



Planning Committee Report C/2011/0158/F	22nd August 2017
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 and Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u> C/2011/0158/F	<u>Ward:</u> Coleraine
<u>App Type:</u> Full	
<u>Address:</u> Croaghan TD Macosquin Coleraine Co Londonderry	
<u>Proposal:</u> Erection of 5 no wind turbines with maximum bladetip height of 99.5 meters (as reduced from 120.5 meters), with ancillary developments including turbine transformers, turbine hardstands, widening and strengthening of existing tracks and construction of new access tracks and junctions (now amended), communications antennae, an electrical control building (with underground electrical cables and communications lines connecting wind turbines to the electrical control building), an 80m permanent meteorological mast and relocated temporary contractor's compound, and on site drainage works; and all ancillary development and associated works, including micro-siting at T4, within Croaghan townland, Macosquin, Coleraine, Co Londonderry	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 5 th April 2011
<u>Listed Building Grade:</u> N/A	<u>Target Date:</u> N/A
<u>Applicant:</u> North Power Croaghan Ltd	

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 **REFUSE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The 2.6Ha site is located in Croaghan townland 11km South West of Coleraine and 16Km East of Limavady. The site is approximately 5.5Km South West of Macosquin and sited adjacent to the existing Croaghan Quarry on the South East.
- 2.2 The site is located on an area of rough grazing pastures and the lands are currently used for livestock grazing. One of the turbines (T5) is located within forestry lands to the West which is within the Binevenagh AONB.

3.0 RELEVANT HISTORY

- 3.1 There is a history on the site of permission for a quarry which remains active and for photovoltaic panels in the vicinity.
- 3.2 C/2014/0382/F
400m North West of Northstone Croaghan Quarry, Shinny Road, Macosquin, Coleraine, BT51 4PS.
Installation of 0.95mw of Photovoltaic Panels to generate electricity, on Solar Park Ground Mounting Systems.
Permission Granted 30.03.2015
- 3.3 C/2012/0401/F Lands Immediately to the West of Northstone Croaghan Quarry, Shinny Road, Macosquin, Farm diversification project involving the installation of photovoltaic panels to

generate electricity, on 13no solar park ground mounting systems

Permission Granted 29.03.2013

3.4 C/2011/0263/F Croaghan TD, Macosquin, Coleraine, Co Londonderry,
Proposed 80m high Anemometer (wind measuring) Mast accessed by quad vehicle, 5 year permission requested.
Permission Granted 10.11.2011

3.5 C/2010/0545/F Wind turbine 492m west of Croaghan Quarry and replacement dwelling 377m west of 68 Shinny Road, Macosquin, Proposed 250Kw wind turbine of 31 metres hub height and replacement farm dwelling
Permission Granted 07.12.2011

4.0 THE APPLICATION

4.1 The application is for 5 turbines of 99.5m to blade tip height (reduced from 120.5m) and the ancillary development of

- an onsite control building and sub station
- new and upgraded on site access tracks,
- underground electrical cabling,
- a temporary site compound,
- 1 permanent 80m meteorological masts
- Underground power lines
- Culverts
- Primary/Secondary stilling pond

4.2 Each turbine will have a generational capacity of up to 2.3MW, giving a combined generation capacity of up to 11.5MW.

4.3 The application was accompanied by a voluntary environmental statement.

4.4 The application is before the Committee as a major application but as it was submitted before July 2015 was not subject to the Pre Application Notice process.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 The application was advertised on 13th April 2011 and again on 3rd November 2015 due to the reduction in turbine height from 120.5m to 99.5m.
- 5.2 27 neighbours were identified for notification within the non statutory process in place at the time of submission of the application.
- 5.3 There are 4 objections to this proposal from members of the public.

