

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;
benjamin.porter@midulstercouncil.org

Yours faithfully



On behalf of Planning Service Lead - Local Planning

From: [DAERA NIEA Plan](#)
To: [DAERA AQBU Advice](#)
Subject: CB36470 LA09/2025/0504/F
Date: 17 June 2025 16:53:58
Attachments: [CB36470 LA09 2025 0504 F STANDARD CONSULTATION LETTER.PDF](#)
Importance: High

██████████

Pl see attached consultation for your attention – AQIA, bio, farm MP & d/age ass refer.
Docs in AE2-25-90073.

Thanks

██████



Northern Ireland Environment Agency
Gníomhaireacht Comhshaoil Thuaisceart Éireann
Norlin Airlan Environment Agency

Agricultural Planning Response **MASTER** Casework Report Cover Sheet

Designation(s):	Lough Neagh ASSI Brookend ASSI Lough Neagh & Lough Beg SPA Lough Neagh & Lough Beg RAMSAR
CB number:	CB36470
Application Type:	Full
Planning reference:	LA09/2025/0504/F
Applicant details:	Mr Richmond Lucas
Brief description of 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
Location of report:	AE2-25-100675
Date of Report:	Updated 30/09/2025 [REDACTED]

	Signed	Date
Case officer:	[REDACTED]	28/07/2025
HSO: Aoife McAleenan	[REDACTED]	28/07/2025
SSO or equivalent (optional):		

NED response	
Content – with/without recommendations	<input type="checkbox"/>
Adverse impact (Requesting Further information)	<input checked="" type="checkbox"/>

Air Quality & Biodiversity Unit (AQBU)

AQBU have considered the air quality impacts of the proposal on designated sites using the available environmental information. To enable a robust Habitats Regulations Assessment/Environmental Assessment to be undertaken it is recommended that this proposal should also be assessed for other potential impacts (e.g. water quality impacts) on sensitive habitats and species.

Summary statement

NED has considered the available environmental information and concluded that the proposal lacks sufficient information to provide a substantive response to the consultation and to make an informed decision of potential impacts on the Designated Site Network.

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.

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 $1 \mu\text{g}/\text{m}^3$ 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 $3 \mu\text{g}/\text{m}^3$.

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.

Recommended Conditions

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.

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			
<p>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 Hecter per Year DMT – <i>De-minimis</i> 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</p>			

THE FOLLOWING INFORMATION IS NOT TO BE UPLOADED TO PLANNING PORTAL – NED CASE OFFICER WORKINGS.

The following template is to be used as a guide, insert snip-its to show workings and where workings are not applicable or relevant please place N/A to indicate to HSO it has been considered. Additionally, any other useful information should be inserted in additional notes/comments section.

Table 1 completion notes

Added to AETHER if Content – with/without recommendations	<input type="checkbox"/>
Added to AETHER if adverse impact	<input type="checkbox"/>

Table 2 Relevant Document Checklist

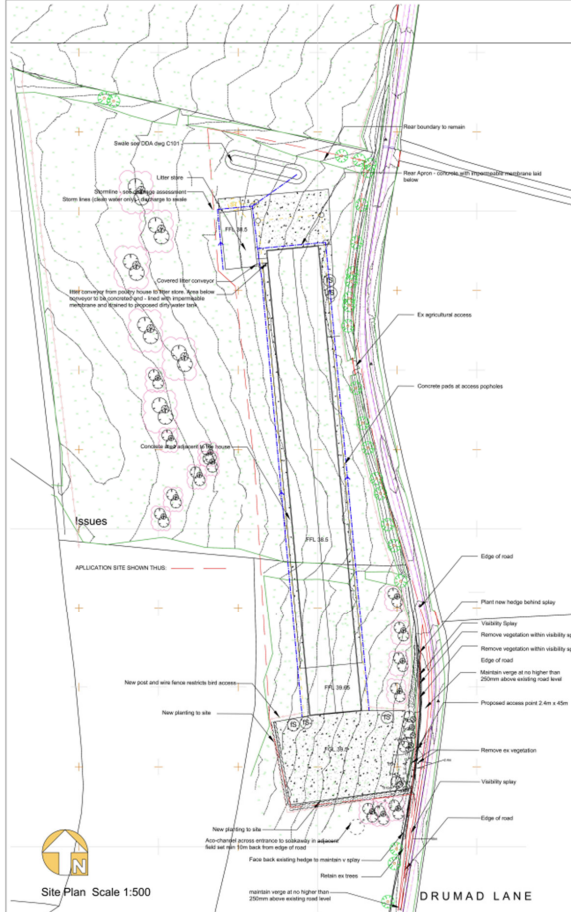
Relevant Document Check					
Report Title	Export/import/Litter Agreement	Drainage plan	Nutrient Management Plan	Air Quality Impact Assessment	NAME
Item uploaded on Portal/CM	portal	06 May 2025	N/A	06 May 2025	
Date of report	24/11/24	FEB 2025		24 April 2025	
Assessed/ summary	By consultant not teagasc- WMU content			Missing info	

Table 3 Assessment checklist

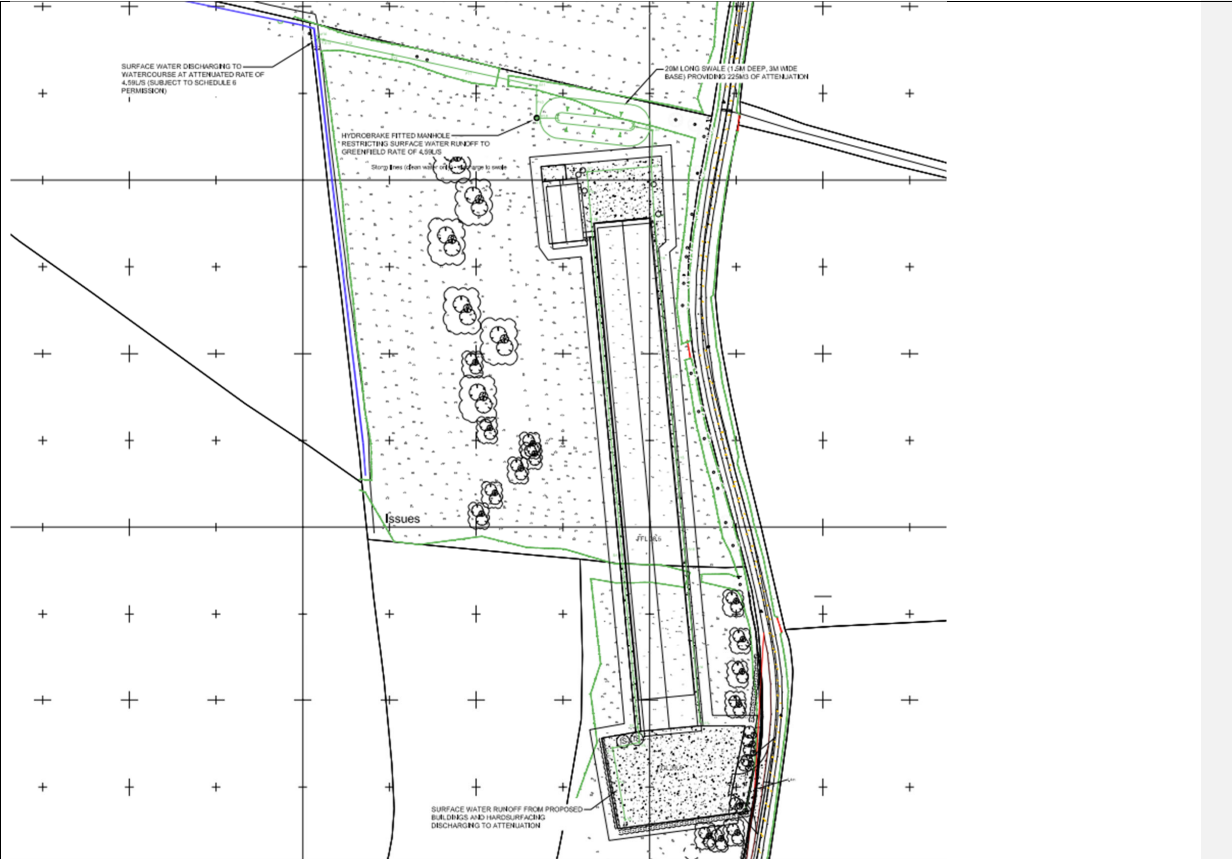
Checklist	Details and Snip-it/screen grab if appropriate
Applicant:	Mr Richmond Lucas
Planning Reference:	LA09/2025/0504/F

