

Title of Report:	Planning Committee Report – LA01/2022/1209/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22 April 2026
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	NO
Capital/Revenue	N/a
Code	N/a
Staffing Costs	N/a

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	No	Date:

	EQIA Required and Completed:	No	Date:
Rural Needs Assessment (RNA)	Screening Completed	No	Date:
	RNA Required and Completed:	No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	No	Date:
	DPIA Required and Completed:	No	Date:

No: LA01/2022/1209/F **Ward:** BANN

App Type: Full Planning

Address: Land approximately 920m North West of 33 Craigmore Road, Coleraine

Proposal: Proposed amendment to the consented Cam Burn Wind Farm (C/2011/0459/F) to include 1) a reduction from 6no. turbines to 4no. turbines 2) an increase in the maximum turbine tip height up to 150m 3) an increase in height of meteorological mast up to 100m. No other amendments are proposed.

Con Area: n/a **Valid Date:** 14.11.2022

Listed Building Grade: n/a **Target Date:** 06.03.2023

Agent: ABO Wind NI Ltd, Wallace Avenue, Unit 1 Wallace Studios, Lisburn, BT27 4AE

Applicant: Cam Burn Wind Farm Ltd, Wallace Avenue, Lisburn, BT27 4AE

Objections: 2 **Petitions of Objection:** 0

Support: 25 **Petitions of Support:** 0

Executive Summary

- The proposal is for 4 no. wind turbines with a maximum tip height of 150m. The principal of a wind farm on this site was established under C/2011/0459/F. The proposal seeks to reduce the number of turbines consented under C/2011/0459/F.
- As a major application this proposal was subject to the Proposal of Application Notice (PAN) process and the public consultation laid out within that before the application was submitted.
- As EIA development it was accompanied by a voluntary Environmental Statement (ES).
- Two objections have received regarding the proposed development. All concerns raised have been addressed.
- There have been 25 letters of support received regarding the proposed development.
- The proposal has been assessed against the relevant policy, mainly the Strategic Planning Policy Statement, Edition 2, and has been found acceptable in terms of the principle of development, impact on the public, safety, human health, residential amenity, visual amenity, landscape character, biodiversity, nature conservation, and local natural resources.
- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- Approval is recommended subject to the proposed conditions.

Drawings and additional information are available to view on the Planning Portal-

<https://planningregister.planningssystemni.gov.uk/simple-search>

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 conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located approx. 6km to the northwest of Garvagh and 10km south west of Coleraine. The proposed access is from the Craigmore Road, to the south of the site, along an existing track.
- 2.2 The surrounding area is rural in nature and relatively undulating. The land slopes down to the east of the site towards the River Bann Valley and rises to the west towards the summits of Keady Mountain and Temain Hill. The site consists of the partially constructed Cam Burn Wind Farm, an area of forestry and agricultural land for grazing.
- 2.3 The site is located within the central area of the Eastern Binevenagh Slopes Landscape Character Area (LCA 38). This LCA is described as scenic and contains open and prominent locations at the northern end. The scenic quality of the LCA is described as not particularly high, the exception being at the northern end of the LCA, around Downhill, which lies within the Binevenagh AONB and has a stunning coastal setting. There is a localised sense of wildness on higher ground, especially near Binevenagh.
- 2.4 This site is not within any other designations but is hydrologically linked, to the Bann Estuary SAC.

3.0 RELEVANT HISTORY

- 3.1 C/2011/0459/F - A Wind farm comprising 6 Turbines up to a maximum tip height of 120.5m (comprising a configuration of up to 85m towers and up to 35.5m blades). The development will also comprise associated transformers, one permanent meteorological

monitoring mast, communication tower, site access tracks, gates, temporary site compound, substation, electrical cabling, one site entrance including road improvement works at the existing site entrance off Craigmore Road, and all other ancillary works – Approved by Department for Infrastructure 22.12.2016

- 3.2 LA01/2022/0168/LDP - Proposed completion of development associated with full planning permission C/2011/0459/F (granted by DFI) comprising 6 turbines up to a maximum tip height (comprising a configuration of up to 85m towers and up to 35.5m blades). The development will also comprise associated transformers, one permanent meteorological monitoring mast, communication tower, site access tracks, gates, temporary site compound, substation, electrical cabling, one site entrance including road improvement works at the existing site entrance off Craigmore Road and all other ancillary works. This establishes that a material start has been completed prior to the expiration date 21 December 2021, allowing the future lawful completion of the permission – Approved 09.03.2022
- 3.3 LA01/2022/0349/PAN - Proposed amendment to the consented Cam Burn Wind Farm (C/2011/0459/F) to include 1) a reduction from 6no. turbines to 4no. turbines 2) an increase in the maximum turbine tip height up to 150m 3) an increase in height of meteorological monitoring mast up to 100m. No other amendments are proposed – PAN Acceptable 11.04.2022

4.0 THE APPLICATION

- 4.1 The proposal is for an amendment to the consented Cam Burn Wind Farm which was approved under extant permission C/2011/0459/F. This application is seeking to reduce the number of turbines from the consented 6 to 4 (through the removal of the consented turbines T3 and T5), while increasing the maximum tip height from 120.5m to 150m (including an increase in maximum hub height from 85m to 92m and increasing the maximum rotor diameter from 71m to 117m). The met mast height will also increase from 85m to 100m in height. No other amendments to the previously approved scheme are proposed. The installed capacity will be up to 17.04MW of renewable electricity, an increase in output of approx. 3.24MW over that previously approved.

- 4.2 The associated access infrastructure including site access tracks, gates, temporary site compound, underground cabling, transformers, communication tower, substation and other ancillary works have all been approved under the previous application. The submitted plans reflect the approval.
- 4.3 Micrositing of 40m was approved under the extant application. However, the micrositing capability has been reduced in this proposal. It differs for each turbine with a micrositing capacity of up to a maximum of 40m in some directions, with no micrositing capability in other directions.
- 4.4 The application was accompanied by a voluntary Environmental Statement.

Design & Access Statement

- 4.5 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application. The application falls within the major category due to the 17.04MW generation capacity of the wind farm.
- 4.6 The Design and Access Statement is to provide details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.7 The Design and Access Statement states how the site was selected and how the original layout of the wind farm and the proposed amendments were considered giving regard to the landform, topography, and environmental/locational constraints while meeting the technical siting requirements of wind turbines.
- 4.8 The statement demonstrates that the Applicant undertook significant consideration of siting of the wind turbines and ancillary development to avoid or minimise the impact on environmentally sensitive features such as peat, bats and archaeological features etc. The statement states that the proposal was designed to maximise the consented Cam Burn infrastructure and minimise the extent of development footprint required.

- 4.9 Access to the site is as approved under B/2011/0459/F. Due to the nature of windfarms, there is no provision for formal public access to the site and access will be controlled and restricted to authorised persons. There are no designated public rights of way or footpaths or recognised tourism or recreation resources within the site boundary.
- 4.10 It is accepted that due to the inherent design characteristics of wind farms and for health and safety that there will be no requirement for access for those with disabilities onto the site.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 No neighbours were identified for notification within the terms of the legislation. The application was initially advertised on 30.11.2022 in the Coleraine Chronicle. It was advertised again, upon receipt of additional environmental information, on 14.06.2023.
- 5.2 There are 2 objections to this proposal and 25 letters of support. The main reasons given in support of the application include:
- Environmental and economic benefits to local area and wider NI.
 - Community fund.
 - Additional rates for Council.
 - Possible local employment.
 - Renewable energy generation decreases reliance on fossil fuel.
 - Contribute towards NI and UK targets re renewable energy production.

Internal

- 5.3 See appendix 1 for details of consultations carried out and the responses provided. All consultees that responded were content subject to conditions and informatives.

