

June 26th, 2017

Notice Of Meeting

You are requested to attend the meeting to be held on **Monday, 26th June 2017 at 6:00 pm** in **Downshire Civic Centre.**

Agenda

1.0 Apologies

2.0 Declarations of Interest

3.0 Report from the Council's Planning Department in relation to planning application P/2015/0218/F - Lands approximately 600m SW of 40 Mullaghgarriff Road, Newry in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve BT34 5LT - construction of a wind farm (Attached).

📎 *Gruggandoo report 23 June 2017.pdf*

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4.0 Presentation from ABO Wind - 10 minutes

5.0 Presentation from Mourne AONB against wind farms - 10 minutes

6.0 Presentation from Clonduff GAC - 10 minutes

7.0 Question and Answer Session with three presenting parties

8.0 Planning Officers to clarify points raised

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

NB. In accordance with the Planning Committee Operating Protocol, the Council's corporate response will be brought before the Planning Committee on 19 July 2017 for approval.

Invitees

Cllr Terry Andrews	terry.andrews@nmandd.org
Cllr Naomi Bailie	naomi.bailie@nmandd.org
Cllr Patrick Brown	patrick.brown@nmandd.org
Cllr Robert Burgess	robert.burgess@nmandd.org
Cllr Stephen Burns	stephen.burns@nmandd.org
Lorraine Burns	lorraine.burns@nmandd.org
Cllr Pete Byrne	pete.byrne@nmandd.org
Mr Gerard Byrne	gerard.byrne@nmandd.org
Cllr Michael Carr	michael.carr@nmandd.org
Mrs Dorinnia Carville	dorinnia.carville@nmandd.org
Cllr charlie casey	charlie.casey@nmandd.org
Cllr William Clarke	william.clarke@nmandd.org
Cllr Garth Craig	garth.craig@nmandd.org
Cllr Dermot Curran	dermot.curran@nmandd.org
Ms Alice Curran	alice.curran@nmandd.org
Cllr Laura Devlin	laura.devlin@nmandd.org
Ms Louise Dillon	louise.dillon@nmandd.org
Cllr Sean Doran	sean.doran@nmandd.org
Cllr Cadogan Enright	cadogan.enright@nmandd.org
Cllr Gillian Fitzpatrick	gillian.fitzpatrick@nmandd.org
Cllr Glyn Hanna	glyn.hanna@nmandd.org
Mr Liam Hannaway	liam.hannaway@nmandd.org
Cllr Valerie Harte	valerie.harte@nmandd.org
Cllr Harry Harvey	harry.harvey@nmandd.org
Cllr Terry Hearty	terry.hearty@nmandd.org
Cllr David Hyland	david.hyland@nmandd.org
Cllr Liz Kimmins	liz.kimmins@nmandd.org
Cllr Mickey Larkin	micky.larkin@nmandd.org
Mr Michael Lipsett	michael.lipsett@nmandd.org
Cllr Kate Loughran	kate.loughran@nmandd.org
Cllr Jill Macauley	jill.macauley@nmandd.org
Cllr Kevin Mc Ateer	kevin.mcateer@nmandd.org
Colette McAteer	colette.mcateer@nmandd.org
Cllr Declan McAteer	declan.mcateer@nmandd.org
Cllr Oksana McMahan	oksana.mcmahan@nmandd.org
Cllr Andrew McMurray	andrew.mcmurray@nmandd.org
Eileen McParland	eileen.mcparland@nmandd.org
Cllr Roisin Mulgrew	roisin.mulgrew@nmandd.org
Cllr Mark Murnin	mark.murnin@nmandd.org
Mrs Aisling Murray	aisling.murray@nmandd.org
Cllr Barra O Muiri	barra.omuiri@nmandd.org

Cllr Pol O'Gribin	pol.ogribin@nmandd.org
Cllr Brian Quinn	brian.quinn@nmandd.org
Cllr Henry Reilly	henry.reilly@nmandd.org
Cllr Michael Ruane	michael.ruane@nmandd.org
Cllr Gareth Sharvin	gareth.sharvin@nmandd.org
Cllr Gary Stokes	gary.stokes@nmandd.org
Sarah Taggart	sarah-louise.taggart@nmandd.org
Cllr David Taylor	david.taylor@nmandd.org
Caroline Taylor	Caroline.Taylor@downdc.gov.uk
Cllr Jarlath Tinnelly	jarlath.tinnelly@nmandd.org
Cllr John Trainor	john.trainor@nmandd.org
Cllr William Walker	william.walker@nmandd.org
Mrs Marie Ward	marie.ward@nmandd.org
Adam Wilkinson	adam.wilkinson@nmandd.org

Report to:	Special Council Meeting – 26 June 2017
Subject:	Gruggandoo Windfarm Planning Application
Date:	26 June 2017
Reporting Officer:	Adam Wilkinson
Contact Officer:	Anthony McKay

Decisions Required

A recommendation is required on a revised proposal for a windfarm at Gruggandoo, in response to a Statutory Consultation received from the Department for Infrastructure.

1.0 Purpose & Background

Members will recall that the planning application was previously considered by a Special Meeting of NMDDC on 28 September 2015.

The proposal at that time was for the construction of a wind farm comprising 12 turbines of a height not exceeding 125 metres in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve.

This application is being processed by the Department for Infrastructure (DfI) as a regionally significant proposal. The Council is engaged in the process as a statutory consultee.

At the Special Council meeting in September 2015, the Council adopted the recommendation in the report to oppose the granting of planning permission.

In November 2016, DfI issued a Notice of Opinion to refuse planning permission. In December 2016 the applicant requested a hearing before the Planning Appeals Commission (PAC). A hearing has not yet been convened.

Rather, DfI have accepted the submission of further environmental information and a revised proposal from the applicant.

As a consequence of this, DfI has consulted with the Council (Statutory Consultee) to seek its views on the revised proposal.

The revised planning application is for a wind farm comprising 10 turbines of a height not exceeding 125 metres.

2.0 Key Issues

Banbridge Newry & Mourne Area Plan 2015

The application site is located within the Mourne Area of Outstanding Natural Beauty and within the Mourne Special Countryside Area (SCA). This is a sensitive upland landscape of exceptionally high scenic value. Policy COU1 recognises that there are exceptional landscapes such as the High Mourne where the quality of the landscape and the unique amenity value is such that development should only be allowed in exceptional circumstances. The policy advises that within SCAs, planning permission will only be granted to development proposals which are of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment.

