

Regional Planning Policy & Casework

Denise Dickson
Head of Planning
Causeway Coast and Glens Borough Council
Cloonavin,
66 Portstewart Road,
Coleraine,
BT52 1EY



Department for
Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

James House
Gasworks Site
2 - 4 Cromac Avenue
Belfast
BT7 2JA
Tel: 0300 200 7830

Ref: SPD/2024/0044/PAN

22 May 2024

Dear Ms Dickson

Location: Lands to the east and west of Baranait Road, north and south of Highlands Road, lands to the east of Baranait Road and south of Glenhead Road, approximately 2.5km southwest of Limavady, Co. Derry/ Londonderry.

Proposal: Installation and operation of a solar PV energy development to include a substation, inverters, modules, solar PV ground mounted on support structures, battery storage systems, temporary construction compounds, internal access tracks, security fencing, electrical cabling and ducting, CCTV, other ancillary infrastructure, drainage and site access arrangements, additional landscaping and habitat enhancement as required.

For your information and in accordance with Regulation 5(1) of the Planning (Development Management) Regulations (NI) 2015, please find enclosed a copy of a Proposal of Application Notice for the above development which was received by the Department on 2 May 2024.

The Planning application cannot be made to the Department before 25 July 2024.

Yours sincerely

Regional Planning Policy and Casework

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Charlotte Irwin
Principal Planner
Mabbett & Associates Limited
110B Forsyth House
Cromac Street
Belfast
BT2 8LA
cirwin@mabbett.eu



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22 May 2024

Dear Ms Irwin

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I refer to the Proposal of Application Notice (PAN) which was submitted on 2 May 2024.

The Department has considered the PAN and, having regard to the nature, extent and location of the proposed development and to the likely effects, at and in the vicinity of that location, of its being carried out, under the provisions of s.27(6) of the Act, the Department requests that you to carry out additional notification to include:

- City of Derry Airport, Airport Road, Eglinton, BT47 3GY,
- Ulster Hang Gliding and Paragliding Club, 24 Upper Road, Carrickfergus, Co Antrim, BT38 8RL,
- Ulster Gliding Centre/Ulster Gliding Club, 366a Seacoast Rd, Bellarena, Limavady BT49 0LA, and
- The Honourable The Irish Society, 54 Castleroe Road, Coleraine, BT51 3RL

The Department also requests that you publicise the public event in one other paper circulating within the area of the proposal.

It is also suggested that an online exhibition would be a useful addition with a link to this website contained within the advertisement and newsletter and that any local tourism bodies within 5km of the proposal site are consulted on the forthcoming public event and/or provided with information leaflets accordingly.

In addition, there is an existing cycle route in close proximity to the site. The Department would suggest that local cycling groups should also be informed of the public event and/or provided with information leaflets.

It would also be helpful if the newsletter to be sent to local residents and groups and the advertisement for the public exhibition refers to the size of the site and the anticipated MW output of the ground mounted PV solar and the MW/MWh figures for the battery storage element to distinguish the proposal from previous consultations carried out and for clarity.

I trust this information is helpful.

Yours sincerely

A handwritten signature in black ink, appearing to be 'S. J. ...', written in a cursive style.

Regional Planning Policy and Casework

Nicole Thompson
Department for Infrastructure
Regional Planning Policy and Casework Directorate
Clarence Court
10-18 Adelaide Street
Belfast
BT2 8GB

Office 110B
Forsyth House
Cromac Street
Belfast
BT2 8LA
T: 07526 505103
E: cirwin@mabbett.eu

30 April 2024

DfI Ref: SPD/2024/0042/DETS26

Dear Ms Thompson,

RE: Proposal of Application Notice for Glenhead Solar Farm and Battery Energy Storage System (BESS) Facility, Co. Derry/Londonderry

Renewable Energy Systems Ltd. (RES) is delighted to submit the enclosed Proposal of Application Notice ("PAN") in accordance with Section 27 (2) of the Planning Act (Northern Ireland) 2011 ("the Act") for the following proposed development:

Installation and operation of a solar PV energy development to include a substation, inverters, modules, solar PV ground mounted on support structures, battery storage systems, temporary construction compounds, internal access tracks, security fencing, electrical cabling and ducting, CCTV, other ancillary infrastructure, drainage and site access arrangements, additional landscaping and habitat enhancement as required.