Proposal of Application Notice

- 5.4 As this application is considered a major application it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.

5.5 A Proposal of Application Notice was submitted on 16th March 2022 under LA01/2022/0349/PAN. The PAN application fell to be considered under The Planning (Development Management) (Temporary Modifications) (Corona Virus) Regulations (NI) 2021 which took effect on 1st April 2021, which temporarily suspended the requirement to hold a public event. The accompanying guidance advised that a public event was no longer required but the other requirements remained.

5.6 The Applicant advised that they intended to undertake the following forms of consultation:

- Dedicated website providing online access to all information that would have been available at a public exhibition including background to the development and details of the proposed amendments. The website would be available from 23rd May 2022.
- Engagement with local representatives advising of the proposed development and the consultation arrangements.
- An information letter will be issued to all addresses within 2km advising of the online event.
- Details to be published in the local press, outlining where further details could be accessed and how to respond. The press ad would be published in The Derry Post, Limavady Chronicle and the Coleraine Chronicle.
- Hard copies of information to be made available upon request.

Community Consultation Report

5.7 The community consultation report was submitted as part of the planning application, received on 2nd November 2022 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.

5.8 Copies of the following have been provided in the report:

- Copy of PACC poster advertising the Public Consultation;
- List of addresses within 2km of development who were mailed a copy of the information leaflet and a copy of the leaflet;

- Copy of Public Consultation Newspaper Advertisements;
- Copy of website pages;
- Summary table of responses, feedback and considerations.

5.9 The report states that formal notices advertising the website were placed in the County Derry Post, Limavady Chronicle and Coleraine Chronicle on 10th and 12th May 2022. This was subsequently re-advertised on 17th and 19th May 2022 due to an error in telephone number contained within the original advertisement. A PACC poster notice was placed within the Garvagh Community Building and the Supervalu Shop in Garvagh on 10th June 2022. A PACC leaflet was hand-delivered to all properties within a 2km radius of the application boundary in week commencing 9th May 2022. This totalled 241 properties. Notification was issued to 11 elected representatives. The online public consultation webpage went live on 27th May and ran until midnight on 13th June 2022. A hard copy of the project website was also made available. The website provided sufficient details and information with regard to the proposal and provided a feedback box to enable interested parties to provide feedback.

5.10 Overall, sufficient evidence has been provided to demonstrate that appropriate consultation has been carried out to show compliance with section 27 of the Planning Act (Northern Ireland) 2011.

5.11 A total of 3 responses were received during the community consultation process, 2 of local residents and one from a MLA who had been contacted by residents and relayed their comments. Concerns raised included the visual impact, impact of noise on residents and the size and number of turbines. The Applicant has demonstrated that all comments raised have been considered and addressed during the design and EIA processes and are covered within the Design and Access Statement.

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 the Northern Area Plan 2016 (NAP). The site is within the countryside.
- 6.3 The site falls within Landscape Character Area (LCA) 38 – Eastern Binevenagh Slopes which has been assessed to have a high to medium landscape sensitivity to impact from wind turbine development.
- 6.4 The site is not within, or adjacent to, any European designations. However, it is hydrologically linked to the Bann Estuary Special Area of Conservation (SAC) which is of international and is protected by the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002 (as amended).
- 6.5 The Regional Development Strategy (RDS) is a material consideration.
- 6.6 The Strategic Planning Policy Statement, Edition 2 (2025) (SPPS Edition 2) is a material consideration. As set out in the SPPS Edition 2, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.7 Due weight should be given to the relevant policies in the development plan.
- 6.8 The extant planning approval C/2011/0459/F is a material consideration.
- 6.9 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, Edition 2 (SPPS Edition 2)

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 15: Planning and Flood Risk

Planning Policy Statement 16: Tourism

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

PPS 21: Sustainable Development in the Countryside
Supplementary Guidance

8.0 CONSIDERATIONS & ASSESSMENT

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

Principle of development

- 8.2 The SPPS Edition 2 advises that the Council must give appropriate weight to climate considerations (including the target to generate 80% of electricity consumption from renewable resources by 2030) and to supporting efforts to protect and enhance biodiversity. It sets out that planning authorities must help facilitate delivery of the necessary increase in appropriate renewable and low carbon energy developments (electricity and heat) so that the contribution of this sector to the transition to a net zero energy is optimised. This requires careful balancing of the local impacts with the wider environmental, economic, and social benefits.
- 8.3 The principle for a windfarm on this site has been established through the granting of planning permission C/2011/0459/F in 2016. This application is seeking to reduce the number of turbines from the consented 6 to 4 (through the removal of the consented turbines T3 and T5), whilst increasing the maximum tip height from 120.5m to 150m (including an increase in maximum hub height from 85m to 92m and increasing the maximum rotor diameter from 71m to 117m). The met mast will also increase up to 100m in height. No other changes are proposed.
- 8.4 The commencement of development approved under C/2011/0459/F was confirmed during the processing of Certificate of Lawfulness of Proposed Use or Development application LA01/2022/0168/LDP for the proposed completion of the

consented development. Pre commencement conditions were also discharged under LA01/2021/0876/DC, LA01/2021/1061/DC, LA01/2021/1030/DC and LA01/2021/1033/DC. Therefore, the extant approval is a fallback which can still be implemented should this application be refused and therefore is a material consideration.

- 8.5 A Stage One assessment was carried out by Shared Environmental Services under Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended) as the site has potential hydrological links to the Bann Estuary Special Area of Conservation (SAC). Causeway Coast and Glens Borough Council in its role as the competent authority has adopted the HRA report, and conclusions therein. Having considered the nature, scale, timing, duration and location of the proposal, it is concluded that it would not be likely to have a significant effect on any European site, either alone or in combination with other plans or projects.
- 8.6 The application was accompanied by a voluntary Environmental Statement because it was accepted that the proposal falls within Schedule 2, Class 3(j), of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 and exceeds the threshold of 'more than 2 turbines'.
- 8.7 The Northern Area Plan 2016 is silent on the matter of wind farm development in this area.

SPPS Edition 2 Development in the Countryside and PPS 21 Sustainable Development in the Countryside

- 8.8 Planning Policy CTY 1 of PPS 21 allows for renewable energy projects in accordance with PPS 18. The new SPPS Edition 2, published on 11 December 2025, revoked and replaced PPS 18. However, the guidance contained in Best Practice Guidance to PPS 18 - Renewable Energy will continue to have effect. Planning applications for renewable projects are now assessed against the new policy provisions within SPPS Edition 2.
- 8.9 The SPPS Edition 2 states that all development in the countryside must integrate into its setting, respect rural character, and be appropriately designed. Given the nature of a windfarm, it is difficult for it to integrate into the countryside. However, the

proposal has been sensitively designed so as to respect rural character as much as it can and is therefore acceptable.