Co-ordinates:	290700/376494
NIEA PC Description of 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
Previous NED response if reconsultation:	N/A
WMU response	N/A

Site layout or block plan



Drainage Plan



Other information of note

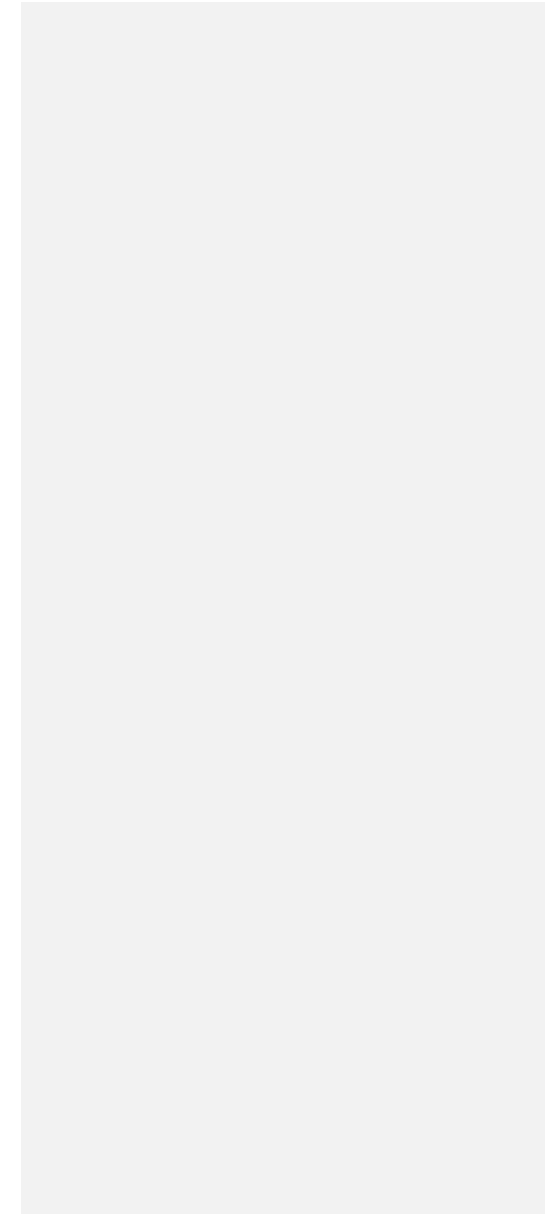
Step 1: Zone of influence (7.5km):

- List the designated sites within 7.5km of the proposal.

Table 4 Zone of influence for Designated sites

Site	Feature	Critical Level	Critical Load
Lough Neagh ASSI	Wet Woodland	1	5-10 kg N/ha/yr
Brookend ASSI	Heronry - No further information on APIS	3	-
Lough Neagh & Lough Beg SPA	Common Tern	3	5-10 kg N/ha/yr
Lough Neagh & Lough Beg RAMSAR	-	-	-

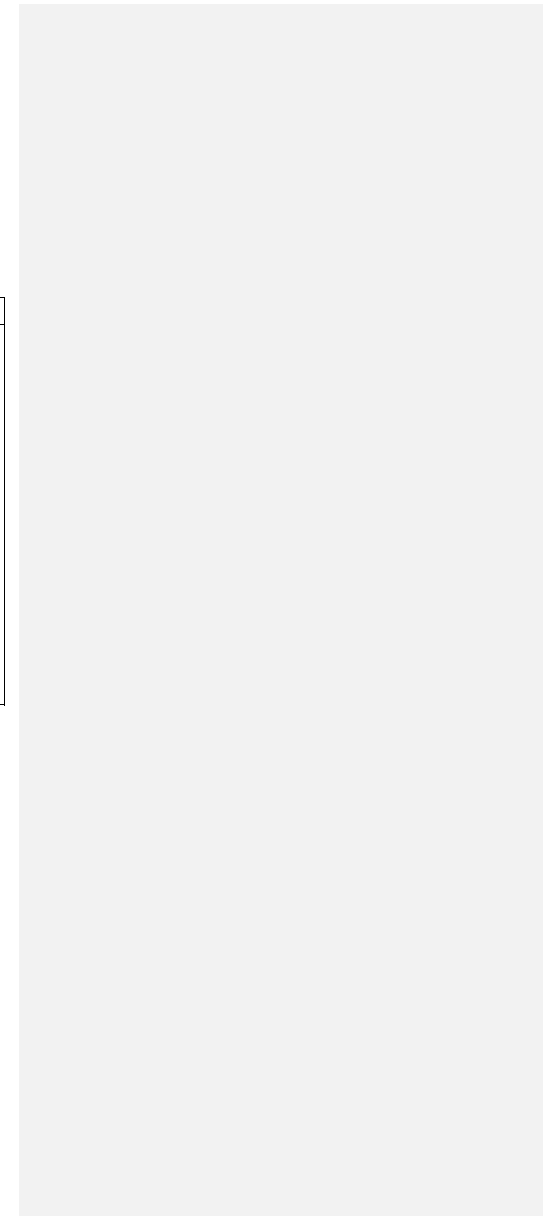
- Insert Map of designated sites & within 7.5km of the proposal.



- Consider Land-spreading, manure/litter storage, grazing within AQIA and designated sites within 7.5km of each point **No**. Insert Map if applicable.

Table 5 Supporting documentation check

To check	Details and Snip-it/screen grab if appropriate
Date of AQIA <i>ALL AQIAs dated after 30/07/2025 must use the new cattle, pig and poultry EFs. If these have not been used, a revised AQIA will likely be required.</i>	24 April 2025



1 INTRODUCTION

Irwin Carr Ltd have been commissioned to undertake an air quality impact assessment for a proposed poultry shed located on lands approximately 229m East of 16 Drumad Road, Coagh, BT80 ODY.

On completion, it is proposed the site will have the provision for one mechanically ventilated poultry shed, housing a total of 20,000 free range layer birds, as well as an associated litter store.

From the store, all litter from this site shall be going to a farm in the Republic of Ireland and there will be no land spreading of litter in Northern Ireland associated with this application.

This report is intended to address the issues of air quality in the form of odour and ammonia emissions from the poultry shed.

The predicted impact can then be compared to an appropriate criterion and graphically illustrated in the form of 'contours of equal concentration' or isopleths which are superimposed on base maps.

AQIA
Housing
dimensions
(do these
match the
site layout
or block
plan?)

YES

5.2 Input Parameters

The proposed site layout map, building plans and elevations were used as a template for all sources, relevant structures and the boundary of the facility. The AERMOD package uses the steady state Gaussian plume equation for a continuous elevated point or line source.

Table 6 below gives general details of the proposed poultry house.

Table 6: Dimensions of Poultry House

	House 1 (Proposed)
Dimensions of house	147m x 16.5m x 5.8m
No. of birds	20,000 x Layers
Efflux temperature	24 °C
Emissions	Mechanically Ventilated

**AQIA
Emission
Factors
(EF)**

Odour emission factors for poultry are provided in Dutch Legislation⁹ which have been adopted by the NIEA in their assessment of PPC livestock installations.

This document details the emission factor for 'Non-battery, low emission accommodation' as 0.34ou_e/s, which has been detailed in the Section below.

Table 8 below shows the odour and ammonia levels associated with the proposed site, taking account of a low protein diet.