Internal

- 5.4 See appendix 1 for details of consultations carried out and the responses provided. The following consultees were consulted:
- Arquiva
 - Belfast International Airport
 - CAA - Directorate of Airspace Policy
 - City of Derry Airport
 - Coleraine Borough Council – CX Department
 - DARDNI - Countryside Management Branch
 - DARDNI - Fisheries Division
 - DARDNI - Forestry Division
 - DCAL- Inland Fisheries Group

- DETI - Geological Survey (NI)
- DETI Energy Branch
- Environmental Health
- Everything Everywhere Limited
- Lonmin (Northern Ireland) Ltd
- National Air Traffic Services
- NIE - Windfarm Development
- NIEA - Landscape Architects Branch
- NIEA - Historic Monuments
- NIEA - Natural Heritage
- NIEA – Natural Environment Division
- NIEA – Water Management Unit
- Northern Ireland Tourist Board
- NI Water – Windfarms
- OFCOM
- PSNI Information And Communications Services
- Rivers Agency
- Royal Society for the Protection of Birds
- Transport NI
- The Joint Radio Company
- UK Crown Bodies - D.I.O. LMS
- Vodafone
- Westica (On behalf of PSNI)

Within this the outstanding issues and objections are as follows:

- The proposal infringes on a fixed link required by NI water.
- The proposal potentially impacts on a priority habitat
- The proposal potentially impacts on protected species
- The proposal may impact on watercourses due to channel crossings
- Roads have agreed the use of access B and access A should be removed from the drawings. A Traffic Management Plan is also required.
- A satisfactory Habitat Management Plan (HMP) has not been supplied
- The proposal may be contrary to the Habitats Regulations Assessment (HRA) requirements

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). The Northern section of the site covering the forest falls within the Binevenagh Area of Outstanding Natural Beauty (AONB).
- 6.3 The site is located within Landscape Character Area (LCA) 36 – Binevenagh which has been assessed to be of “extreme sensitivity due to its iconic, landmark character and very wide visibility. However, lower and less prominent sections of the escarpment, and areas where there is extensive forestry, might be somewhat less sensitive to wind energy development.” The

overall sensitivity is considered to be high to medium. As this is an area of extensive forestry it can be considered less sensitive to wind energy development subject to meeting the other policy requirements.

- 6.4 The Regional Development Strategy (RDS) is a material consideration.
- 6.5 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.6 Due weight should be given to the relevant policies in the development plan.
- 6.7 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7. RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

Planning Policy Statement 18: Renewable Energy

Planning Policy Statement 18: Renewable Energy – Best Practice Guidance

Planning Policy Statement 18: Renewable Energy –
Supplementary Planning Guidance – Wind Energy
Developments in Northern Ireland’s Landscapes

Supplementary Guidance

8. SUMMARY OF CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of development; the impact on the AONB, impact on the public, safety, human health, residential amenity, visual amenity, landscape character, biodiversity, nature conversation, and local and natural resources.

Principle of development

- 8.2 The SPPS states in paragraph 6.223 that a cautious approach should be taken for renewable energy development proposals in designated landscapes which are of significant value such as an Area of Outstanding Natural Beauty (AONB). It goes on to state that in such sensitive landscapes it may be difficult to accommodate renewable energy proposals without detriment to the region’s cultural and natural heritage assets. It should be noted that only the Northern portion of the site is within the Binevenagh AONB but the remainder of it abuts the AONB.
- 8.3 The SPPS also goes on to advise that the Council should take account of the proposal’s contribution to the wider environmental benefits along with consideration of impact on health, safety and amenity, visual impact, impact on biodiversity and habitat, and future decommissioning.
- 8.4 Policy NH6 of PPS2 – Natural Heritage requires that planning permission will only be granted for a new development within and Area of Outstanding Natural Beauty (AONB) will only be

granted where it is of an appropriate design, size and scale for the locality and a number of criteria are met. In this case, only part of the development is within the AONB. While the site as a whole is adjacent to the AONB, I am content that it does not have a significant detrimental impact on the character and appearance of the special features of the area ie Binevenagh and as such is acceptable.

- 8.5 A voluntary environmental statement was submitted along with the original application.
- 8.6 An assessment was carried out under Regulation 43 (1) of the Conservation (Natural Habitats) Regulations (NI) 1995 (as amended). While the proposal does not fall within any European designations, the stage 1 test of likely significant for the Habitats Regulations Assessment concluded that the mitigation planned and detailed in the ES and amended drawings that there may be an adverse effect on site integrity of the selection features, conservation features, conservation objectives and status of the Antrim Hills SPA. Further information is required to confirm or reject this assertion but has not been provided.
- 8.7 The Northern Area Plan 2016 is silent on the matter of wind farm development in this area.