SPPS Edition 2 Renewable and Low Carbon Energy

- 8.10 The SPPS Edition 2 requires planning authorities to give appropriate weight to climate considerations (including the target to generate 80% of electricity consumption from renewable sources by 2030) and to supporting efforts to protect and enhance biodiversity. It states that planning authorities must help facilitate delivery of the necessary increase in appropriate renewable and low carbon energy developments (electricity and heat) so that the contribution of this sector to the transition to a net zero energy is optimised.
- 8.11 Paragraph 6.223 of the SPPS Edition 2 requires that all renewable and low carbon energy development, any associated buildings and supporting infrastructure will be permitted where the proposal will not result in an unacceptable adverse impact (alone or in combination with other developments) on the following planning considerations:
- **public safety, such as roads, rail, and aviation safety (including communications interference);**
- 8.12 The SPPS Edition 2 sets out that the Best Practice Guidance to PPS 18 'Renewable Energy' will continue to be a material consideration in assessing wind energy proposals.
- 8.13 With regard to road safety, paragraph 1.3.54 of the Best Practice Guidance 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 150m which constitutes the fall over distance, therefore the fall over distance plus 10% is 165m. All turbines should be least 165m back from the public road. The closest turbine to a road is T4 which is approx. 620m from the edge of Craigmore Road, even with the proposed micrositing the turbine will be approx. 600m from the edge of the road. Therefore, policy has been satisfied. There are no railways in proximity to the site.
- 8.14 In relation to public safety, paragraph 1.3.52 of the Best Practice Guidance states that 'for wind farm development the best practice separation distance of 10 times rotor diameter to occupied

property should comfortably satisfy requirements'. However, the SPPS Edition 2 states at paragraph 6.227, 'For Wind farm development, separation distances will be assessed on a case by case basis with a minimum separation distance to occupied property not less than 500m, generally applying'. In this instance the proposed maximum rotor diameter is up to 117m which equates to a separation distance of at least 1170m.

- 8.15 The ES shows that there are 72 receptor properties (see Table 9.4 of ES Vol 2) within the 10 times rotor diameter separation distance of 1170m. The closest property to a turbine is receptor H36, 131 Killeague Road which is 560m from T1.
- 8.16 Although less than the Best Practice Guidance recommended separation distance of 1170m, these reduced separation distances are considered to be acceptable in accordance with the SPPS Edition 2 as the properties are all outside the minimum separation distance of 500m.
- 8.17 Both City of Derry Airport (CoDA) and Belfast International Airport (BIA) were consulted on the original application. Neither airport had any concerns over aviation safety and had no objection to the proposal.
- 8.18 National Air Traffic Services (NATS) has advised that it has no objection to the proposal in terms of safeguarding. The Civil Aviation Authority had no objection to the original application and advised that aviation lighting is required if the structures exceed 90m.
- 8.19 None of the consultees have indicated that the development will give rise to unacceptable interference to communication installations, emergency services communications or other telecommunications systems.
- **human health;**
- 8.20 There is no indication from any consultees or other evidence to suggest that the proposed development will result in any detriment to human health.

- **residential amenity and impacts on other such sensitive receptors (communities and individuals, including future occupants of committed developments);**

- 8.21 In relation to noise, the Best Practice Guidance states at para 1.3.43 that a separation distance of 10 times rotor diameter to occupied property (with a minimum distance of not less than 500m) will generally apply. There are 68 properties, which are not financially involved in the project, within the 10 times rotor diameter buffer, but they are all outside the minimum 500m separation distance.
- 8.22 SPPS Edition 2 requires that ETSU-R-97, the UK standard methodology for assessment of noise from wind energy development, along with 'A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise' should be taken into account by decision makers. The Council's Environmental Health Department (EHD) has assessed the proposal and the noise levels against those set out in ETSU-R-97, and has no objection to the predicted noise levels at any of the receptor locations subject to conditions being included in the event of an approval in order to protect residential amenity.
- 8.23 With regard to shadow flicker, the Best Practice Guidance states that at distances greater than 10 rotor diameters from a turbine, the potential for shadow flicker is very low. It also states that only properties within 130 degrees either side of north, relative to the turbines can be affected at these latitudes in the UK – turbines do not cast long shadows on their southern side. As stated above, 68 properties have been identified within 1170m of turbine locations.
- 8.24 The guidance also states that for dwellings within 500m, shadow flicker should not exceed 30 hours per year or 30 minutes per day. There are no dwellings within 500m. The guidance does not give figures for what is deemed an acceptable amount of time for shadow flicker for dwellings outside 500m.
- 8.25 Figures have been provided for the worst-case scenario for potential shadow flicker. These figures show that 15 of the properties listed have the potential to exceed 30 hours per year or 30 mins per day. However, it should be noted that these properties are outside the guidance distance of 500m.

- 8.26 The figures have then been adjusted to reflect actual expected sun hours. These figures show that no properties will experience more than 30 hours per year/30 mins per day. Therefore, it is considered that shadow flicker will not present an unacceptable impact on residential amenity.
- 8.27 In terms of impact on the visual amenity of the residents in proximity to the site, the increase in height will not have any more impact than what was considered acceptable under the extant approval. Although the turbine height will increase by 29.5m, the number of turbines will decrease by 2. It is considered that the impact will be less than what has already been approved, and which can still be constructed should this proposal be refused.
- 8.28 Paragraph 1.3.79 of the Best Practice Guidance advises that ice throw is unlikely in Northern Ireland and as such limited consideration has been given to this.
- 8.29 The Applicant has advised that the turbine blades will be finished with a light grey semi-matt finish. This means that they do not reflect light as strongly as polished materials. Also, due to factors such as the convex surfaces of blades, differing orientations of rotor directions and the specific weather conditions and solar position which are required before an observer would experience the phenomenon, the potential for reflected light is low and will not cause a material reduction to amenity.
- **visual amenity and landscape character, including cumulative impact;**
- 8.30 The principal of a windfarm on this site has been established under C/2011/0459/F. The visual impact of the approved windfarm on the landscape was deemed acceptable. Consideration now falls to the impact of the proposed change in turbine dimensions on visual amenity. Although the tip height is increasing, the number of turbines is decreasing.
- 8.31 The site is located within Eastern Binevenagh Slopes Landscape Character Area (LCA 38). It is not within any designated landscapes. It is approx. 11km from the Sperrins AONB, and approx. 4km from Binevengah AONB.

- 8.32 While LCA 38 is assessed as having a high to medium sensitivity to wind energy development, it is the northern end that is particularly identified as having a high sensitivity. In contrast, the application site is located on the flatter and less sensitive portion of the LCA.
- 8.33 With regard to the surrounding AONBs, NIEA Countryside, Coast and Landscape Team had concerns regarding the increase in tip height and rotor diameter given the proximity of the site to Binevenagh AONB, and to a lesser extent, Sperrins AONB. They advise that the landscapes around AONBs perform an important function by providing context, particularly in views to and from the AONB.
- 8.34 NIEA CC< state that taking into consideration the reduction in the number of proposed turbines from six to four and having regard for the previously approved planning application (C/2011/0459/F) and the distance from the AONBs, they have taken a balanced view that this proposal will not have a significant effect on the landscape or visual amenity of surrounding Areas of Outstanding Natural Beauty.
- 8.35 As part of the submission, a series of photomontages were submitted to show the indicative visual setting of the proposed development from a range of viewpoints (VP) in the near and wider landscape. The LVIA states that the seven locations in closest proximity to the proposed development and those deemed to experience the most significant visual effects have been reassessed. These include Craigmore Road (VP6), Ringsend (VP7), A29 looking south (VP12), A29 Layby (VP13), Cashel Road Church (VP19), Boleran Village (VP20) and Drumbane Road (VP28). From these viewpoints the turbines are to varying degrees, prominent and skyline and dominate the landscape when viewed moving along the roads. The other viewpoints assessed under the original LVIA for the consented wind farm were not reassessed as they were not in proximity to the proposed development and had no clear views of the site.
- 8.36 VP6 is located on Craigmore Road. From here, almost the entire height of all 4 turbines will be visible and they will appear prominent due to the proximity of the turbines to the viewpoint. When compared to the fallback scheme, the proposed increase in hub height would appear as negligible but the proposed increase

in rotor diameter and overall tip height would be evident. Visual effects will be significant. However, the reduction in the number of turbines would have less of a visual impact relative to that approved.