The proposal is not considered to be of such regional or national importance; and is considered to have failed this policy test.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) – Planning for Sustainable Development

The SPPS recognises the contribution of renewable energy towards sustainable development and economic growth. It seeks to facilitate the siting of renewable energy facilities without compromising other environmental assets of acknowledged importance. It indicates that the wider environmental, economic and social benefits of such proposals are material considerations to be given appropriate weight in determining planning applications.

The potential benefits are acknowledged; not least the investment in the local and NI wide economies, the funding of local community groups and organisations, the contributions to achieving renewable energy generating targets and the reduction in greenhouse gas emissions.

However, it is considered that such benefits should not be given determining weight when set against the unacceptable adverse impacts arising from a proposal to develop a windfarm of this scale in such a sensitive landscape.

Planning Policy Statement 2 (PPS2) Natural Heritage

The proposal is considered to be contrary to Policy NH6 Areas of Outstanding Natural Beauty (AONB) whereby the siting, size and scale are not sympathetic to the special character of AONB.

Planning Policy Statement 16 (PPS16) Tourism

It is considered that the proposal is contrary to Policy TSM8 Safeguarding of Tourism Assets. The Mourne represent a significant tourism asset to the District. A proposal of this scale has the potential to impact on the distinctive characteristics of the Mourne, thereby undermining the ability of the District to attract tourism.

Planning Policy Statement 18 (PPS18) Renewable Energy

Policy RE1 is supportive of wind energy proposals that would not result in unacceptable

	<p>adverse impacts.</p> <p>It is considered that this proposal, by reason of the number, scale, size and siting of turbines would have an unacceptable adverse impact on visual amenity and landscape character across a number of landscape character areas, as defined by the NIEA Landscape Character Assessment.</p> <p><u>Planning Policy Statement 21 (PPS21) Sustainable Development in the Countryside</u> In light of the comments made in relation to PPS18, it follows that this proposal is also considered to be contrary to Policy CTY1 – Development in the Countryside.</p>
3.0	<u>Resource Implications</u>
	None.
4.0	<u>Summary</u>
	<p><u>Conclusion</u> Having had regard to the development plan, the relevant planning policy context and all other material considerations, the proposal for a 10 turbine wind farm at Gruggandoo is considered to be unacceptable in planning terms.</p> <p><u>Recommendation</u> A response is returned to Dfl indicating Councils opposition to this Planning Application.</p>

Gruggandoo – Revised 33MW Wind Farm Proposal

June 2017



Attendees



- Thomas Bell – Clyde Shanks (agent)

- Tamasin Fraser – ABO Wind (applicant)

Structure

- Council Sept 2015 Concerns Recap
- Since Then?
- Revised Project Headlines
- Rebuttal
- Closing Comments

Council Concerns – Sept 15



- Vote in Sept 15 was informed by several presentations
- 11 members considered that the scale of 12 turbines would potentially impact:
 - Landscape – AoNB, SCA & thereafter, Tourism
 - Ecology – Red Kite
 - Community Benefit – lack of focus

Since Then?

- ABO – Resolution and Concession
- Refocussed Community Consultation
- DfI Notice of Opinion (Premature...)

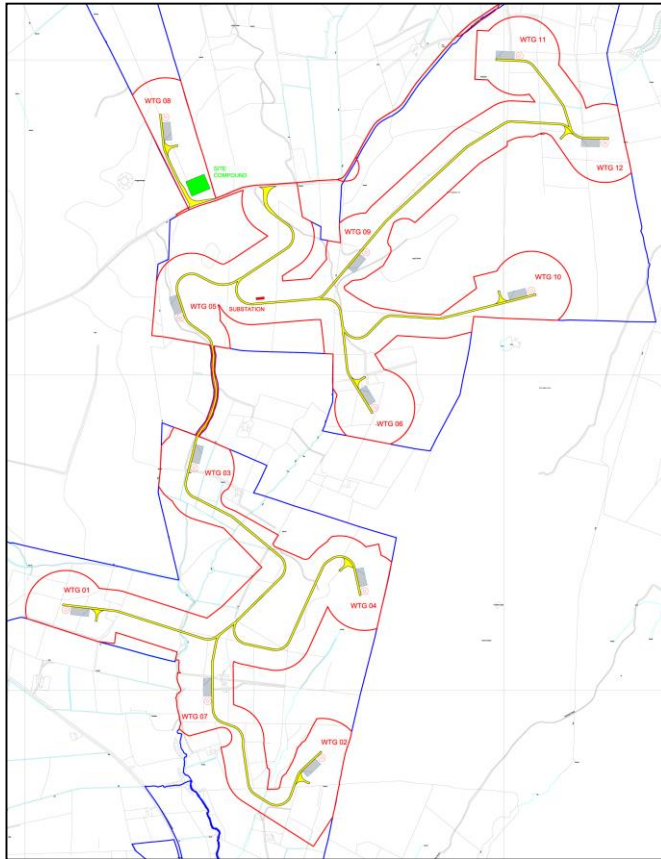
Revised Project Headlines



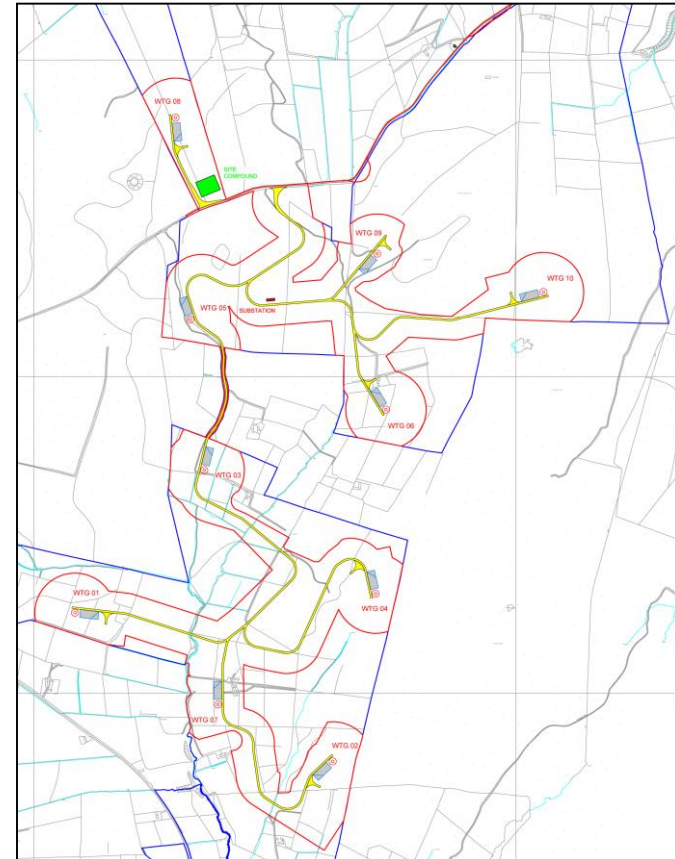
- Concession – less turbines proposed

Revised Project Headlines

2015



2017



Revised Project Headlines



- Further engagement with all key consultees late 2016 Inc.
- DfI & NIEA (Countryside) – landscape
- NIEA (Env Division) – ecology
- NMDDC (Env Health) – noise (shadow flicker for 12 turbine scheme – no objection)
- Re-focussed re-engagement with community groups Inc. Clonduff GAC