The location of the proposed development is:

Lands to the east and west of Baranait Road, north and south of Highlands Road, lands to the east of Baranait Road and south of Glenhead Road, approximately 2.5km southwest of Limavady, Co. Derry/ Londonderry.

The proposed development, across c. 195 ha (Site Location Plan enclosed), is anticipated to comprise the following:

- Ground mounted solar Photovoltaic (PV) panels, generating approximately 80MW;
- Associated electrical equipment i.e. inverter substations;
- Underground cabling;
- Internal access tracks;
- Creation of new site entrances along Baranait/Glenhead/Highlands/New Line Roads;
- Off-site areas of widening to the public road;
- 110kV substation and control building compound;
- 100MW BESS facility;
- Security fencing and CCTV; and
- Ancillary development including landscaping and drainage works.

During construction and commissioning there will also be a number of temporary works including the requirement for a construction compound(s) with car parking; temporary parts of crane hardstandings; welfare



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Registered in Scotland No: SC 163378 info@mabbett.eu www.mabbett.eu

facilities and pyrometer installation. A preliminary site location plan is enclosed as part of this submission.

Confirmation that this proposal would, if carried out, be of significance to the whole or a substantial part of Northern Ireland was received from the Department for Infrastructure on 16 April 2024 (enclosed). Therefore, in accordance with section 26 of the above Act, any future application should be submitted to the Department for Infrastructure for its consideration.

The Act identifies the content to be submitted with any PAN including:

- (a) a description in general terms of the development to be carried out;
- (b) if the site at which the development is to be carried out has a postal address, that address;
- (c) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify that site, and
- (d) details as to how the prospective applicant may be contacted and corresponded with.

Supporting this, Regulation 4 of The Planning (Development Management) Regulations (Northern Ireland) 2015 presents how a PAN must account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

As detailed in the PAN form, a public exhibition is scheduled for 20 June 2024 at Roe Park Resort, Limavady from 16.00 – 20.00. An advertisement and a letter drop (1.5km from the red line boundary for local residents and 3km for community groups) will precede the event to inform the local community of the development proposal and to invite feedback. A dedicated website can be found at www.glenhead-solarfarm.co.uk.

By way of background and for information purposes, in August 2023, a PAN was submitted to Causeway Coast and Glens Borough Council (Reference: LA01/2023/0868/PAN) regarding a 29.9MW solar farm proposal. Since last summer, we have been refining and improving the preliminary design for the Glenhead project which would continue to sit sensitively within the existing landscape whilst maximising its generating capacity to meet the challenges of increased grid costs and enable clean, renewable electricity to still be delivered at the lowest cost to the consumer.

We are now bringing forward our plans for a re-designed scheme capable of producing up to 80MW of clean, low-cost solar generated electricity and including an energy storage system of up to 100MW to help increase the flexibility and generation opportunities of the site. Due to the existing high levels of renewable generation in the northwest, we anticipate that Glenhead will provide a significant opportunity for energy storage which will contribute to wider grid decarbonisation.

Our original proposal as presented in Summer 2023 would have required an 8km grid connection via underground cable between Glenhead and the existing Limavady substation. During the Public Exhibition, the public raised concerns about the potential disruption on the local public highway during construction phase. The redesigned scheme would be able to connect directly to the 110kV overhead line, which crosses the Glenhead site, with significantly lower potential impacts on the surrounding environment than the original proposal.

We would be grateful if the Department would consider the information provided in the PAN and confirm in writing that it complies with the statutory requirements under Section 27 of the Act.

I trust the information provided is sufficient, however if you have any queries, please do not hesitate to contact me.