Compliance with PPS 18

- 8.8 Policy RE1 requires that all renewable energy development, associated buildings and infrastructure will not result in an unacceptable adverse impact on:

(a) public safety, human health, or residential amenity;

Public safety

- 8.9 Section 1.3.54 of the Best Practice Guidance to PPS18 requires that the turbines should be set back at least fall over distance plus 10% from the “edge of any public road”, right of way or railway line. The maximum base to tip height in this proposal is 99.5m which constitutes the fall over distance, therefore the fall

over distance plus 10% is 109m. All turbines should be least 109m back from the public road (Shinny Road is the nearest). The closest turbines to the Shinny Road are at least 700m from the edge of actual road.

8.10 The public safety distance required is laid out in paragraph 1.2.52 of the Best Practice Guidance to PPS18. It requires a separation distance of 10 times the rotor diameter to occupied property. In this case the turbine proposed has a rotor diameter of 70m therefore requiring a separation distance of 700m from any occupied property. The applicant has identified 4 properties within 700m of a turbine.

H1	68 Shinny Road	556m	T2
H4	177 Dunhill Road	515m	T5
H5	175 Dunhill Road	602m	T5
H12	68 Shinny Road (derelict)	464m	T12

As H12 is derelict it should not be considered, however the remaining 3 dwellings are 144m, 185m and 98m within the 700m safety buffer which is unacceptable. This is so fundamental to the principle of development that unresolved, it warrants a refusal reason.

Human Health

8.11 There is no indication from any consultees or allegations from objectors that the proposed development will result in any detriment to human health.

Residential Amenity

8.12 Regarding noise, policy RE1 of PPS18 states that, “for wind farm development a separation distance of 10 times rotor diameter to occupied property, with a minimum distance not less than 500m, will generally apply.” In this case the turbine proposed has a rotor diameter of 70m therefore requiring a separation distance of 700m from any occupied property.

8.13 Environmental Health had no objections to the noise impact statement submitted. They have indicated that they are content with the proposed noise levels predicted at sensitive receptors and as such have no objection subject to conditions being applied in the event of an approval.

(b) visual amenity and landscape character;

8.14 In this case it is considered that there is no potential for significant detrimental impact on both visual amenity and landscape character due to its siting partly within and adjacent to the Binevenagh AONB and critical views from the public roads within the vicinity, primarily Dunhill Road towards Limavady, Shinny Road, Cashel Road and Letterloan Road.

8.15 The proposal also includes an onsite control building and substation, associated access tracks, underground cabling, temporary construction compound, a permanent 80m meteorological masts, underground power lines, culverts and primary/secondary stilling pond which will have no significant detrimental impact on the visual amenity and landscape character of the area.

8.16 There will also be approximately 2.75Ha of forestry felling and all associated works around T5. Most of these works will not have any significant visual impact. Forest Service has objected in that there is the potential for windthrow onto the adjacent conifers. However, these trees are not considered worthy of protection in ecological terms. Also as this is a commercial interest and the trees will ultimately be removed in any event significant weight has not been given to this objection.

8.17 The construction compound will be removed once the turbines are operational and while the forestry felling may change the views of the area, as a commercial forest this will not be particularly detrimental to the special characteristics of the AONB (ie the mountain and the other escarpments).

(c) biodiversity, nature conservation or built heritage interests;

- 8.18 Natural Heritage Division of NIEA has indicated that there will be loss and damage to Purple Moorgrass and Rush pasture which is a Northern Ireland Priority Habitat. This may have been resolved through the submission of a satisfactory HMP however this was previously requested but not submitted. As the development is unacceptable in principle and this issue remains unresolved it must be dealt with as a refusal reason.
- 8.19 It was identified by Natural Environment Division (NED) that the development has the potential to harm bats, and that further surveys are required to consider this adequately. The applicant was initially advised of this but since the proposal is unacceptable in principle this outstanding matter should be dealt with by way of refusal reason.
- 8.20 It was identified that the development has the potential to harm birds, and that further surveys are required to consider this adequately. The applicant was initially advised of this but since the proposal is unacceptable in principle this outstanding matter should be dealt with by way of refusal reason.
- 8.21 The application site does not sit within the site of archaeologically sensitive landscape or monuments. The ES has proposed mitigation measures in respect of the physical impacts of the development which are considered to be adequate.