Landscape

- Three points:
 1. Objectivity
 2. Revised scheme / comprehensively assessed – <30% impact
 3. Peripheral from High Mourne – foothills

Landscape

1. Regional Significance – AoNB and SCA – exception
2. DfI deemed the proposal to be RS i.e. Art 31 / S26
3. The test is not yes or no but within SCAs, permission will only be granted where proposals:

‘...of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment...’

4. Tourism – New Assessment, Mourne Heritage/NITB & Council Tourism Officer

- Rostrevor Rd (Trainor's Bridge)

2015



- Rostrevor Rd (Trainor's Bridge)

2017



- Clonduff GAC (Across Pitches)

2015



- Clonduff GAC (Across Pitches)

2017



- Leitrim Rd (Looking West)

2015



- Leitrim Rd (Looking West)

2017



- Mourne Way (Looking West – Rocky Mountain)

2015



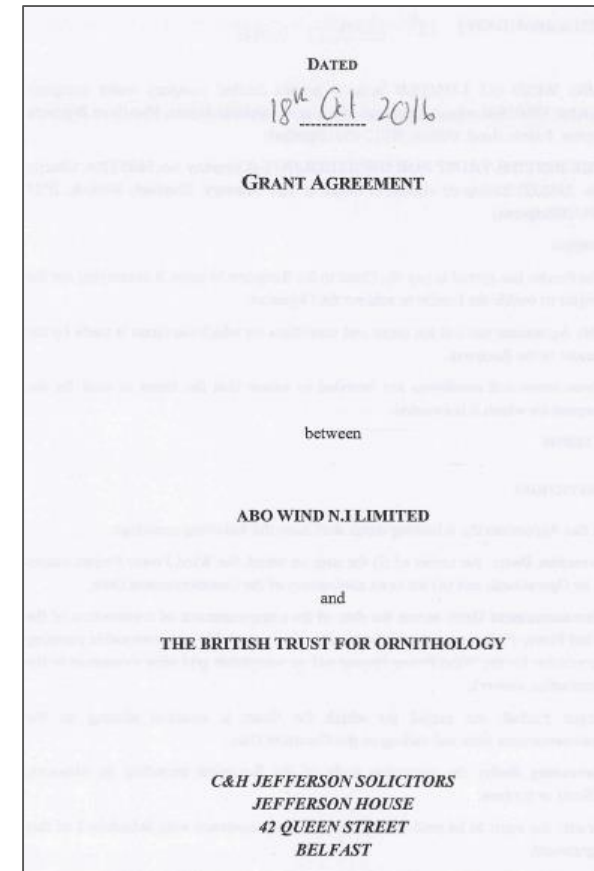
- Mourne Way (Looking West – Rocky Mountain)

2017



Natural Heritage

- Two points
 1. Priority Habitat (Compensatory Area)
 2. Trust for Ornithology – Red Kite Officer Role



Noise (& shadow flicker)

- Env Health – Response dated 26 May 2017

Environmental Health have no objections in principle provided that the following conditions are attached to any approval granted:

1. *The level of noise emissions from the wind farm (including the application of any tonal penalty when calculated in accordance with the procedures described in Pages 104 - 109 of ETSU-R-97) shall not exceed the values set out in the attached Table 1 below. Noise limits for dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in the tables attached shall be those of the physically closest location listed in the tables, unless otherwise agreed by the Department.*