Table 8: Concentrations per Building

House No.	No. of Animals per house	Odour Emission Factor (ou per animal)	Total Odour Emission Rate (ou _e /s per house)	Ammonia Emission Factor (kg/yr per animal)	Total Ammonia Emission Rate (g/s per house)
1	20,000	0.34	6,800	0.054*	0.034

**Updated emission rate as a result of a low protein diet, as calculated in Table 7 above. No reduction has been applied to the odour emission rate.*

The total ammonia emission rates, in g/s, are set as the pollutant leaving each building per second. For the purposes of the modelling process, the emission rate per house was divided by the number of emission points to obtain the emission value for each source.

Table 9 below shows the emission rates coming out of emission points.

Table 9: Emission Rates for each stack

House No.	No of Fans per House (and type)	Odour per fan (ou _e /s)	Ammonia per fan (g/s)
1	8 x Ridge	850	0.0043

The coordinates of these fans are detailed in Appendix C.

5.3.2 STACK EMISSIONS VELOCITY

The extract fans will operate at full power, however, in order to provide a conservative assessment, the AERMOD model has assumed that the fans will operate at 50% capacity. It should be noted that this is not expected to be reflected on site, where the fans will operate at full capacity.

Table 9 below shows the ventilation rate for the type of fan on the proposed site.

Table 10: Ventilation Rates for fan

Fan Type	Stack Diameter (m)	Cross Sectional Area (m ²)	Exit Velocity (m/s)	Volume Flow (m ³ /s)	Volume Flow (m ³ /hr)
Ridge	0.82	0.528	5.263	2.778	10,000*

**The maximum capacity of the fans is 20,000m³ however, to ensure a conservative assessment, it has been assumed that the fans will operate at 50% capacity.*

5.3 Emissions

The rate of production of an emission, such as ammonia, is best quantified as an emission rate. The Sections below detail the appropriate emission rates applicable to the site.

5.3.1 LOW PROTEIN DIET

In relation to this application, the emissions have been reduced through the incorporation of a low protein diet.

The current standards for ammonia emissions from laying hens in multi-tier systems are included in a Guidance note produced by the Northern Ireland Environment Agency⁶. The following breakdown of the associated emission rates was provided by AFBI and is included in Appendix E:

The value for the housed proportion of emissions (0.026kg ammonia/bird/year) was derived from work using diets containing 17% CP and N excretion based on N excretion of 0.83kgN/bird/year.

The free-range proportion of ammonia emissions (0.04kg ammonia/bird/year) was calculated assuming diets contain 15.3% CP and on N excretion of 0.67kgN/bird/year and that 20% of the excreta is deposited on the range.

The birds on this site will be fed a crude protein diet of no more than 14.7%, which is less than the CP diet % used for both the housed and free-range proportion of emissions.

It is well established in the literature that as dietary CP is reduced, N excretion and hence ammonia emissions are lowered. There is significant evidence (included in the letter in Appendix C), supporting this, and the general rule of 8-10% reduction in N and ammonia is accepted for every 1% CP reduction providing there is no reduction in performance.

The reductions associated with each proportion of emissions (Housing & Free-Range) are included in the Table below.

Table 7: Low Protein Reduction

	Housing	Free-Range
Proportion of Emissions	80%	20%
Emission Base Rate (kg/yr)	0.026	0.2
Base Emission Rate (kg/yr)	0.021	0.04
Crude Protein Diet	17%	15.3%
Proposed CP Diet	14.7%	
Reduction (10% per 1% CP Reduction)	23%	6%
Updated Emission Rate (kg/yr)	0.016	0.038
Proposed Emission Rate per Bird (kg/yr)	0.054	

As a result of the low crude protein diet (14.7%) that will be fed to the birds on site, an updated emission rate of 0.054kg/yr has been calculated as applicable for use in this assessment. This is applicable to the proposed housing type, which will utilise a free-range multi-tier aviary system with forced manure drying on belts.

To find the emission from the proposed house, it was necessary to calculate the concentration within the buildings.

5.3.3 STORAGE OF POULTRY LITTER

The amount of litter produced by the birds was calculated using information included in a recently published DAERA Newsletter¹⁰.

Table 1 of this Newsletter states that 17.3 tonnes of litter will be produced per 1,000 birds.

Table 11 below shows the total amount of litter produced by the birds in the existing and proposed sheds.

Table 11: Total Litter Produced

	Litter Quantity (t/1,000 birds)	Total Birds (1,000's)	Total litter per crop (60 weeks) in tonnes	Litter per week (tonnes)
Litter Store (Existing and Proposed)	17.3	20	346.0	5.8

Approximately 5.8 tonnes of poultry litter will be moved to each of the litter stores per week, and they will be emptied every 3 to 4 weeks. For the purposes of the modelling process, it was assumed that there were 23.1 tonnes of litter in the store at all times. This will represent a conservative assessment, as there will be less than 23.1 tonnes in the store for the majority of the year.

Table 12 below shows the ammonia level within the proposed storage shed.

Table 12: Storage Concentrations

Building	Amount of litter (tonnes)	Ammonia Emission Factor (kg NH ₃ / tonne fresh manure)	Total Ammonia Emission Rate (kg/yr)	Total Ammonia Emission Rate (g/s)
Litter Store (Proposed)	23.1	2.38	54.9	0.00174

In relation to the odour emissions from the stores, a document entitled "Odour emissions from livestock production facilities" Valli et al, is deemed as providing appropriate odour emissions for poultry litter in ou_e/s/tonne. In relation to drier manure, which is applicable for this site, the odour emissions were provided as 90ou_e/s/t for the summer cycle and 12ou_e/s/t during the winter.

A variable emission rate was used as part of the AERMOD model to account for the different emissions during the winter & summer cycles. Table 13 below shows the odour level within the storage shed, assuming that the store will be emptied every 3 to 4 weeks.

Table 13: Odour Concentrations from Storage

Building	Cycle	Amount of litter (tonnes)	Odour Emission Factor (ou _e /s per tonne fresh manure)	Total Odour Emission Rate (ou _e /s from store)*
Litter Stores (Existing and Proposed)	Summer	23.1	90	2,076
	Winter		12	276.8

*For 6x months during the year (March – August) the summer odour emission rate was applied, and the winter emission rate is applied to the remaining 6x months (September – February).

<p>AQIA Distances to designated sites</p>	<p>Table 17: Designated areas in vicinity of the site</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Description</th> <th>Approx. distance to nearest shed (km)*</th> <th colspan="2">NI Grid Co-ordinates</th> </tr> </thead> <tbody> <tr> <td>E1</td> <td>Brookend ASSI</td> <td>3.26</td> <td>293117</td> <td>374645</td> </tr> <tr> <td>E2</td> <td>Lough Neagh ASSI (Lough Neagh and Lough Beg SPA)</td> <td>4.72</td> <td>293003</td> <td>372515</td> </tr> <tr> <td>E3</td> <td>Priority Peatland</td> <td>1.69</td> <td>291271</td> <td>377925</td> </tr> <tr> <td>E4</td> <td>Priority Peatland</td> <td>1.70</td> <td>291280</td> <td>377923</td> </tr> </tbody> </table> <p><i>*It should be noted that all distances provided in this Table are approximate and are provided for information purposes only. The grid co-ordinates provided were input into the model, and the source locations are provided in Appendix C.</i></p>	Location	Description	Approx. distance to nearest shed (km)*	NI Grid Co-ordinates		E1	Brookend ASSI	3.26	293117	374645	E2	Lough Neagh ASSI (Lough Neagh and Lough Beg SPA)	4.72	293003	372515	E3	Priority Peatland	1.69	291271	377925	E4	Priority Peatland	1.70	291280	377923										
Location	Description	Approx. distance to nearest shed (km)*	NI Grid Co-ordinates																																	
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<p>AQIA, have they used the Highest PC</p>	<p>Table 18: Annual Average Ammonia from Poultry Shed</p> <table border="1"> <thead> <tr> <th>Location</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>Average</th> </tr> </thead> <tbody> <tr> <td>E1</td> <td>0.0026</td> <td>0.0039</td> <td>0.0030</td> <td>0.0041</td> <td>0.0040</td> <td>0.0035</td> </tr> <tr> <td>E2</td> <td>0.0024</td> <td>0.0024</td> <td>0.0021</td> <td>0.0033</td> <td>0.0022</td> <td>0.0025</td> </tr> <tr> <td>E3</td> <td>0.0195</td> <td>0.0207</td> <td>0.0168</td> <td>0.0195</td> <td>0.0204</td> <td>0.0194</td> </tr> <tr> <td>E4</td> <td>0.0194</td> <td>0.0206</td> <td>0.0167</td> <td>0.0195</td> <td>0.0202</td> <td>0.0193</td> </tr> </tbody> </table> <p>The results for the maximum 1-hour concentration at each of the residential receptors in the</p>	Location	2018	2019	2020	2021	2022	Average	E1	0.0026	0.0039	0.0030	0.0041	0.0040	0.0035	E2	0.0024	0.0024	0.0021	0.0033	0.0022	0.0025	E3	0.0195	0.0207	0.0168	0.0195	0.0204	0.0194	E4	0.0194	0.0206	0.0167	0.0195	0.0202	0.0193
Location	2018	2019	2020	2021	2022	Average																														
E1	0.0026	0.0039	0.0030	0.0041	0.0040	0.0035																														
E2	0.0024	0.0024	0.0021	0.0033	0.0022	0.0025																														
E3	0.0195	0.0207	0.0168	0.0195	0.0204	0.0194																														
E4	0.0194	0.0206	0.0167	0.0195	0.0202	0.0193																														

