



September 28th, 2015

**Notice Of Meeting**

You are invited to attend the Special Meeting of Newry, Mourne and Down District Council to be held on **Monday, 28th September 2015** at **6:00 pm** in **The Mourne Room, Downshire Civic Centre.**

# Agenda

## 1. Apologies

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### *Presentations*

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## 2. 6.00 pm - 7.00 pm Presentation from Northern Ireland Housing Executive.

Copy of Housing Executive presentation available as follows:

Menu -> Documents -> Council Meeting -> Northern Ireland Housing Executive Presentation

[Details of DEA Clinics - NIHE.pdf](#)

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## 3. 7.00 pm - 7.10 pm - Presentation from Abo Wind on planning application P/2015/0218/F - proposed wind farm at Hilltown.

## 4. 7.10 pm - 7.20 pm - Presentation from the local community/resident grouping on planning application P/2015/0218/F.

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### *Question and Answer Session*

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## 5. 7.20 pm - 7.40 pm - Q & A session.

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### *For Discussion*

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## 6. Report from the Council's Planning Department in relation to planning application P/2015/0218/F. (Attached).

[P-2015-0218-F Wind Farm.pdf](#)

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## 7. To discuss Council's corporate response to planning application P/2015/0218/F.

N.B.

- In accordance with the Operating Protocol of the Planning Committee, the Council's corporate response will be brought before the Planning Committee on 30 September 2015 for approval.

# Invitees

Cllr. Terry Andrews	<a href="mailto:terry.andrews@downdc.gov.uk">terry.andrews@downdc.gov.uk</a>
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## PRESENTATION FROM NIHE

**DATE:** MONDAY 28 SEPTEMBER 2015

**TIME:** FROM 3.30 PM

**VENUE:** DOWNSHIRE CIVIC CENTRE, DOWNPATRICK

Please note Clinics will be held for Councillors from each of the DEAs as follows:-

TIME	DEA	NIHE OFFICIAL	VENUE
3.30 pm – 4.00 pm	Downpatrick/Rowallane	Pamela Warnock	Meeting Room 5
3.30 pm – 4.00 pm	Downpatrick/Rowallane	Bronagh Magorrian	Meeting Room 6
4.00 pm – 4.45 pm	Crotlieve/Slieve Croob/ The Mournes	Pamela Warnock	Meeting Room 5
4.00 pm – 4.45 pm	Crotlieve/Slieve Croob/ The Mournes	Bronagh Magorrian	Meeting Room 6
4.00 pm – 4.45 pm	Crotlieve/Slieve Croob/ The Mournes	Owen McDonnell	Breakout Area
4.00 pm – 4.45 pm	Crotlieve/Slieve Croob/ The Mournes	Paula Aiken	Meeting Room 2
4.45 pm – 5.15 pm	Newry Town/ Slieve Gullion	Owen McDonnell	Breakout Area
4.45 pm – 5.15 pm	Newry Town/ Slieve Gullion	Paula Aiken	Meeting Room 2

Loma Wilson will also be in attendance and will be available for discussions with Members.

**Draft Response from Planning Officers - Planning Reference: P/2015/0218/F**

**Proposal:** Construction of a wind farm comprising 12 no. wind turbines (tip height not exceeding 125 metres), and electrical substation and control building, construction of internal access tracks, spoil deposition areas, temporary construction compound, formation of passing bays on Mullaghgariff Road, delivery route improvements at Rostrevor Road, junction improvements at Rostrevor/Mullaghgariff Road and all associated ancillary works.

**Site Location:** Lands approximately 650m south west of 40 Mullaghgariff Road  
Newry in the townlands of Gruggandoo Grugganskeagh and Mullaghgarve  
BT34 5LT

This application was accompanied by an Environmental Statement and is being processed by DOE as it involves an Energy Generating Station which capacity exceeds 30 Megawatts and therefore meets the criteria for a Major Development as prescribed by the purpose of 26(1) of the Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015.