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

www.newrymournedown.org

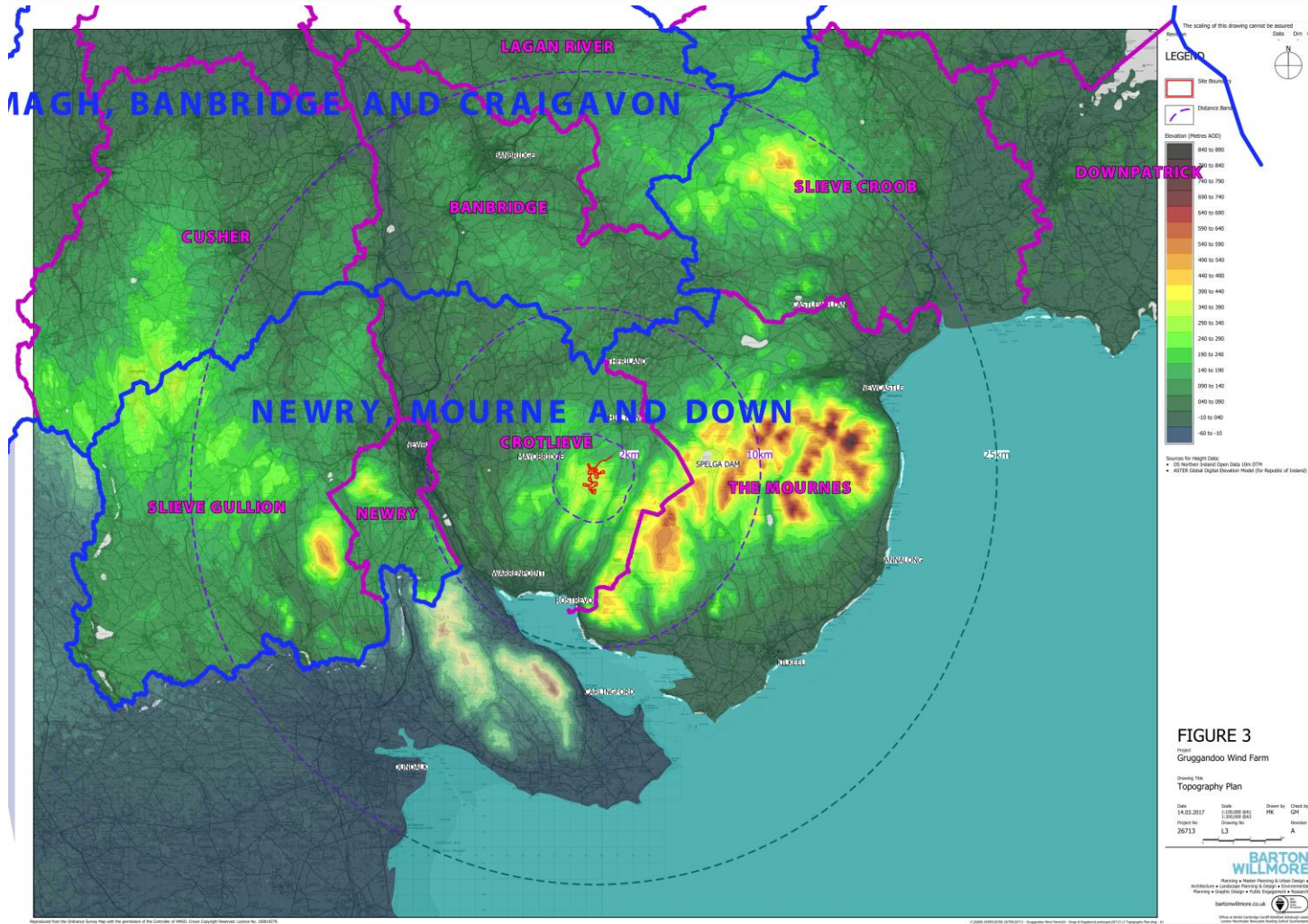


Community Benefit



1. Hilltown Mart – financial contribution
2. Clonduff GAC – financial contribution
3. Conduff Playgroup – financial contribution
4. Business Rates £13.46M lifespan
5. Electricity Discount Scheme for those living within 1.5km of the site
6. Power 37% of all homes in NMD with renewable energy

Community Benefit



Community Benefit



1. ABO acknowledge concerns – listened to feedback
2. Framed against benefits, the concession and local support
3. Stats as of 21 June 2017:

91% advocacy (659 supporting vs 72 objecting)*

**this accounts for individual private representations i.e. does not include the organisations benefiting from the project*

Rebuttal

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It is considered that this proposal, by **reason of the number, scale, size and siting of turbines would have an unacceptable adverse impact on visual amenity and landscape character** across a number of landscape character areas, as defined by the NIEA Landscape Character Assessment.

Closing Comments

- Concession
- Refreshed Environmental Info – no harm to 1, ecology, 2, residents (noise / shadow flicker)
- Landscape – impact but not significant – other significant material considerations...

BALANCED AGAINST

1. Overwhelming local support for the scheme
2. Community Benefits – focussed at the local population
3. Significant benefits for Council, no other operational wind farm: opportunity

