, the recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site.

Informatives

- Please refer to the HED guidance document Development and Archaeology: Guidance on Archaeological Works in the Planning Process which contains advice on how to fulfil the requirements of the archaeological conditions attached to your planning approval.

- Please allow sufficient time in advance of the commencement of site works for the agreement of the archaeological programme of archaeological work (POW) document with the planning authority and for your archaeological consultant to obtain an archaeological excavation licence to undertake the required archaeological work. For guidance on the preparation of the programme of archaeological work please contact the relevant HED Historic Monuments Planning Team casework archaeologist:

Tel: 02890 823100

Email: HEDPlanning.General@communities-ni.gov.uk