Successful development of wind energy always entails detailed consideration of a wide range of factors and the developer will often need to provide information on some if not all of the following matters:

Local environmental impacts including noise, shadow flicker, electromagnetic interference, etc;  
Overall economic and social benefits attributed to the scheme;  
Potential impact of the project on nature conservation, to include direct and indirect effects on protected sites, on habitats and species of ecological sensitivity and biodiversity value and, where necessary, management plans to deal with the satisfactory co-existence of the wind energy development and the particular species/habitat identified;  
Potential impact of the project on the built heritage including archaeology;  
Potential impact on ground conditions, including peat stability;  
Potential impact on site drainage, sedimentation of water bodies and other hydrological effects, such as impact on water supply and quality and watercourse crossings;  
Size, scale and layout and the degree to which the wind energy project is visible over certain areas;  
Landscape character and visual impact issues including ancillary development, such as access roads;  
Adequacy of local access road network to facilitate construction of the project and transportation of large machinery and turbine parts to site;  
Information on any cumulative effects due to other projects, including effects on natural heritage and visual effects and potential cumulative noise impact;  
Information on the location of borrow pits proposed and an indication as to the quarries to be used during the construction phase and associated remedial works thereafter;  
Temporary and/or permanent storage, disposal or elimination of waste/surplus material from construction/site clearance, particularly significant for peatland sites; and  
Decommissioning considerations.

Consultation responses are mostly satisfactory and have been returned with no objections subject to conditions with the exception of Environmental Health of Newry, Mourne and Down District Council who have yet to respond to further information received in relation to impact on flora and fauna and residential amenity and noise issues. Two consultees have raised concerns. These include NIEA Landscape architects branch, who have returned their consultation to state that they believe that the development will have a significant adverse effect on the landscape character of the Mournes AONB by reason of the number, scale, size and siting of the proposal and in their opinion would be contrary to Planning Policies RE 1, NH 6, and TSM 8. Also NIEA Natural Environment Division have considered the information to date and are of the opinion that in the absence of further environmental information to fully assess the likely impact on natural heritage issues, that the proposal would be contrary to PPS 2 and PPS 18 in that it may impact on the priority and protected species of Red Kites (Wildlife Order Schedule 1 and EU Bird Directive Annex 1) and upland health land priority habitat (EU Habitats Directive Annex 1).

The site is located within the Mournes Area of Outstanding Natural Beauty and within the Special Countryside Area zoning as designated within the Banbridge and Newry and Mourne Area Plan.

The policy for this zoning within the Area Plan states that within the Special Countryside Area planning permission will only be granted to development proposals which are:

- Of such national and regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment; or
- The consolidation of existing development providing it is in character and scale, does not threaten any nature, conservation or built heritage interest and can be integrated within the landscape.

This site is also located within LCA 72 Slieve Roosley within the NIEA Landscape Character Assessment in relation to Wind Energy Development Document. This document has given this area a highly sensitive classification due to its openness, its valuable archaeological heritage and its importance as part of the setting of the Mournes. The most sensitive areas are the hilltops and local skylines. This LCA states that particular care should be taken to avoid adverse impact on the distinctive skyline profile of the upland ridges and on views to and from the Mournes, Carlingford Lough and Carlingford Mountain. The open, exposed and largely unhabituated upper slopes and ridges should be respected. The LCA directs that turbine development may be more suited towards the south and north of Mayobridge.

PPS 18 and its associated supplementary guidance document states that "A cautious approach is necessary in relation to those landscapes which are of designated significant value, such as Areas of Outstanding Natural Beauty, and the Giant's Causeway World Heritage Site, and their wider settings. Here, it may be difficult to accommodate wind turbines without detriment to the Region's cultural and natural heritage assets. "

It would be the professional opinion of the Council's Planning Department that this proposal would have an adverse and detrimental impact on the character and setting of the AONB and the Designated Countryside Area, through the scale, size, siting and number of turbines proposed within



this development. Furthermore this proposal is contrary to the Banbridge /Newry and Mourne Area Plan in that it is contrary to Policy COU 1 of the Plan Strategy and Framework document in that this development is not of significant regional or national importance in order to justify the detrimental impact on the unique landscape character which exists within this special countryside area.