- 8.37 VP7 is located on Ringsend Road. From here, only the upper portions of the 4 turbines will be visible against the sky. The lower portions of the turbines will be screened by the intervening drumlin landform and field boundary vegetation. The proposed increase in turbine dimensions would not have a substantial effect on the overall level of visibility from this location.
- 8.38 VP12 is located on Drumcroon Road. From here, the turbines will appear more widely spaced and occupy a lesser proportion of the view than the fallback scheme. Only the upper portions of the turbines will be visible from this point due to intervening landform and vegetation. The view is not significant.
- 8.39 VP13 is also located on Drumcroon Road in closer proximity to the site than VP 12. Although the proposed turbines will be higher, the lower portion of the turbines will be screened by intervening vegetation. The view is similar to that experienced at VP 12. However, the turbines will appear more prominent due to the proximity to the viewpoint. The reduction from 6 turbines to 4 reduces the visual impact. The visual impact is not significant.
- 8.40 VP19 is located at Cashel Road Church. The upper portions of the turbines will be visible against the skyline above the ridge of fields. Despite the proximity of the viewpoint to the turbines, visibility is limited due to the existing landform and vegetation. Therefore, the turbines do not appear prominent in the landscape and the visual impact is not significant.
- 8.41 VP20 is located within Boleran Village. From most of the village, only the upper portions of the turbines will be visible due to intervening development and vegetation, and the turbines would be more widely spaced. Where views are less restricted by development, the turbines will be viewed with an existing landfill and forestry which would be substantially more detractive on the quality of the view. Taking this into consideration, the visual impact of the proposal is not significant.

- 8.42 VP28 is not in proximity to the site but was reassessed due to its location within the Sperrin AONB. It is located on Drumbane Road. The original LVIA assessed this viewpoint to experience only moderately significant visual effects. From here the turbines would occupy a very small part of the view and the impact is largely unchanged from that assessed under the fallback scheme. The reduction in turbine numbers reduces the visual impact. From this distance, the increase in geometry would not be discernible.
- 8.43 All but one of these viewpoints are within 5km of the site (VP28 being the exception). It should be noted that the PPS 18 BPG states that within 5kms of a wind farm, it will be perceived as being relatively prominent and even within 15km it is perceived as being prominent in clear visibility.
- 8.44 When taking the baseline of the consented turbines, which presents a valid fallback, into consideration and given the proposal includes two less turbines, with the proposed 4 remaining in the same location as consented, the visual impact will be reduced. Although the turbines will be larger than those consented, given the reduction in numbers, the proposal will have a lesser impact than the consented wind farm. The proposed differences in turbine geometry will not affect the overall principle of development or its potential effects on the characteristics of the LCA 38.
- 8.45 With regard to cumulative impact, this was assessed under C/2011/0459/F and considered to be acceptable. In this instance, the principle of the wind farm has been established, and offers a valid fall back which can still be implemented if this proposal is refused. The proposal only represents a change in the number and geometry of the wind turbines. In assessing the proposed cumulative impact of this proposal, weight needs to be given to the consented turbines.
- 8.46 The LVIA has considered the cumulative impact of the development along with other wind energy developments. There have been substantial changes to the cumulative baseline since the original LVIA of the consented wind farm. The updated LVIA, prepared in October 2022, sets out that, at that time, there were a total of 33 wind farms located within the 30km study area of which 20 are existing, 9 are consented and 4 are proposed compared to the 11 which were originally considered, of which 3 were existing, 4 were consented and 4 were proposed. Since the LVIA was

prepared, these figures have changed to 20 existing, 12 consented and 3 proposed.

- 8.47 The increase in the number of windfarms considered is partly due to the increase in study area from 20km to 30km. The assessment has also included single turbines which are within 5km of the proposed development and are of a comparable size, of which there are 2. 14 of the wind farms are in excess of 20km of the proposed development. Several of these are not visible from the viewpoints provided or are not easy to discern due to their distance.
- 8.48 The proposed development is located at least 7km from the nearest wind farm, Rigged Hill. The provided wirelines illustrate that in no instances would Rigged Hill repower be visible with the proposed development, and in most cases would be positioned in a different viewing direction. The LVIA assessed that the proposed development would have a negligible incremental effect on the manner in which wind energy development was perceived generally across the study area.
- 8.49 Although there has been a substantial increase in the number of windfarms in the area, there is good separation between them. Many are viewed as distinct clusters with some not visible at all. The cumulative impact, although increased from the original assessment under C/2011/ 0459/F, is not unacceptable given that the proposed windfarm occupies the same lands as the consented windfarm and will have fewer turbines than consented and the consented wind farm offers a viable fallback. Therefore, it is considered that any increase in cumulative impact is acceptable.
- 8.50 The LVIA concludes that, overall, the proposed increase in turbine dimensions combined with the proposed decrease in the total number of turbines from 6 to 4 would not alter any of the landscape visual effects which formed the basis for the original scheme being consented. On balance, the proposal will not result in an unacceptable or adverse impact on the visual amenity and landscape character of the area.

- **biodiversity and geodiversity, nature conservation, archaeological or built heritage interests;**

- 8.51 The Environmental Statement has assessed the impact of the development on designated sites, habitats and species through conducting extensive survey works and has provided mitigation measures to avoid significant adverse impacts.
- 8.52 The site is not within or adjacent to any nationally or internationally designated sites for nature conservation, but it is hydrologically linked to the Bann Estuary SAC which is of international and national importance and is protected by the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002 (as amended). As set out above, SES has carried out a Stage One assessment under Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended) and has concluded that it would not be likely to have a significant effect on any European site, either alone or in combination with other plans or projects.
- 8.53 The site supports bats, which are a European protected species under the Habitats Regulations, and breeding birds, protected under the Wildlife (Northern Ireland) Order 1985 (as amended).
- 8.54 NIEA NED has reviewed the submitted Bat Monitoring and Management Plan and Ornithological Assessment and has considered the impacts of the proposal on the designated sites and other natural heritage interests. On the basis of the information provided, it has no concerns provided proposed mitigation measures are implemented in accordance with a CEMP and HMP which are required to be submitted to the Council for agreement prior to the commencement of any development. This will be conditioned in the event of an approval.
- 8.55 Both GSNI and NIEA NED have reviewed the Peat Slide Risk Assessment. The wind farm infrastructure, including turbines and access tracks, has been assessed as having negligible risk of peat slide. NIEA NED is content that the proposed mitigation is sufficient to avoid an adverse impact on natural heritage interests from peat slide events.

8.56 With regard to built heritage, Historic Environment Division has advised that it is content that the proposal satisfies PPS 6 policy requirements, subject to conditions.

- **local natural resources, such as air quality, water quality or quantity;**

8.57 Wind energy is a clean and green energy. The proposal relates to wind turbines which convert wind energy into electrical energy. The proposal will not involve the use of any non-renewable resources during its operation and will not generate any waste or emissions.

8.58 NIEA NED notes that a Construction Environmental Management Plan (CEMP) was required by condition 7 of the original extant wind farm approval. This was submitted and agreed under discharge of condition application LA01/2021/1009/DC. The CEMP sets out the pollution prevention measures to protect ground water and the water environment on site during the construction phase of the development. NIEA NED is content this plan but require the submission of an updated CEMP, which reflects the amended proposal, to be conditioned as part of any approval. This is to ensure implementation of the proposed mitigation so as to prevent any adverse impact on natural resources within the immediate and wider vicinity of the site.

8.59 Regulation Unit (Land and Groundwater Team) of NIEA has considered the impacts of the proposal on the groundwater environment and has no objection to the proposal.

8.60 Due to the nature of the development there will be limited impact on air quality except for the potential impact from dust primarily during the decommissioning and constructions phases.

- **The capacity of and effects on the transportation network;**

8.61 Given the nature of the development, the site will be unmanned once operational and occasionally accessed for maintenance or servicing as and when required. It is therefore anticipated that there will be no impact on the transportation network for the proposed development. DfI Roads confirmed that it has no objection to the proposal subject to the conditions required by C/2011/0459/F.

