

From: [REDACTED]
To: [REDACTED]
Subject: Planning Consultant Request for Application Ref LA09/2025/0504/F
Date: 29 May 2025 12:03:23
Attachments: [REDACTED].docx

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by 19 June 2025

Yours faithfully

[REDACTED] - Development Management

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d=midulstercouncil.org&id=54341m1zH1Voc18Rea8N1dW5jgWwub1Jd13ByaZBY3k=sk=NYU1N1Q1V2Y2M1jtmMauMyMaA1ZG1AYTL&tr=dt2K3dMWdZrF1V4FRqcX4C4HNK1UD60UwYU 3aE1wVmsRy1TZG5az0=&h=bc1b685775 668a8803467e96ca101&a=AVNPUEHUTGNFTLNSWVBUSV581_HxqndEYNo-WCj531adyUBH60_RTbjQRBMHBRgkqG57PwWSoRKLNIbA6wo. If you receive this email in error please immediately report the error to the sender and permanently delete this email from all storage devices.

NIEA
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 29 May 2025
Your Ref:

Our Ref: LA09/2025/0504/F
(Please quote at all times)
Please Contact: [REDACTED]
Contact Number: 03000 132 132

Dear Sir/Madam,

This is a Local Application (Agriculture, Food and Associated Ind)

Applic Ref.	LA09/2025/0504/F	Application Type	Full
Location:	Land Approx 229M North East of 17 Drumad Road, Coagh	Proposal:	Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane
Applicant:	Mr Richmond Lucas 17 Drumad Road, Coagh, BT80 ODY,	Agent:	Revelins Hill Design 43 Kurin Road, Garvagh, BT51 5NS
Applic Level.	Delegated Decision	Date of Application	6 May 2025
Irish Grid Reference	290700 (e) 376494 (n)		

SITE HISTORY:

Reference Number, App Type, Decision Code, Decision Date

Ref: LA09/2025/0504/F

Proposals: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

Decision:

Decision Date:

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:

FAO NED and WMU. Please see AQIA, NIBC (with ecological statement) and farm management plans.

To respond to this consultation please log on to <https://planning.midulstercouncil.org>. This will provide access to your consultation work queue and all the details of this consultation.

Your comments should be submitted online 21 days from the date of this letter or such other period agreed by the Council, from the date of this letter.

If you have any further queries please do not hesitate to contact the case officer;

[REDACTED]

Yours faithfully

[REDACTED]

On behalf of Planning Service Lead - Local Planning

From: [REDACTED]
To: [REDACTED]
Subject: Planning Consultation Remedial Ref LA09/2025/0504/F
Date: 30 July 2025 12:20:00
Attachments: [REDACTED].Letter_Summary_of

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/Madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by as soon as possible.

Yours faithfully

[REDACTED]
Planning Officer – Development Management

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d-midulstercouncil.org&u=d3d3LmJpZHVuc3RlcmluJW5jaWwub3JlL3BvaXZlY3Rl&+NjU1NTQ1Y2Y2MjBmMmMjMzAGZGUuYTUu&+d2K3dMWkzrF1VafRgcXGdINkLID6OIswYU 3aE1wVms RytZG5az0-&h-311e c03253 7 1906c6c6c36ed18a6e-AVNPUeUTONFTkNSWVBUsv8t_HsqmdeVNo-WCjy231nyUBM60_RtBjQRBMHBRgIqG17PnWSeRKLNIhA6wo. If you receive this email in error please immediately report the error to the sender and permanently delete this email from all storage devices.

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NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast
BT28 3AL

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 30 July 2025
Your Ref:
Our Ref: LA09/2025/0504/F
(Please quote at all times)
Please Contact: [REDACTED]
Contact Number: 03000 132 132

Dear Sir/Madam,

Location: Land Approx 229M North East of 17 Drumad Road, Coagh

Proposal: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

OUTSTANDING REPLY TO CONSULTATION ON PLANNING APPLICATION

I refer to our initial consultation seeking comments on the above planning application.

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:
None

Unfortunately the 21 day consultation period has now expired and the issue of a planning decision is being delayed pending your reply.

In order to comply with the statutory requirement and to meet Mid Ulster Council performance targets should your reply not be received immediately, a decision may issue without the benefit of your comments.

As this matter is now urgent please forward your reply immediately. If you have any further queries please do not hesitate to contact the case officer;

[REDACTED]

Yours faithfully

[REDACTED]

On behalf of Planning Service Lead - Local Planning

From: [REDACTED]
To: [REDACTED]
Subject: Planning Consultant on Farmworker Ref (A09/2025/0504/F)
Date: 12 September 2025 12:57:21
Attachments: [REDACTED].docx

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/Madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by as soon as possible.

Yours faithfully

[REDACTED]
Planning Officer - Development Management

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d=midulstercouncil.org&u=d3d1lmjZHVvc3RlcmN dW5jaWwub3JmL3ByaXZlY3k=&i=NjU1NTQ1Y2Y2MjBmMmMzA0ZGZlYTU&+dt2K3dMWkzF1VafRqzXcDhNKUdH0UswYU 3aE1wVmtRytZG5sar0-8b-5771 d0b76 a56be13bbe9 366cd &+AVNPUEUTONFTKNSWVBUSV8t_HkqmdEYNo-WCjy23InlyUBi60_RTbjQRbMHBRgkq57PwWSeRKLNIhA6wo. If you receive this email in error please immediately report the error to the sender and permanently delete this email from all storage devices.

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NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast
BT28 3AL

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 12 September 2025
Your Ref:
Our Ref: LA09/2025/0504/F
(Please quote at all times)
Please Contact: [REDACTED]
Contact Number: 03000 132 132

Dear Sir/Madam,

Location: Land Approx 229M North East of 17 Drumad Road, Coagh

Proposal: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

OUTSTANDING REPLY TO CONSULTATION ON PLANNING APPLICATION

I refer to our initial consultation seeking comments on the above planning application.

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:
FAO NED and WMU. Please see AQIA, NIBC (with ecological statement) and farm management plans. a 'manure agreement' has also been provided today (12/09/2025)., , This is a reminder to please respond to original consultation issued 29/05/2025. , , Thanks , ,

Unfortunately the 21 day consultation period has now expired and the issue of a planning decision is being delayed pending your reply.

In order to comply with the statutory requirement and to meet Mid Ulster Council performance targets should your reply not be received immediately, a decision may issue without the benefit of your comments.

As this matter is now urgent please forward your reply immediately. If you have any further queries please do not hesitate to contact the case officer;

[REDACTED]

Yours faithfully



On behalf of Planning Service Lead - Local Planning

From: [DAERA Planning Response Team](#)
To: [DAERA WMUplanningconsultations](#); [DAERA NIEA Plan](#)
Subject: LA09/2025/0504/F - Additional Information
Date: 23 September 2025 09:56:00
Attachments: [image001.png](#)

Good morning,

This morning, we have discovered that additional information has been uploaded to the Mid Ulster Portal for LA09/2025/0504/F however the planning officer incorrectly sent through an outstanding reminder instead of an additional information notification therefore we will be amending the target response date from today in order for this information to be considered. An unredacted Manure Agreement has now been saved into CM.