AQIA
Ammonia
Concentrati
on Table,
list PC's %

LOUGH
NEAGH &
LOUGH
BEG
RAMSAR
NOT
INCLUDED

Table 19: Ammonia concentrations at ecologically sensitive locations

	Location	Guideline ($\mu\text{g}/\text{m}^3$)	Background ($\mu\text{g}/\text{m}^3$)	Highest PC ($\mu\text{g}/\text{m}^3$)	PEC ($\mu\text{g}/\text{m}^3$)	PC/ Guideline level (%)	PEC/ Guideline level (%)
E1	Brookend	3	3.23	0.0041	3.2341	0.14	108
E2	Lough Neagh (Lough Neagh and Lough Beg)	1	2.82	0.0033	2.8233	0.33	282
E3	Priority Peatland	1	3.53	0.0207	3.5507	2.07	355
E4	Priority Peatland	1	3.53	0.0206	3.5506	2.06	355

The ammonia concentrations at these sites are dominated by the background concentrations, which are approximately 108 - 355% of the air quality guidelines for ammonia.

The maximum process contribution from the proposed shed is 0.33% of the guideline value at the designated sensitive sites, significantly less than contribution by the background level. Further discussion on this impact is provided in Section 9 below.

The maximum process from the site is 2.07% at the priority habitats, less than the limit level of 50% for this type of site.

Ramsar not specifically detailed, however distance between Ramsar boundary and ASSI/SPA boundary is only c 100m different from the facility. I think this is acceptable.

I would prefer that the ASSI & SPA are separated in the table as they have different GLVs, however given the boundary is the same and it has been modelled with a glv of 1, its okay.

Hydrological links, is the proposal connected to a designated site? List distances

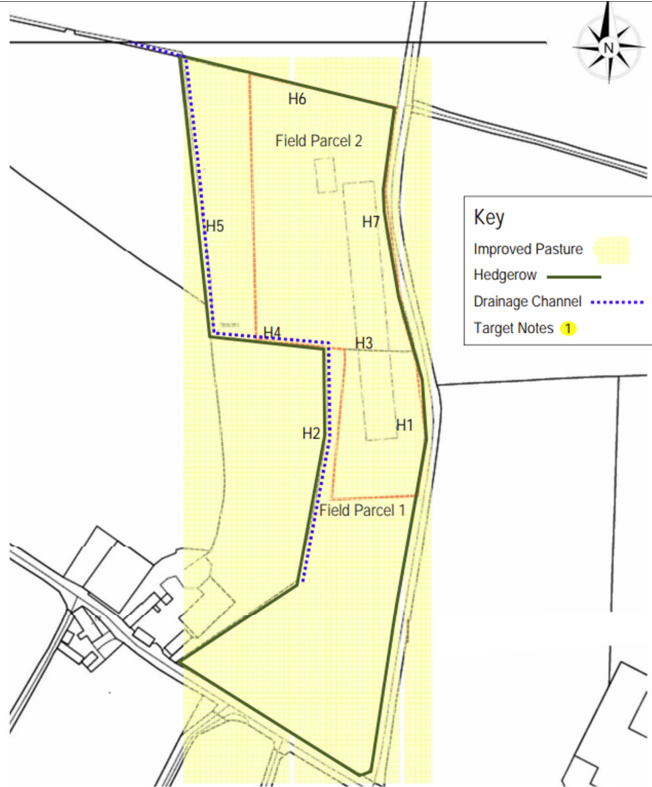


Figure 2. Map of the survey area showing the location of habitats and numbered target notes described in the text.
Approximate Scale 1:1,250.
This material is Crown Copyright and is reproduced with the permission of Land and Property Services under delegated authority from the Controller of Her Majesty's Stationary Office © Crown Copyright and database rights licence No. 1526 (2024).

3. Results
3.1 Desk Study

Protected Sites

From a desk based survey, the application site is located within a 7.5km radius of the following sites that have been designated for their nature conservation importance:

- Brookend Area of Special Scientific Interest (ASSI);
- Lough Neagh ASSI;
- Lough Neagh & Lough Beg Special Portection Area and;
- Lough Neagh & Lough Beg Ramsar.

In addition, some of the site boundaries contain drainage channels that could provide hydrological connection to designated sites and areas outwith the application site including Lough Neagh ASSI and Lough Neagh & Lough Beg Special protection Area (SPA) and Ramsar sites.

Therefore, appropriate mitigation to protect water quality should be provided and adhered to.

Protected Habitats & Species

Based on information contained within the Northern Ireland Environment Agency (NIEA) Natural Environment Map Viewer, the application site is within 7.5km of NI Priority Habitats including areas of peatland, woodland and lakes.

The site itself is bounded by hedgerow vegetation.

Hedgerows are NI Priority Habitats and can provide potential for protected species including badgers, nesting birds, smooth newts and bats.

Therefore, further field surveys to determine the potential impacts of the development on protected habitats and species are deemed necessary.

The site was visited on 12th November, 2024 and a walk-over survey was carried out in order to identify any major ecological constraints.

The walk-over survey included an area 50m surrounding the redline boundary of the site.

APIS
background
level check,
list sites
background
levels for
ammonia

Table 6 APIS information

Site	Background CLe	Background CL

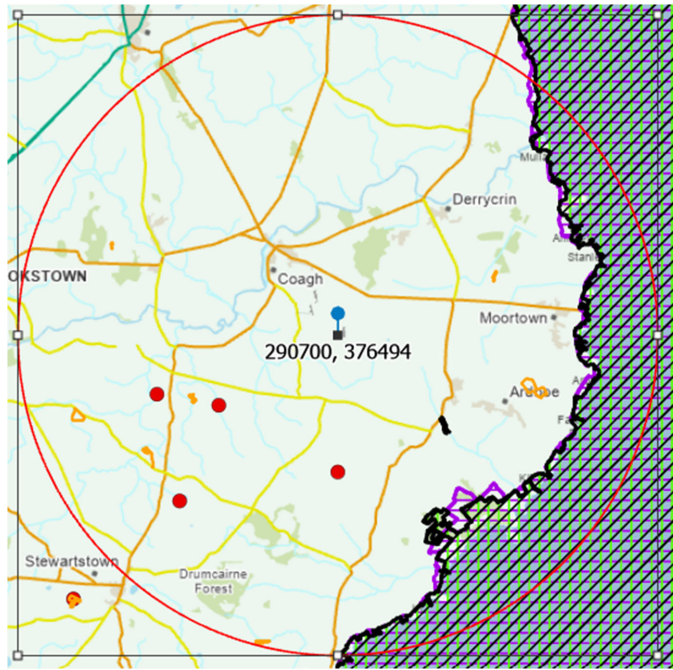
Designated Site	Critical Level (CLe)	Critical Load (CL)	Process Contribution (PC) for CLe ($\mu\text{g}/\text{m}^3$)	Process Contribution (PC) for CL (Kg N /ha/yr)	PC (CLe)%	DMT (NH3 conc) of CLe (0.08%)?	DMT (N Dep of CL (Grassland - 0.0093 kg N/ha/yr OR (woodland - 0.013 kg N/ha/yr)	Above DMT for CLe of 0.08% ?	Above DMT for CL Grassland - 0.0093 kg N/ha/yr (woodland - 0.013 kg N/ha/yr)

- If any Process Contributions are above the DMT, a Site Relevant Threshold (SRT) must be calculated for the proposal.