Yours sincerely,



Charlotte Irwin
Principal Planner

Cc: Pauric McCloskey RES: pauric.mccloskey@res-group.com

Enc: Proposal of Application Notice Form
Site Location Plan
Copy of notice served by Department for Infrastructure under Section 26 (4)

Proposal of Application Notice (PAN)

The Planning Act (Northern Ireland) 2011, Section 169
 Article 11 of the Planning (General Development Procedure)
 Order (Northern Ireland) 2015

Official Use	
Application No.:	_____
Fee Received: £	_____
Receipt No.:	_____

This form is specifically designed to be downloaded and completed offline. If completing a printed version, please use black ink and block capitals as the document will be scanned once received by the Planning Authority.

If you would rather make this application online, you can do so on the Planning Portal (<https://submissions.planningsystemni.gov.uk/app/>).

Please note that when you submit a planning application the information you provide including all plans, maps, drawings, forms and associated assessments will appear on the Planning Register which is publicly available and, along with any other associated documentation (with the exception of personal telephone numbers, personal e-mail addresses or sensitive personal data), will also be published online on the Planning Portal (<https://planningregister.planningsystemni.gov.uk/>). The Planning Authority will process your information in line with the General Data Protection Regulations (GDPR) requirements. A copy of the full Privacy Statement is available on the Planning Portal. To request a hard copy, please contact the Data Protection Officer for the relevant Planning Authority.

To find contact details for the Planning Authorities, including the postal or e-mail address to send offline applications to, please check their website or visit www.nidirect.gov.uk/contacts/planning-offices-ni.

Section A

Applicant's name and address

Agent's name and address (if applicable)

Name:		Name:	
Address:		Address:	
Town/City:		Town/City:	
Postcode:		Postcode:	
Tel:		Tel:	
Mobile:		Mobile:	
E-mail:		E-mail:	
Your Ref.:		Your Ref.:	

Section B – Site Address

Give the full postal address of the site to be developed. If you cannot provide a postcode, then please give the most accurate description you can in order to help locate the site.

Section C – Site Area

What is the area of the site? (Hectares)

Section D – Details of Proposed Development

Description of Proposed Development

Please give a concise and accurate description of all elements of the proposed development that requires consent, including the purpose for which the land / buildings are to be used. Provide details of all buildings proposed and any ancillary works including access arrangements associated with the proposal. Please also include details of any demolition if the site falls within a designated area.

Please indicate what type of application is being requested

Outline permission

Full permission

Floorspace Summary

Does the proposal include floorspace?

Yes

No

If yes, what is the total gross floorspace of proposed development (sq m)?

Section E – Renewable Energy

Does your proposal involve renewable energy development?

Yes

No

If yes, please provide details for each applicable type of renewable energy. Please include renewable energy type and total amount of power (MW) expected to be generated per year.

Section F - Determinations

Has a determination been made as to whether the proposed development would be of Regional Significance?

Yes

No

If Yes, please provide the Reference No. for the Regional Significance determination

Please note, as part of this application process you must also attach a copy of the determination made under Section 26 of the Planning Act (NI) 2011.

Has an Environmental Impact Assessment determination previously been made?

Yes No

If Yes, please provide the Reference No. for the Environmental Impact Assessment determination

Please note, as part of this application process you must also attach a copy of the determination made under Part 2 of the Planning (Environmental Impact Assessment) Regulations (NI) 2015.

Section G – Details of Proposed Consultation

The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. A public event must not be held earlier than 7 days after the notification date.

Please add separate details for each proposed consultation

Proposed public event	Venue	Date and Time

Name of publication(s):

Proposed advert start and finish dates:

Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc) and method of notification (please include date, time and with whom):

Details of any other publicity methods (such as leaflets, posters, etc):

Section H – Details of Other Parties Receiving a copy of this PAN

Please state which other parties have received a copy of this Proposal of Application Notice (PAN)

The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. A public event must not be held earlier than 7 days after the notification date.