PRESENTATION TO NEWRY, MOURNE & DOWN DISTRICT COUNCIL

26 JUNE 2017

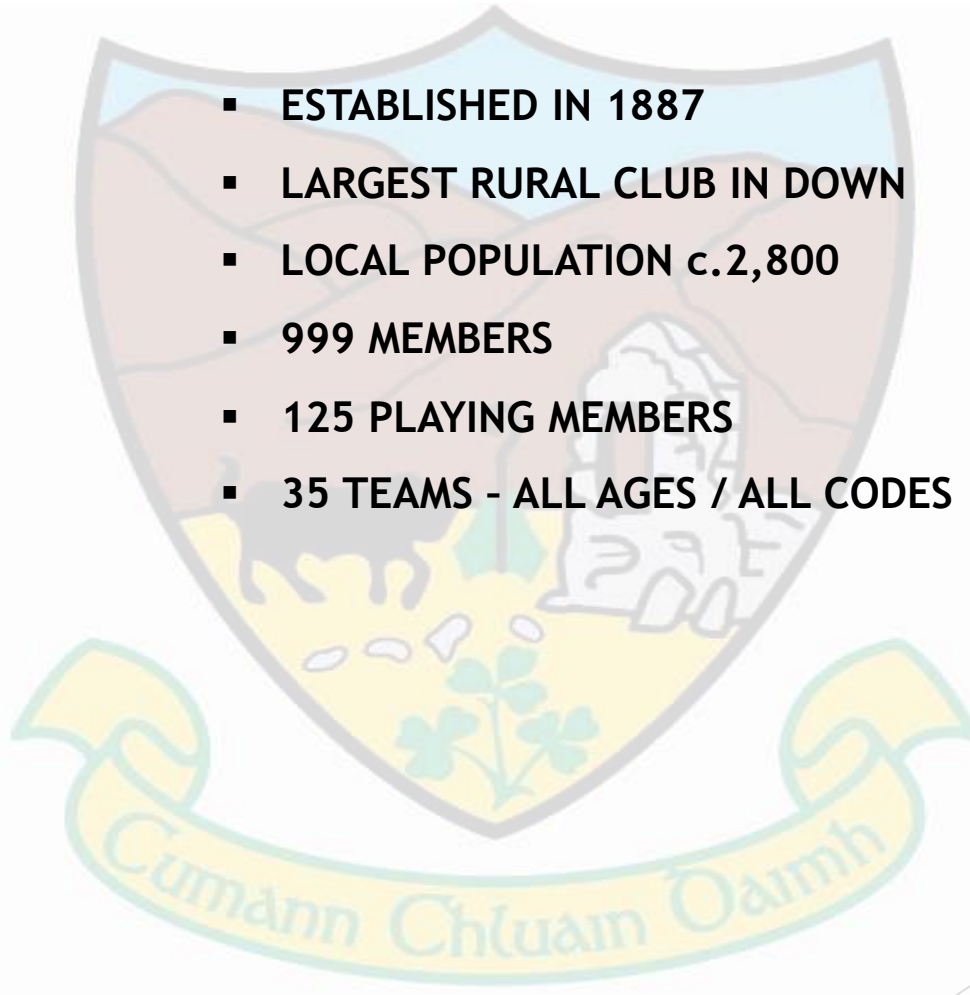


Proposed New Facilities
Clonduff Park, Hilltown



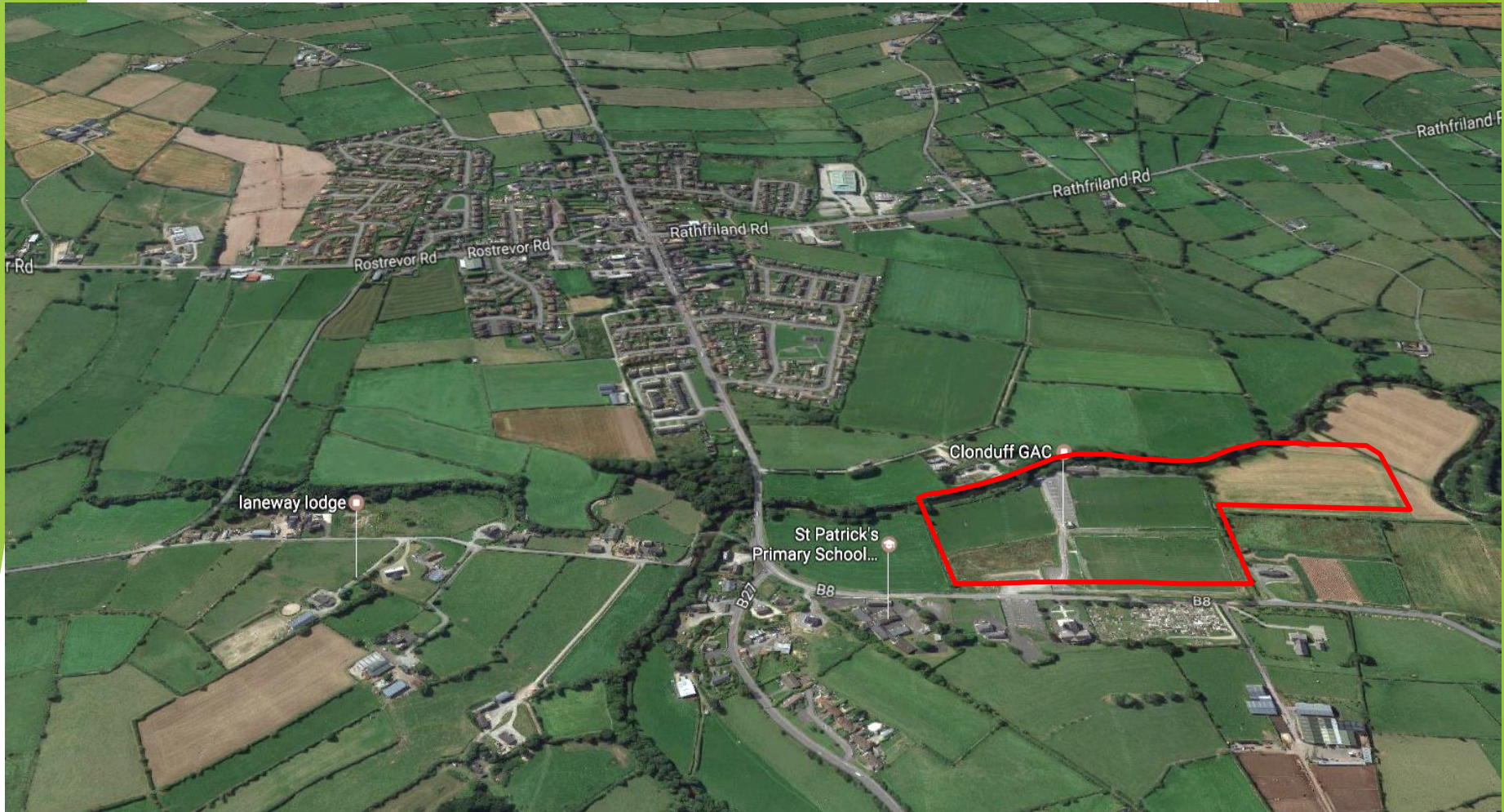
CLUB BACKGROUND

- ESTABLISHED IN 1887
- LARGEST RURAL CLUB IN DOWN
- LOCAL POPULATION c.2,800
- 999 MEMBERS
- 125 PLAYING MEMBERS
- 35 TEAMS - ALL AGES / ALL CODES