***Case officers note** - If the PC is for landspreading ONLY then these will not be applicable for SRT. Instead, you will have to determine if the landspreading PC exceeds the Test of Likely Significance (ToLS) for CLe (1%) or CL (0.12kg N/ha/yr for grassland/0.17kg N/ha/yr for woodland) in which case NED would have air quality concerns (see table below).

For your current proposal, any designated sites that have **PCs below DMT do not need to be considered against the SRT** as there should be no air quality concerns regarding that designated site for your proposal.

Any designated sites with PC above DMT therefore SRT must be calculated? – Yes



Step 2B: SRT Determination:

When determining the SRT for the proposal, count applications within the **5km Zone of Influence of the facility** that have PCs **below DMT** for **any designated site within 7.5km of the facility**, excluding Earth Science only designated sites.

- Count developments **between Jan 2017 and end of previous year (currently Dec 2024)** that are **below DMT for any designated site within 7.5km of your facility** (except for Earth Science sites). **Divide by the number of years (currently 8) and multiple by 13 to extrapolate up to 2030.**

- e.g. 6 developments below DMT identified from 2017 to 2024 (8 years):
- $(6 \div 8) \times 13 = 9.75$
- **Round up or down to nearest whole number if result falls between SRT categories.**
- Insert map showing developments (applications and IPRI sites) within 5km of facility.

Insert Map of Applications here

Table 8 Applications used within 5 km to determine the SRT

Planning Application ID/Agricultural IPRI site PPC Name and number	List Process Contribution % and designated site from AETHER (agri database)	Between 2017-2024? BELOW DMT of 0.08%? Therefore count
LA09/2017/1107/F	Lough Neagh 0.133333333 0.4	No
LA09/2016/1699/F		No
I/2011/0207/F		No
PPC0013/08B		No – no info
LA09/2021/1475/F	Brookend 0.04 Lough neagh 0.07	Yes below DMT, & after 2017
LA09/2022/0313/F	Brookend 0.2 Lough neagh 0.4	No
P0005/03A	2004	No

Planning Application ID/Agricultural IPRI site PPC Name and number	List Process Contribution % and designated site from AETHER (agri database)	Between 2017-2024? BELOW DMT of 0.08%? Therefore count
P0417/13A		No 2014
i/2015/0054/F		No
LA09/2020/0330/F	0 outside Zol	
P0034/03A		No 2004
LA09/2017/0327/F	Brookend 0.01 Lough neagh 0.186, 0.53	Yes brookend below dmt

Number of Applications from 2017 – end of previous year (Dec 2024) within 5km of proposal that have PC below 0.08% = **2X**

2X ÷ 8 (2017-2024 inclusive) x 13 (2017 up to 2030) = **3.25X** (round up/down if between SRTs)

Table 9 SRT thresholds

Development Density	Very Low	Low	Medium	High
	≤1	2-5	6-10	11-30 (or more)
NH ₃	0.75%	0.34%	0.20%	0.08%
NO _x	0.29%	0.15%	0.10%	0.05%

Formatted Table

NOx Converting from NH3/NOx concentration to N deposition

Dry deposition flux ($\mu\text{g}/\text{m}^2/\text{s}$) = ground level concentration ($\mu\text{g}/\text{m}^3$) x deposition velocity (m/s)

Table 10 Deposition velocity

Deposition Velocity	NH3	NOx
Grassland	0.02	0.0015
Woodland	0.03	0.003

Dry deposition is converted to kg N/ha/yr by using the conversion factor of **260 for NH3** or **95.9 for NOx**

NH3 grassland example - (PC $0.005\mu\text{g}/\text{m}^3$ x **0.02**) x **260** = 0.026 kg N/ha/yr

NOx grassland example – (PC $0.07\mu\text{g}/\text{m}^3$ x **0.0015**) x **95.9** = 0.01 kg N/ha/yr

Table 11 Thresholds for varying CL in Kg/N/ha/Yr

Thresholds for varying Critical Loads (Kg N/ha/yr)					
	De-minimis Threshold	Very low	Low	Medium	High
N Deposition (woodland) (kg N/ha/yr)	0.013	0.13	0.057	0.034	0.013
N Deposition (grassland) (kg N/ha/yr)	0.0093	0.088	0.040	0.024	0.0093

SRT assigned is low

Table 12 PC% compared against SRT

Designated Site	Critical Level (CLe)	Critical Load (CL)	Process Contribution (PC) for CLe ($\mu\text{g}/\text{m}^3$)	Process Contribution (PC) for CL (Kg N /ha/yr)	PC (CLe)%	Above SRT (CLe) of 0.34%?	Above SRT (CL) of 0.057 Kg N/ha/yr?
Brookend ASSI	3	N/A	0.0041	0.03198	0.14	No	No
Lough Neagh SPA	3	5	0.0033	0.01716	0.11	No	No
Lough Neagh ASSI & Ramsar	1	5	0.0033	0.01716	0.33	No	No

Any designated sites with PC (for proposal) above the AMMONIA SRT therefore an In Combination Assessment is required?

Detail here

Step 3: In combination Assessment

Agricultural applications within 7.5km of **xx Designated site** using closest point to proposal.

Insert Snip it of map here

Count only applications above SRT i.e. X.XX and below 1% AND after January 2022

Case officers note the table below should be used as a guide as to what should/should not be included as part of your in combination assessment:

Table 13 Scenarios which should/should not be included at in combination

Scenario	Include/don't include
Applications refused/granted prior to 2022 and aerial confirms built facility, considered background.	Do not include
Applications granted in 2021 but aerial confirms the facility has not been built to consider the 5 year planning approval period as facility not in background.	Include, the date range to consider should be 5 years before Jan 2022 i.e. any applications granted permission between 1 Jan 2017- 31 Dec 2021 should be investigated to see if the facility has been built.
Applications granted after 2022	Include
Applications refused after 2022	Do not include unless you become aware that they are subject to appeal
Applications refused but subject to current appeal	Include unless you become aware that refusal is upheld
Retrospective applications treated as new developments and if the retrospective application in question has not yet been determined.	Include (as per previous 2024 advice)
Applications lodged (not yet determined) where NED have responded with Air Quality Concerns (Adverse impact)	To be determined on a case by case approach
Applications lodged (not yet determined) where NED have requested further information and a substantive response has not yet been provided.	Do not include
Applications lodged (not yet determined) where NED have provided a substantive response which is content (no air quality concerns). <i>*Further explanation provided below</i>	Include
Applications lodged which have not yet been assessed by a case officer (i.e. those currently on the casework spreadsheet)	Do not include

In combination totals = X.XX% (Proposal) if there are any other proposals list them here and add to the proposal to determine if they will act in combination to total >1%