Elected member(s) for District Electoral Area, including Date Served:

Details for Other Parties, including Date Served:

Section I – Authority Employee / Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes No

Are you / the applicant / the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes No

If you have answered Yes to either of the above questions, you / the applicant / the applicant's spouse or partner may have a duty to declare an interest in this application under the Authority's code of conduct or scheme of delegation. If necessary, a council officer may be in touch with you to confirm details.

Section J - Declaration

The information *I / we have given in this form is correct and complete to the best of my knowledge and belief.

Signature of *Applicant / Agent C. Irwin Date _____

On behalf of _____

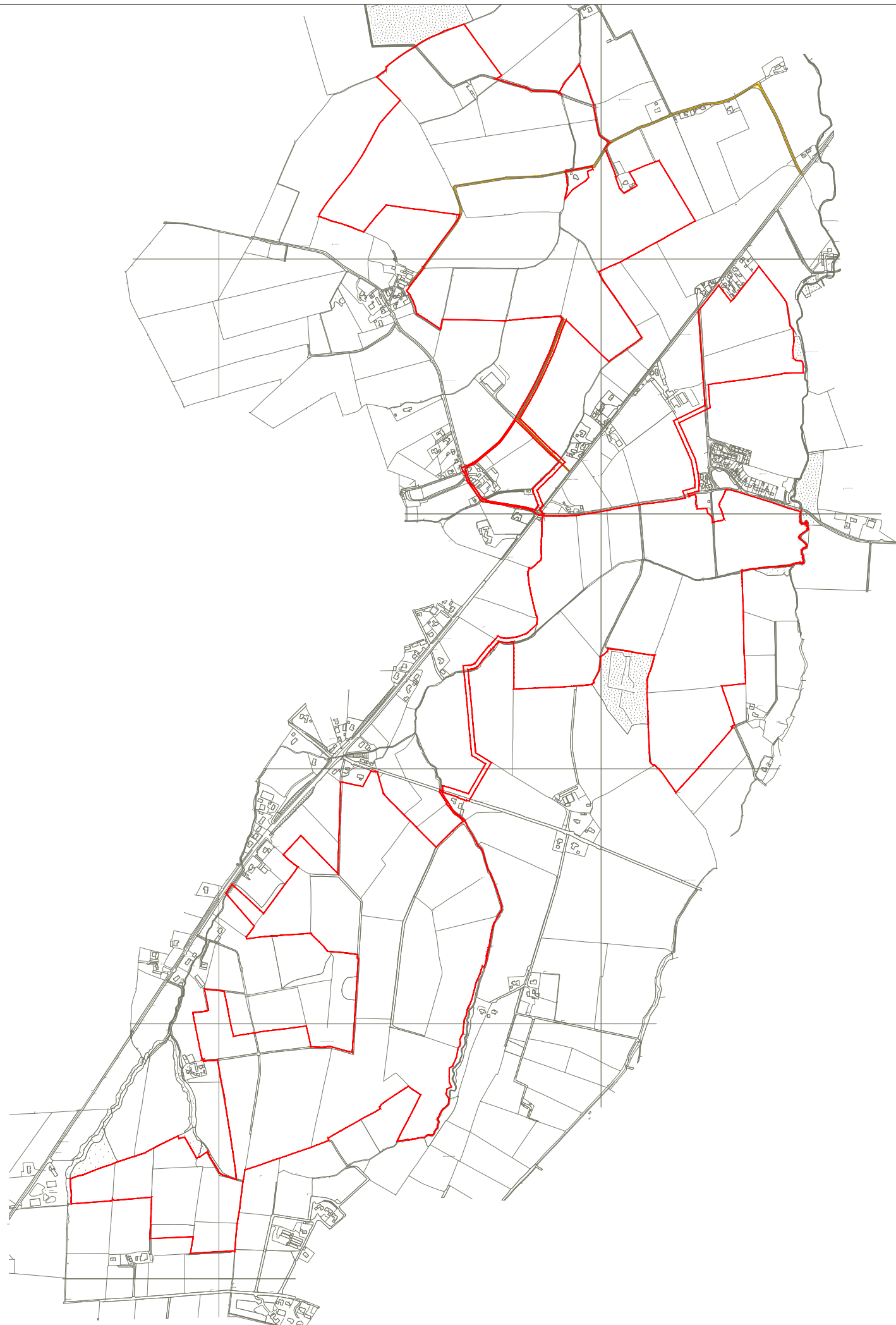
* Delete as appropriate

This information may be shared with other departments within the Authority for the purposes of promoting investment. Please indicate by ticking the box below that you are providing your personal data on the basis of consent and are positively agreeing that it is shared with these departments and used for the purpose described, who may contact you and consider tailored support to meet your needs. Please note that availing of this service will have no influence on the planning process or the likelihood of you receiving planning permission.

I consent for my personal data to be shared with other departments within the authority

PLEASE NOTE: A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report.

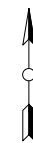
We will respond within 21 days of receiving the Notice. We will confirm whether the proposed pre-application community consultation is satisfactory, or if additional notification and consultation is required. The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. We also require this Notice to be sent to local councillors for the District Electoral Area in which the proposed development is situated, and evidence of additional publicity of the event.



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KEY:

POTENTIAL DEVELOPMENT AREA
