

Planning Policy

Local

Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan (LDP), the determination must be made in accordance with the plan unless material considerations indicate otherwise. The adopted LDP for the proposed site is the Derry City and Strabane District Council LDP Plan Strategy (2032). The site is located within the rural area outside any designations.

Derry City and Strabane District Council LDP Plan Strategy 2032

The Derry City and Strabane District Council LDP Plan Strategy 2032 (DCSPS) was adopted on 10 July 2025. On this basis the DCSPS is the adopted Plan for the determination of the proposed planning application. The DCSPS includes a number of objectives, which include the following:

‘(iv) To recognise the North West’s significant renewable energy resource and encourage the use of sustainable energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable electrical power for the population.’

Policy RED 1 and RED 2 sets out the criteria in which all energy generating development from renewable sources, including wind energy development, will be assessed.

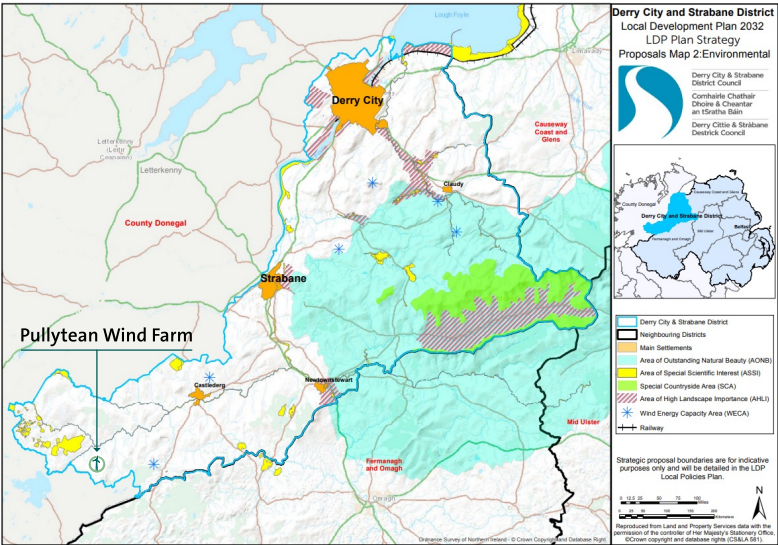
Strategic Designations

The DCSPS includes two Strategic Environmental Spatial Designations – a Special Countryside Area (“SCA”; Designation SCA 1) related to the Sperrins Area of Outstanding Natural Beauty (“AONB”), and a number of Areas of High Landscape Importance (“AHLI”; Designation AHLI 1).

None of the identified areas for these designations are in or close to the proposed site.

The DCSPS also designates Wind Energy Capacity Areas (“WECA”; Designation WEC). These are localised areas of the District that have experienced significant pressure from wind farms and single turbines (existing, operational and approved) so need careful consideration of any further such proposals, to prevent unacceptable further development. The proposed site does not fall within any of these areas.

The DCSPS designates two areas of Greenbelt (Designation GB 1), one around Derry City and one around Strabane. It also identifies Development Pressure Areas (Designation DPA 1). Development in these areas is restricted due to having been identified as being under particular development pressure, or that have particular potential for such. The site is not located within either of the identified designations.



Regional

The Regional Development Strategy (RDS) for Northern Ireland 2035 sets out a number of relevant objectives to help deliver a sustainable and secure energy supply and acknowledges there will need to be a significant increase in all types of renewable electricity installations, including a wide range of renewable resources for electricity generation (onshore and offshore) to meet the Region's needs.

The key regional planning policy relevant to the proposal is set out within the Strategic Planning Policy Statement (SPPS) which sets out the guiding principle for planning authorities in determining planning applications. Paragraph 3.8 states:

‘sustainable development should be permitted having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance’.

Furthermore, paragraph 6.225 states:

‘The wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted’.

An Environmental Statement and a Planning, Design and Access Statement will be submitted with a full planning application and set out in detail how the project complies with the relevant regional planning policy and supplementary guidance.