- **Impacts on tourism, recreation, and public access to the countryside.**

8.62 The lands within the application site boundary are not publicly owned and are used primarily for agricultural use. There are no Rights of Way within the site therefore 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 landowner's consent. Furthermore, there are no tourism amenities or recreation activities within proximity to the site. The proposed development will have no impact on tourism, recreation, and public access to the countryside.

Decommissioning

8.63 Paragraph 6.239 of the SPPS Edition 2 requires proposals to include details on future decommissioning, including proposals for site restoration.

8.64 Decommissioning details were submitted as part of the original Environmental Statement submitted under C/2011/0459/F. The ES sets out that at the end of the project's operational life it can be fully decommissioned or an application could be submitted to repower the site.

8.65 The ES states that if the site is decommissioned, the principal elements will be removed and recycled where possible and the site restored to its current state leaving little visible trace. The wind turbines would be removed from the site in the same way they were transported to the site originally, using extendable low loader long vehicles. The foundations would be grubbed up to 600 – 900 mm below ground level backfilled with sub stratum and covered over with topsoil and reseeded. The cables interconnecting the wind turbines to the electricity grid system would be de-energised and withdrawn where located less than 900 mm below ground level together with cable marker signs removed from the site. The decommissioning process would take up to 12 weeks to complete. A decommissioning program and site restoration plan would be agreed with the Council prior to commencement of the required works and this would be dealt with by condition in the event of an approval.

Development on Active Peatland

8.66 There is no development proposed on active peatland.

Economic, Environmental and Social Consideration

- 8.67 The SPSS Edition 2 requires planning authorities to give appropriate weight to climate considerations (including the target to generate 80% of electricity consumption from renewable sources by 2030) and to supporting efforts to protect and enhance biodiversity. It states that planning authorities must help facilitate delivery of the necessary increase in appropriate renewable and low carbon energy developments (electricity and heat) so that the contribution of this sector to the transition to a net zero energy is optimised. This requires careful balancing of the local impacts with the wider environmental, economic, and social benefits.
- 8.68 In this case, the provision of a sustainable supply of energy from a renewable resource must be given significant weight due to the considerable environmental benefits that provision of energy in this way provides. This proposal also positively contributes to regional and national targets for provision of energy from renewable sources by its 17.04MW generation capacity.
- 8.69 While the local impacts of the development, including visual impact, are acceptable, the development also provides environmental, economic, and social benefits as set out in the Planning Statement. These include:
- provision of energy to power between 17,540 and 19,446 homes;
 - reduction of between circa 1,379 and 2,276 tonnes of CO₂ emissions per annum;
 - there will be circa £56m-£57.3m of expenditure associated with the development, of which £33.7m to £34.9m of expenditure is anticipated to be invested (and retained) in the NI economy.
 - circa £1.51m of the construction expenditure and circa £255k to £266k per annum of the operations and maintenance expenditure will be spent in the Causeway Coast and Glens Borough Council area.
 - Generation of annual business rates of between £164k - £194k per annum, of which £79,734 - £94,352 will go to Causeway Coast and Glens Borough Council.
 - Payment to local landowners of circa £2.8m across the 35-year project lifetime.
 - Generation of between £36,000 and £42,600 per annum across the 35-year project life (equating to circa £1.3m - £1.5m), which will be re-invested into the local community through a Community Benefit Initiative.

- It is estimated that 96.6 FTE job years of employment will be created/sustained in Northern Ireland across the 35-year project life.

8.70 The environmental benefits outlined go towards the target to generate 80% of electricity consumption from renewable sources by 2030 and to the reduction of greenhouse gases. The production of jobs is a social benefit and the economic benefits come in the form of the generation of rates and investment. The proposal will therefore deliver significant environmental, economic and social benefits to Northern Ireland and will contribute towards the renewable energy targets imposed by the Climate Change Act.

SPPS Edition 2 Natural Heritage and PPS 2 Natural Heritage

- 8.71 The SPPS Edition 2 and policies NH1, NH2, NH3, NH4, NH5 and NH6 of PPS 2 require consideration of the impact of the proposal on European and National sites, protected species, sites on nature conservation importance, habitats, species or features of natural heritage importance and AONBs.
- 8.72 These issues have all been addressed under the consideration of the SPPS Edition 2 Renewable and Low Carbo Energy above. The proposal satisfies all policy requirements of the SPPS Edition 2 Natural Heritage and PPS 2.

SPPS Edition 2 Transportation and PPS 3 Access, Movement and Parking

- 8.73 A Transport Assessment was submitted with the application as required by the SPPS Edition 2. DfI Roads has reviewed the Transport Assessment and has no objection to the proposal.
- 8.74 Policy AMP2 of PPS 3 'Access to Public Roads' states that permission will only be granted for development involving direct access onto a public road where it will not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.75 The proposed access is located on Craigmore Road which is not a Protected Route. The access is as approved under C/2011/0459/F and has already been constructed, along with the required visibility splays, in accordance with the approval. The lawfulness of the works was certified by LA01/2022/0168/LDP.

8.76 Policy AMP7 'Car Parking and Servicing Arrangements' of PPS 3 requires that development proposals provide adequate provision for car parking and appropriate servicing requirements. The Transport Assessment states that all parking will take place within the site during both construction and operational phases. The provision of a temporary construction compound will facilitate the service arrangements and parking during construction. Given the nature of the development, the site will be unmanned and occasionally accessed for maintenance or servicing as and when required. Notwithstanding, the development has been suitably designed and is sufficiently large to allow HGVs and cars to turn within the site, entering and leaving in a forward gear. Again, DfI Roads has no objection.

SPPS Edition 2 Archaeology and Built Heritage and PPS 6 Planning, Archaeology and the Built Heritage

8.77 Appendix 5 of the Environmental Statement assesses the impact of the proposal on archaeological and cultural heritage assets. The Archaeological Assessment assesses both the direct effects, mainly through construction and decommissioning works, and indirect effects, primarily visual, on both archaeological and cultural heritage sites.

8.78 The assessment outlines that there are no known sites of archaeological interest within the proposed site boundary. Therefore, there would be no direct effects upon known archaeological features or heritage assets.

8.79 The assessment also outlines that the development site lies in an area of potential archaeological interest, and there are a total of 72 sites of archaeological interest located within a 5km radius. Of these, 9 were identified as scheduled monuments of regional importance. The assessment concluded that the proposed development would have no significant indirect effects, associated with changes to settings, upon heritage assets in the surrounding historic environment, in isolation or cumulatively with other windfarm development. Mitigation for encountering unknown archaeological features is proposed by way of archaeological programme of works.

8.80 Historic Environment Division has advised that it is content that the proposal satisfies SPPS Edition 2 and PPS 6 policy requirements,

subject to conditions. HED requires a Programme of Archaeological Works, in the event of an approval, to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

SPPS Edition 2 Flood Risk and PPS 15 Planning and Flood Risk

- 8.81 No part of the application site is within the identified 1 in 100 year fluvial floodplain, therefore policy FLD 1 of PPS15 does not apply.
- 8.82 Due to the size and nature of the development FLD3 of PPS15 applies. A drainage assessment was provided as part of the original Environmental Statement. DfI Rivers is content that FLD 3 is satisfied.
- 8.83 Details relating to site drainage management including Sustainable Drainage Systems (SUDS) are required as part of a final CEMP to be submitted and approved prior to the commencement of development. The proposal meets the requirements of SPPS Edition 2 and policy FLD 3 of PPS15.

