

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA11/2023/1729/RM  
**Date:** 16 June 2023 11:17:43

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Dear NIEA,

There is a new consultation for case  
LA11/2023/1729/RM available to view on the Consultee  
Hub.

[View consultation](#)

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Regards,

The Consultee Hub Team

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**Case Activity and History Log**

| <b>Date Received</b> | <b>Type</b>  | <b>Details of Query</b> | <b>Action</b>          | <b>Date Completed</b> |
|----------------------|--------------|-------------------------|------------------------|-----------------------|
| 16/06/2023           | Consultation | Consultation letter     | Assigned to NED & WMU  | 19/06/2023            |
| 09/02/2024           | Consultation | Consultation letter     | Assigned to IPRI & WMU | 12/02/2024            |
| 10/04/2024           | Consultation | Consultation letter     | Assigned to WMU        | 11/04/2024            |
| 24/06/2024           | Consultation | Consultation letter     | Assigned to WMU        | 25/06/2024            |

| <b>Consultation Type</b> | <b>Additional Comments</b> | <b>Target Response Date</b> | <b>Date Response Completed</b> |
|--------------------------|----------------------------|-----------------------------|--------------------------------|
| GDPO                     |                            | 07/07/2023                  |                                |
| GDPO                     |                            | 01/03/2024                  |                                |
| GDPO                     |                            | 30/04/2024                  |                                |
| GDPO                     |                            | 15/07/2024                  |                                |

Planning Response Team  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Lower Ormeau Road  
Belfast BT7 2JA  
Telephone: 028 9056 9604

Date: 27 July 2023

Dear Sir/Madam,

**Planning Application Ref.:** LA11/2023/1729/RM  
**Location:** Lands East and West of Maydown Road and situated approximately 150 metres North and North-West of No. 23 Maydown Road, Derry, BT47 6UJ

**Proposal:**

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

Thank you for your consultation on the above which was received by the Department on 16/06/2023.

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](mailto:planningresponse.team@daera-ni.gov.uk)**

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## Annex A

| Advice Provided By:                 | Summary   |
|-------------------------------------|---|
| <b>Water Management Unit</b>        | Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal). |
| <b>Natural Environment Division</b> | NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns.   |

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## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-1

### **Considerations:**

Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal).

### **Conditions:**

Should this application be given approval the recommended conditions and informatives as set out in DAERA Standing Advice Industrial and Commercial Developments are applicable for this development.

**All DAERA Standing advice referred to in this response unless otherwise stated can be found at the following link [www.daera-ni.gov.uk/water-environment-standingadvice](http://www.daera-ni.gov.uk/water-environment-standingadvice)**

### **Explanatory Note:**

Water Management Unit is concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to Culmore 2 Waste Water Treatment Works (WWTW). Water Management Unit would therefore recommend that the NIPP Case Officer consult with Northern Ireland Water Limited (NIW) to determine if both the WWTW and associated sewer network will be able to cope with the additional load or whether they would need to be upgraded.

If NIW indicate that the WWTW and associated sewer network is able to accept the additional load, with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then Water Management Unit would have no objection to this aspect of the proposal.

If NIW advise it is not possible to connect the proposed development to mains sewer, then alternative arrangements will be required, and a Discharge Consent issued under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the proposed development.

It should be noted that Discharge Consent can only be assessed whenever the department has received an application deemed complete as a number of site-specific factors need to be taken into account in assessing the suitability of the proposed means of effluent disposal and the applicant should note there is no guarantee that Discharge Consent will be granted.

No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

This condition is to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. This includes the purchase of any wastewater treatment plant.

Provision of a detailed Construction Method Statement, for works in, near or liable to affect any waterway, must demonstrate that best practice and appropriate mitigation will be applied during the construction, deconstruction, and operational phases of the application. This should include pollution prevention measures to protect groundwater and other waterways and the final version of this should have input from the appointed contractor.

Best practice and appropriate mitigation must be applied in accordance with NIEA's published pollution prevention guidance.

Water Management Unit would advise that the Construction Method Statements should include the following:

- Should show exactly where all construction related runoff will discharge i.e., wheel washes, treated construction runoff, concrete washout, and provide confirmation of the intended or applied for discharge consents from NIEA or a Schedule 6 DfI Rivers.
- Construction of an outfall/headwall will require the submission of a site-specific Construction Method Statement from the appointed contractor.
- The drainage plan should provide detail on surface water and foul sewage drainage for both the construction and end development.

The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and will be required for site drainage during the construction phase and will be required during the operational 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 must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the Water Environment.

### **Informatives:**

The applicant should comply with all the relevant NIEA Standing Advice documents and Guidance for Pollution Prevention (GPP/PPGs) in order to minimise the impact of the project on the environment. Paying particular attention to:

- Understanding your environmental responsibilities - good environmental practices: GPP 1
- Above ground oil storage: GPP 2
- Use and design of oil separators in surface water drainage systems: GPP 3
- Treatment and disposal of wastewater where there is no connection to the public foul sewer: GPP 4
- Works and maintenance in or near water: GPP 5
- Working at construction and demolition sites: PPG 6

- Safe storage and disposal of used oils: GPP 8
- Vehicle Washing and Cleaning GPP 13
- Pollution incident response planning: GPP 21
- Dealing with spills: GPP 22
- CIRIA guidance documentation C532 'Control of water pollution from construction sites: guidance for consultants and contractors.
- The applicant must refer and adhere to all the relevant precepts contained in DAERIA Standing Advice Industrial and Commercial Developments.
- The applicant must refer and adhere to all the relevant precepts contained in DAERIA Standing Advice Pollution Prevention Guidance.
- The applicant must refer and adhere to the relevant precepts in DAERIA Standing Advice Discharges to the Water Environment.
- Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.

The applicant should note that the above list is not exhaustive.

NIEA Standing Advice can be viewed at:

<https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

Guidance for Pollution Prevention (GPP/PPGs) documents can be obtained at:

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

CIRIA Guidance can be obtained here:

[https://www.ciria.org/ci/Civil\\_infrastructure/CIRIA\\_guidance.aspx](https://www.ciria.org/ci/Civil_infrastructure/CIRIA_guidance.aspx)

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.

## Natural Heritage

**Section Reference:** CB33453

**Planning Application number:** LA11/2023/1729/RM

### Considerations

Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns.

NED acknowledge receipt of the final Construction Environmental Management Plan (CEMP), completed by MCI Planning and Development and WA Associates, dated June 2023.