Proposed New Facilities
Clonduff Park, Hilltown

CLUB BACKGROUND LOCATION



Proposed New Facilities
Clonduff Park, Hilltown



DEVELOPMENT HISTORY

1968 – OPENING ON MAIN PITCH



Proposed New Facilities
Clonduff Park, Hilltown



DEVELOPMENT HISTORY

1998 – NEW REPLACEMENT CLUBHOUSE



Proposed New Facilities
Clonduff Park, Hilltown



DEVELOPMENT HISTORY
2008 – ACQUISITION OF ADDITIONAL LAND
2009 – 2010 NEW TRAINING PITCH



PICTURE/BRENDAN MONAGHAN

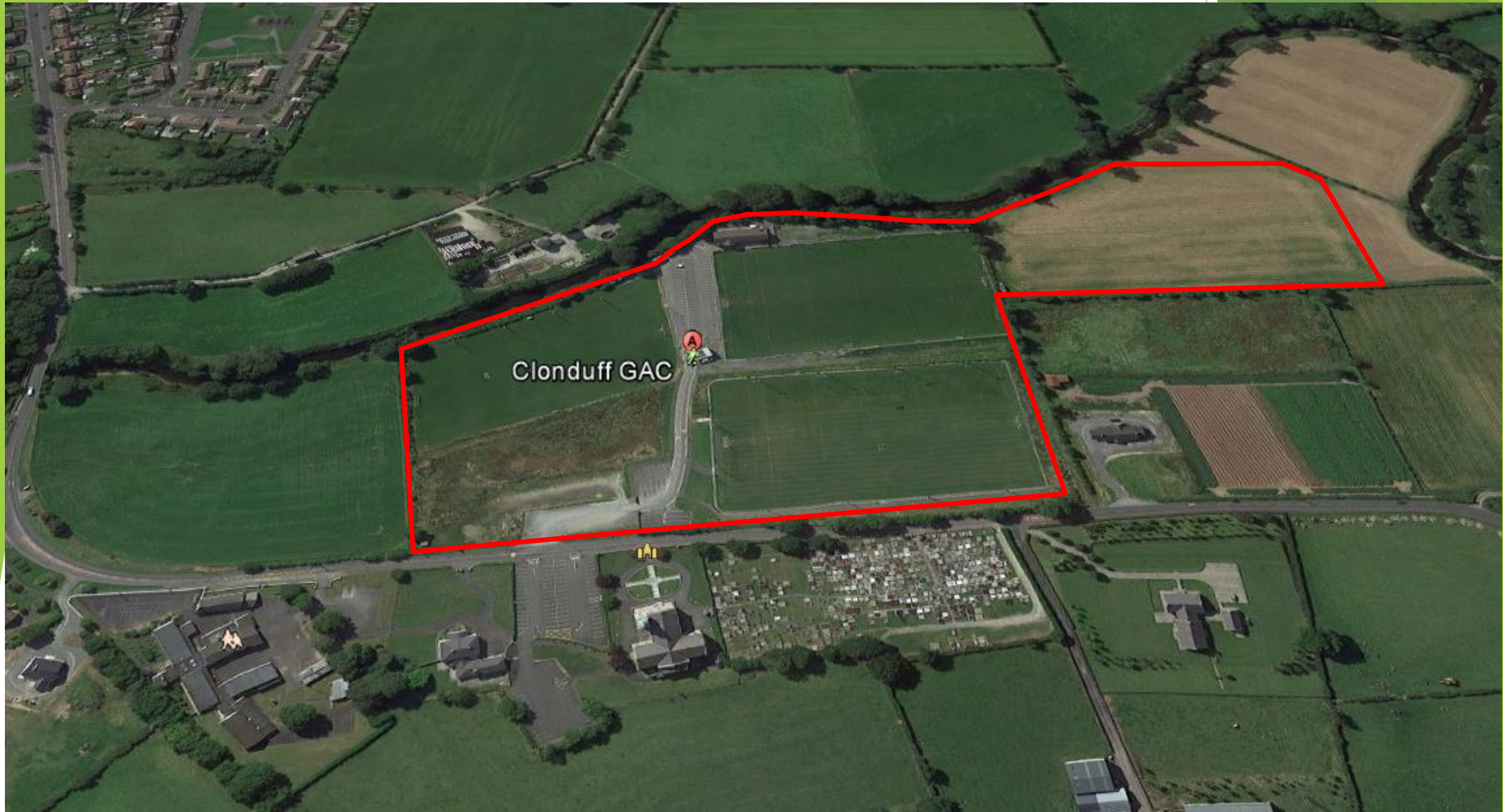


Proposed New Facilities
Clonduff Park, Hilltown



DEVELOPMENT HISTORY

2014 – ACQUISITION OF ADDITIONAL LANDS



Proposed New Facilities
Clonduff Park, Hilltown



INVESTMENT

**BETWEEN 2008 AND 2015 CLONDUFF GAA HAVE
COMPLETED AN INVESTMENT PROGRAM WORTH OVER
£1,000,000
THROUGH LAND ACQUISITION AND CAPITAL WORKS**



**Proposed New Facilities
Clonduff Park, Hilltown**



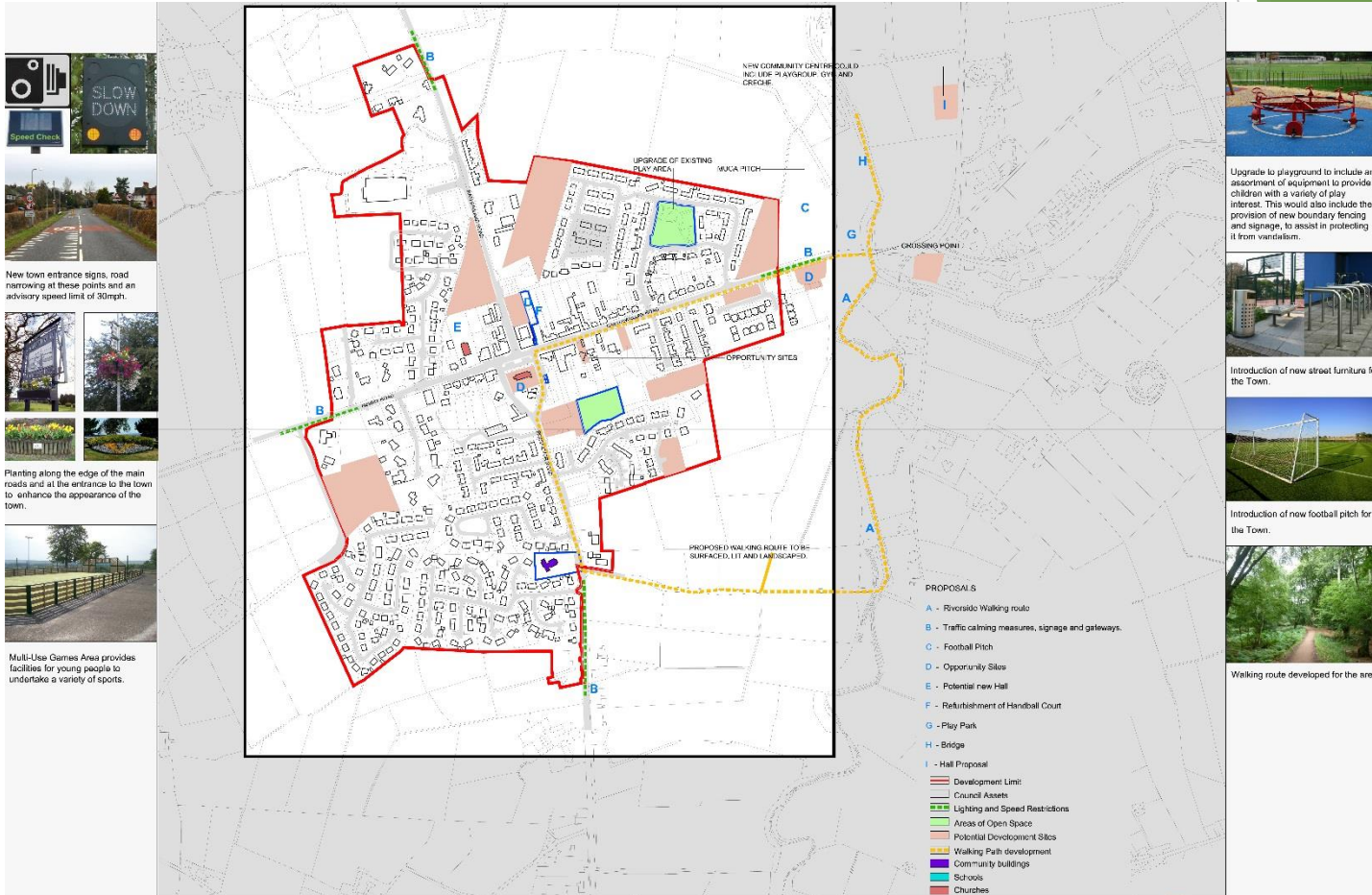
VISION

- **5 YEAR PLAN 2012 - 2017**
- **“TO BECOME THE BEST AT WHAT WE DO”**
- **“TO BE A ROLE MODEL AND EXAMPLE OF EXCELLENCE”**
- **CREATION OF STATE OF THE ART FACILITIES TO ENHANCE AND DEVELOP OUR PLAYING MEMBERS SKILLS AND DEVELOP CLUBS ACTIVITIES**
- **COMMUNITY ENGAGEMENT :TO IDENTIFY FACILITIES THAT WILL BE OF BENEFIT TO THE WIDER COMMUNITY AND ESTABLISH A “COMMUNITY HUB”**