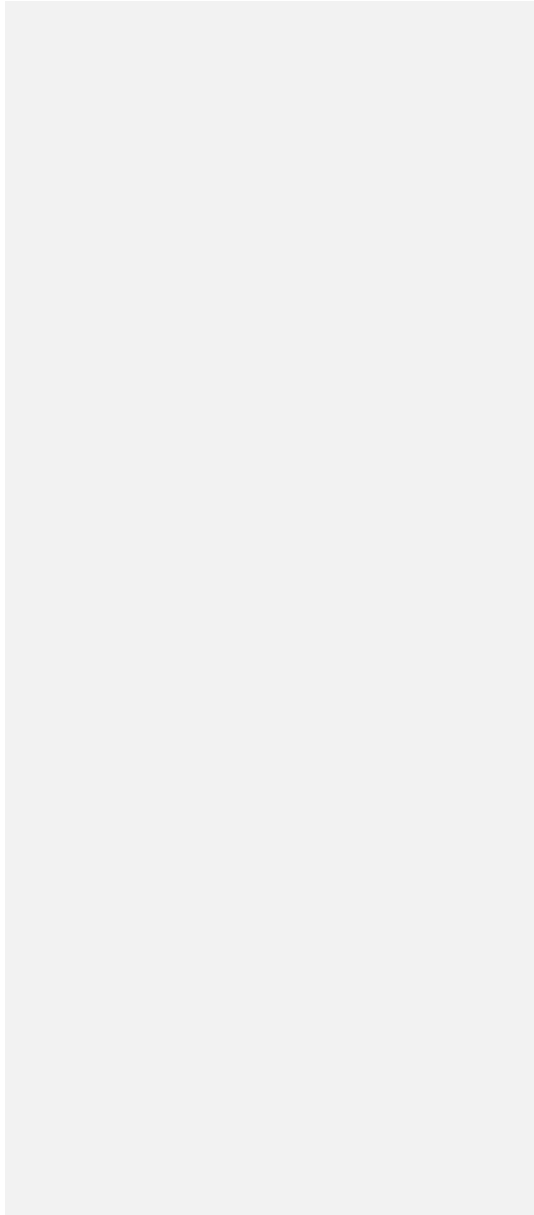
- Step 5. Advice:

No Air Quality Concerns Identified

Provide summary -

Air Quality Concerns Identified

Provide summary -



Natural Heritage & Conservation Areas

From: [REDACTED]
To: [DAERA AQBU Advice](#); [REDACTED]
Subject: RE: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Date: 08 October 2025 09:06:04
Attachments: [image001.png](#)

Good morning [REDACTED],

Please let [REDACTED] know that it is content with conditions.

Thank you,

[REDACTED]

[REDACTED] | Higher Scientific Officer

Email: [REDACTED]
Web: <https://www.daera-ni.gov.uk>



From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 08 October 2025 08:58
To: [REDACTED]
Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

Can you please clarify for [REDACTED].

Thanks

[REDACTED]

From: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Sent: 07 October 2025 17:03
To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

[REDACTED]

I have been asked to clarify the position in the summary of this case - is it a further information request or recommended conditions.

Thanks

[REDACTED]

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>

Sent: 01 October 2025 11:07

To: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>

Cc: [REDACTED]

Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Good morning,

Please find updated response attached.

Thanks

[REDACTED]

-----< Content Manager Record Information >-----

Record Number: AE1/25/2249365

Title: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

From: [REDACTED]
To: [DAERA AQBU Advice](#)
Cc: [REDACTED]
Subject: RE: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Date: 29 September 2025 14:24:09

Hi [REDACTED],

Thanks for checking, however as the doc has been treated as additional information under the original consultation, we will have to consider it and amend our response and issue an updated consultation. Therefore, if this can also be added to the IUC tab on position notes, that way we can keep track of it and the case officer can pick it up when they get round to it.

Thanks,

[REDACTED]

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>

Sent: 26 September 2025 15:20

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Hi [REDACTED],

Please see attached and below from [REDACTED]. I will update the spreadsheet with the amended deadline but will assume NFA otherwise if I don't head differently.

[REDACTED]

From: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>

Sent: 26 September 2025 14:39

To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>

Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

[REDACTED]

Pl see attached amended Front Page. The updated doc has been treated as additional information, under the original consultation. The revised deadline for response is 03/10/25.

Thanks

[REDACTED]

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>

Sent: 24 September 2025 14:57

To: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>

Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Hi [REDACTED],

Please see [REDACTED] response below,

[REDACTED]

From: [REDACTED]
Sent: 24 September 2025 14:42
To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Cc: [REDACTED]
Subject: RE: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Hi [REDACTED],

No this won't affect the consultation response, we will still be requiring further information (updated AQIA), could you check with Suzi if we have been officially reconsulted? if so we can comment on the attached litter agreement, if not however it would be more time efficient to be consulted on all the requested information in one go as hopefully we would have everything we need for a substantive response.

Thanks,

[REDACTED]

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 24 September 2025 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

Hi [REDACTED],

Please see query below,

[REDACTED]

From: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Sent: 24 September 2025 13:24
To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

[REDACTED]

Pl see attached additional information that has been provided for this case. Does this change the attached input previously provided?

Thanks

█

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>

Sent: 30 July 2025 13:55

To: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>

Cc: █
█

Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Please see attached response.

Thanks

█

-----< Content Manager Record Information >-----

Record Number: AE1/25/1717268

Title: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

From: [DAERA NIEA Plan](#)
To: [DAERA AQBU Advice](#)
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Date: 26 September 2025 14:39:15
Attachments: [CB36470 LA09 2025 0504 F Amended Front Page.DOCX](#)

■

Pl see attached amended Front Page. The updated doc has been treated as additional information, under the original consultation. The revised deadline for response is 03/10/25.

Thanks

■

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 24 September 2025 14:57
To: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Hi ■,

Please see ■ response below,

■

From: ■
Sent: 24 September 2025 14:42
To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Cc: ■
■
Subject: RE: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Hi ■,

No this won't affect the consultation response, we will still be requiring further information (updated AQIA), could you check with ■ if we have been officially reconsulted? if so we can comment on the attached litter agreement, if not however it would be more time efficient to be consulted on all the requested information in one go as hopefully we would have everything we need for a substantive response.

Thanks,

■

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 24 September 2025 13:35
To: ■
Cc: ■

[REDACTED]
Subject: FW: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

Hi [REDACTED],

Please see query below,

[REDACTED]

From: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Sent: 24 September 2025 13:24
To: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Importance: High

[REDACTED]

Pl see attached additional information that has been provided for this case. Does this change the attached input previously provided?

Thanks

[REDACTED]

From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 30 July 2025 13:55
To: DAERA NIEA Plan <NIEAPlan@daera-ni.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Please see attached response.

Thanks

[REDACTED]



-----< Content Manager Record Information >-----

Record Number: AE1/25/1717268

Title: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

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Consultation Details

[Search](#) | [Consultation details](#) | [Full response](#) | [Your response summary](#) | [Section allocations](#) | [All summaries](#)

Application Information

Reference: LA09/2025/0504/F
 Application Type: Full
 District Council: MU
 Planning Office: MU
 Development Hierarchy: LOCDEV
 Class: STAT
 Grid Reference: 290700/376494
 Applicant: Mr Richmond Lucas
 Agent: Revelins Hill Design
 NIPP Case Officer: Benjamin Porter
 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

Consultation Information

Category: Statutory GDPO
 Development Type: Livestock Housing: Poultry
 NIPP Consultation Reason: NED/WMU - See an AQIA, Biodiversity Checklist, Farm Management Plan and a Drainage Assessment included in the information uploaded on the Mid Ulster Portal. *23/09/25* An unredacted Manure Agreement was uploaded to the Mid Ulster Portal and has now been saved into CM.

Extended Consultation Period Information

Section Response Target Date: 03/10/2025
 NIPP Response Target Date: 19/06/2025
 Revised Target Date: 07/10/2025
 Reason for Revised Target Date: Additional Information Received
 Notes: 23/09/25 - Awareness e-mail sent to WMU and NED.

Consultation HPRM Reference

HPRM Reference: AE1-25-3471

Section Reference

Reference:

Add / Edit reference
 Use the link below to maintain section reference
 ► [Maintain section reference](#)

<https://dar/dapps/NIEAPC/Section.aspx>

Search | Windows | 14:30 26/09/2025

From: [DAERA AOBV Advice](#)
To: [DAERA NIEA Plan](#)
Cc: [REDACTED]
Subject: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version
Date: 30 July 2025 13:55:00
Attachments: [LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version.tr5](#)

Please see attached response.