Please note this is a desk based response.

### Explanatory note

The proposal is for the erection of one IT service and data centre building, substation compound, generators, switch gears and transformers including access roads, car parking, gate houses and associated works.

NED has assessed the CEMP submitted and is generally content that the implementation of the mitigation measures outlined should minimise any potential impacts on the River Foyle and associated designated sites downstream.

NED therefore consider the proposal complies with NEDs recommended condition of the outline planning permission and are content the proposal is unlikely to have a significant impact to protected and priority species and habitats. NED would also highlight that due regard is given to NIEA, Water Management Unit's comments in their response dated 17/07/23.

## Informatives

### Otter

The applicant's attention is drawn to The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:

- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes the otter (*Lutra lutra*);
- b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately to disturb such an animal in such a way as to be likely to -
  - i. affect the local distribution or abundance of the species to which it belongs;
  - ii. Impair its ability to survive, breed or reproduce, or rear or care for its young; or
  - iii. Impair its ability to hibernate or migrate;

## **Natural Heritage**

- d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of otter activity on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557.

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA11/2023/1729/RM  
**Date:** 09 February 2024 16:46:20

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Dear NIEA,

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LA11/2023/1729/RM available to view on the Consultee  
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[View consultation](#)

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Regards,

The Consultee Hub Team

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**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New external note on the consultation for LA11/2023/1729/RM  
**Date:** 14 February 2024 11:18:30

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LA11/2023/1729/RM, which is available to view on the  
Consultee Hub.

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[Redacted]

External

14 Feb 2024 11:18

Please consider also additional drawings submitted 14/2/24. Drawing Nos 14 & 15, detailing the Proposed Attenuation Tank & the Proposed Drainage Layout, respectively.

Thanks

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New external note on the consultation for LA11/2023/1729/RM  
**Date:** 27 February 2024 12:47:00

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Consultee Hub Logo



Dear NIEA,

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LA11/2023/1729/RM, which is available to view on the  
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The Consultee Hub Team

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All

Internal

External



[Redacted]

External

27 Feb 2024 12:46

Good morning DAERA the applicant has requested an update regarding the NIEA response. Please advise when a response might issue. kind regards [Redacted] (27/02/2024)

**From:** [DAERA Planning Response Team](#)  
**To:** [REDACTED]  
**Subject:** RE: New external note on the consultation for LA11/2023/1729/RM  
**Date:** 27 February 2024 15:20:00  
**Attachments:** [REDACTED]

---

Good afternoon [REDACTED],

Regarding the note issued today on the Consultee Hub for the consultation LA11/2023/1729/RM, the consultation is still within the statutory time frame and a response will issue as soon as possible.

Kind regards,

[REDACTED]

[REDACTED]

**Planning Response Team**

**Environment, Marine & Fisheries Group**

**DAERA**

**Klondyke Building | Cromac Avenue | Gasworks Business Park | Malone Lower | Ormeau Road | Belfast | BT7 2JA**

**W: [www.daera-ni.gov.uk](http://www.daera-ni.gov.uk) | E: [planningresponse.team@daera-ni.gov.uk](mailto:planningresponse.team@daera-ni.gov.uk)**

**T: 028 90569604**

DAERA Signature Strip New 2020 Green



**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New external note on the consultation for LA11/2023/1729/RM  
**Date:** 29 February 2024 14:31:15

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The Consultee Hub Team

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All

Internal

External



[Redacted]

External

29 Feb 2024 14:31

Dear NIEA Council has received the following updated plans site location map 01 Rev2; updated site layout plan 02(rev4 and updated Drainage plan 15(rev1). Please take these plans into consideration in your consultation response. Kind regards

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New external note on the consultation for LA11/2023/1729/RM  
**Date:** 07 March 2024 11:16:25

---

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Consultee Hub Logo



Dear NIEA,

There is a new note on the consultation for case LA11/2023/1729/RM, which is available to view on the Consultee Hub.

[View consultation](#)

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Regards,

The Consultee Hub Team

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[support@terraquest.co.uk](mailto:support@terraquest.co.uk)

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All

Internal

External



[Redacted]

External

07 Mar 2024 11:16

Good morning NIEA Water Management Unit and Natural Environment Division for completeness please consider the Drainage Assessment (published 07/03/2024) and the following plans 01(rev2); 02(rev4); 15(rev1); 16(rev1); 17(rev2) and 18 kind re



**From:** [DAERA Planning Response Team](#)  
**To:** [DAERA WMUplanningconsultations](#); [DAERA NIEA Plan](#)  
**Subject:** LA11/2023/1729/RM - consultation assigned  
**Date:** 07 March 2024 14:22:00  
**Attachments:** [REDACTED]

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Hi,

The planner has advised that additional info has been uploaded for LA11/2023/1729/RM – ‘NIEA Water Management Unit and Natural Environment Division for completeness please consider the Drainage Assessment (published 07/03/2024) and the following plans 01(rev2); 02(rev4); 15(rev1); 16(rev1); 17(rev2) and 18.’

NED – the consultation has been assigned to you and the target response date has been amended to 28/03/2024.

WMU - I have reassigned the consultation so that you can consider this info in your response.

Thanks

[REDACTED] | Planning Response Team | Environment, Marine and Fisheries Group | Clare House | 303 Airport Road West | Sydenham Intake | Belfast | BT3 9ED | Email (planning queries): [PlanningResponse.team@daera-ni.gov.uk](mailto:PlanningResponse.team@daera-ni.gov.uk) | PRT Tel: 028 9056 9604 | Web: <https://www.daera-ni.gov.uk/>



## Industrial Pollution Radiochemical Inspectorate

Section Reference: LA11/2023/1729/RM

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

### Considerations

The Industrial Pollution and Radiochemical Inspectorate have considered the planning application and have the following comments.

The applications and plan show that the proposal has emergency generation capacity, the applicant would need to confirm the specification, configuration (e.g. N+1,2N etc) and total capacity of the emergency generation.

If the emergency generation either singly or as an aggregation of two or more units is greater than a rated thermal input of 50 MW or more. The applicant would need to apply and be granted a PPC permit prior to operating as the site would be deemed and permitted as a combustion facility under the PPC(IE) (NI) Regulation 2013 Schedule 1 Part 1 Part A (a).