VISION IMPLEMENTATION

• 2012 - NEWRY & MOURNE COUNCILS VILLAGE STRATEGY



NEWRY AND MOURNE VILLAGE RENEWAL PLANS

HILLTOWN



47060183/01-2-1 April 2012

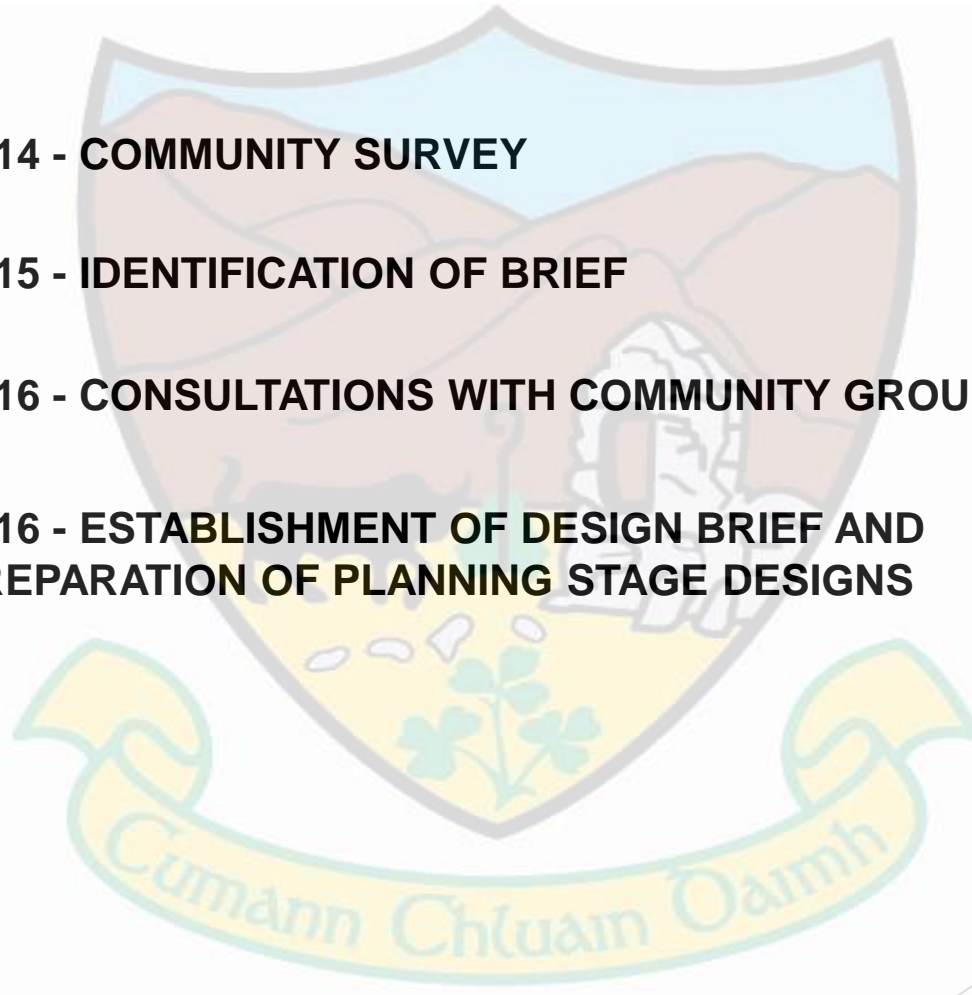


Proposed New Facilities
Clonduff Park, Hilltown



VISION IMPLEMENTATION

- **2014 - COMMUNITY SURVEY**
- **2015 - IDENTIFICATION OF BRIEF**
- **2016 - CONSULTATIONS WITH COMMUNITY GROUPS**
- **2016 - ESTABLISHMENT OF DESIGN BRIEF AND PREPARATION OF PLANNING STAGE DESIGNS**



**Proposed New Facilities
Clonduff Park, Hilltown**



DESIGN PROPOSALS



Proposed New Facilities Clonduff Park, Hilltown



DESIGN PROPOSALS

14 MAR 11 14:26:04 (GMT+08:00) 1481 Downloads EnergyLab P1 001 Rev 01.dwg - 01.dwg

ACTIVITY AND SOCIAL AREA

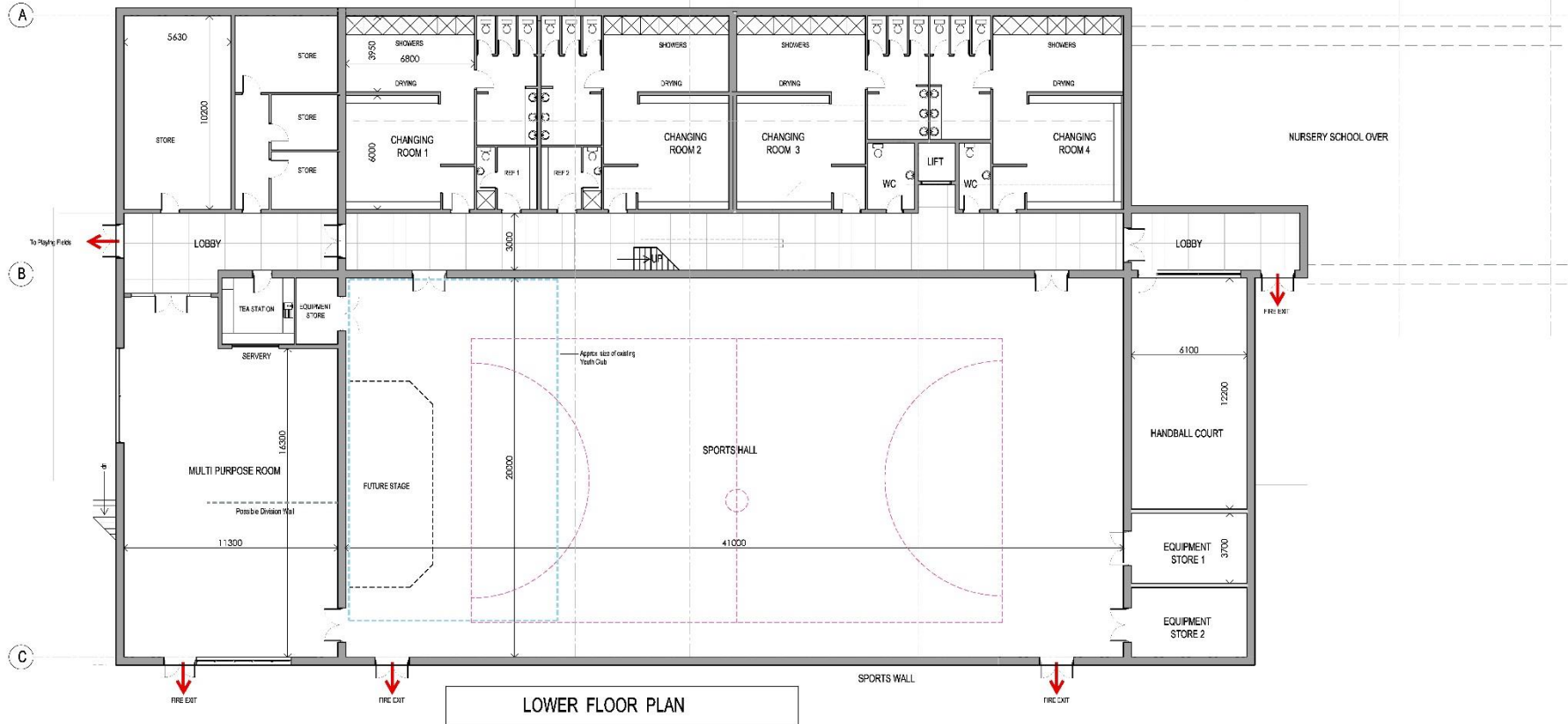
(Area = 381 sqM)