(d) local natural resources, such as air quality or water quality; and

- 8.22 Water Management Unit (WMU) of NIEA has considered the impacts of the proposal on the surface water environment and are content with the proposal subject to conditions. It is considered that the proposed development will have a minimal impact on local surface water and or groundwater resources and quality. This should be dealt with within the Construction Management Statement which would be conditioned for

submission post approval but pre construction of the wind farm if permitted.

- 8.23 Due to the nature of the development there will be limited impact on air quality except for dust suppression upon construction.
- 8.24 Rivers Agency have advised that the development is not within any flood plains and the applicant has provided an appropriate drainage assessment. However, Rivers Agency requires details, plans and sections of all proposed channel crossings involved in the scheme which is a statutory requirement under the terms of Schedule 6 of the Drainage (NI) Order 1973. This has not been provided.
- 8.25 Waste management of NIEA considered the information presented for potential impacts of the proposal on the aquatic environment (especially groundwater) and considers that there is no potential impact upon local groundwater resources.
- 8.26 The site is near the Shinny Water which is hydrologically connected to the Bann Estuary ASSI & SAC, and Natural Environment Division (NED) considers that which there may be some localised impact to surface water the features of the SAC and ASSI. However, as the features of the SAC and ASSI are not supported by freshwater habitat, the outcome of the Peat Slide Assessment combined with the distance (14km) to the designated site and adherence to all the relevant PPGs will ensure that there is no adverse impact to the ASSI and SAC features. This is subject to a CEMP being submitted and agreed prior to the commencement of works and should be conditioned as such in the event of any approval.

(e) public access to the countryside.

- 8.27 The site in question is not publicly owned land and as such public access to the site upon the construction of the proposed development will be no different than before, that is, access to the land will depend on the landowners consent.

PPS 18 Requirements for Wind Development

8.28 In RE1 of PPS 18 applications for wind energy development will also be required to demonstrate all of the following:

(i) that the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size and siting of turbines;

8.29 The site is located within LCA 36 – Binevenagh which has been assessed to have a high – medium landscape sensitivity to impact from wind turbine development. T5 is also located within the Binevenagh Area of Outstanding Natural Beauty (AONB) the remainder of the site is adjacent to it. In this case it is important to understand that, while the area is determined to be very sensitive to wind development the site is not wholly within it and is in a less sensitive part of it. As such wind farm development may be less harmful as it is away from the key landscape features.

8.30 The 5 proposed turbines, are sited adjacent to a commercial forest on the North and with a quarry to the South West. Their addition to the landscape will be apparent but not dominant or overbearing nor result in a significant detrimental impact on the landscape character.

(ii) that the development has taken into consideration the cumulative impact of existing wind turbines, those which have permissions and those that are currently the subject of valid but undetermined applications;

8.31 Due to the proximity of the approved windfarms Dunmore and Dunbeg and the more recent 3 and 8 turbine extensions of these wind farms, the proposal and the cumulative impact on the landscape is evident but not so significant as to warrant a refusal for the proposal. The current proposal will not be impacted by nor have any cumulative impact upon any of these existing or

proposed windfarms due to the contained siting of the turbines of this application within the existing wind farms.

(iii) that the development will not create a significant risk of landslide or bog burst;

8.32 Geological Survey NI has indicated that peatslide is only a negligible risk within this proposed development.

(iv) that no part of the development will give rise to unacceptable electromagnetic interference to communications installations; radar or air traffic control systems; emergency services communications; or other telecommunication systems;

8.33 NI Water has indicated that the proposal impacts upon their fixed links and the applicant has been unable to resolve this issue with them. This is unacceptable as the proposed turbines would interfere with the communication installations which must be protected in the public interest.