This proposal would therefore also be contrary to Planning Policy Statement 18 Policy RE 1 in that it will have an unacceptable impact on the visual amenity and landscape character of the immediate and wider area in through the number, scale, size and siting of the turbines. This proposal would also be contrary to Planning Policy Statement 2: Natural Heritage Policy NH 6 Areas of Outstanding Natural beauty in that the siting and scale of the development has not been sympathetic to the special character of the AONB.

The Mournes Mountain range represents a significant economic natural heritage asset for the regional and local tourism sector. Within the immediate area there are several walks promoted through Walk NI and there are of course mountaineering walks on Slieve Croob and Slieve Donard. While the applicant has made the case throughout the Environmental Statement that wind farm can represent a tourist attraction by quoting a Mintel Report. The Northern Ireland Tourist Board (Tourism NI) have returned a consultation response to the DOE stating that the Mintel report is largely inconclusive in relation to its findings. Tourism NI have stated in their consultation response that there is limited potential for leveraging future wind farms as tourist amenities and that they do not promote wind farms as tourist attractions. Tourism NI also highlight that half the respondents of the Mintel report failed to indicate that they would be happy to visit an area with a wind farm. Given the information supplied by the applicant and the consultation response from Tourism NI, there would be significant concern of possible detrimental impact this proposal would have on the tourist industry within the Newry, Mourne and Down area and indeed at a regional level and therefore this proposal would be contrary to Planning Policy Statement 16: Tourism, Policy TSM 8 Safeguarding of Tourism Assets as this proposal will significantly mar the setting of a natural environmental tourist asset of the Mournes AONB.

Therefore given the information currently on the Planning Portal in relation to this application, the Council Planning Department would recommend to the council that this proposal would be contrary to RE 1 of PPS 18, CTY 1 of PPS 21, NH6 of PPS 2, TSM 8 of PPS 16, Policy COU 1 of the Banbridge/ Newry and Mourne Area Plan and possibly depending on whether further information is provided in relation to the latest response from Natural Environmental Divisions comments policies NH 2 and NH 5 of PPS 2.

**For consideration at the Special Council Meeting to be held on Monday 28 September 2015.**

# Housing Investment Plan Newry, Mourne & Down Council

**Housing**Executive

# Purpose of HIP

- New Housing Investment Plans (HIP) replace our District Housing Plans. They have 2 main purposes:
  1. The Housing Executive is statutorily required under the 1981 Housing Order to report to councils on its past years performance and next years proposals
  2. The HIP will inform Community Planning

# Preparation of the HIP

- Researched Best Practice examples
- Information gathering & consultation with a range of stakeholders, including Housing Associations, NIFHA, DSD, DOE, Land and Property Services, estate agents etc.
- Presentation and discussion with Councillors on housing issues and priorities in March 2015

# Overview of the HIP

- The HIP provides an overview of the housing market in Newry, Mourne & Down
- The HIP examines cross tenure housing issues
- It is a 4 year plan with an annual update in intervening years
- Reviewed to reflect Community Planning priorities
- 5 Themes, 10 Outcomes
- Detailed social housing investment at local level

# The HIP's and Community Planning

- The Housing Executive is named as a Community Planning Partner
- The HIP will be a 'comprehensive conversation piece' for housing
- The HIP will be an evidence base for the community plan
- The HIP will initiate discussion amongst partners on the shape of future housing in Newry, Mourne & Down

# Themed Approach

- The HIP contains 5 themes:
  1. Identify and meet housing need and demand
  2. Improve people's homes
  3. Transform people's lives
  4. Enable sustainable neighbourhoods
  5. Deliver quality services
- Each theme is a section within the HIP. Challenges, opportunities and actions are discussed under each theme
- Key actions to achieve each outcome are set out in a table, which shows last year's performance, actions for the next 5 years and a longer term outlook.