[The Pollution Prevention and Control \(Industrial Emissions\) Regulations \(Northern Ireland\) 2013 \(legislation.gov.uk\)](#)

Standby engine capacity is added together in Thermal input at the quoted standby rating, usually being 110% of the continuous rating. As per the requirements under RGN 2.

[RGN 2: Understanding the meaning of regulated facility - GOV.UK \(www.gov.uk\)](#)

If the total rated input either singly or as an aggregate is less than <50MWth but is greater than 20MWe then the data centre may be subject to PPC permit under Schedule 1 Part 1 Part C if the backup generation is either a boiler, furnace, or compression engine.

Even if the Data Centre is below 20MWth it may still be subject to the requirements of the Medium Combustion Plant Directive for specified generators. Unless excluded generator due to <50 hours testing per year.

Electrical power should normally provided to the data centres from the National Grid. However, in the event of a failure in this electrical supply, the operator will utilise the generators to maintain an electrical power supply to the site. The generators will be used solely for the purpose for generating power for the facility. Applicant would need to Confirm that no electricity will be exported from the installation.

The Environment agency have recently published guidance on the requirements for data centres utilising emergency backup generation and is available here:

[Introduction \(environment-agency.gov.uk\)](#)

The applicant should contact the Industrial Pollution and Radiochemical Inspectorate in order to confirm the specification, configuration (e.g. N+1,2N etc) and total capacity of the emergency generation designed onsite and then the appropriate regulatory pathway can be discussed.

**From:** [NIEA General Enquiries](#)  
**To:** [DAERA Planning Response Team](#)  
**Subject:** FW: Update Resquest on Consultation Response  
**Date:** 11 March 2024 11:25:28  
**Attachments:** [REDACTED]

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Please see email below received in General Enquiries mailbox. Grateful if you could arrange for direct response.

We have acknowledged receipt.

Many thanks,

NIEA General Enquiries  
[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

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**From:** EASTWOOD, Colum <colum.eastwood.mp@parliament.uk>  
**Sent:** Monday, March 11, 2024 11:21 AM  
**To:** NIEA General Enquiries <nieainfo@daera-ni.gov.uk>  
**Subject:** Update Resquest on Consultation Response

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

Good morning

Please find attached letter from Colum Eastwood MP.

Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**  
Communications Officer for Colum Eastwood MP  
Member of Parliament for Foyle | Leader of the SDLP

Tel 02871 350045  
Email [Cormac.Kerr@parliament.uk](mailto:Cormac.Kerr@parliament.uk)  
Constituency 34 Great James Street, Derry, BT48 7DB  
Parliament House of Commons, London, SW1A 0AA

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**Colum Eastwood MP**  
Member of Parliament for Foyle  
34 Great James Street, Derry BT48 0NW

Northern Ireland Environment Agency  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Malone Lower  
Belfast  
BT7 2JA  
[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

To whom it may concern

I am writing to urgently request an update on the consultation response regarding the planning application submitted by The Atlantic-Hub Group. It is critical that the organisation receives feedback, especially considering their recent request for a time extension related to the current 110kV connection offer.

As you know, Atlantic-Hub Group has previously requested a minor extension to the period for accepting the SONI Power Connection offer, underscoring its commitment to advancing its pivotal project without undue delay. The Atlantic-Hub Group's ambitious plan aims to establish a twin Data Centre Campus in the North West Region, specifically in Derry and Letterkenny. This 'Mega-Hub' will not only bolster the local economy but also include extensive power generation and storage infrastructure, setting a new standard for sustainable development.

Given the project's immense potential to significantly contribute to the region's sustainable development and economic prosperity, I would urge you to expedite your review and provide Derry City and Strabane District Council's Planning Department and The Atlantic-Hub Group with an update on the consultation response on their planning application. Timely feedback is not just beneficial, but crucial for them to proceed with the necessary steps to bring this transformative project to fruition.

I appreciate your attention to this matter and look forward to your prompt response.

Sincerely,

**Colum Eastwood MP**  
Member of Parliament for Foyle | Leader of the SDLP

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** LA11/2023/1729/RM - Colum Eastwood MP - Enquiry  
**Date:** 12 March 2024 11:32:00  
**Attachments:** [REDACTED]  
**Importance:** High

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Noted and thanks [REDACTED].

[REDACTED] – grateful if you would draft a response for David Reid’s signature – provide short update and lines re within target. Additional info received on 7/3/24 so revised target date of 28/3/24.

As per recent Private Office ‘Guidance on Contact with Elected Representatives’ our response is to be copied to the Private Office. As per customer service guidance our response is due 15 working days from receipt so 4 April 24 although we should aim to issue asap.

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 March 2024 10:20  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** FW: : Update Request on Consultation Response - Colum Eastwood MP

FYI, I got speaking to someone in Colum Eastwood’s office this morning and he confirmed that the planning ref is LA11/2023/1729/RM.

Thanks,

[REDACTED]

---

**From:** DAERA Planning Response Team  
**Sent:** Monday, March 11, 2024 4:13 PM  
**To:** [REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

I have phoned a couple of times but no one answering. I have left a message and asked them to call me back. If I don’t hear anything this evening I try again in the morning.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, March 11, 2024 2:53 PM  
**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>; [REDACTED]  
**Cc:** Ridd [REDACTED]  
**Subject:** : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

Re below – please give [REDACTED] a call on the number provided and ask for confirmation of the application number.

Once clarified please refer to [REDACTED] for a draft response.

The correspondence should be acknowledged by email and saved in CM.

Thanks

[REDACTED]

---

**From:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>  
**Sent:** 11 March 2024 12:40  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Update Request on Consultation Response - Colum Eastwood MP

All,

Please see letter from Colum Eastwood MP looking for an update on a consultation. There is no planning reference mentioned, just the applicant – Atlantic Hub Group.

I think the planning application is LA11/2023/1729/RM- Major application. Consultation received 09/02/2024, target response date 01/03/2024. Additional info received 07/03/2024 so target response date amended to 28/03/2024.

Responses outstanding from NED & IPRI. WMU has provided comments.

[REDACTED]

---

**From:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>  
**Sent:** Monday, March 11, 2024 11:25 AM  
**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>  
**Subject:** FW: Update Resquest on Consultation Response

Please see email below received in General Enquiries mailbox. Grateful if you could arrange for direct response.

We have acknowledged receipt.

Many thanks,

NIEA General Enquiries  
[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

---

**From:** EASTWOOD, Colum <[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)>  
**Sent:** Monday, March 11, 2024 11:21 AM  
**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>  
**Subject:** Update Resquest on Consultation Response

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

Good morning

Please find attached letter from Colum Eastwood MP.

Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**  
Communications Officer for Colum Eastwood MP  
Member of Parliament for Foyle | Leader of the SDLP

Tel 02871 350045  
Email [Cormac.Kerr@parliament.uk](mailto:Cormac.Kerr@parliament.uk)  
Constituency 34 Great James Street, Derry, BT48 7DB  
Parliament House of Commons, London, SW1A 0AA

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** HOB for Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Date:** 15 March 2024 15:28:00  
**Attachments:** [REDACTED]  
**Importance:** High

---

[REDACTED]

Colum Eastwood MP emailed NIEA General Enquiries on 11 March 2024 seeking an update in relation to a planning application submitted by Atlantic Hub Group. He states 'Given the project's immense potential to significantly contribute to the region's sustainable development and economic prosperity, I would urge you to expedite your review and provide Derry City and Strabane District Council's Planning Department and The Atlantic-Hub Group with an update on the consultation response on their planning application.' It is requested that we respond directly.

### Detail

The application is in respect of the 'Erection of an IT service and data centre building'.

We have been consulted on 2 occasions since 16 June 23. This latest consultation received on 9 Feb 24 had a target response date of 1 March 24. However, additional information was received on 7 March 24 and so a revised target date of 28 March 24 applies.

It is currently outstanding with NED. WMU and IPRI responded on 27 Feb & 14 March 24 respectively – both have concerns:

- **IPRI** is asking for **additional information** and for the applicant to contact them regarding clarification of proposal details.
- **WMU** is providing advice and requesting **additional information** regarding sewage loading to WWTW and updating CEMP.

### Response

-  
Our draft response advises that the case is still within target and also provides agreed lines re prioritisation. It is saved in container AE1-23-3288.

### Timing

-  
As per customer service guidance our response is due 15 working days from receipt so 4 April 24. As per agreed procedures the Private Office are to be copied into our response.

[REDACTED]

[REDACTED] | Planning Response Team | Environment, Marine and Fisheries Group  
| Klondyke Building | Gasworks Business Park | Cromac Avenue | Belfast | BT7 2JA | Email (planning queries): [PlanningResponse.team@daera-ni.gov.uk](mailto:PlanningResponse.team@daera-ni.gov.uk) | PRT Tel: 028 9056 9604 | Web: <https://www.daera-ni.gov.uk/>

Your Reference: Atlantic-Hub Group  
(CORR 110324-CK1)  
Our reference: AE1-23-3288

Colum Eastwood MP  
Member of Parliament for Foyle  
Leader of the SDLP  
34 Great James Street  
Derry  
BT48 0NW  
[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)

21<sup>th</sup> March 2024

Dear Mr Eastwood,

### **Atlantic-Hub Group - Planning Consultation Response Update Request**

Thank you for your correspondence dated 11 March 2024 requesting an update regarding DAERA's consultation response to the planning application submitted by Atlantic-Hub Group, LA11/2023/1729/RM.

Since June 2023 DAERA has received 2 consultations from Derry City and Strabane District Council regarding this application. The most recent consultation was received on 09 February 2024 and this had a revised target date of 28 March 2024 following receipt of additional information. This case is currently being considered by Natural Environment Division and is within the target response time.

As you may know, there is no formal prioritisation process within the Planning System in Northern Ireland and there is no prioritisation process in place within NIEA, but we will endeavour to respond as soon as possible.

I trust this is helpful and should you require any further clarification please do not hesitate to contact the Planning Response Team at [planningresponse.team@daera-ni.gov.uk](mailto:planningresponse.team@daera-ni.gov.uk).

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



Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Reid', written over a light grey rectangular background.

**David Reid**  
**Chief Executive**  
**NIEA**

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



An Agency within the Department of  
**Agriculture, Environment  
and Rural Affairs**  
[www.daera-ni.gov.uk](http://www.daera-ni.gov.uk)

**INVESTORS IN PEOPLE®**  
We invest in people Standard

DAERA Signature Strip New 2020 Green



-

---

**From:** [REDACTED]  
**Sent:** 14 March 2024 15:00  
**To:** [REDACTED]  
**Subject:** FW: LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Importance:** High

[REDACTED]

Please find attached draft response to Colum Eastwood's request for an update to LA11/2023/1729/RM consultation response.

I have used text based on the letter issued to Daniel McCrossan MLA (LA11/2021/0596/F) on 18 Dec 23 regarding wording around additional information being received.

This case is **outstanding with NED** – IPRI and WMU have completed their comments;

- **IPRI** is asking for **additional information** and for the applicant to contact them regarding clarification of proposal details.
- **WMU** is providing advice and requesting **additional information** regarding sewage loading to WWTW and updating CEMP.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 March 2024 11:33  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** LA11/2023/1729/RM - Colum Eastwood MP - Enquiry  
**Importance:** High

Noted and thanks [REDACTED]

[REDACTED] – grateful if you would draft a response for David Reid's signature – provide short update and lines re within target. Additional info received on 7/3/24 so revised target date of 28/3/24.

As per recent Private Office 'Guidance on Contact with Elected Representatives' our response is to be copied to the Private Office. As per customer service guidance our

response is due 15 working days from receipt so 4 April 24 although we should aim to issue asap.

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 March 2024 10:20  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: : Update Request on Consultation Response - Colum Eastwood MP

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Thanks,

[REDACTED]

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**Sent:** Monday, March 11, 2024 4:13 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, March 11, 2024 2:53 PM  
**To:** [REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

Re below – please give [REDACTED] a call on the number provided and ask for confirmation of the application number.

Once clarified please refer to [REDACTED] for a draft response.

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Thanks

[REDACTED]

---

**From:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Sent:** 11 March 2024 12:40

**To:** [REDACTED]

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** FW: Update Request on Consultation Response - Colum Eastwood MP

All,

Please see letter from Colum Eastwood MP looking for an update on a consultation. There is no planning reference mentioned, just the applicant – Atlantic Hub Group.

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Responses outstanding from NED & IPRI. WMU has provided comments.

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**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Subject:** FW: Update Resquest on Consultation Response

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We have acknowledged receipt.

Many thanks,

NIEA General Enquiries  
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**From:** EASTWOOD, Colum <[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)>

**Sent:** Monday, March 11, 2024 11:21 AM

**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>

**Subject:** Update Resquest on Consultation Response

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Good morning

Please find attached letter from Colum Eastwood MP.

Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**

Communications Officer for Colum Eastwood MP  
Member of Parliament for Foyle | Leader of the SDLP

|              |  |
|--------------|--|
| Tel          | 02871 350045   |
| Email        | <a href="mailto:Cormac.Kerr@parliament.uk">Cormac.Kerr@parliament.uk</a> |
| Constituency | 34 Great James Street, Derry, BT48 7DB                                   |
| Parliament   | House of Commons, London, SW1A 0AA                                       |

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: PRT - Gd 6 Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Date:** 19 March 2024 11:02:56  
**Attachments:** [REDACTED]

---

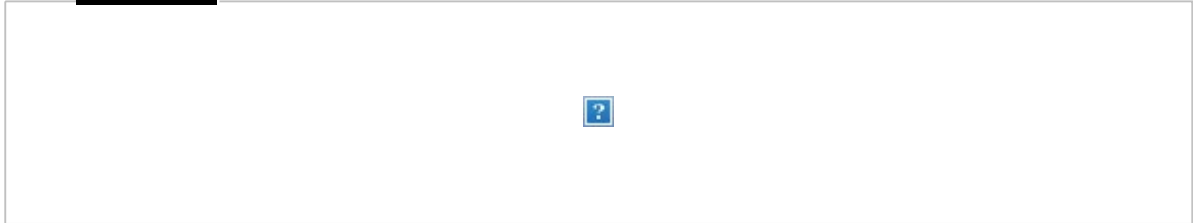
I clear CM doc to issue to David.

Thanks

[REDACTED]

[REDACTED]  
Natural Environment Division, Northern Ireland Environment Agency  
Department of Agriculture, Environment and Rural Affairs  
Klondyke Building,  
Cromac Avenue,  
Malone Lower  
Belfast, BT7 2JA

Phone [REDACTED]



---

**From:** [REDACTED]  
**Sent:** Tuesday, March 19, 2024 7:48 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** PRT - Gd 6 Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Importance:** High

[REDACTED]

Colum Eastwood MP emailed NIEA General Enquiries on 11 March 2024 seeking an update in relation to a planning application submitted by Atlantic Hub Group. He states *'Given the project's immense potential to significantly contribute to the region's sustainable development and economic prosperity, I would urge you to expedite your review and provide Derry City and Strabane District Council's Planning Department and The Atlantic-Hub Group with an update on the consultation response on their planning application.'* It is requested that we respond directly.

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The application is in respect of the 'Erection of an IT service and data centre building'.

We have been consulted on 2 occasions since 16 June 23. This latest consultation received on 9 Feb 24 had a target response date of 1 March 24. However, additional information was received on 7 March 24 and so a revised target date of 28 March 24 applies. It is currently



---

**From:** [REDACTED]  
**Sent:** 12 March 2024 11:33  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** LA11/2023/1729/RM - Colum Eastwood MP - Enquiry  
**Importance:** High

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[REDACTED] – grateful if you would draft a response for David Reid’s signature – provide short update and lines re within target. Additional info received on 7/3/24 so revised target date of 28/3/24.

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Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 March 2024 10:20  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: : Update Request on Consultation Response - Colum Eastwood MP

FYI, I got speaking to someone in Colum Eastwood’s office this morning and he confirmed that the planning ref is LA11/2023/1729/RM.

Thanks,

[REDACTED]

---

**From:** DAERA Planning Response Team  
**Sent:** Monday, March 11, 2024 4:13 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

I have phoned a couple of times but no one answering. I have left a message and asked them to call me back. If I don’t hear anything this evening I try again in the morning.

[REDACTED]

---

**From:** [REDACTED]

**Sent:** Monday, March 11, 2024 2:53 PM

**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>; [REDACTED]

[REDACTED] >

**Cc:** [REDACTED]

**Subject:** : Update Request on Consultation Response - Colum Eastwood MP

[REDACTED]

Re below – please give [REDACTED] a call on the number provided and ask for confirmation of the application number.

Once clarified please refer to [REDACTED] for a draft response.

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Thanks

[REDACTED]

---

**From:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Sent:** 11 March 2024 12:40

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

**Subject:** FW: Update Request on Consultation Response - Colum Eastwood MP

All,

Please see letter from Colum Eastwood MP looking for an update on a consultation. There is no planning reference mentioned, just the applicant – Atlantic Hub Group.

I think the planning application is LA11/2023/1729/RM- Major application. Consultation received 09/02/2024, target response date 01/03/2024. Additional info received 07/03/2024 so target response date amended to 28/03/2024.

Responses outstanding from NED & IPRI. WMU has provided comments.

[REDACTED]

---

**From:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>

**Sent:** Monday, March 11, 2024 11:25 AM

**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Subject:** FW: Update Request on Consultation Response

Please see email below received in General Enquiries mailbox. Grateful if you could arrange for direct response.

We have acknowledged receipt.

Many thanks,

NIEA General Enquiries  
[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

---

**From:** EASTWOOD, Colum <[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)>  
**Sent:** Monday, March 11, 2024 11:21 AM  
**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>  
**Subject:** Update Resquest on Consultation Response

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Good morning

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Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**  
Communications Officer for Colum Eastwood MP  
Member of Parliament for Foyle | Leader of the SDLP

Tel 02871 350045  
Email [Cormac.Kerr@parliament.uk](mailto:Cormac.Kerr@parliament.uk)  
Constituency 34 Great James Street, Derry, BT48 7DB  
Parliament House of Commons, London, SW1A 0AA

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**From:** [Reid, David \(NIEA\)](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: PRT - for Chief Executive Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Date:** 20 March 2024 10:30:26  
**Attachments:** [REDACTED]

---

Content

David

David Reid  
Chief Executive  
Northern Ireland Environment Agency

[REDACTED]



---

**From:** [REDACTED]  
**Sent:** Tuesday, March 19, 2024 7:10 PM  
**To:** Reid, David (NIEA) <DavidP.Reid@daera-ni.gov.uk>  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** PRT - for Chief Executive Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response

David

Please see attached for clearance and note [REDACTED] has cleared.

### **Background**

—  
Colum Eastwood MP emailed NIEA General Enquiries on 11 March 2024 seeking an update in relation to a planning application submitted by Atlantic Hub Group. He states *'Given the project's immense potential to significantly contribute to the region's sustainable development and economic prosperity, I would urge you to expedite your review and provide Derry City and Strabane District Council's Planning Department and The Atlantic-Hub Group with an update on the consultation response on their planning application.'* It is requested that we respond directly.

