

Planning Policy

Overview

Northern Area Plan 2016

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Local Development Plan (LDP), so far as material to the application and to any other material considerations.

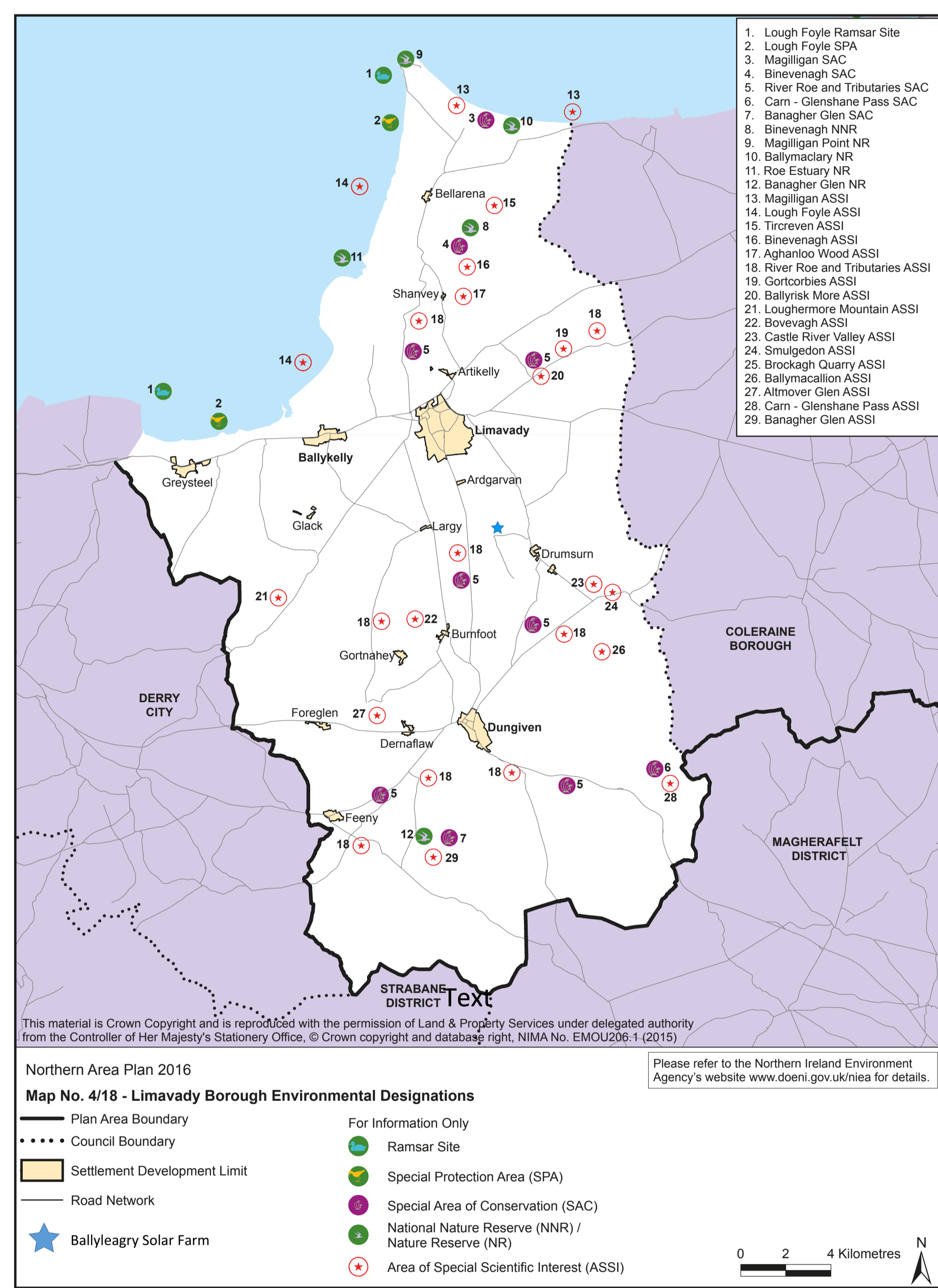
The adopted local development plan (“LDP”) for the proposed site is the Northern Area Plan 2016 (NAP). The NAP is silent on renewable energy development and therefore regional policies on renewable energy development are relevant to the assessment of proposals for this form of development.

The Limavady Borough Map identifies the site as located within the countryside but not subject to any environmental designations.

There are Sites of Local Nature Conservation Importance (SLNCI's) approximately 1km to the east (Designation LNC 15 Castle River) and 1.5km to the west beyond Ballyquin Road (Designation LNC 13 Ballykelly Moraine and LNC 14 Dogleap). A Local Landscape Policy Area (LYL01 Roe Valley Country Park) is also located to the west of the site beyond Ballyquin Road. To the north, just beyond Limavady, is the Binevenagh Area of Outstanding Natural Beauty. The subject site does not fall within, or adversely affect, any of these designations.

Emerging Local Development Plan

Causeway Coast and Glens Borough Council Local Development Plan 2038 Preferred Options Paper (POP) was published in June 2018. The next stage, the draft Plan Strategy (“dPS”), is anticipated to be published by Autumn/Winter 2026.



Regional Policy Context & Consideration Strategic Planning Policy Statement (SPPS)

The SPPS sets out rural and renewable policy exceptions. This project relates to PPS21 and PPS18.

Planning Policy Statement 18 (PPS18)

Policy RE 1 ‘Renewable Energy Development’ states that ‘Development that generates energy from renewable resources will be permitted where the proposal and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on the following planning considerations:

- Public safety, human health, or residential amenity
- Visual amenity and landscape character
- Biodiversity, nature conservation or built heritage interests
- Local natural resources, such as air quality or water quality
- Public access to the countryside’

Based on initial assessments carried out by ABO Energy and other external consultants, it is anticipated the proposal will not have an unacceptable impact on any of these matters. A Design and Access Statement/Planning Statement will be submitted with the full planning application and will set out in further detail how the proposal complies with all relevant planning policy.

Planning Policy Statement 21 (PPS21)

PPS21 Policy CTY 1 - Development in the Countryside states:

“There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Planning permission will be granted for non-residential development in the countryside in the following cases:

“...renewable energy projects in accordance with PPS18” (emphasis added hereinafter)



Strategic Planning Policy Statement for Northern Ireland



Northern Area Plan 2016



Planning Policy Statement 18 Renewable Energy