Thanks

[REDACTED]

-----< Content Manager Record Information >-----

Record Number: AE1/25/1717268

Title: LA0920250504F - CB36470 - Richmond Lucas - 28.07.2025 Issued Version

Air Quality & Biodiversity Unit (AQBU)

AQBU have considered the air quality impacts of the proposal on designated sites using the available environmental information. To enable a robust Habitats Regulations Assessment/Environmental Assessment to be undertaken it is recommended that this proposal should also be assessed for other potential impacts (e.g. water quality impacts) on sensitive habitats and species.

Summary statement

NED has considered the available environmental information and concluded that the proposal lacks sufficient information to provide a substantive response to the consultation and to make an informed decision of potential impacts on the Designated Site Network.

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.

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.

Insufficient information has been submitted with the application to enable NED to make a considered response. NED recommends that further information is submitted so that a full assessment of the proposal and any potential adverse impacts on the designated sites can be undertaken.

- 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 these sites are considered separately; Lough Neagh and Lough Beg SPA site has a Critical Level of 3 µg/m³.
- NED note Lough Neagh & Lough Beg RAMSAR designated site have not been included in the modelling.

Further Information

NED advises that the following information is supplied to enable a determination of the potential impacts on the designated sites:

1. Air Dispersion Modelling* specifically on the following activities;
 - Maximum number proposed facility can accommodate for the relevant period,
 - Grazing period of livestock (if applicable)
 - Landspreading of the litter (if within N. Ireland). Modelling must include emissions on all designated sites within 7.5 km of identified locations including third party land (land must be suitable for fertiliser application). All landspreading grid references must be submitted.
 - The maximum storage capacity of the litter (if applicable).
 - Indirect/direct effects of the proposal on wider farm activities i.e. the increased capacity that will be supported if planning permission is granted e.g. new slurry store facilitating an increase in herd size.

This should determine the potential impacts on all designated sites within 7.5 km of the proposal.

2. Clarification on whether the final destination of the litter is acceptable and therefore included in the existing modelling. If it is not acceptable, details of the final destination of the litter should be provided, including consideration for any required additional air dispersal modelling for 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.

Natural Heritage & Conservation Areas

(a) Content – with/without Recommendations or (b) Adverse impact include: (expand rows/columns as required for number of designated sites or level of assessment undertaken – please also only edit highlighted text in column headings) :

Annex 1

Designated Site	PC for CLe (µg/m³)	PC for CL (Kg/ha/yr)	PC for CLe (%)	De-minimis 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 x.xx%?	Exceeds SRT for CL x.xxxKg N/ha/yr?	≥ ToLS threshold of 1% CLe?	≥ ToLS threshold of 0.12kg N/ha/yr or 0.17kg N/ha/yr CL?
				0.08%							
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%								
Application/PPC Considered for In-Combination (Applications considered are based on their status at the time of assessment by NED)											

Natural Heritage & Conservation Areas

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

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 Hecter 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

OR

(a) Content – with/without Recommendations include OR (b) Adverse Impact include – where land spreading is outside of the ZOI

Annex 1

Designated Site	PC for CL (Kg/ha/yr)	PC for CLe (%)	<i>De-minimis</i> Threshold	Site Relevant Threshold	In combination Assessment

Natural Heritage & Conservation Areas

	PC for CLe (µg/m³)			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 x.xx%?	Exceeds SRT for CL xxxxKg N/ha/yr for woodland, or CL xxxxKg N/ha/yr for grassland?	≥ ToLS threshold of 1% CLe?	≥ ToLS threshold of 0.12kg N/ha/yr or 0.17kg N/ha/yr CL?
				0.08%							

***Landspreading Sites only**

ToLS

Designated Site	PC for CLe (µg/m³)	PC for CL (Kg/ha/yr)	PC for CLe (%)	Exceeds ToLS for CLe 1% ?	Exceeds ToLS for CL 0.12Kg N/ha/yr for grassland or CL 0.17 Kg N/ha/yr for woodland?

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 DMT of 0.08%

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

Natural Heritage & Conservation Areas

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

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 Hecter 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

*Landspreading has been assessed against the Test of Likely Significance (ToLS) .

From: [REDACTED]
To: [DAERA AQBU Advice](#)
Cc: [NED Planning Queries](#); [REDACTED]
Subject: RE: NED DMT QUERY – PLANNING REFERENCE LA09/2025/0504/F – [REDACTED] (SES) - 07.01.26
Date: 12 January 2026 09:53:27
Attachments: [image001.png](#)
[image002.tif](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.jpg](#)
[image601644.png](#)
[image699066.png](#)

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

Good morning [REDACTED],

That's no problem.

Consistently, SES have followed NIEA advice for Lough Neagh and Lough Beg SPA that CL1 should be applied where supporting habitat is present or in proximity, we need to be clear going forward if this position has changed.

Many thanks

[REDACTED]

[REDACTED]
Senior Environmental Planning Officer
Shared Environmental Service (SES)



From: DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Sent: 12 January 2026 09:28
To: [REDACTED]
Cc: [NED Planning Queries](#) <NED.DMT@daera-ni.gov.uk>; [REDACTED]
DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>
Subject: RE: NED DMT QUERY – PLANNING REFERENCE LA09/2025/0504/F – [REDACTED] (SES) - 07.01.26

Caution: This email originated from outside our organisation. Do not click links, open attachments, or enter any details unless you recognise the sender and know the content is safe.

Hi [REDACTED],

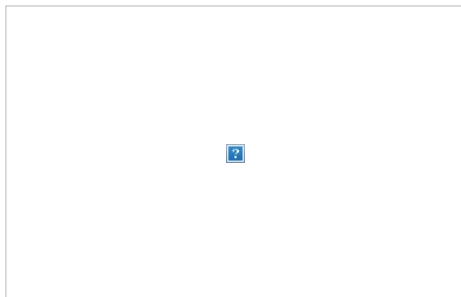
We have received this query and are considering it. We are awaiting advice from another team and will get back to you as soon as we can,

[REDACTED]

From: [REDACTED]
Sent: 07 January 2026 14:59
To: [NED Planning Queries](#) <NED.DMT@daera-ni.gov.uk>
Cc: [DAERA CDP Planning Consultations](#) <CDP.PlanningConsultations@daera-ni.gov.uk>; [REDACTED]
[REDACTED] <daera-ni.gov.uk>; DAERA AQBU Advice <AQBUAdvice@daera-ni.gov.uk>; [REDACTED]
Subject: NED DMT QUERY – PLANNING REFERENCE LA09/2025/0504/F – [REDACTED] (SES) - 07.01.26

Dear NED,

Having considered NED response (see attached) for LA09/2025/0504/F, SES would seek clarity on the highlighted comment below which advises that any future reports (AQIAs) a Critical Level of 3 should be applied to Lough Neagh and Lough Beg SPA.



NED in previous discussions and CDP (via email) advised SES that CL1 should be applied to Lough Neagh and Lough Beg SPA where supporting sensitive ASSI features/habitat are present or in proximity (see emails below). The POI for application LA09/2025/0504/F has fen in close proximity; it would therefore have been assumed that CL1 was appropriate to have applied in the AQIA.

CDP email 27.06.19:

'The location that you have referenced in the email below has fen habitat within close proximity to it, which a site selection feature of Lough Neagh ASSI, therefore a GLV of 1 should be applied.

This fen habitat is a supporting habitat for SPA and RAMSAR features.'

CDP email 12.08.19:

'A GLV 1 is applied to fens due to the sensitive lichens and bryophytes. We use APIS as a supporting tool for site critical levels/loads etc and we have no other information

other than the condition assessments for each designated site.'

For the purpose of HRA can you please confirm if NIEA approach going forward (as requested in the attached response) will now assess the PC threshold at Lough Neagh and Lough Beg SPA by applying Critical Level of $3\mu\text{g}/\text{m}^3$ regardless of the presence of supporting ASSI features/habitat – if so will this approach apply to all SPAs in NI?