### **Detail**

The application is in respect of the 'Erection of an IT service and data centre building'.

We have been consulted on 2 occasions since 16 June 23. This latest consultation received on 9 Feb 24 had a target response date of 1 March 24. However, additional information was received on 7 March 24 and so a revised target date of 28 March 24 applies; it is currently outstanding with NED.

WMU and IPRI responded on 27 Feb & 14 March 24 respectively – both have concerns:

- **IPRI** is asking for **additional information** and for the applicant to contact them regarding clarification of proposal details.
- **WMU** is providing advice and requesting **additional information** regarding sewage loading to WWTW and updating CEMP.

### **Response**

-

Our draft response advises that the case is still within target and also provides agreed lines re prioritisation. It is saved in the Planning Application container **AE1-23-3288**.

### **Timing**

-

As per customer service guidance PRT response is due 15 working days from receipt so deadline is 4 April 24. As per agreed revised procedures, Private Office are to be copied into your response when issued.

Thanks

**[Redacted]** | **Head of Planning Response Team**

**Clare House** 303 Airport Road West Sydenham Intake BELFAST BT3 9ED

☎ +4428 905 [Redacted] EXT [Redacted] [Redacted]



[Redacted]

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

**DAERA Signature Strip New 2020 Green**



---

**From:** [Redacted]

**Sent:** Tuesday, March 19, 2024 10:59 AM

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** RE: PRT - Gd 6 Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response

I clear CM doc to issue to David.

Thanks

[REDACTED]

Natural Environment Division, Northern Ireland Environment Agency  
Department of Agriculture, Environment and Rural Affairs  
Klondyke Building,  
Cromac Avenue,  
Malone Lower  
Belfast, BT7 2JA

Phone [REDACTED]



---

**From:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Sent:** 11 March 2024 12:40

**To:** [REDACTED]

**Subject:** FW: Update Request on Consultation Response - Colum Eastwood MP

All,

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**Subject:** FW: Update Resquest on Consultation Response

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Many thanks,

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[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

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**Sent:** Monday, March 11, 2024 11:21 AM

**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>

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Tel 02871 350045  
Email [Cormac.Kerr@parliament.uk](mailto:Cormac.Kerr@parliament.uk)  
Constituency 34 Great James Street, Derry, BT48 7DB  
Parliament House of Commons, London, SW1A 0AA

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** PRT - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response  
**Date:** 20 March 2024 21:13:00  
**Attachments:** [REDACTED]

---

[REDACTED]

Re below and attached – this email is to confirm that I agreed that you should issue the response to Colum Eastwood MP today.

I have saved in CM.

Thanks

[REDACTED]

[REDACTED] | Ext [REDACTED] | Planning Response Team | Environment, Marine and Fisheries Group  
| Klondyke Building | Gasworks Business Park | Cromac Avenue | Belfast | BT7 2JA | Email (planning queries): [PlanningResponse.team@daera-ni.gov.uk](mailto:PlanningResponse.team@daera-ni.gov.uk) | PRT Tel: [REDACTED] | Web: <https://www.daera-ni.gov.uk/>

DAERA Signature Strip New 2020 Green



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**From:** [REDACTED]  
**Sent:** 20 March 2024 11:37  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response

All

As per David's previous email, now cleared and signature has now been added to CM document.

Happy for you to send this on.

Many thanks

██████████ | Executive Support for David Reid, Chief Executive, NIEA |  
DAERA | Klondyke | Belfast  
Tel: ██████████



---

**From:** ██████████  
**Sent:** Tuesday, March 19, 2024 7:10 PM  
**To:** Reid, David (NIEA) <[DavidP.Reid@daera-ni.gov.uk](mailto:DavidP.Reid@daera-ni.gov.uk)>  
**Cc:** ██████████  
██████████  
██████████  
**Subject:** PRT - for Chief Executive Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response

David

Please see attached for clearance and note ██████████ has cleared.

### **Background**

–  
Colum Eastwood MP emailed NIEA General Enquiries on 11 March 2024 seeking an update in relation to a planning application submitted by Atlantic Hub Group. He states *‘Given the project's immense potential to significantly contribute to the region's sustainable development and economic prosperity, I would urge you to expedite your review and provide Derry City and Strabane District Council's Planning Department and The Atlantic-Hub Group with an update on the consultation response on their planning application.’* It is requested that we respond directly.

### **Detail**

The application is in respect of the ‘Erection of an IT service and data centre building’.

We have been consulted on 2 occasions since 16 June 23. This latest consultation received on 9 Feb 24 had a target response date of 1 March 24. However, additional information was received on 7 March 24 and so a revised target date of 28 March 24 applies; it is currently outstanding with NED.

WMU and IPRI responded on 27 Feb & 14 March 24 respectively – both have concerns:

- **IPRI** is asking for **additional information** and for the applicant to contact them regarding clarification of proposal details.

- **WMU** is providing advice and requesting **additional information** regarding sewage loading to WWTW and updating CEMP.

### **Response**

-

Our draft response advises that the case is still within target and also provides agreed lines re prioritisation. It is saved in the Planning Application container **AE1-23-3288**.

### **Timing**

-

As per customer service guidance PRT response is due 15 working days from receipt so deadline is 4 April 24. As per agreed revised procedures, Private Office are to be copied into your response when issued.

Thanks

**[REDACTED] | Head of Planning Response Team**

Clare House 303 Airport Road West Sydenham Intake BELFAST BT3 9ED

 + [REDACTED] EXT [REDACTED]  [REDACTED]

 Ja [REDACTED]

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

**DAERA Signature Strip New 2020 Green**



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**From:** [REDACTED]

**Sent:** Tuesday, March 19, 2024 10:59 AM

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: PRT - Gd 6 Clearance - LA11/2023/1729/RM - Colum Eastwood MP - Enquiry - Draft Response

I clear CM doc to issue to David.

Thanks

[REDACTED]

[REDACTED]  
Natural Environment Division, Northern Ireland Environment Agency  
Department of Agriculture, Environment and Rural Affairs  
Klondyke Building,  
Cromac Avenue,  
Malone Lower  
Belfast, BT7 2JA

Phone (028) 90569579



---

**From:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Sent:** 11 March 2024 12:40

**To:** [REDACTED]

**Subject:** FW: Update Request on Consultation Response - Colum Eastwood MP

All,

Please see letter from Colum Eastwood MP looking for an update on a consultation. There is no planning reference mentioned, just the applicant – Atlantic Hub Group.