(OUTSIDE EDGE OF LINE DENOTES BOUNDARY)



3	FG	PM	EB	2024-05-02	Drawing title update
2	FG	PM	EB	2024-03-19	Drawing title update
1	FG	PM	EB	2024-03-11	First Issue
ISSUE	DRAWN	CHKD	APPD	DATE	REVISION NOTES

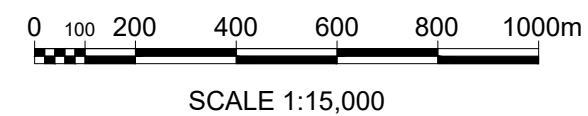
PURPOSE			COORDINATES		
PERMITTING			IRENET95 ITM		
SCALE		DATUM		N/A	
1:15,000 @A3					
LAYOUT DRAWING			T-LAYOUT NO		
N/A			N/A		

PROJECT TITLE
GLENHEAD

DRAWING TITLE
PAN - SITE LOCATION PLAN

RES DRAWING NUMBER	REV
05416-RES-LAY-DR-PT-002	3

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BEAUFORT COURT,
EGG FARM LANE,
KINGS LANGLEY,
HERTS WD4 8LR, UK
TEL +44 (0) 1923 299200
WWW.RES-GROUP.COM

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Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Pauric McCloskey
Renewable Energy Systems Limited
Willowbank Business Park
Millbrook
Larne
County Antrim
BT40 2SF
Email: pauric.mccloskey@res-group.com

Clarence Court
10-18 Adelaide Street
Belfast
BT2 8GB
Tel: 0300 200 7830

Ref: SPD/2024/0042/DETS26

16 April 2024

Dear Mr McCloskey

Location: Lands to the east of Baranait Road/south of Glenhead Road, lands to the west of Baranait Road/north of Highlands Road and lands to the east of Baranait Road/south of Highlands Road, approximately 2.5km southwest of Limavady, Co. Derry/Londonderry

Proposal: Proposed Glenhead Solar Farm, Battery Energy Storage System (BESS) Facility, 110kV substation and associated infrastructure

I refer to your letter dated 19 March 2024 and your request for a determination under section 26 of the Planning Act (Northern Ireland) 2011 for the above proposal.

Having considered the information provided, the Department is of the opinion that the development would, if carried out, be of significance to the whole or a substantial part of Northern Ireland.

In accordance with section 26(4) of the above Act, the Department hereby notifies the prospective applicant that the development proposed is development to which section 26 applies. Any planning application should therefore be made to the Department for Infrastructure.

Yours sincerely

Regional Planning Policy & Casework

Cc. Clare McParland, cmcparland@mabbett.eu