Kind regards

[Redacted]

[Redacted]
Senior Environmental Planning Officer
Shared Environmental Service (SES)

Ardeevin
80 Galgorm Road
Ballymena
BT42 1AB



[Redacted]
[Redacted]
www.midandeantrim.gov.uk

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From: [Redacted]
Sent: 03 July 2019 14:11
To: [Redacted]
Cc: [Redacted]
Subject: FW: Site Specific Information for HRA

Hi [Redacted],

As discussed, use the APIS website for guidance for GLVs.
Please see below the habitats/features that NED CDP currently apply a GLV of 1 to:

- Bogs
- Fens
- Purple Moor grass and rush pasture
- Oak and Ash woodlands
- Lichen Assemblage
- Bryophyte Assemblage
- Freshwater Pearl Mussel
- Stable dune grassland
- Habitat that supports Marsh Fritillary
- Habitat that supports Hen Harrier such as Heathland
- Limestone Pavement

Thanks,

[Redacted]

Higher Scientific Officer
Conservation, Designations & Protection
Natural Environment Division
Department of Agriculture, Environment and Rural Affairs (NIEA)
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast, BT7 2JA

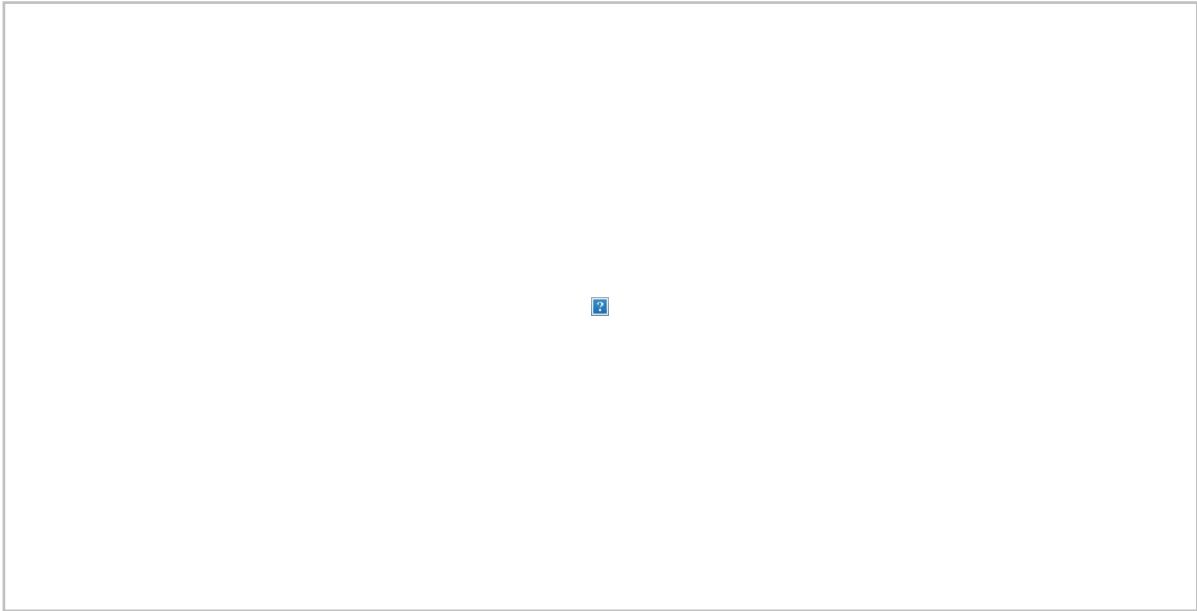
Tel: 028 [Redacted]



From: [Redacted]
Sent: 03 July 2019 10:52
To: [Redacted]
Subject: RE: Site Specific Information for HRA

Hi [Redacted],

I'm not sure where exactly you are talking about. There is purple moor grass and rush pasture directly East of the proposed site which is within Lough Neagh ASSI, please see below. This is a feature of the ASSI and a supporting feature for the SPA and RAMSAR features.



Thanks,

[Redacted]
Higher Scientific Officer
Conservation, Designations & Protection
Natural Environment Division
Department of Agriculture, Environment and Rural Affairs (NIEA)
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast, BT7 2JA

Tel: 028 [Redacted]



From: [Redacted]
Sent: 27 June 2019 12:45
To: [Redacted]
Cc: [Redacted]
Subject: RE: Site Specific Information for HRA

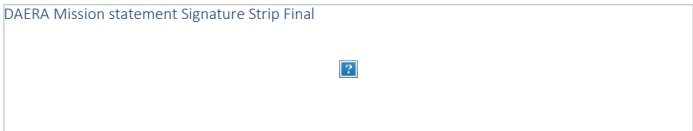
Hi [Redacted]

The location that you have referenced in the email below has fen habitat within close proximity to it, **which a site selection feature of Lough Neagh ASSI, therefore a GLV of 1 should be applied.**
This fen habitat is a supporting habitat for SPA and RAMSAR features. Hope this answers your query.

Kind regards,

[Redacted]
Higher Scientific Officer
Conservation, Designations & Protection
Natural Environment Division
Department of Agriculture, Environment and Rural Affairs (NIEA)
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast, BT7 2JA

Tel: 028 [Redacted]



From: [REDACTED]
Sent: 26 June 2019 16:57
To: DAERA NIEA CDP <CDP@daera-ni.gov.uk>
Subject: FW: Site Specific Information for HRA

Dear CDP,

Further to email below, can you please confirm if the area of Lough Neagh and Lough Beg within 7.5km of 288885, 369393 has features or habitats which would be sensitive to ammonia emissions.

The AQIA has assigned Lough Neagh and Lough Beg GLV (1), while the APIS site assigns it as GLV (3). Is there any justification based on site specific information why this particular area of Lough Neagh should be assigned a GLV (1).

In considering this application would you agree that SES can assign GLV (3) as per the APIS website.

Thanking you in advance.

[REDACTED]

[REDACTED]
Higher Environmental Planning Officer
Shared Environmental Service
County Hall, 182 Galgorm Road
Ballymena, BT42 1QF
T: 028 [REDACTED]
E: [REDACTED]



From: [REDACTED]
Sent: 18 June 2019 15:38
To: CDP@daera-ni.gov.uk
Subject: Site Specific Information for HRA

Dear CDP,

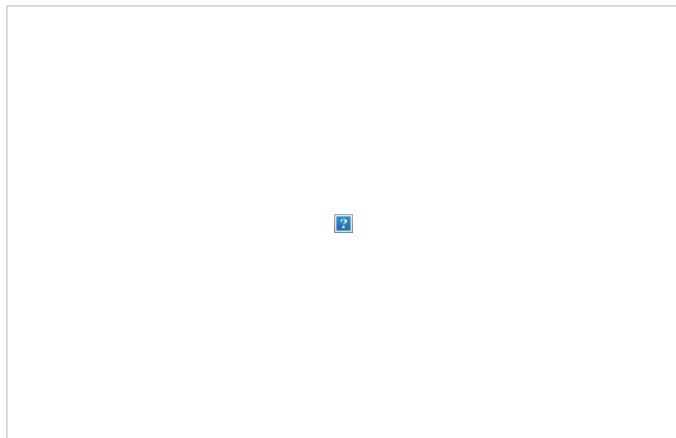
I am assessing a planning application LA09/2017/0327/F for a free range poultry unit and note the AQIA has assigned Lough Neagh and Lough Beg GLV(1). According to the APIS website Lough Neagh and Lough Beg SPA is assigned (3).

The operation of the facility will produce aerial emissions of ammonia, which can lead to nitrogen deposition on the sensitive wetland habitats and vascular plant species (particularly those listed in Criterion 2 of the Ramsar, which may be susceptible to nutrient enrichment) as well as food chain implications for ornithological features.

For the purpose of HRA site specific information is required as follows:

- Can you confirm if the sensitive habitats identified in Criterion 2 of the Ramsar are located within 7.5km of the proposed site?
- Can you confirm if the Ramsar site within 7.5km of the proposal is sensitive to adverse ecological change from ammonia emissions?

The site is between Stewartstown and Lough Neagh, identified as green dot on map below, Grid Ref. 288885,369393:



Thanking you in advance

[REDACTED]

[REDACTED]
Higher Environmental Planning Officer
Shared Environmental Service
County Hall, 182 Galgorm Road
Ballymena, BT42 1QF
T: 028 [REDACTED]
E: [REDACTED]