I think the planning application is LA11/2023/1729/RM- Major application. Consultation received 09/02/2024, target response date 01/03/2024. Additional info received 07/03/2024 so target response date amended to 28/03/2024.

Responses outstanding from NED & IPRI. WMU has provided comments.

[REDACTED]

---

**From:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>

**Sent:** Monday, March 11, 2024 11:25 AM

**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>

**Subject:** FW: Update Resquest on Consultation Response

Please see email below received in General Enquiries mailbox. Grateful if you could arrange for direct response.

We have acknowledged receipt.

Many thanks,

NIEA General Enquiries  
[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)

---

**From:** EASTWOOD, Colum <[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)>

**Sent:** Monday, March 11, 2024 11:21 AM

**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>

**Subject:** Update Resquest on Consultation Response

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

Good morning

Please find attached letter from Colum Eastwood MP.

Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**

Communications Officer for Colum Eastwood MP

Member of Parliament for Foyle | Leader of the SDLP

|              |  |
|--------------|--|
| Tel          | 02871 350045   |
| Email        | <a href="mailto:Cormac.Kerr@parliament.uk">Cormac.Kerr@parliament.uk</a> |
| Constituency | 34 Great James Street, Derry, BT48 7DB                                   |
| Parliament   | House of Commons, London, SW1A 0AA                                       |

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**From:** [DAERA Planning Response Team](#)  
**To:** [colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)  
**Cc:** [Redacted]  
**Bcc:** [Redacted]  
**Subject:** FW: Update Resquest on Consultation Response - Colum Eastwood MP enquiry - Final Response  
**Date:** 21 March 2024 11:42:00  
**Attachments:** [Redacted]

---

Good morning,

Please find attached a response to your enquiry regarding the Atlantic-Hub Group planning consultation response.

Kind regards,

[Redacted]

[Redacted]

Planning Response Team | NIEA | Clare House | 303 Airport Road West | Sydenham Intake | Belfast | BT3 9ED | Email (planning queries): [PlanningResponse.team@daera-ni.gov.uk](mailto:PlanningResponse.team@daera-ni.gov.uk) | PRT Tel: 028 9056 9604 | Web: <https://www.daera-ni.gov.uk/>

DAERA Signature Strip New 2020 Green



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**From:** EASTWOOD, Colum <[colum.eastwood.mp@parliament.uk](mailto:colum.eastwood.mp@parliament.uk)>  
**Sent:** Monday, March 11, 2024 11:21 AM  
**To:** NIEA General Enquiries <[nieainfo@daera-ni.gov.uk](mailto:nieainfo@daera-ni.gov.uk)>  
**Subject:** Update Resquest on Consultation Response

Good morning

Please find attached letter from Colum Eastwood MP.

Should you have any questions, please feel free to contact me on 02871 350045.

Kind regards



**Cormac Kerr**  
Communications Officer for Colum Eastwood MP  
Member of Parliament for Foyle | Leader of the SDLP

Tel 02871 350045  
Email [Cormac.Kerr@parliament.uk](mailto:Cormac.Kerr@parliament.uk)  
Constituency 34 Great James Street, Derry, BT48 7DB  
Parliament House of Commons, London, SW1A 0AA

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Planning Response Team  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Lower Ormeau Road  
Belfast BT7 2JA  
Telephone: 028 9056 9604

Date: 26 March 2024

Dear Sir/Madam,

**Planning Application Ref.:** LA11/2023/1729/RM  
**Location:** Lands East and West of Maydown Road and situated approximately 150 metres North and North-West of No. 23 Maydown Road, Derry, BT47 6UJ

**Proposal:**

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

Thank you for your consultation on the above which was received by the Department on 09/02/2024.

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](mailto:planningresponse.team@daera-ni.gov.uk)**

*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.



## Annex A

| Advice Provided By:  | Summary   |
|--|---|
| <b>Water Management Unit</b>                                 | Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal). |
| <b>Industrial Pollution &amp; Radiochemical Inspectorate</b> | Industrial Pollution and Radiochemical Inspectorate have made a substantive response  |
| <b>Natural Environment Division</b>                          | NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns.   |

*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.



## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-2

### **Considerations:**

Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal).

### **Conditions:**

Should this application be given approval the recommended conditions and informatives as set out in DAERA Standing Advice Industrial and Commercial Developments are applicable for this development.

**All DAERA Standing advice referred to in this response unless otherwise stated can be found at the following link [www.daera-ni.gov.uk/water-environment-standingadvice](http://www.daera-ni.gov.uk/water-environment-standingadvice)**

### **Explanatory Note:**

Water Management Unit is concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to Culmore 2 Waste Water Treatment Works (WWTW). Water Management Unit note that as per the Northern Ireland Water Limited (NIW) response (dated, 19<sup>th</sup> February 2024), that the Wastewater Impact Assessment (WWIA), submitted for this proposal DS78545 has not yet been completed to a satisfactory standard to overcome the capacity constraints within the associated foul sewer network catchment. Water Management unit would therefore recommend that the NIPP Case Officer continue to liaise with NIW to determine if a satisfactory solution can be found for this development.

If NIW advise it is not possible to connect the proposed development to mains sewer, then alternative arrangements will be required, and a Discharge Consent issued under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the proposed development.

It should be noted that Discharge Consent can only be assessed whenever the department has received an application deemed complete as a number of site-specific factors need to be taken into account in assessing the suitability of the proposed means of effluent disposal and the applicant should note there is no guarantee that Discharge Consent will be granted.

No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

This condition is to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. This includes the purchase of any wastewater treatment plant.

Water Management Unit note the applicant has submitted an updated Construction Environmental Management Plan (CEMP) (dated, September 2023). Provision of a detailed CEMP must demonstrate that best practice and appropriate mitigation will be applied during the construction, deconstruction, and operational phases of the application. This should include pollution prevention measures to protect groundwater and all waterways.