(v) that no part of the development will have an unacceptable impact on roads, rail or aviation safety;

8.34 DfI Roads has indicated that the use of access A onto the A37 Dunhill Road (protected route) shown on the drawings is unacceptable and access C onto Shinny Road should be shown to be upgraded to the required standards. Newly supplied drawings continue to show the unacceptable access. Therefore until the drawing is replaced it must be considered that the accesses shown will have an unacceptable impact on roads and must form part of any refusal.

8.35 A transport management plan which indicates the haul routes is also required and the applicant advised that DFI Roads had accepted that it could be conditioned for submission before

construction. However in the event of a refusal this would not be possible and this matter would need to form part of any refusal reason to ensure that it is adequately addressed.

8.36 City of Derry Airport (CODA) and Belfast International Airport (BIA) were both consulted. Neither had any objection.

(vi) that the development will not cause significant harm to the safety or amenity of any sensitive receptors¹ (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light; and

8.37 EHO have no objections to the noise levels predicted within the submission and would be content for noise to be managed by condition in the event of any approval.

8.38 Paragraphs 1.3.73 to 1.3.78 of the Best Practice Guide assert that shadow flicker is only likely to occur at distances greater than 10 rotor diameters from a turbine so in this case it would be receptors within 700m (10 x maximum rotor diameter of 70m). In this case consideration was given to the potential for shadow flicker for 4 dwellings which are within 700m (H1, H2, H4, H5 and H12 which is derelict and within the applicant's ownership). No occupied or habitable dwellings are within 500m of the turbines where an element of shadow flicker may be acceptable with certain limits. Any impact due to shadow flicker is very unlikely because of the distances involved and that none of the occupied dwellings are within 500m of any turbine.

8.39 Paragraph 1.3.79 of the Best Practice Guidance advises that ice throw is unlikely in Northern Ireland and as such limited consideration and weight has been given to this.

(vii) that above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed and the site restored to an agreed standard appropriate to its location.

8.40 The removal of the turbines and any of the associated infrastructure will be dealt with by condition if approved.

Ongoing restoration of the site will be dealt with in the Final Habitat Management Plan which would be submitted if the application is approved.

Development on Active Peatland

8.41 Initially, there was development proposed on active peatland but this was resolved by the submission of additional information in the form of “Further Environmental Information” which has satisfactorily addressed these issues.

Habitat Management Plan

8.42 Policy RE1 of PPS 18 also specifies that the Habitat Management Plan (HMP) should be submitted and agreed before any permission is granted. Policy NH5 of PPS 2 also states that appropriate mitigation and/or compensatory measure will be required. Any agreed HMP will ultimately deal with the restoration of the site at the end of the lifespan of the turbines. An initial HMP was submitted but required amendments by NIEA remain outstanding which need to be agreed to adequately agree the compensation measures for priority habitat loss. Amendments have been provided but further amendments are required as per the consultation response of 23rd January 2018. As the development is unacceptable in principle this outstanding issue must be dealt with as a refusal reason.

Objections

8.43 Objection 1 & 2: The adjacent Croaghan Quarry has objected twice (at each notification) on the grounds that this permission may sterilise future mineral reserves and would be incompatible to the existing use as a quarry where blasting is carried out. They advise that this could give rise to issue of compensation.

8.44 The Council considers that some other land uses are unlikely to be acceptable adjacent to the quarry due to the blasting activity and processing. However, this would be to protect the amenity

of these proposals for example in the case of housing. The letters of objection have not indicated in any detail what negative impacts could occur beyond sterilising future mineral reserves. In this instance control of the land is a matter for the market and it hasn't been demonstrated that the operations of the quarry would negatively impact on the proposal.

8.45 Objection 3: The third objection is from a member of the public from Craigmore Road, Ringsend due to noise from turbines, cumulative noise with existing developments and due to detrimental visual impact.

8.46 Objection 4: The fourth objection is from a member of the public in the Macosquin area. This person is concerned about:

- Visual impact on the landscape
- They serve commercial interests only
- Lifespan, removal of turbines and reinstatement of the site.

