

Official Use Only	
Reference No.:	
Associate Application No.:	
Registration date:	

Proposal of Application Notice

Planning Act (Northern Ireland) 2011
 Planning (General Development Procedure) Order (Northern Ireland) 2015

To be completed for all developments within the major category of development

Please note that when you submit this form the information, including plans, maps and drawings, will appear on the Planning Register which is publicly available and, along with other associated documentation (with the exception of personal telephone numbers, email addresses or sensitive personal data), will also be published on the internet on the Public Access site (<http://epicpublic.planningni.gov.uk/publicaccess/>). The Department for Infrastructure and the 11 Councils will process your information in line with the General Data Protection Regulations (GDPR) requirements. A copy of the full Privacy Statement is available at www.infrastructure-ni.gov.uk/dfi-privacy. To request a hard copy, please contact the relevant Data Protection Officer as listed in the statement.

1a. Applicant's name and address

1b. Agent's name and address (if applicable)

Name:	Strategic Power Projects Ltd	Name:	Neo-Environmental Limited
Address:	24 Harcourt Street	Address:	83-85 Bridge Street
Town:	Dublin 2	Town:	Ballymena
Postcode:	D02 PF99	Postcode:	BT43 5EN
Tel:	[REDACTED]	Tel:	[REDACTED]
E-mail:	[REDACTED]	E-mail:	[REDACTED]

2. Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed notice.

Land to the south of Windyhill Road, land to the west of Dunhill Road and land to the east of Ballinteer Road Coleraine, Co. Londonderry, Northern Ireland, BT51 3QB

Easting: 283182, Northing: 431042

3. What is the area of the site in hectares?

c. 102 hectare

4. Description of Proposed Development Please describe the development to be carried out, outlining its characteristics. Please also enclose appropriate drawings, including: plan, elevations and site layout of the proposal.

The proposed development will consist of Inverter/Transformer Substations, modules, solar PV ground mounted on support structures, temporary construction compounds, internal access tracks, security fencing, electrical cabling and ducting, CCTV and other ancillary infrastructure, drainage, additional landscaping and habitat enhancement as required and associated site development works relating to the access of the site. The solar farm will be operational for 35-years.

5. What is the total gross floorspace of the proposed development?

TBC

6. If the proposed development includes a renewable energy project, what is the total amount of power (in kilowatts or megawatts) expected to be generated per year?

74 MW

7. Which type of planning permission does this Proposal of Application Notice relate to?

(Please tick)

Full planning permission

Outline planning permission

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

Yes

(Please enclose a copy of the determination made under Section 26 of the Planning Act (NI) 2011)

No

9. Has an Environmental Impact Assessment determination been made?

Yes

(Please enclose a copy of the determination made under Part 2 of the Planning [Environmental Impact Assessment] Regulations [NI] 2015)

No

10. Please give details of proposed consultation

Proposed public event	Venue	Date and Time
Public Consultation Event	Coleraine West Community Centre	09/08/2023 4pm-8pm
Name of publication(s) used: Coleraine Chronicle		
Proposed newspaper advert date(s): Coleraine Chronicle - 01/08/2023		
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): Letter/flyer drop off to properties within 200m from proposed development		
Details of any other publicity methods (such as leaflets, posters, etc): TBC		

11. Please state which other parties have received a copy of this Proposal of Application Notice (Please continue on a separate sheet if necessary)

<p>Elected member(s) for District Electoral Area</p> <ul style="list-style-type: none"> -Cllr Philip Anderson (DUP) -Cllr Niamh Archibald (Sinn Fein) -Alderman Yvonne Boyle (Alliance) -Cllr Russell Watton (PUP) -Cllr John Wisener (UUP) -Cllr Tanya Stirling (DUP) 	<p>Date notice served 14th of July 2023 (for all)</p>
<p>Other</p>	<p>Date notice served</p>

12. Council Employee / Elected Member Interest

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

Yes No


Or 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, please provide details (name, relationship and role):

N/A

13. Declaration

<p>Signature:</p>	
<p>Print name:</p>	<p>CHLOE MCDONNELL</p>
<p>Date:</p>	<p>14/07/2023</p>

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.

Regional Planning Policy & Casework



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Ms Chloe McDonnell
Neo Environmental Ltd.

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

Our reference:
SPD/2023/0962/DETS26
Date: 26 May 2023

Dear Ms McDonnell

Reference: SPD/2023/0962/DETS26

Location: Windyhill Road, Coleraine.

Proposal: Proposed solar farm (c102 hectares) to consist of Inverter/Transformer Substations, modules, solar PV ground mounted on support structures, temporary construction compounds, internal access tracks, security fencing, electrical cabling and ducting, CCTV and other ancillary infrastructure, drainage, additional landscaping and habitat enhancement as required and associated site development works relating to the access of the site. The solar farm will be operational for 35-years.

I refer to your letter dated 22 May 2023 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



Graeme Walker
Regional Planning Policy & Casework

Regional Planning Policy & Casework



Ms Chloe McDonnell
Neo Environmental Ltd.

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

Our reference: SPD/2023/0970/PAN
Date: 26 July 2023

Dear Ms McDonnell

Location: Land to the south of Windyhill Road, land to the west of Dunhill Road and land to the east of Ballinteer Road Coleraine, Co. Londonderry, Northern Ireland, BT51 3QB

Proposal: Proposed solar farm (c102 hectares) to consist of Inverter/Transformer Substations, modules, solar PV ground mounted on support structures, temporary construction compounds, internal access tracks, security fencing, electrical cabling and ducting, CCTV and other ancillary infrastructure, drainage, additional landscaping and habitat enhancement as required and associated site development works relating to the access of the site. The solar farm will be operational for 35-years.

I refer to the above Proposal of Application Notice (PAN) which was submitted on 10 July 2023.

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, finds that it contains sufficient information with regards community consultation measures and therefore considers it complies with Section 27 of the Planning Act (Northern Ireland). However, although not being requested under the aforementioned provisions, the proposed public consultation event could be enhanced by the hosting of an online exhibition.

In addition, the Department would advise/request that local tourism bodies within 5km of the proposal site and also the bodies listed below are consulted on the forthcoming public event and/or provided with information leaflets accordingly:

**The Honourable The Irish Society
54 Castleroe Road
Coleraine
BT51 3RL**

**Ulster Wildlife Trust
McClelland House,
10 Heron Road,
Belfast,
BT3 9LE**

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

The Department would remind you that you must fully comply with Regulation 5 of the Planning (Development Management) Regulations (Northern Ireland) 2015 with regards community consultation.

This is of course not a planning decision by the Department and refers only to the compliance with the statutory requirements under Section 27 of the 2011 Act.

Yours sincerely

Regional Planning Policy & Casework