MAIN SPORTS FACILITY

(Area = 1549 sqM)

NURSERY FACILITY

1 2 3 4 5 6 7 8 9 10 11 12 13



Proposed New Facilities
Clonduff Park, Hilltown



DESIGN PROPOSALS

Scale: 1:1000 (Overall) 1:500 (Detailed) 1:200 (Room)



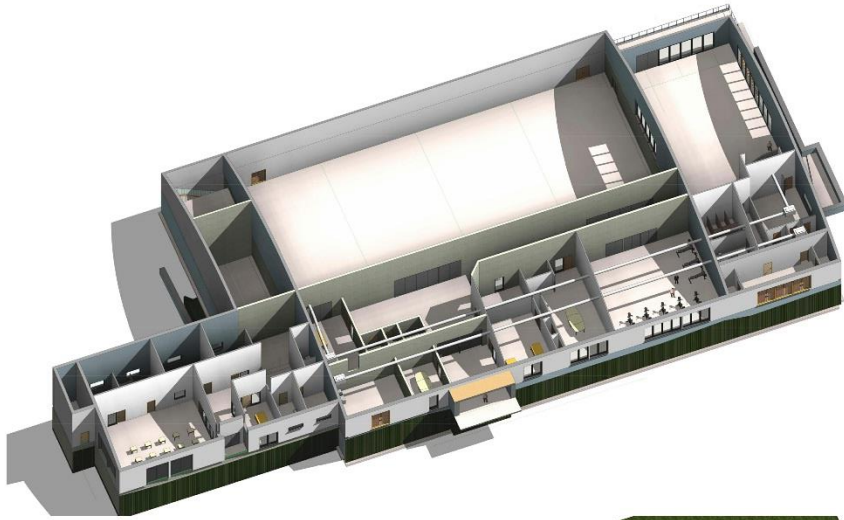
UPPER FLOOR PLAN



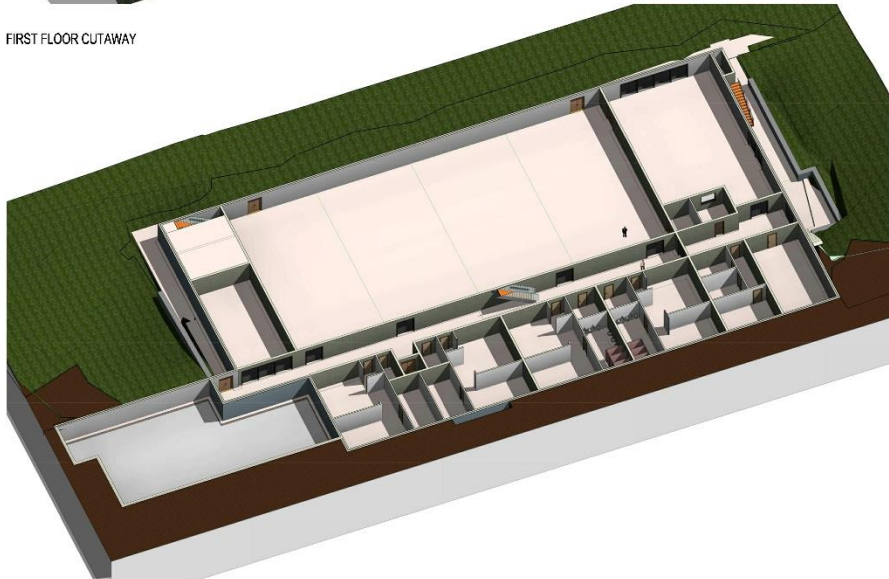
Proposed New Facilities
Clonduff Park, Hilltown



DESIGN PROPOSALS



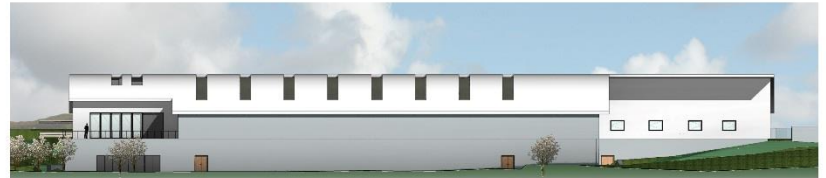
FIRST FLOOR CUTAWAY



GROUND FLOOR CUTAWAY



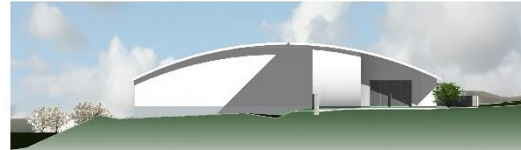
NORTH WEST FACING PERSPECTIVE



WEST FACING ELEVATION



EAST FACING ELEVATION



SOUTH FACING ELEVATION



NORTH FACING ELEVATION



Proposed New Facilities
Clonduff Park, Hilltown



DESIGN PROPOSALS PHASING



- PHASE 1
- PHASE 2
- PHASE 3



Proposed New Facilities
Clonduff Park, Hilltown





NORTH WEST PERSPECTIVE



**Proposed New Facilities
Clonduff Park, Hilltown**





SOUTH EAST PERSPECTIVE



**Proposed New Facilities
Clonduff Park, Hilltown**