WMU, I note that you have already uploaded your response to NIEAPC therefore would this need to be reassigned to you to consider?

NED, as your response is yet to be uploaded, please consider this information.

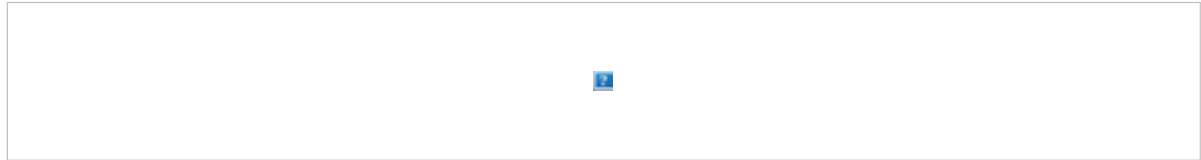
The NIPP target response has now been amended to 14/10/25.

Regards,



[Redacted] | Planning Response Team (PRT)
Department of Agriculture, Environment and Rural Affairs (DAERA)
Northern Ireland Environment Agency (NIEA)

For NIEA Planning Queries; ☎ +4428 90569604 | ✉ planningresponse.team@daera-ni.gov.uk |
📍 **NIEA Lisburn** | 17 Antrim Road | Lisburn | BT28 3AL | **Web** <https://www.daera-ni.gov.uk/>



NIEA
17 Antrim Road
Tonagh
Lisburn
BT28 3AL

22nd November 2024

To whom it may concern,

I Mr. Steven Lucas, on behalf of Mr Steven & Adrian Lucas of Ivylands, 17 Drumad Road, Coagh, Cookstown, BT80 0DY would like to confirm that we will supply the total of 360 tonnes of Free Range Layers Poultry Manure from our poultry unit at 17 Drumad Road, Coagh, Cookstown, BT80 0DY to Joan McGuinness Oakfield House, Drumleck, Castlebellingham, Co. Louth, A91 R573 for land bank application under their control.

I Joan McGuinness Oakfield House, Drumleck, Castlebellingham, Co. Louth, A91 R573 Heard No: O1114048, would like to confirm that I will take and use the 360 tonnes of Free Range Layers Poultry Manure from Mr Steven & Adrian Lucas of Ivylands, 17 Drumad Road, Coagh, Cookstown, BT80 0DY for land bank application on land under my control.

The above contract will operate for a period of three years between Ivylands, Mr. Steven & Adrian Lucas, and Joan McGuinness.

Yours, faithfully



Steven Lucas

Joan McGuinness





Pat Mc Guinness B.Agr.Sc. Agricultural Consultant

28th January 2025

To whom it concerns

I wish to confirm that Joan McGuinness of Oakfield House, Drumleck, Castlebellingham, Co. Louth Herd No O1114048 is a bona fide farmer with 164 Ha of arable land under her control, and that she has a Nutrient Management Plan which demonstrates that she can use 360 tonnes of Free Range Poultry manure from Messrs Stephen & Adrian Lucas, Ivylands, 17 Drumad Road, Coagh, Cookstown, BT80 0DY

Signed

Pat McGuinness

From: [REDACTED]
To: [DAERA Planning Response Team](#)
Cc: [REDACTED]
Subject: WMU - LA09/2025/0504/F - Additional Information
Date: 23 September 2025 10:21:29
Attachments: [image001.png](#)
[image002.png](#)

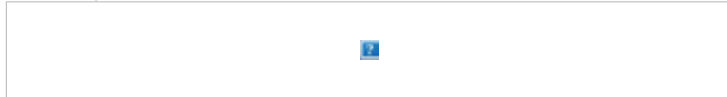
WMU Ref: WMU/PC/ 37836-1
Planning Ref: LA09/2025/0504/F

Hello!

Yes, WMU would like to be reconsulted in order to consider the Manure Agreement.

Many thanks -

[REDACTED]
Water Management Unit



From: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Sent: 23 September 2025 09:56
To: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>; DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Subject: LA09/2025/0504/F - Additional Information

Good morning,

This morning, we have discovered that additional information has been uploaded to the Mid Ulster Portal for LA09/2025/0504/F however the planning officer incorrectly sent through an outstanding reminder instead of an additional information notification therefore we will be amending the target response date from today in order for this information to be considered. An unredacted Manure Agreement has now been saved into CM.

WMU, I note that you have already uploaded your response to NIEAPC therefore would this need to be reassigned to you to consider?

NED, as your response is yet to be uploaded, please consider this information.

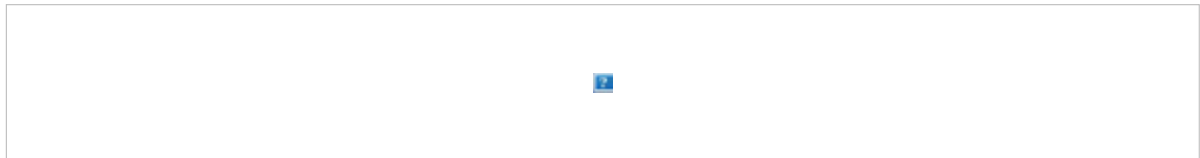
The NIPP target response has now been amended to 14/10/25.

Regards,

[REDACTED]

[REDACTED] | **Planning Response Team (PRT)**
Department of Agriculture, Environment and Rural Affairs (DAERA)
Northern Ireland Environment Agency (NIEA)

For NIEA Planning Queries; ☎ +4428 90569604 | ✉ planningresponse.team@daera-ni.gov.uk |
📍 **NIEA Lisburn** | 17 Antrim Road | Lisburn | BT28 3AL | **Web** <https://www.daera-ni.gov.uk/>



Planning Response Team
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn BT28 3AL
Telephone: 028 9056 9604

Date: 08 October 2025

Dear Sir/Madam,

Planning Application Ref.: LA09/2025/0504/F
Location: Land Approx 229M North East of 17 Drumad Road
Coagh

Proposal:

Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

Thank you for your consultation on the above which was received by the Department on 29/05/2025.

This letter provides a single combined response for your consultation request across all of DAERA's area of environmental responsibility. Summary comments in relation to the reason for consultation are provided in the table below at Annex A, and, where appropriate, more detailed advice is enclosed and attached to this letter.

You should be aware that, in the absence of comment, no inference can be made on DAERA's position with regard to other environmental matters. It is the responsibility of the planning authority to ensure that all risks to the environment and requirements under environmental legislation and planning policy have been considered.

Sustainability at the heart of a living, working, active landscape valued by everyone.

If you are deaf or have a hearing difficulty you can contact the Department via the Next Generation Text Relay Service by dialling 18001 + telephone number.



This advice and guidance will enable you to identify and consider if there are other potential risks to the environment due to impacts from the construction and operation of the proposed development and also its location.

In addition, we would also refer you to DAERA's published advice and guidance on development proposals where there is potential for effects on the natural and marine environments and fisheries interests, available at: <https://www.daera-ni.gov.uk/topics/environmental-advice-planning>.