Northern Area Plan, SPPS Edition 2 Tourism and PPS 16 Tourism

- 8.84 TSM 8 considers the safeguarding of tourism assets by not granting permission for development which would in itself or in combination with existing and approved development in the locality have an adverse impact on a tourism asset. There are no tourism or recreational assets within the site, or in proximity to the site.

Issues raised in letters of representation

- 8.85 In total, 27 letters of representation have been received in relation to the proposal. This includes 2 letters of objection and 25 letters of support. The 2 objection letters have been received from 1 objector. The issues raised are addressed below. Note – issues raised by letters of representation are in italics and are followed by Council's response.

Issues raised in letters of objection:

- 8.86 *Detrimental impact on residential amenity in terms of impact on physical and mental health from increased noise and shadow*

flicker – Residential amenity, noise and shadow flicker have been considered above. It is considered that there will be no unacceptable adverse impact on residential amenity from noise, shadow flicker or any other nuisance.

- 8.87 *Damage to the environment and wildlife, including bats* – The impact of the proposal on both the environment and wildlife has been considered in the report. There will be no unacceptable detrimental impact on either the environment or wildlife. NIEA and SES, who are the competent authorities in relation to these issues, have assessed the proposal and are content that it will not have an unacceptable adverse impact on any aspect of the natural environment. NIEA has included conditions to be attached to any planning approval to monitor and protect the environment and wildlife, including bats.
- 8.88 *Light pollution from red lights on top of turbines* – In the event of an approval, the development will be conditioned to install infra-red lights which will not be visible to the human eye.

Issues raised in letters of support

- 8.89 *Economic benefit* - The letters of representation state that there will be economic benefit to the local area through jobs and rates. The Applicant has not given specific details on who will be employed or how workers will be accommodated. Locals may not benefit from jobs as expertise may be brought in from existing companies who specialise in the construction of windfarms. The main revenue will be paid to a small number of individuals, namely the landowners, who will receive rent. The ES sets out that during the construction phase, it is anticipated there will be circa £6.8m invested and retained in the Northern Ireland economy, and across the anticipated 35-year operational life, there will be circa £25.5m and £26.8m of operations and maintenance expenditure being retained in the Northern Ireland economy.
- 8.90 *Community fund* – the SPPS states at para 5.71 that social benefits in the form of community payments, in-kind benefits and shared ownership arrangements cannot be considered material considerations. Therefore, the community fund cannot be taken into consideration in this case.

- 8.91 *Rates* – Across the anticipated 35-year lifetime, the wind farm would yield additional rates receivable by the local council of circa £2.8m to £3.3m.
- 8.92 *Combat climate change* - It is accepted that wind energy as an alternative to burning fossil fuels is clean and produces no greenhouse gas emissions during operation which helps to curb climate risks. It is estimated that the proposal could reduce NI's CO2 emissions by between 22,812 and 25,680 tonnes per annum.
- 8.93 *Government targets* – The Climate Change Act (Northern Ireland) 2022 includes a target to achieve 80% of electricity from renewable sources by 2030. A report published by the Department for the Economy on 5 June 2025 states that in the 12 month period April 2024 to March 2025 43% of Northern Ireland's electricity was generated from renewable sources. It is accepted that the proposal would help towards achieving the 80% target.

9.0 CONCLUSION

- 9.1 The proposal is acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal is subject to the provisions of SPPS Edition 2 which states that planning authorities must help facilitate delivery of the necessary increase in appropriate renewable and low carbon energy developments (electricity and heat) so that the contribution of this sector to the transition to a net zero energy is optimised. The principle of development, impact on the public, safety, human health, residential amenity, visual amenity, landscape character, biodiversity, nature conservation, and local natural resources are considered acceptable. The proposal is an amendment to the scheme consented in 2016 and presents a reduction from 6 turbines to 4 turbines. The 2016 scheme was subject to a Certificate of Lawfulness application which demonstrated that a lawful commencement had taken place. Therefore, the 2016 approval is extant and offers a fallback position which can be implemented. This scheme has been assessed relative to the fallback and is acceptable. The amended scheme is subject to a new LVIA which formed part of the ES submitted with the application. The proposal is not located in a sensitive landscape. The proposal accords with the provisions of SPPS Edition 2. Accordingly, approval is recommended.

10.0 PROPOSED CONDITIONS

1. The permission hereby granted shall be for a limited period of 35 years only and shall expire on INSERT DATE.

Reason: To enable The Council to consider the development in the light of circumstances then prevailing.

2. Before operation, the turbines shall be fitted with infra-red lights, with a minimum intensity equivalent to 25 candela, at the highest practicable point of the structure and maintained in a serviceable state for the lifetime of the development.

Reason: In the interests of air safety.

3. The height of the development will necessitate that aeronautical charts and mapping records are amended. The developer must notify UK DVOF & Powerlines at the Defence Geographic Centre with the following information prior to development commencing:

- a) Precise location of development.
- b) Date of commencement of construction.
- c) Date of completion of construction.
- d) The height above ground level of the tallest structure.
- e) The maximum extension height of any construction equipment.
- f) Details of aviation warning lighting fitted to the structure(s)

Reason: In the interests of air safety.

4. No development shall take place until details of the model of the turbine to be installed, including its noise specification, have been submitted to and approved in writing by the Council.

Reason: To ensure that wind turbines with excessive sound power levels are not installed.

5. The developer shall notify the Council in writing of the date of commencement of works on site and of the date when the turbines have become fully operational.

Reason: To ensure compliance with appropriate conditions.

6. The level of noise immissions from the combined effects of the permitted wind turbines (including the application of any Tonal

Penalty when calculated in accordance with the procedures described on pages 104 - 109 of ETSU-R-97 and any Amplitude Modulation penalty when calculated in accordance with the procedures described in condition 11) shall not exceed values set out in Table 1. Noise limits for any dwellings which lawfully exist or have dep permission for construction at the date of this consent but are not listed in Table 1 shall be represented by the physically closest location listed in Table1 unless otherwise agreed by the Council.

Reason: To control the noise levels from the development at noise sensitive locations.

Table 1: Permitted Wind Farm Noise Limits dB LA90

Property as identified within Table 1.8 - Nearest residential properties of the Noise Impact Assessment	Standardised wind speed at 10m height (m/s) within the site averaged over 10-minute periods									
	4	5	6	7	8	9	10	11	12	
H15	30.5	34.8	38.1	40	40.3	40.3	40.3	40.3	40.3	
H16	30.7	35	38.3	40.2	40.5	40.5	40.5	40.5	40.5	
H17	30.3	34.6	37.9	39.8	40.1	40.1	40.1	40.1	40.1	
H18	30.6	34.9	38.2	40.1	40.4	40.4	40.4	40.4	40.4	
H19	31.2	35.5	38.8	40.7	41	41	41	41	41	
H22	31.7	36	39.3	41.2	41.5	41.5	41.5	41.5	41.5	
H36	32	36.3	39.6	41.5	41.8	41.8	41.8	41.8	41.8	
H51	31.3	35.6	38.9	40.8	41.1	41.1	41.1	41.1	41.1	
H53	29.4	33.7	37	38.9	39.2	39.2	39.2	39.2	39.2	
H54	28.2	32.5	35.8	37.7	38	38	38	38	38	

7. Within 6 months of the development first becoming fully operational (unless otherwise extended with the Council) the wind farm operator shall at their expense employ a suitable qualified and competent person to undertake a noise survey to assess the level of noise emissions from the wind farm. The duration of such monitoring shall be sufficient to provide comprehensive information

on noise levels with all turbines operating across the range of wind speeds referred to in Condition 6 and covering a range of wind directions. Details of the noise monitoring survey shall be submitted to the Council for their written approval prior to any monitoring commencing. The Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise survey.