# Housing Executive Investment

## Expenditure in Newry, Mourne & Down

	Actual Spend £ (2014/15)	Projected Spend £ (2015/16)
Capital Improvements	0.17	0.88
Planned Maintenance	5.16	2.66
Response Maintenance	2.80	2.58
Grounds Maintenance	0.34	0.38
Private Sector Grants	1.43	1.46
Supporting People	5.96	5.81
<b>Total</b>	<b>15.86</b>	<b>13.77</b>
<b>New Build / HA Grant</b>	<b>3.54</b>	(not available)
Warm Homes	0.55	(not available)
<b>Total Spend</b>	<b>19.95</b>	<b>13.77</b>



# Maintenance Investment 2014-15

Type	Homes
Heating	1,121
Outside Maintenance	289
Double Glazing	280
Kitchen installation	129
Smoke Alarms	250

# Key Housing Issues (1)

Key housing issues for Newry, Mourne & Down and their implications are discussed within the HIP; these include:

- An aging population
- Energy Efficiency
- There are 66,143 homes in the district, of which the Housing Executive own 5,389 units (12,108 sold)
- 3,601 total applicants on waiting list – 2,151 (60%) in housing stress
- 1,322 households presented as homeless – 57% accepted as homeless – a 4% increase

# Key Housing Issues (2)

- 513 social housing allocations in 2014/15
- 1,563 new social housing units are needed over next five years

In 2014/15

- 676 new build starts (106 social)
- 135 new social homes completed

Future Housing Issues

- 2015/18 SHDP – 729 (gross) new social housing units programmed
- Mixed Tenure Developments and Affordable housing
- Availability of land in smaller settlements for housing
- Welfare Reform

# Next Steps

- Progress against the HIP objectives will be regularly monitored and will be reported on annually.
- We would welcome feedback on what this should look like:
  - What should the report contain?
  - Who should be consulted?
- The Housing Investment Plan, the Community Plan and the new Local Development Plan should all fit together.

# Your Partner for Clean Energy





**The Company**

**Site context & layout**

**Consultation & Engagement**

**Planning application update**

**Investment & socio-economics**

**Local perspective**

**Summary**



## Project developer since 1996



One of Europe's most experienced developers

A staff of more than 300 professionals

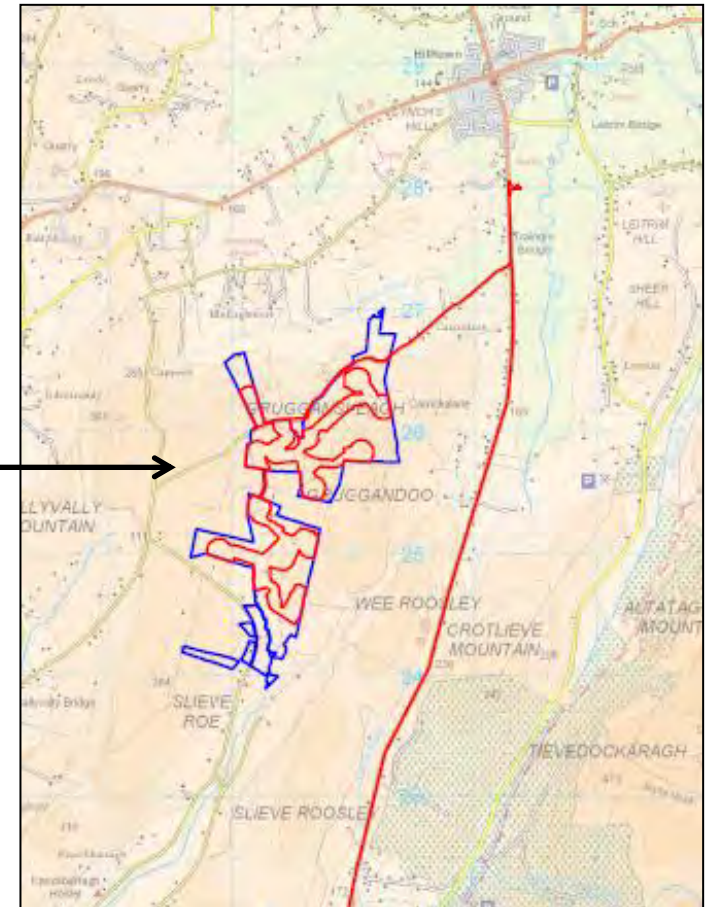
Currently active in seven countries globally