As the Planning Authority is the competent authority under The Conservation (Natural Habitats, etc.) Regulations 1995 (as amended), this responsibility extends to the carrying out of Habitat Regulations Assessments (HRAs) before a planning decision is made.

Should you require assistance or if you wish to discuss anything further, please do not hesitate to contact the Planning Response Team using the contact details below.

Kind regards.

Planning Response Team

On behalf of DAERA

Email: planningresponse.team@daera-ni.gov.uk

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Annex A

Advice Provided By:	Summary
Water Management Unit	Water Management Unit (WMU) has considered the potential impact of the proposed development on the surface water environment and, on the basis of the information provided, is unable to determine whether the proposal would have a significant adverse impact.
Natural Environment Division	Recommendations are provided in relation to Natural Heritage concerns

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Water Management Unit

Section Reference:

WMU/PC/ 37836-2

Date of Response:

24th September 2025

Considerations:

Water Management Unit (WMU) has considered the potential impact of the proposed development on the surface water environment and, on the basis of the information provided, is unable to determine whether the proposal would have a significant adverse impact.

Explanatory Note:

The applicant must ensure that the site and any tanks comply with the Nutrient Action Programme (NAP) Regulations (Northern Ireland) 2019.

Drainage

Water Management Unit notes that the drawing 'Range Map 02' uploaded to the Mid Ulster Portal on 6th May 2025 shows the free-range area for the birds with poultry-proof fencing around the waterway located within the range area. While WMU is content that the waterway is fenced off, there is no poultry-proof fencing shown around the swale north of the poultry shed on the Site Location Plan. WMU requires the swale to be fenced off, if it is located in the free-range area.

WMU also have concerns about the distance of the swale from the slurry tank located to the north of the litter store, as indicated on the Site Location Plan. All underground slurry tanks must not be located within 10m of any swale, in compliance with the NAP Regulations 2019. WMU would therefore require updated plans showing that the swale is at least 10m away from the slurry tank.

Export / Disposal of Poultry Litter

Water Management Unit notes the document 'Manure Agreement', uploaded to the Planning Portal on 12th September 2025, which states that the 360 tonnes of free range poultry manure generated by this proposal will be sent to Joan McGuinness of Oakfield House, Drumleck, Castlebellingham, Co Louth, A91 R573 for landbank application on land under their control.

Water Management Unit also notes this document contains a copy of a letter from Teagasc / DAFM advisor confirming that the recipient of the poultry litter is a bona fide farmer and has the capacity to receive the stated tonnage.

Water Management Unit is in receipt of an unredacted version of the signed contract and Teagasc advisor confirmation.

For planning applications proposing to export poultry manure to the Republic of Ireland, NIEA advise the Planning Authority to carry out a transboundary consultation with the Department of Agriculture, Food and the Marine (DAFM) to seek their views on the sustainability of the identified destination for the poultry litter.

Should the applicant / agent wish to provide additional information to address the issues raised above regarding drainage, Water Management Unit will be in a position to progress the application.

Natural Heritage

Section Reference: CB36470-1

Planning Application number: LA09/2025/0504/F

Summary statement

NED have taken account of the potential risk associated with the effects from air pollution on designated sites. NED has considered the available environmental information and the proposed development represents a low risk to the qualifying features of the designated sites, provided all mitigation and avoidance measures detailed in the proposal are secured using suitable conditions that are enforced by the Planning Authority.

Considerations

The application site is within 7.5km of the following nationally, European and internationally designated sites:

- Lough Neagh & Lough Beg Ramsar, which is designated under the Convention on Wetlands of International Importance, Ramsar 2.2.1971 (as amended);
- Lough Neagh & Lough Beg SPA, which is designated under the 'Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended);
- Lough Neagh ASSI and Brookend ASSI, which are declared under the Environment Order (Northern Ireland) 2002.

National Site Network considerations

In accordance with Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), the Competent Authority must assess how these works, either alone or in combination, are likely to have a significant effect on the Designated Site Network and their selection features.

In accordance with part IV of the Environment (Northern Ireland) Order 2002 (as amended), the public body must assess how these works, either alone or in combination could adversely affect a site of National Importance. A development proposal may only be permitted where the associated public benefits clearly outweigh the value of the site, where the planning authority determines this is the case, they must notify NIEA and impose conditions sufficient to minimise the damage and restore the site.

NED acknowledge receipt of the following documents:

- Biodiversity Checklist & Extended Ecological Statement
- AQIA

NED has considered the document(s) made available on the public registry and can provide the following advice.

Please note that this is a desk-based response.

Explanatory note

NED has considered the proposal and highlights the following as potential impacts on the designated sites;

Designated Site Considerations

NED have considered and provided advice based on the most up to date scientific information available on the potential impact of proposals both alone, and if required, in combination with other relevant plans and projects on the Designated Site Network.

The applicant has submitted an Air Quality Impact Assessment (dated, 24 April 2025). Table 19 details the modelled ammonia concentration and nitrogen deposition, i.e. the Process Contribution (PC), from the proposal at the designated sites which are within 7.5 km of the proposal.

For each of these designated sites the PCs meet the thresholds below which there is no conceivable impact. Annex 1 below provides the results of the assessment on all sites within 7.5km of the proposal.

NED note that a Critical level of 1 µg/m³ has applied to Lough Neagh ASSI and Lough Neagh & Lough Beg SPA combined. NED request that in any further reports, these sites are considered separately; Lough Neagh and Lough Beg SPA site has a Critical Level of 3 µg/m³.

NED have considered and provided advice based on the most up to date scientific information available on the potential impact of proposals both alone, and if required, in combination with other relevant plans and projects on the Designated Site Network.

Natural Heritage Considerations

Using the information submitted, NED notes that the Biodiversity Checklist & Extended Ecological Statement states, 'The proposed development will involve the loss of hedgerow vegetation along the roadside boundary (Hedgerows H1 / H7) and along internal Hedgerow H3'. NED has reviewed the Site location & Site Plan drawing and is content that appropriate mitigation for the loss of this hedgerow has been proposed. NED notes that a drainage ditch is located along hedgerows H2, H4 and H5, as indicated in the Extended Ecological Statement, NED would advise that a 10m buffer to this watercourse is maintained during construction works. NED notes that some vegetation may require removal and advises that the vegetation on the site may support breeding birds. All wild birds and their nests are protected under the Wildlife (Northern Ireland) Order 1985 (as amended), known as the Wildlife Order. NED thus advises that any removal of buildings/structures and vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August, or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found.

Recommendations

NED advise the following recommend conditions are considered;

- The maximum number of livestock within the proposed facility, shall not exceed that of which is detailed within the Air Quality Impact Assessment report (dated, 24 April 2025).

- All of the litter from the proposed facility must be utilised, as detailed within the AQIA (dated, 24 April 2025) and the export agreement (dated 22nd November 2024). Records of the destination of each load of litter arising from the facility hereby permitted shall be produced and made available to the local planning authority on request.
- The planning authority must be immediately notified if any of the arrangements (land spreading locations/tonnage) detailed within the application change. A full environmental assessment to include updated NMP(s), export agreements and AQIA should be undertaken, in consultation with NIEA, if required.
- Relevant authorities in the Republic of Ireland /Scotland /England /Wales should be consulted on the proposal, in order to assess the potential for transboundary effects on designated sites.