These issues have been considered in full within the main body of the report.

9. CONCLUSION

9.1 This proposal is considered unacceptable in this location having regard to the Area Plan and other material considerations and REFUSAL is recommended due to the potential adverse impact on safety, human health, residential amenity, biodiversity, and nature conversation.

10. REFUSAL REASONS

10.1 The proposal is contrary to paragraph 6.224 of the SPPS and RE1 of PPS 18 in that it has not been demonstrated that it has the development will not give rise to unacceptable adverse impact on public safety by virtue of proximity of turbines to occupied dwellings

- 10.2 The proposal is contrary to paragraph 6.224 of the SPPS, policy RE1 of PPS18 and policy NH5 of PPS2 in that applicant has failed to demonstrate that the proposal would not result in an unacceptable adverse impact on habitats, species or features of Natural Heritage in that the development would be likely to result in loss and damage to Purple Moorgrass and Rush Pasture, a Northern Ireland priority habitat and insufficient information has been submitted to compensate for the loss.
- 10.3 The proposal is contrary to paragraph 6.224 of the SPPS, policy RE1 of PPS18 and policy NH1 of PPS2 in that it has not been demonstrated that the development would not have an unacceptable adverse impact on the protected species of bats and hen harriers.
- 10.4 The proposal is contrary to paragraph 6.224 of the SPPS, FLD3 and FLD4 of PPS15 in that it has not been adequately demonstrated through the provision of details of proposed channel crossings that the proposal will not result in flood risk elsewhere.
- 10.5 The proposal is contrary to paragraph 6.224 of the SPPS and policy RE1 of PPS 18 in that it has not been demonstrated that the development will not give rise to unacceptable electromagnetic interference to NI Water communications installations;
- 10.6 The proposal is contrary to paragraph 6.224 of the SPPS, and policy AMP 2 of PPS3 in that it has not been demonstrated that the proposal will not prejudice road safety.
- 10.7 The proposal is contrary to paragraph 6.224 of the SPPS, and policy AMP 3 of PPS3 in that it has not been demonstrated that the proposal will not prejudice road safety by virtue of access onto a protected route.
- 10.8 The proposal is contrary to paragraph 6.224 of the SPPS and policy RE1 of PPS18 it that applicant has failed to provide a satisfactory Habitat Management Plan and so has failed to demonstrate the compensation required for residual impacts of the proposed development on priority habitats on site.

10.9 The proposal is contrary to paragraph 6.224 of the SPPS and policy NH1 of PPS2 in that it has not been demonstrated that the proposal would not be likely to have a significant effect on the features or conservation objectives of any European site in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Appendix 1: Consultation Responses

Consultee	Date of Response	Summary of Response and Subsequent Action
Arqiva	13.12.2011	No objection
Arquiva	15.10.2014	No objection
Belfast International Airport	29.11.2011	No objection
Belfast International Airport	14.10.2014	No objection – Subject to conditions and informatives provided
BT	07.09.2015	No objection
CAA - Directorate of Airspace Policy	07.10.2014	No objection – Subject to conditions and informatives provided
City of Derry Airport	16.12.2011	No objection – Subject to conditions
Coleraine Borough Council – CX Department	12.05.2014	No objection
DARDNI - Countryside Management Branch	28.03.2012	No objection
DARDNI - Fisheries Division	02.12.2011	No objection
DARDNI - Forestry Division	01.12.2015	Objection – further information supplied does not adequately address the issues in question.
DCAL- Inland Fisheries Group	07.12.2011	No objection – Subject to conditions and informatives
DETI - Geological Survey (NI)	15.12.2011	No objection
DETI Energy Branch	19.07.2012	No objection
Environmental Health	18.11.2015	No objection – Subject to conditions
Everything Everywhere Limited	22.10.2014	No objection