Has connected around 1,000 megawatts to the grid



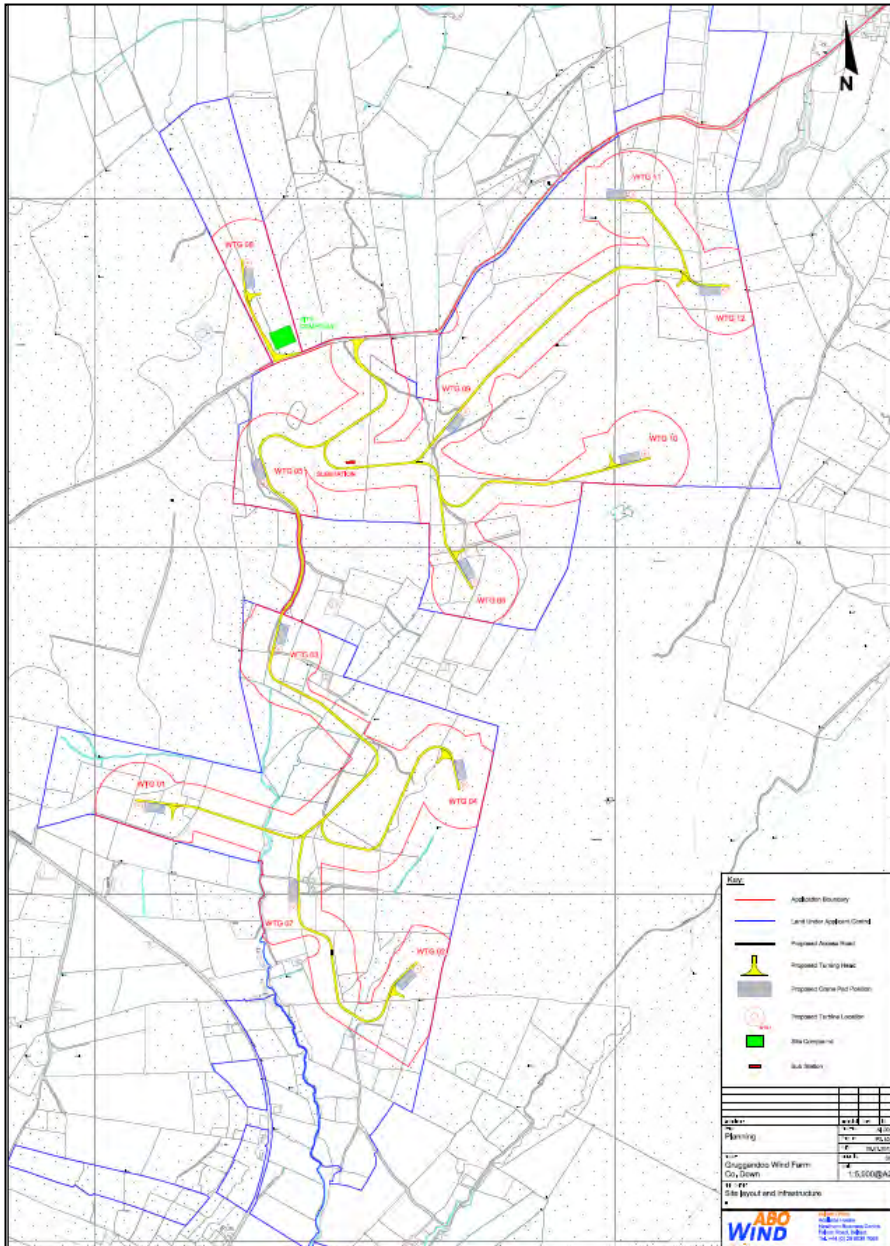
# Proposed Gruggandoo Wind Farm

## Site Context





## Site layout



## Why Gruggandoo?

Excellent site based on technical and environmental reasons

High capacity site – 29% higher than UK average

Sparsely populated area within the undulating landscape

Clustered layout coupled with the bold topography of the backdrop minimises visual impact