Reason: To prevent adverse impacts from ammonia and nitrogen depositions on the features of designated sites.

Informative

The applicant is referred to standing advice to protect hydrological connections to designated sites from pollution: [Standing advice for the water environment](#)

Note, revised technical guidance to inform the assessment of air quality impacts on the natural environment will be finalised and uploaded onto the DAERA website as soon as possible.

The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild bird; or
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird; or
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season (e.g. between 1st March and 31st August).

GGP 5: Works and Maintenance in or near water

For construction or maintenance works near, in or over water. (February 2018)

Annex 1

Designated Site	PC for CLe (µg/m³)	PC for CL (Kg/ha/yr)	PC for CLe (%)	<i>De-minimis</i> Threshold				Site Relevant Threshold		In combination Assessment	
				DMT of CLe (%)	DMT of CL 0.0093kg N/ha/yr OR 0.013kg N/ha/yr	Exceeds DMT for CLe of 0.08%?	Exceeds DMT of CL 0.0093kg N/ha/yr OR 0.013kg N/ha/yr?	Exceeds SRT for CLe 0.34%?	Exceeds SRT for CL 0.057Kg N/ha/yr?	≥ ToLS threshold of 1% CLe?	≥ ToLS threshold of 0.12kg N/ha/yr or 0.17kg N/ha/yr CL?
Brookend ASSI	0.0041	0.03198	0.14	0.08%		Yes	Yes	No	No	N/A	N/A
Lough Neagh ASSI	0.0033	0.01716	0.33			Yes	Yes	No	No	N/A	N/A
Lough Neagh & Lough Beg SPA	0.0033	0.01716	0.11			Yes	Yes	No	No	N/A	N/A
Lough Neagh & Lough Beg Ramsar	0.0033	0.01716	0.11			Yes	Yes	No	No	N/A	N/A

Application/PPC Used to determine SRT (Applications considered are based on their status at the time of assessment by NED)

Planning Application ID/Agricultural IPRI site PPC Name and number	Between 2017-2024, below or equal to DMT of 0.08%
LA09/2017/1107/F	No
LA09/2016/1699/F	No
I/2011/0207/F	No
PPC0013/08B	No
LA09/2022/0313/F	No
P0005/03A	No

P0417/13A	No	
i/2015/0054/F	No	
LA09/2020/0330/F	No	
P0034/03A	No	
LA09/2017/0327/F	Yes	
LA09/2021/1475/F	Yes	

Application/PPC Considered for In-Combination (Applications considered are based on their status at the time of assessment by NED)

Planning Application ID/Agricultural IPRI site PPC Name and number	Applications above CLe SRT, below 1% and after January 2022	Applications above CL SRT, below 0.12kg N/ha/yr or 0.17kg N/ha/yr and after January 2022
N/A		

Acronym or Term

PC – Process Contribution

CLe – Critical Level

CL – Critical Load

µg/m³ – micrograms of pollutant per cubic metre

Kg N/ha/yr – Kilograms of Nitrogen per Hectare per Year

DMT – *De-minimis* Threshold

SRT – Site Relevant Threshold

≥ - Greater than or equal to

< - Less than

ToLS – Test of Likely Significance

N/A - Not Applicable i.e. no Air Pollution Information System (APIS) data available or assessment against threshold not required

From: [REDACTED]
To: [REDACTED]
Subject: Planning Consultant on Request for Application Ref LA09/2025/0504/F
Date: 13 October 2025 11:52:50
Attachments: [REDACTED]

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by 3 November 2025

Yours faithfully

[REDACTED] - Development Management

This email is solely intended for the recipient identified above (intended recipient). The contents of this email are confidential and may be subject to legal professional privilege. Only the intended recipient may rely on the contents of this email. The contents of this email do not express the views of Mid Ulster District Council ("the Council") unless otherwise clearly stated. The sender (including the Council) cannot guarantee that this message or any attachment is virus free. Any person who opens or otherwise accesses an email from the sender in the future does so at their own risk and acknowledges and agrees that the sender (and the Council) is not responsible for any loss or damage suffered by any person. Privacy Information As a public body the Council may be required to disclose this email (or any response to it) under Data Protection and/or Freedom of Information legislation unless the information contained is covered by an exemption. The Council treats your personal data in compliance with the legislation. To learn more about how your data is processed please go to

NIEA
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 13 October 2025

Your Ref:

Our Ref: LA09/2025/0504/F
(Please quote at all times)

Please Contact:

Contact Number: 03000 132 132

Dear Sir/Madam,

This is a Local Application (Agriculture, Food and Associated Ind)

Applic Ref.	LA09/2025/0504/F	Application Type	Full
Location:	Land Approx 229M North East of 17 Drumad Road, Coagh	Proposal:	Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane
Applicant:	Mr Richmond Lucas 17 Drumad Road, Coagh, BT80 ODY,	Agent:	Revelins Hill Design 43 Kurin Road, Garvagh, BT51 5NS
Applic Level.	Delegated Decision	Date of Application	6 May 2025
Irish Grid Reference	290700 (e) 376494 (n)		

SITE HISTORY:

Reference Number, App Type, Decision Code, Decision Date

Ref: LA09/2025/0504/F

Proposals: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

Decision:

Decision Date:

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:

FAO NIEA's WMU,

Please see amended site location plan and site layout plan which show the amendments as requested by WMU in response dated 08/10/2025. I would appreciate your updated comments as soon as possible.

Kind regards,

■

To respond to this consultation please log on to <https://planning.midulstercouncil.org>. This will provide access to your consultation work queue and all the details of this consultation.

Your comments should be submitted online 21 days from the date of this letter or such other period agreed by the Council, from the date of this letter.

If you have any further queries please do not hesitate to contact the case officer;

■

Yours faithfully

■

On behalf of Planning Service Lead - Local Planning

From: [REDACTED]
To: [REDACTED]
Subject: LA09/2025/0504/F - WMU/PC/ 37836-3 - Teagasc Advisor Confirmation of Letter
Date: 15 October 2025 08:40:47
Attachments: [image001.png](#)

From: [REDACTED]
Sent: 14 October 2025 19:30
To: [REDACTED]
Subject: Re: PLANNING - Teagasc Advisor Confirmation for NI Planning Application - Query from NIEA WMU

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Yes [REDACTED]

I can confirm that I did indeed submit that letter on behalf of Joan McGuinness.

Best Regards

Pat McGuinness Agricultural Consultant

Oriel Hub

Finnabair Business Park

Dundalk

Co.Louth

On Tuesday 14 October 2025 at 14:45:28 GMT+1, [REDACTED] wrote:

WMU Ref: WMU/PC/ 37836-3

NI Planning Ref: LA09/2025/0504/F

Hello!

This is [REDACTED] from Water Management Unit (WMU), part of the Northern Ireland Environment Agency (NIEA).

We have received a copy of a Teagasc Advisor confirmation in support of a planning application – would it be possible for you to confirm that you supplied this letter?