Reason To assess compliance with noise emission limits as required by Condition No. 6.

8. Within 4 weeks of a written request by the Council, following a noise complaint from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind farm operator shall, at his/her expense employ a suitably qualified and competent person, to assess the level of noise immissions from the combined effects of the permitted wind turbines, at the complainant's property, following the procedures described in Pages 102-109 of ETSU-R-97 and if necessary, those described in Condition 11. Details of the noise monitoring survey shall be submitted to the Council for written approval prior to any monitoring commencing. The Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise monitoring.

Reason To control the noise levels from the development at noise sensitive locations.

9. The wind farm operator shall provide to the Council the results, assessment and conclusions regarding the noise monitoring required by Conditions 7 or 8, including all calculations, audio recordings and the raw data upon which that assessment and conclusions are based. Such information shall be provided within 3 months of the date of a written request from the Council unless otherwise extended in writing by the Council.

Reason To control the noise levels from the development at noise sensitive locations.

10. Wind speed, wind direction and power generation data shall be continuously logged throughout the period of operation of the wind farm. This data shall be retained for a period of not less than 12 months. The recorded wind data, standardised to 10m height

above ground level and relating to any periods during which noise monitoring took place or any periods when there was a specific noise complaint, shall be provided within 3 months of the date of a written request from the Council, unless otherwise extended in writing by the Council.

Reason: To facilitate assessment of monitoring exercises and complaint investigation

11. Within 4 weeks from receipt of a written request from the Council, following an amplitude modulation (AM) complaint to it from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind farm operator shall submit a scheme for the assessment and regulation of AM to the Council for its written approval. The scheme shall be in general accordance with.

- Any guidance endorsed in National or Northern Ireland Planning Policy or Guidance at that time, or in the absence of endorsed guidance.

- Suitable published methodology endorsed as good practice by the Institute of Acoustics; or in the absence of such published methodology,

- The methodology published by Renewable UK on the 16th December 2013;

and implemented within 3 months of the written request of the Council unless otherwise extended in writing by the Council.

Reason: To control the levels of AM from the development at noise sensitive locations.

12. Noise and vibration due to site preparation works shall be controlled by adherence to Best Practicable Means, having regard to BS 5228:2009, Parts 1 and 2. The hours of working shall be restricted to 07.00 - 19.00 hours on Monday to Friday, 07.00 - 13.00 hours on Saturday with no such working on Sunday, unless otherwise agreed by the Council. Outwith these hours, work at the site shall be limited to turbine erection, testing/commissioning works, emergency works, or construction work that is not audible at any noise sensitive property.

Reason: To control noise levels from construction noise at noise sensitive locations.

13. Any gates/security barriers at the access shall be located at a distance from the edge of the carriageway that will allow a 16.5 metre long vehicle to stop clear of the carriageway when the gates or barrier is closed.

Reason: To ensure waiting vehicles do not encroach onto the carriageway in the interests of road safety and convenience of road users.

14. Effective wheel washing facilities shall be installed and operated for the duration of the construction and any repair or remedial work periods thereafter in the interests of road safety and convenience of road users.

Reason: To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience of road users.

15. Prior to the commencement of development an Article 11 application for the haulage routes and any associated traffic management proposals shall be submitted to and agreed in writing with the Council and these shall be implemented by the developer.

Reason: In the interests of road safety and convenience of road users.

16. No development shall take place until the Applicant/ Agent provides all details and agree in writing with the Council proposals for the transporting of the turbines from Lisahally Port to the site and these shall be implemented by the developer. The applicant shall be responsible for acquiring any necessary lands, accommodation works and all costs associated with temporary removal of existing road infrastructure to facilitate the transportation.

Reason. In the interests of road safety and convenience of road users.

17. No development shall take place until the vehicular access, including visibility splays and any forward sight line, has been provided in accordance with the approved plans.

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

18. 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 before the development hereby permitted is commenced and shall be retained and kept clear thereafter.

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

19. The gradient of the access shall not exceed 4% (1 in 25) over the first 10m 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 user.

20. 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 the 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;
 - 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.

21. No site works of any nature or development shall take place other than in accordance with the programme of

archaeological work approved under condition 20.

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

22. 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 20. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the 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.

23. The Cam Burn crossing shall be by a clear span bridge structure as indicated in Drawing 20 received by the Department on 7 September 2011 and approved under C/2011/0459/F.

Reason: To ensure the protection of natural heritage interests and implementation of mitigation and compensation.

24. No development activity shall commence on site until a protection zone, clearly marked with posts joined with hazard warning tape, has been provided around the habitat parcel 44 at a radius of 25 metres. Habitat parcel 44 as indicated on figure 8.6 Habitat Map (Section 8) in the Environmental Impact Statement received by the Department on 7 September 2011 under C/2011/0459/F. No works, clearance, disturbance by machinery, dumping or storage of materials shall take place within that protection zone without the consent of the Council. The protection zone shall be retained and maintained until all construction activity has been completed on site.

Reason: To ensure the protection of natural heritage interests and implementation of mitigation and compensation.

25. There shall be no storage of materials spoil, infill or construction works within habitat parcels 19, 27, 28, 35, 40, 44, 45, 59 as indicated on figure 8.6 Habitat Map within section 8 Ecological Impact Assessment Flora Fauna & Habitats in the Environmental Impact Statement received by the Department on 7 September 2011 under C/2011/0459/F.

Reason: To ensure the protection of natural heritage interests and implementation of mitigation and compensation.

26. Prior to construction commencing, a temporary fence shall be constructed around parcel 45 as indicated on figure 8.6 Habitat Map (8 Ecological Impact Assessment: Flora Fauna & Habitats) in the Environmental Impact Statement received by the Department on 7 September 2011 under C/2011/0459/F. This shall be maintained until all works are completed.

Reason: To ensure the protection of natural heritage interests and implementation of mitigation and compensation.

27. No development activity, including ground preparation or vegetation clearance, shall take place until a final Habitat Management Plan (HMP) has been submitted to and approved in writing by the Council. The approved HMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved HMP, unless otherwise approved in writing by the Council. The HMP shall include the following:

- a) Clear aims and objectives of proposed habitat management/restoration;
- b) Description of pre-construction, baseline habitat conditions;
- c) Appropriate maps, clearly identifying habitat management areas;

- d) Detailed methodology and prescriptions of habitat management and restoration measures, including timescales, and with defined criteria for the success of the measures;
- e) Details of the prohibition of habitat damaging activities, including agricultural activities;
- f) Confirmation of legally binding landowner agreement with all proposed habitat management measures for the lifetime of the wind farm;
- g) Details of the regular monitoring of the effectiveness of habitat management and restoration measures using appropriate methodology (e.g. visual inspections, vegetation quadrats, fixed point photography) in years 1, 2, 3, 5, 10, 15, 20 and 25 after construction;
- h) Details of the appointment of a competent ecologist to oversee the implementation of the Habitat Management Plan, including their roles and responsibilities.

Reason: To compensate for the loss of and damage to Northern Ireland priority habitats and to mitigate for impacts to priority species/breeding birds.

28. Progress reports detailing the implementation and monitoring of the Habitat Management Plan shall be produced by a competent ecologist and submitted to the Council in years 1, 2, 3, 5, 10, 15, 20 and 25 after construction, within 6 months of the end of each monitoring year. These shall include details of any necessary contingency and/or remedial measures to ensure that the aims and objectives of the Habitat Management Plan are met.

Reason: To ensure proper implementation of the habitat management plan and make provisions for any necessary contingency and/or remedial measures.

29. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Council. The CEMP shall include the following:

- a) Construction methodology and timings of works;

- b) Pollution Prevention Plan; including details of the establishment of buffer zones to watercourses (50m to streams and 20m to minor drains) and details of watercourse crossings;
- c) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- d) Spoil Management Plan; including identification of spoil storage areas, management and handling of spoil and details of the reinstatement of excavated spoil;
- e) Water Quality Monitoring Plan;
- f) Environmental Emergency Plan;
- g) Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Statement.

30. No development activity, including ground preparation or vegetation clearance, shall take place on site between 1 March and 31 August in any year until an Ornithological Mitigation Strategy (OMS) has been prepared by a suitably experienced and competent ornithologist

and approved in writing by the Council. The approved OMS shall be implemented in accordance with the approved details and all works must conform to the approved OMS, unless otherwise approved in writing by the Council. The OMS shall include:

- a) Details of the appointment of a suitably experienced and competent ornithologist, with the power to halt works, to supervise works during the bird breeding season;
- b) Details of the timing of ground preparation and vegetation clearance to avoid disturbance to breeding birds;
- c) Details of pre-construction bird surveys and appropriately timed bird surveys to be conducted throughout the construction phase;
- d) Details of appropriate mitigation measures to be implemented before and during the construction phase, including identifying the location of any recorded active nests or breeding activity, the establishment of species specific buffer zones to active nests or breeding territories (to be agreed with NIEA), temporarily halting works to avoid disturbance to breeding birds;
- e) Provisions for the reporting of the implementation of the OMS to the Council at the end of each bird breeding season during which works take place.

Reason: To protect breeding birds during the construction phase.

31. No development activity, including ground preparation or vegetation clearance, shall take place until an Ornithological Management & Monitoring Plan (OMMP) has been prepared by a suitably experienced and competent ornithologist and approved in writing by the Council. The approved OMMP shall be implemented in accordance with the approved

details and all works must conform to the approved OMMP, unless otherwise approved in writing by the Council. The OMMP shall include:

- a) Details of a programme of ornithological mitigation measures;
- b) Details of a programme of long term monitoring of breeding and wintering birds, covering breeding and non-breeding seasons, using appropriate survey methodology, in the first survey period after construction is completed (year 1) and in years 2, 3, 5 and 10 thereafter;
- c) Details of a programme of regular turbine carcass searches to produce mortality data for birds, including estimation of the rate of carcass removal by scavengers, estimation of observer efficiency of carcass detection, and the reporting of mortality incidents to NIEA;
- d) Provisions for the implementation of contingency mitigation measures should monitoring reveal significant impacts on birds;
- e) Details of the production of monitoring reports which shall be submitted to the Council within 6 months of the end of each monitoring year.

Reason: To ensure implementation of the long term ornithological mitigation measures as described in the Environmental Statement and to monitor the impact of the proposal on sensitive bird species.

32. No turbine shall become operational until a final Bat Mitigation and Monitoring Plan (BMMP) has been submitted to and approved in writing by the Council. The approved BMMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Council. The BMMP shall include the following:

- a) Details of the proposed monitoring of bat activity across the site post construction using appropriate methodology for a period of 5 years;
- b) Details of bat carcass searches at all turbines using appropriate methodology for a period of 5 years;

- c) Details of searcher efficiency trials and carcass removal trials to be carried out alongside bat carcass searches;
- d) Details of appropriate weather monitoring;
- e) Details of the production of yearly monitoring reports to be submitted to the Council within 3 months of the end of each monitoring year;
- f) Provision for additional mitigation or contingency measures which may be deemed necessary depending on the results of the monitoring and which shall be implemented and reported to the Council unless otherwise agreed. Any wind turbine curtailment regime which is identified through the post construction Bat Mitigation and Monitoring Plan as being required, shall be implemented for the operational lifetime of the wind farm unless otherwise agreed with the Council. Monitoring reports shall include a log of when a turbine was subject to curtailment and the associated curtailment parameters applied;
- g) Provision for review of the mitigation measures and the length of the monitoring plan.

Reason: To monitor the impact of the proposal on bats.

33. Habitat parcel 58 as indicated on figure 8.6 Habitat Map in the Environmental Impact Statement received by the Department on 7 September 2011 under C/2011/0459/F shall have all construction materials, infill and spoil removed and there shall be replanting of native trees within one year of electricity generation commencing. There shall be no reseedling of this habitat parcel.

Reason: To ensure impacts to the woodland habitat are temporary.

34. Turbines 1 and 2 shall be micro-sited as necessary within the approved micro-siting areas, as shown in Drawing Number 02 Site Layout Plan, date stamped 07 November 2022 by the Council, to ensure a minimum buffer of 50 metres is maintained between the blade tip of each turbine and the wooded edge of the Cam Burn River corridor to the north.

Reason: To ensure a buffer is maintained to important habitat features for bats.

35. A minimum buffer distance of 50 metres shall be maintained between the blade tip of turbine 4 and the woodland plantation to the west and between the blade tip of turbine 6 and the woodland

area to the north.

Reason: To ensure a buffer is maintained to important habitat features for bats.

36. No turbine shall become operational until all trees as indicated in Figure 3 Forestry Felling Coups, Appendix 2, Further Environmental Information (Blackstaff Ecology, Nov 2024), have been felled. There shall be no replanting of trees within these areas for the lifetime of the wind farm.

Reason: To protect bats.

37. All turbine blades shall be “feathered” when wind speeds are below the “cut-in speed” of the operational turbines. This shall involve pitching the blades to 90 degrees and/or rotating the blades parallel to the wind direction to reduce the blade rotation speeds below two revolutions per minute while idling.

Reason: To protect bats.

38. Prior to the erection of the meteorological mast, bird flappers, taping streamers or similar devices shall be attached along all guy lines at regular intervals and these shall be maintained for the lifetime of the structure.

Reason: To reduce the risk of collision for bird species.

39. Not later than 12 months before the end of this permission a Decommissioning and Site Restoration Plan shall be submitted for the approval in writing of the Council. Such plan shall include the removal of above-ground elements of the development to one metre below ground level, habitat restoration measures, including the reinstatement of access tracks, the management and timing of any works, environmental management provisions and a traffic management plan to address any traffic impact issues during the decommissioning period. The plan shall be implemented as approved.

Reason: To restore the site and protect the local environment beyond the lifetime of the permission.

40. There shall be no storage of spoil within 50 metres of watercourses on site.

Reason: To ensure the protection of natural heritage interests and implementation of mitigation and compensation.

41. Within 3 months of the facility ceasing to operate and prior to decommissioning works commencing, a final Decommissioning Environmental Management Plan (DEMP) must be submitted for agreement with the Council. The final DEMP must be site specific and include all necessary mitigation measures for the decommissioning phase of the development to avoid any pollutant egress to the adjacent surface water environment. The approved final DEMP shall be adhered to and implemented in full throughout decommissioning in accordance with the approved details, unless otherwise agreed in writing by the Council.

Reason: To protect Northern Ireland priority habitats and species, and to ensure implementation of mitigation and compensation.

Informatives

1. 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.

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.

3. 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.

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.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://www.nidirect.gov.uk/articles/finding-planning-application>

Appendix 1: Consultation Responses

Consultee	Response date	Response
National Air Traffic Services	22/12/2023	No Objection
DFI Roads - Coleraine Office	12/01/2023	No Objection subject to conditions
Vodafone	07/07/2023	No Objection
The Joint Radio Company	13/02/2023	No Objection
Ulster Hang Gliding & Paragliding Club	05/05/2023	No Objection
Historic Environment Division (HED)	15/02/2023	No Objection subject to conditions
Shared Environmental Services	25/03/2026	No Objection
NIEA	19/01/2026	No Objection subject to conditions
Environ Health Causeway Coast Glens DC	07/03/2024	No objection subject to conditions
GSNI	17/10/2023	No objection

Site Layout