# Proposed Gruggandoo Wind Farm



## Consultation and Engagement

Involvement and engagement with local groups

Downshire Arms Hotel, Hilltown - 29th January 2015  
from 3pm-9pm

Over 140 people attended including local Councillors, MLAs and representatives of the local community group and other associations



**26 extreme**  
Professional Event Organisation & Management  
Hilltown Attested  
Sales Mart

## Planning application update

36 consultation requests issued by DOE

25 responses with no objection

Working with 2 consultees on further information

6 public objections

Consultee	Consultation Date	Response date	Details
Arqiva	11/05/2015	13/07/2013	No objection
Belfast International Airport	11/05/2015	25/05/2015	No objection
BT Windfarms	11/05/2015	12/05/2015	No objection
Cable & Wireless	11/05/2015	18/05/2015	No objection
DARD Countryside Management Branch	11/05/2015	23/07/2015	No objection
DARDNI Fisheries	11/05/2015	12/05/2015	No objection
DARD Forestry	11/05/2015	09/06/2015	No objection
DCAL Inland Fisheries	11/05/2015	13/05/2015	No objection
Transport NI - Craigavon Office	11/05/2015	01/07/2015	No objection subject to conditions
Transport NI - Downpatrick Office	12/05/2015	01/07/2015	No objection subject to conditions
CAA	11/05/2015	02/06/2015	No objection
DETI Energy	12/05/2015	27/05/2015	No objection
DETI Geological Survey	11/05/2015 and 01/06/2015	19/05/2015 and 10/06/2015	No objection
MOD DIO LMS	11/05/2015	14/05/2015	No objection
MOD DIO Safeguarding	11/05/2015	14/05/2015	No objection
NITB	11/05/2015	16/07/2015	No objection
NATS	11/05/2015	14/05/2015	No objection
PSNI	11/05/2015	22/05/2015	No objection
NI Water Windfarms	11/05/2015	13/05/2015	No Objection
Ofcom	11/05/2015	03/06/2015	No objection
Rivers Agency	11/05/2015	23/06/2015	No objection
DRD Economics Branch	11/05/2015	27/05/2015	No objection
Eircom	11/05/2015	18/08/2015	No objection
Planning Louth Council	11/05/2015	13/08/2015	No objection
DECLG Planning & Env	11/05/2015	17/07/2015	No objection
Vodafone (C & W)/NIE	11/05/2015	18/05/2015	Mitigation strategy currently being prepared
NIEA	11/05/2015		Further information required
UHPC	12/05/2015		
CNCC	12/05/2015		
Chief Exec Newry Mourne Down	11/05/2015		
EHO Newry Mourne Down	11/05/2015		
Lonmin	12/05/2015		
Everything Everywhere	11/05/2015		
RSPB	11/05/2015		
Loughs Agency (FCILC)	11/05/2015		



# Proposed Gruggandoo Wind farm

## Total planned investment

Investment	Total £88.24m	NI £48.44m
Capital investment	£38.39m	£7.71m
Project lifetime investment	£35.90m	£26.78m
Rates	£9m	£9m
Community fund	£4.95m	£4.95m



## Socio Economic Benefits

Supporting 17 families

Enough electricity to meet the needs of 29,948 homes (46.1% of NMDC)

Reduce CO<sub>2</sub> emissions by 53,700 tonnes = approx. 40,514 cars per year

Significant contribution towards the mandatory Govt renewable energy targets

Assist with security of supply



# Proposed Gruggandoo Wind Farm

## Socio Economic Benefits

### Local Education Initiative

Direct and indirect local benefits during the construction phase

Business rates of £9mn (over 25 years)

Community Benefit fund of £4.95mn (over 25 years)

- Local Electricity Discount Scheme
- Rural Broadband Initiative





# Proposed Gruggadoo Wind Farm

## Local perspective



# Proposed Gruggandoo Wind Farm

## Summary

12 turbines, 39.6MW

High capacity site which will power nearly half the Council area

Total investment of £88.24mn

Wide range of socio-economic benefits for the local area incl. £4.95mn Community Fund

Supporting 17 local families





Thank you for listening. Any questions?