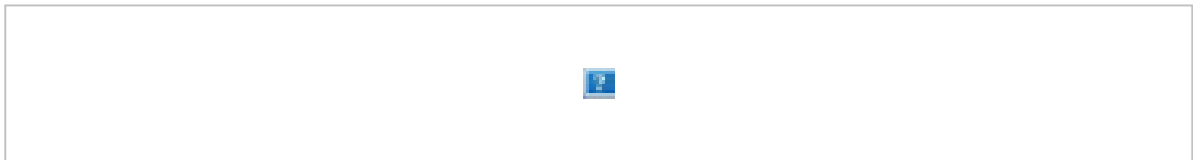
I attach a copy of the documentation that we have received in support of the NI planning application LA09/2025/0504/F, where Messrs Steven & Adrian Lucas, Co. Tyrone, are planning to export poultry manure to Ms Joan McGuinness, Co. Louth.

If you require any further information, do not hesitate to contact me at this email, or at our General Inbox at WMUPlanningConsultations@daera-ni.gov.uk

Thanks in advance for your time – much appreciated!

[Redacted]

Water Management Unit



From: [REDACTED]
To: [REDACTED]
Subject: Planning Control at on Reminder Ref LA09/2025/0504/F
Date: 03 November 2025 11:51:01
Attachments: [\[REDACTED\].Letter - 20251029.pdf](#)

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/Madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by as soon as possible.

Yours faithfully

[REDACTED]
Planning Officer – Development Management

This email is solely intended for the recipient identified above ('intended recipient'). The contents of this email are confidential and may be subject to legal professional privilege. Only the intended recipient may rely on the contents of this email. The contents of this email do not express the views of Mid Ulster District Council ('the Council') unless otherwise clearly stated. The sender (including the Council) cannot guarantee that this message or any attachment is virus free. Any person who opens or otherwise accesses an email from the sender in the future does so at their own risk and acknowledges and agrees that the sender (and the Council) is not responsible for any loss or damage suffered by any person. Privacy Information As a public body the Council may be required to disclose this email (or any response to it) under Data Protection and/or Freedom of Information legislation unless the information contained is covered by an exemption. The Council treats your personal data in compliance with the legislation. To learn more about how your data is processed please go to <http://www.muc.ni.gov.uk/privacy>.
d=midulstercouncil.org&u=4343LmJpZHVacRkcmN_dW5jaWwab3JmL3ByaXZlY3Rl-6i-N UIN1Q1Y2Y2MjBmMmMjMzAGZGUxYTUz&k=dit2K3dMWkzrF1VafRgcXcCdiNKUDe_OlJwYU_3aE1wVmsRyTZG5saz0-&l=c777925c3d3_101b338639b16c_a2c7&k=AVNPUEBUTONFNKNSWVBUSV8t_HqmqdEVNo-WCjy51InyU8i60_RTbJQRBMHBRgkqG57PwWsrKLN1B46wo. If you receive this email in error please immediately report the error to the sender and permanently delete this email from all storage devices.

NIEA
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast
BT28 3AL

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 3 November 2025
Your Ref:
Our Ref: LA09/2025/0504/F
(Please quote at all times)
Please Contact: [REDACTED]
Contact Number: 03000 132 132

Dear Sir/Madam,

Location: Land Approx 229M North East of 17 Drumad Road, Coagh

Proposal: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

OUTSTANDING REPLY TO CONSULTATION ON PLANNING APPLICATION

I refer to our initial consultation seeking comments on the above planning application.

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:

REMINDER, , FAO NIEA's WMU,, , Please see amended site location plan and site layout plan which show the amendments as requested by WMU in response dated 08/10/2025. I would appreciate your updated comments as soon as possible., , Kind regards, , , Ben

Unfortunately the 21 day consultation period has now expired and the issue of a planning decision is being delayed pending your reply.

In order to comply with the statutory requirement and to meet Mid Ulster Council performance targets should your reply not be received immediately, a decision may issue without the benefit of your comments.

As this matter is now urgent please forward your reply immediately. If you have any further queries please do not hesitate to contact the case officer;

[REDACTED]

Yours faithfully



On behalf of Planning Service Lead - Local Planning

From: [REDACTED]
To: [DAERA Planning Response Team](#)
Cc: [REDACTED]
Subject: WMU - LA09/2025/0504/F - update request
Date: 08 December 2025 10:52:33
Attachments: [image001.png](#)

Hello!

I have checked our records and yes, we are still awaiting input from our Ag Regs team regarding this application.

Kind regards -

[REDACTED]
Development Management Team (DMT)
Water Management Unit



From: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Sent: 08 December 2025 10:44
To: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Subject: LA09/2025/0504/F - update request

Good morning,

We received a consultation for this one on 13/10/2025 and a response is outstanding from WMU. The proposal is for a poultry unit so it may be stuck with Ag Regs, but the applicant phones every couple of days and requested that a reminder is issued. Grateful for any update you can provide.

Thanks

[REDACTED]
[REDACTED]
Central Services Team
Business Support - Planning Response Team
Department of Agriculture, Environment and Rural Affairs (DAERA)
Northern Ireland Environment Agency (NIEA)

NIEA Lisburn | 17 Antrim Road | Tonagh | Lisburn | BT28 3AL

For NIEA Planning Queries:

 +4428 90569604

 planningresponse.team@daera-ni.gov.uk

Web <https://www.daera-ni.gov.uk/>

From: [DAERA Planning Response Team](#)
To: [REDACTED]
Subject: Planning Query - LA09/2025/0504/F
Date: 19 December 2025 12:47:00
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

Good afternoon,

The Department is continuing to experience a very heavy workload, resulting in delays to planning consultation responses.

We acknowledge the delays in the current process and appreciate your cooperation and patience as we seek to address this situation and improve performance rates.

A response will be issued as soon as possible; however, there is no definitive date at present.

Kind regards,

[REDACTED]

[REDACTED] | **Planning Response Team (PRT)**

Department of Agriculture, Environment and Rural Affairs (DAERA)
Northern Ireland Environment Agency (NIEA)

For NIEA Planning Queries; ☎ +4428 90569604 | ✉ planningresponse.team@daera-ni.gov.uk |

📍 **NIEA Lisburn** | 17 Antrim Road | Lisburn | BT28 3AL | **Web** <https://www.daera-ni.gov.uk/>



From: [REDACTED]
Sent: 19 December 2025 11:50
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

Hi [REDACTED]

Just checking if there would be any tidings of great joy this festive season and if your consultees have come back to you yet?

Can I also check are your consultees within your own team – Water Management Unit – or if not – who does WMU consult with? Have you anyway of asking for an update, chase a response given that it has been over 2 months now?

Thank you

[REDACTED]

From: [REDACTED]
Sent: 10 December 2025 11:33
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

[REDACTED]

I am still awaiting a response from one of our consultees.

[REDACTED]

Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



From: [REDACTED]
Sent: 10 December 2025 11:27
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

[REDACTED]

Can I ask what is holding this up? Your email on 10 Nov, noted you were waiting a response from one of our consultees, is this response still outstanding?