Lonmin (Northern Ireland) Ltd	30.05.2012	No objection
National Air Traffic Services	07.10.2014	No objection
NIE - Windfarm Development	10.10.2014	No objection – Subject to informatives
NIEA - Landscape Architects Branch	20.12.2011	<p>Further information required:</p> <ul style="list-style-type: none"> • Accuracy of photomontage VRP 01: A37 • Contents and accuracy of ES Vol 3 photomontages <p>Amended visuals provided by agent on 20.02.2012. Further consultation issued.</p>
NIEA - Landscape Architects Branch	17.04.2012	<p>Objection –</p> <ul style="list-style-type: none"> • Conifers cannot act as an effective screen • Cumulative impact when viewed with approved wind farm sites • Significant impact when viewed from roads <p>Dpt requested information on 9th July 2013</p>
NIEA - Historic Monuments	22.12.2011	No objection – Subject to conditions
NIEA - Natural Heritage	13.06.2012	<p>Further information required –</p> <ul style="list-style-type: none"> • Requires HRA • Bird breeding survey • Details of species for each target note • Clarification of need for access road to construct met. Mast • Mitigation details on plans to ensure that overland flow is maintained near flushes • Full assessment of peat depths • Amendment of access road between T5 and T1 to avoid priority habitat • Figure c15 amended to correspond with mitigation in assessment • SUDS plan amended to show drainage outfall outwith blanket bog habitat • Access road B impact on peatland, should be changed or details of culverts etc and Suds removed from blanket bog habitat • Peat depth required

		<ul style="list-style-type: none"> • Revised mapping to indicate unimproved grassland on site • Temporary compound should be located outwith priority habitats • Show spoil storage outwith priority habitats <p>Dpt requested information on 9th July 2013</p> <p>FEI provided on 9th April 2014</p>
NIEA – Natural Environment Division	20.11.2015	<p>Objection – loss and damage to Purple Moorgrass and Rush pasture, HMP figures not provided, a number of minor issues still not addressed.</p> <p>Further information required:</p> <ul style="list-style-type: none"> • New desktop survey for water wells and boreholes • Mitigation measures to be incorporated into each culvert to mitigate impact on water quality and fish life • Conditions/informatives provided <p>Dpt requested information on 9th July 2013</p> <p>FEI provided on 9th April 2014</p> <p>Hydrological report submitted and consulted on 5th August 2015. Response on 20 Nov 2015 still requires further plans re culvert details etc.</p>
NIEA – Natural Environment Division	23.01.2018	<p>Objection under PPS2.</p> <ul style="list-style-type: none"> • Amended HMP received (minor amendments still required) • Winter and breeding birds surveys required • New bat survey required
NIEA – Water Management Unit	21.08.2015	No objection – Subject to conditions and informatives
Northern Ireland Tourist Board	01.02.2012	Non committal – raises concerns about the positive impact on visitors and lack of tourist amenities attached to wind farm to encourage such visitors
NI Water - Windfarms	14.10.2014	Objection – Links infringed upon (Craigtownmore and Temain) and consultee

		unwilling to redesign or relocate network elements
OFCOM	04.11.2014	No Objection
PSNI Information And Communications Services	12.08.2015	No objection
Rivers Agency	11.11.2015	Objection - Further drainage details required, informatives provided
Royal Society for the Protection of Birds	19.05.2014	No objection – Subject to conditions
Transport NI	19.12.2011	Further information required – <ul style="list-style-type: none"> Detailed Traffic Management Plan including haul routes Use of access A onto A37 Dunhill Road (protected route) is not acceptable Access onto Shinny Road required widening to 6.0m for first 20m Dpt requested information on 9 th July 2013 FEI provided on 9 th April 2014
Transport NI	02.06.2014	Further information required – <ul style="list-style-type: none"> Traffic management plan including revised haul routes Access A removed from drawings Access C improved instead of using access A Lane on Shinny Road to meet noted technical requirements Block plan showing ground survey, roadside detail, improvement works and notes Agent responded by advising that Access A is not being used so drawings can be omitted from approval. They also advised that Transport NI will accept a condition regarding the submission of a traffic management plan.
The Joint Radio Company	18.11.2014	No objection – Subject to condition
UK Crown Bodies - D.I.O. LMS	27.10.2014	No objection – Subject to condition
Vodafone	04.09.2014	No objection – Subject to condition
Westica (On behalf of PSNI)	08.10.2014	No objection

Site Location Plan