[REDACTED] | **Veterinary Service Animal Health Group | Animal Disease Control Policy Branch**
Level 1 | Jubilee House | 111 Ballykelly Road | Limavady | BT49 9HP
Contact: [REDACTED]



From: [REDACTED]
Sent: 10 December 2025 11:14
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

[REDACTED]

Sorry but I have no update on this.

█

█

Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



From: █

Sent: 10 December 2025 10:54

To: █

Subject: RE: Planning Query - LA09/2025/0504/F

█

Just checking if you have any update on this for me? Conscious this is well past the 21-day time frame for consultees to return a response to the district council.

Kind Regards

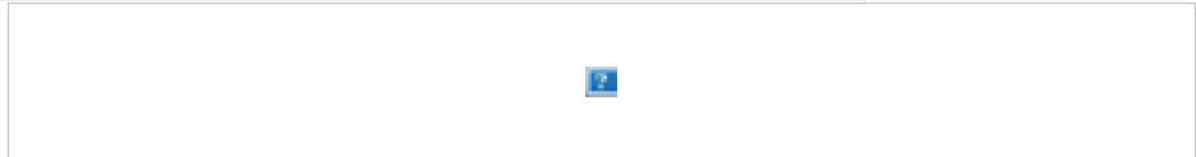
█



█ | **Veterinary Service Animal Health Group | Animal Disease Control Policy Branch**

Level 1 | Jubilee House | 111 Ballykelly Road | Limavady | BT49 9HP

█



From: █

Sent: 27 November 2025 16:47

To: █

Subject: RE: Planning Query - LA09/2025/0504/F

█

I'm sorry I don't. We are still waiting on a response.

█

█

Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



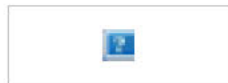
From: █
Sent: 27 November 2025 15:56
To: █
Subject: RE: Planning Query - LA09/2025/0504/F

Hello █

Hope you are well. Just wondering if you have any update on below, since my last email on 10 November?

Thank you

█



█

Level 1 | Jubilee House | 111 Ballykelly Road | Limavady | BT49 9HP
Contact: ✉ steven.lucas@daera-ni.gov.uk | ☎ Tel: 02877442084 | 📠 DD: 49084 |



From: █
Sent: 10 November 2025 13:52
To: Lucas, Steven <Steven.Lucas@daera-ni.gov.uk>
Subject: RE: Planning Query - LA09/2025/0504/F

█

I'm sorry but I don't know until I receive their response.

[REDACTED]
Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



From: [REDACTED]
Sent: 10 November 2025 13:26
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

[REDACTED]

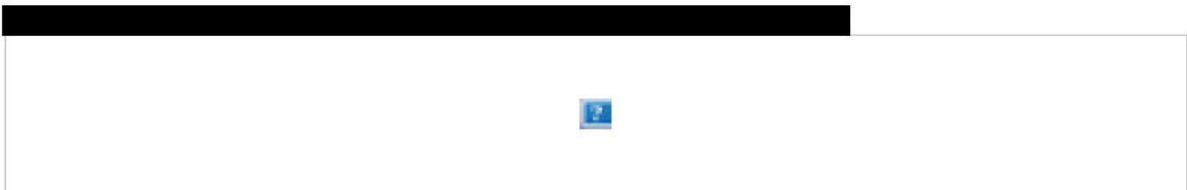
Thanks for getting back to me so promptly on this. I suppose you would not have a more specific timeframe. Are there any further points of clarification that WMU require to close this off? I wish to ensure that from the applicant / planning agents end, that they have progressed all that can be.

Thank you

[REDACTED]



[REDACTED] **Veterinary Service Animal Health Group | Animal Disease Control Policy Branch**
Level 1 | Jubilee House | 111 Ballykelly Road | Limavady | BT49 9HP



From: [REDACTED]
Sent: 10 November 2025 12:14
To: [REDACTED]
Subject: RE: Planning Query - LA09/2025/0504/F

[REDACTED]

We are awaiting a response from one of our consultees on this application and would hope to have a response uploaded very soon.

█

█
Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



From: █
Sent: 10 November 2025 12:08
To: █
Subject: Planning Query - LA09/2025/0504/F

Hello █

I have been pointed in your direction by █ (Planning Response Team)

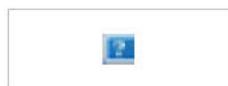
Would you have be able to give me an update on planning ref: LA09/2025/0504/F - original consultation response from Water Management Unit (WMU) on 8 October had requested that the supplied map noted poultry proof fencing and distance clearly marked of dung store from swale.

This was all actioned and returned to WMU (NIEA) on 13 October. I require WMU to acknowledge this / sign this off so that Shared Environmental Services (SES) can issue their consultation request to Mid Ulster Council.

SES have advised they will not respond until NIEA have completed consultation and I am unsure of what the delay is, as the items that WMU asked for clarification on were not consequential amendments and I would assume have no impact on consultation response of 8 October.

Kind Regards

█



█ **Veterinary Service Animal Health Group | Animal Disease Control Policy Branch**
Level 1 | Jubilee House | 111 Ballykelly Road | Limavady | BT49 9HP

Contact: █

From: [REDACTED]
To: [REDACTED]
Subject: Planning Consult on Request for Appl cat on Ref LA09/2025/0504/F
Date: 06 January 2025 11:50:07
Attachments: [REDACTED]

CAUTION – This email has been received from outside the NICS network. If you have any concerns please report for investigation.

Dear Sir/madam

Please find attached correspondence relating to the above application. I would be grateful if you could provide your comments by 27 January 2026

Yours faithfully

[REDACTED] - Development Management

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NIEA
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn
Belfast

Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Date: 6 January 2026

Your Ref:

Our Ref: LA09/2025/0504/F
(Please quote at all times)

Please Contact: [REDACTED]

Contact Number: 03000 132 132

Dear Sir/Madam,

This is a Local Application (Agriculture, Food and Associated Ind)

Applic Ref.	LA09/2025/0504/F	Application Type	Full
Location:	Land Approx 229M North East of 17 Drumad Road, Coagh	Proposal:	Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane
Applicant:	Mr Richmond Lucas 17 Drumad Road, Coagh, BT80 ODY,	Agent:	Revelins Hill Design 43 Kurin Road, Garvagh, BT51 5NS
Applic Level.	Delegated Decision	Date of Application	6 May 2025
Irish Grid Reference	290700 (e) 376494 (n)		

SITE HISTORY:

Reference Number, App Type, Decision Code, Decision Date

Ref: LA09/2025/0504/F

Proposals: Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

Decision:

Decision Date:

ADDITIONAL INFORMATION RELATING TO THIS APPLICATION, IF ANY:

REMINDER

FAO NIEA's WMU,

Please see amended site location plan and site layout plan which show the amendments as requested by WMU in response dated 08/10/2025. I would appreciate your updated comments by the end of this month or as soon as possible.

Kind regards,



To respond to this consultation please log on to <https://planning.midulstercouncil.org>. This will provide access to your consultation work queue and all the details of this consultation.

Your comments should be submitted online 21 days from the date of this letter or such other period agreed by the Council, from the date of this letter.

If you have any further queries please do not hesitate to contact the case officer;



Yours faithfully



On behalf of Planning Service Lead - Local Planning

From: [REDACTED]
To: [REDACTED]
Subject: WMU/PC/ 37836-3 - LA09/2025/0504/F - Ag Regs - part input
Date: 06 January 2026 17:12:20
Attachments: [msgc001.png](#)

From: [REDACTED]
Sent: 06 January 2026 16:34
To: Agricultural Regulation <Agricultural.Regulation@daera-ni.gov.uk>
Cc: [REDACTED]
Subject: RE: PLANNING (additional poultry documents): WMU/PC/ 37836-3 -LA09/2025/0504/F -Land Approx 229M NE of 17 Drumad Road Coagh - DUE 30-10-25-CATHY

Hi [REDACTED]

WMU/PC/ 37836-3 -LA09/2025/0504/F

Water Management Unit (WMU) acknowledges receipt of application LA09/2025/0504/F for the proposed development of a free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane at land approximately 229M North East of 17 Drumad Road, Coagh. The nearest waterway approximately 55m west of the site.

WMU notes from the updated "SITE LOCATION PLAN" uploaded to the portal on the 13th October 2025 that the proposed swale is more than 10m from the slurry tank (approximately 13.5m). And in addition, that poultry proof fencing for the swale has been indicated on the revised plan. We are content with this.

WMU also notes acceptance of the "MANURE AGREEMENT" including the letter from the DAFM advisor, uploaded on the 12th September 2025 confirming Joan McGuinness as a bona fide farmer and that the poultry manure is being utilised in a sustainable manner.

Based on the information submitted Ag Regs are content with the plans for this proposal from a water quality perspective, please use Agricultural Development content Poultry template and include the informatives below:

- NIEA Water Management Unit requires the applicant to submit NAP notification for any tank on site, which may contain organic manure or silage effluent. All new or substantially enlarged slurry, silage and effluent storage facilities (completed after 1 December 2003), must comply with construction standards and other requirements specified in Nutrient Action Programme (NAP) Regulations (Northern Ireland) 2019. Notification should be received by NIEA Water Management Unit at least 28 days before the first intended use. The notification form is available from <https://www.daera-ni.gov.uk/sites/default/files/publications/daera/nap-notification-form-2019.pdf>
- NIEA Water Management Unit would advise the applicant to ensure that they have the required amount of slurry storage to comply with the NAP Regulations, 26 weeks for pig and poultry enterprises.

Regards

[REDACTED]

From: Agricultural Regulation <Agricultural.Regulation@daera-ni.gov.uk>
Sent: 21 October 2025 16:33
To: [REDACTED]
Subject: FW: PLANNING (additional poultry documents): WMU/PC/ 37836-3 -LA09/2025/0504/F -Land Approx 229M NE of 17 Drumad Road Coagh - DUE 30-10-25-CATHY

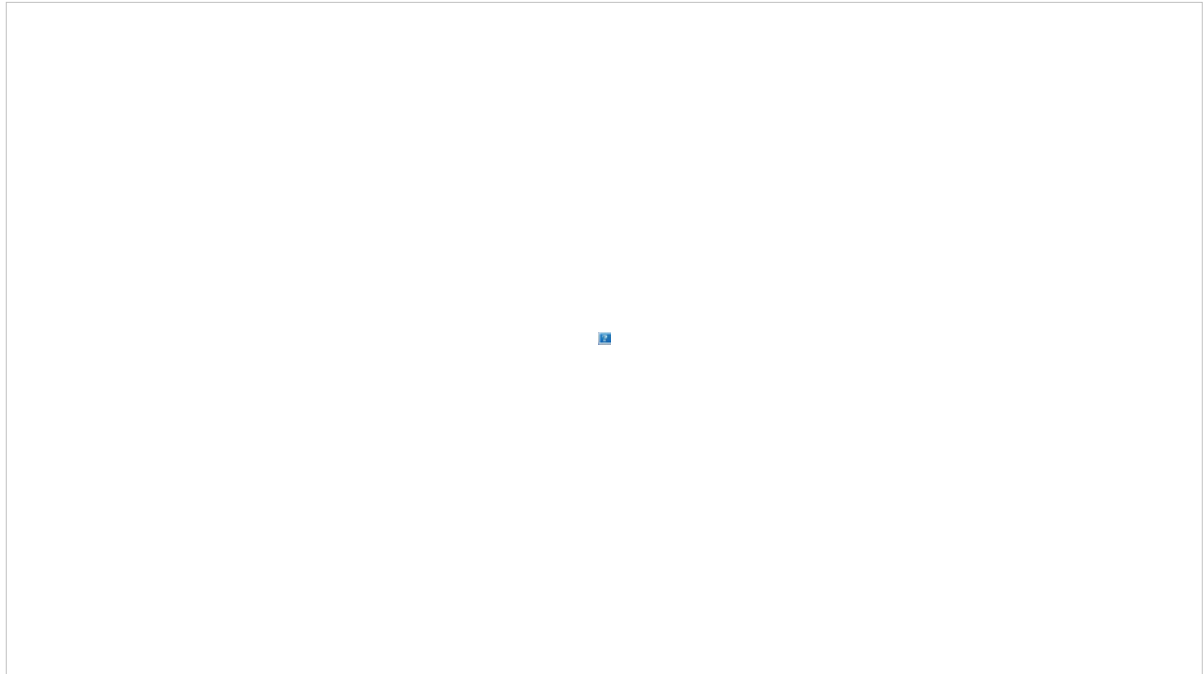
From: [REDACTED]
Sent: 14 October 2025 14:39
To: Agricultural Regulation <Agricultural.Regulation@daera-ni.gov.uk>
Cc: [REDACTED]
Subject: PLANNING (additional poultry documents): WMU/PC/ 37836-3 -LA09/2025/0504/F -Land Approx 229M NE of 17 Drumad Road Coagh - DUE 30-10-25-CATHY

Hello!

We have been reconsulted – our previous response was made on 24th September 2025 so there are only a few new documents to consider on the Mid Ulster Planning Portal at <https://planning.midulstercouncil.org/online-applications/>

Would these documents address the issues raised in our previous response?

[REDACTED]



Planning Response Team
NIEA Lisburn
17 Antrim Road
Tonagh
Lisburn BT28 3AL
Telephone: 028 9056 9604

Date: 07 January 2026

Dear Sir/Madam,

Planning Application Ref.: LA09/2025/0504/F
Location: Land Approx 229M North East of 17 Drumad Road
Coagh

Proposal:

Proposed free range poultry unit for laying hens, including new meal silos, swale for storm water attenuation, new litter store concrete turning area, to front and rear, PV panels to roof and new access onto Drumad Lane

Thank you for your consultation received by the Department on 13/10/2025.

This letter provides a single combined response to your consultation request across all relevant area's of DAERA's environmental responsibility. Please note that these comments are specific to this consultation request and should be considered in addition to previous consultation responses provided by the Department, if applicable. Summary comments in relation to the reason for consultation are provided in the table below at Annex A, and, where appropriate, more detailed advice is enclosed and attached to this letter.

You should be aware that, in the absence of comment, no inference can be made on DAERA's position with regard to other environmental matters. It is the responsibility of the planning authority to ensure that all risks to the environment and requirements under environmental legislation and planning policy have been considered.

Sustainability at the heart of a living, working, active landscape valued by everyone.

If you are deaf or have a hearing difficulty you can contact the Department via the Next Generation Text Relay Service by dialling 18001 + telephone number.



This advice and guidance will enable you to identify and consider if there are other potential risks to the environment due to impacts from the construction and operation of the proposed development and also its location.

In addition, we would also refer you to DAERA's published advice and guidance on development proposals where there is potential for effects on the natural and marine environments and fisheries interests, available at: <https://www.daera-ni.gov.uk/topics/environmental-advice-planning..>

As the Planning Authority is the competent authority under The Conservation (Natural Habitats, etc.) Regulations 1995 (as amended), this responsibility extends to the carrying out of Habitat Regulations Assessments (HRAs) before a planning decision is made.

Should you require assistance or if you wish to discuss anything further, please do not hesitate to contact the Planning Response Team using the contact details below.

Kind regards.

Planning Response Team

On behalf of DAERA

Email: planningresponse.team@daera-ni.gov.uk

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Annex A

Advice Provided By:	Summary
Water Management Unit	Water Catchment Unit has considered the impacts of the proposal on the surface water environment and on the basis of the information provided, is content with the proposal subject to Conditions, the applicant noting the advice in the Explanatory Note, the applicant referring and adhering to Standing Advice, and any relevant statutory permissions being obtained.

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Water Catchment Unit

Section Reference:

WMU/PC/ 37836-3

Considerations:

Water Catchment Unit has considered the impacts of the proposal on the surface water environment and on the basis of the information provided, is content with the proposal subject to Conditions, the applicant noting the advice in the Explanatory Note, the applicant referring and adhering to Standing Advice, and any relevant statutory permissions being obtained.

Conditions:

Condition: The applicant must adhere to all mitigation and disposal methods for poultry litter generated by this proposal as detailed in the poultry litter disposal information / signed contract uploaded to the Planning Portal on 12^h September 2025.

Reason: To ensure that the poultry litter arising from this proposal will be utilised in a sustainable manner and in compliance with legislative requirements, therefore providing protection of the aquatic environment and / or to any designated site.

Explanatory Note:

The applicant must ensure that the site and any tanks comply with the Nutrient Action Programme (NAP) Regulations (Northern Ireland) 2019.

The applicant should be advised that dirty water or slurry is likely to be created if poultry litter is dropped on any yard areas, e.g. during litter clear-out after depopulation. Any hardstanding, over which litter may be spilt, should have adequate collection facilities and any yards must be impermeable with engineered site containment, drainage system and be serviced by a suitable NAP-compliant collection tank, until the area is cleaned.

Water Catchment Unit would advise the applicant to ensure that they have the required amount of slurry storage to comply with the NAP Regulations 2019, which is 26 weeks for pig / poultry enterprises.

Utilisation of Poultry Manure

Sustainable utilisation of manure is a critical environmental aspect of the operation of poultry farms, particularly since the cumulative impact of manure generated by this and other proposals may be significant.

Water Catchment Unit notes the intention to export the approximately 360 tonnes per annum of poultry litter generated by this proposal for landspreading in the Republic of Ireland, on lands under the control of:

- Joan McGuinness of Oakfield House, Drumleck, Castlebellingham, Co. Louth

Water Catchment Unit is in receipt of unredacted copies of a letter from a Teagasc advisor / DAFM approved farm advisor, and a signed contract for the disposal / acceptance of the poultry manure (signed 22nd November 2024).

As this is a transboundary issue, Water Catchment Unit would recommend that the Council consult with the appropriate authorities in the Republic of Ireland for their approval and to seek their views on the movement and processing of the poultry litter on landbanks in ROI.

The applicant should note Water Catchment Unit requires notification of all poultry litter being exported from this holding. Water Catchment Unit must be notified of all exports of this material for each calendar year by 31st January of the following calendar year, as per the NAP Regulations 2019.

If there should be any change to the method of disposal for the poultry litter generated by this proposal / development, the applicant should inform the Department, providing full details of the alternative method(s) of disposal.

NAP Notification

Water Catchment Unit requires the applicant to submit NAP notification for any tank on site, which may contain organic manure or silage effluent. All new or substantially enlarged slurry, silage and effluent storage facilities (completed after 1 December 2003), must comply with construction standards and other requirements specified in the NAP Regulations 2019. Notification should be received by NIEA Water Catchment Unit at least 28 days before the first intended use. The notification form is available from <https://www.daera-ni.gov.uk/sites/default/files/publications/daera/nap-notification-form-2019.pdf>

Informatives:

The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Agricultural Developments.

The applicant must ensure that the site and any tanks comply with the Nutrient Action Programme (NAP) Regulations (Northern Ireland) 2019.

Discharge to a swale must be in adherence to the NAP Regulations 2019 which state that only clean roof run-off and water not defined as slurry or dirty water is permitted to discharge to field drains or waterways. The discharge of water from any swale may also require consent to discharge, under the Water (NI) Order 1999.

Water Catchment Unit recommends that construction-related run-off and operational site drainage (not slurry or dirty water as defined by the NAP Regulations) is managed through the use of Sustainable Drainage Systems (SuDs). The applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Sustainable Drainage Systems.

Care will need to be taken to ensure that polluting discharges do not occur during the construction and operational phases of this development. The applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Pollution Prevention Guidance.

The following Guidance for Pollution Prevention (GPP) documents provide guidance on good working practices:

- GPP 1: Understanding your environmental responsibilities - good environmental practices
- GPP 2: Above ground oil storage tanks
- GPP 3: Use and design of oil separators in surface water drainage systems
- GPP 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer
- GPP 5: Works and maintenance in or near water
- GPP 6: Working at construction and demolition sites
- GPP 8: Safe storage and disposal of used oils
- GPP 20: Dewatering underground ducts and chambers
- GPP 21: Pollution incident response planning
- GPP 22: Incident response - dealing with spills
- GPP 26: Safe storage - drums and intermediate bulk containers
- GPP 27: Installation, decommissioning and removal of underground storage tanks

A full list of these GPP guidance documents can be found at the NetRegs site:

<https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>

NIEA discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required for site drainage during the construction phase of the development. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications. The applicant should refer to in DAERA Standing Advice on Discharges to the Water Environment.

If the development includes excavation of an underground structure (e.g. tanks), then depending on the geological setting, the potential exists for the water table to be encountered during these works. The applicant should refer to DAERA Standing Advice on Abstractions and Impoundments.

In accordance with the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 (as amended) it is a mandatory requirement that upon the abstraction and / or diversion and / or impoundment of water from the natural river channel / lake, coastal or groundwater sources, an abstraction/impoundment licence should be obtained unless the operations specified are Permitted Controlled Activities. The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999.

Water Catchment Unit requires the applicant to submit NAP notification for any tank on site which may contain organic manure or silage effluent.

All DAERA Standing Advice is available at: <https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.