Best practice and appropriate mitigation must be applied in accordance with NIEA's published pollution prevention guidance. Water Management Unit advice that the applicant provide an updated CEMP which cover the following points:

- Identify the perceived risks to the aquatic environment e.g. from cement, concrete, grout, fuels/ oil/ hydrocarbons, and suspended solids.
- Identify potential pollution pathways,
- Identify the mitigation measures employed to minimise the risk of pollution to any waterway (as defined by the Water (NI) Order 1999) e.g.,
  - Safe refuelling, handling and storage practices for earth stockpiles and secondary containment for chemicals, oil, fuels etc.
  - Emergency spill procedures should be addressed and should include the NIEA pollution hotline 0800 80 70 60 along with a timeframe for response. For example, "any spillages / pollution incidents should be reported to the NIEA water pollution hotline within 30 minutes of the incident occurring unless it is not safe to do so.

The CEMP must demonstrate adherence of working practices to the precepts contained in relevant Guidance for Pollution Prevention. e.g. GPP 5 Works and maintenance in or near water and GPP 6 Working on Demolition and Construction sites.

The CEMP should include all necessary pollution prevention measures to protect the water environment during the development of this proposal.

Water Management Unit would also request that the CEMP includes a construction Method Statement, for works in, near or liable to affect any waterway i.e., construction of the surface water headwall/discharge. This must demonstrate that best practice and appropriate mitigation will be applied during the construction, deconstruction, and operational phases of the application. This should include pollution prevention measures to protect groundwater and other waterways and the final version of this should have input from the appointed contractor.

Water Management Unit recommends the installation of an oil interceptor for car parks with 50+ spaces to prevent oil from on-site activities leaving the site. The applicant should consult Guidance for Pollution Prevention (GPP) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below.

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

Water Management Unit advise that NIEA do not consent storm water discharges to the environment but do, where appropriate, consent discharges of effluents and potentially contaminated site drainage generated during construction or due to the activity taking place at the site. These consents to discharge are issued under the Water (Northern Ireland) Order 1999. This includes the discharge from any fuel/oil interceptors installed in surface water drainage systems.

The development includes underground structures (tanks). Should the Water Table be encountered during these works, 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 applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999. The applicant must refer and adhere to DAERA Standing Advice Discharges to the Water Environment.

Water Management Unit recommends the applicant refers and (where appropriate) adheres to the precepts contained in DAERA Standing Advice Sustainable Drainage Systems paying regard to the restrictions imposed by contaminated land.

The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and will be required for site drainage during the construction phase and will be required during the operational 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 must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the Water Environment.

The applicant must refer and adhere and the CEMP must reflect all the relevant precepts contained in DAERA Standing Advice Pollution Prevention Guidance.

### **Informatives:**

The applicant should comply with all the relevant NIEA Standing Advice documents and GPPs in order to minimise the impact of the project on the environment. Paying particular attention to:

- Understanding your environmental responsibilities - good environmental practices: GPP 1
- Above ground oil storage: GPP 2
- Use and design of oil separators in surface water drainage systems: GPP 3
- Treatment and disposal of wastewater where there is no connection to the public foul sewer: GPP 4
- Works and maintenance in or near water: GPP 5
- Working on construction and demolition sites: GPP 6

- Safe storage and disposal of used oils: GPP 8
- Vehicle Washing and Cleaning GPP 13
- Pollution incident response planning: GPP 21
- Dealing with spills: GPP 22
- CIRIA guidance documentation C532 'Control of water pollution from construction sites: guidance for consultants and contractors.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Industrial and Commercial Developments.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Pollution Prevention Guidance.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the water environment.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Abstraction and Impoundments
- The applicant must refer and adhere to the relevant precepts in DAERA Standing Advice Discharges to the Water Environment.
- Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.

The applicant should note that the above list is not exhaustive.

NIEA Standing Advice can be viewed at:

<https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

GPP documents can be obtained at:

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

CIRIA Guidance can be obtained here:

[https://www.ciria.org/ci/Civil\\_infrastructure/CIRIA\\_guidance.aspx](https://www.ciria.org/ci/Civil_infrastructure/CIRIA_guidance.aspx)

The applicant will be required to comply with the Control of Pollution (Oil Storage) Regulations (NI) 2010. A key requirement of the Regulations is that oil storage containers (including temporary storage) must have a secondary containment system (a bund, which is an outer wall or enclosure designed to contain the contents of an inner tank, or a drip tray) to ensure that any leaking oil is contained and does not enter the aquatic environment.

Care should be taken to ensure that only clean surface water is discharged to the nearby water environment. Water Management Unit recommends the applicant refers and (where applicable) adheres to the precepts contained in DAERA Standing Advice on Sustainable Drainage Systems for brownfield sites or contaminated land in order to minimise the polluting effects of storm water on waterways.

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.

## Natural Heritage

**Section Reference:** CB33453-2

**Planning Application number:** LA11/2023/1729/RM

### Considerations

Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns.

NED acknowledge receipt of the Drainage Assessment completed by Flood Risk Consulting, dated March 2024, amended site layout plan (*drawing 2 Rev 4*), proposed drainage layout (*drawing 15 Rev 1*) and additional associated drawings. Please note this is a desk based response.

### Explanatory note

NED have considered the additional information uploaded to date (19/03/24) and note from the Drainage assessment, that existing outfalls will be utilised and no in-water works of Lough Foyle are proposed. All proposed drainage works will be within the red line boundary which lies 20m from Lough Foyle. Lough Foyle Area of Special Scientific Interest (ASSI) and Lough Foyle Ramsar site, which are designated sites protected by the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), and the Environment (Northern Ireland) Order 2002 lie a further 1.2km downstream.

Provided the mitigation measures outlined within the Construction Environment Management Plan (CEMP) for condition 32 (completed by MCI Planning & Development & WA Associates, dated June 2023) are adhered to, NED are content the proposal is unlikely to have significant impacts to natural heritage features. NED would highlight that due regard is given to NIEA, Water Management Unit's comments in their response.

### Informatives

#### Otter

The applicant's attention is drawn to The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:

- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes the otter (*Lutra lutra*);
- b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately to disturb such an animal in such a way as to be likely to –
  - i. Affect the local distribution or abundance of the species to which it belongs;

- ii. Impair its ability to survive, breed or reproduce, or rear or care for its young; or
- iii. Impair its ability to hibernate or migrate;
- d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of otter activity on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557

## Industrial Pollution Radiochemical Inspectorate

Section Reference: LA11/2023/1729/RM

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

### Considerations

The Industrial Pollution and Radiochemical Inspectorate have considered the planning application and have the following comments.

The applications and plan show that the proposal has emergency generation capacity, the applicant would need to confirm the specification, configuration (e.g. N+1,2N etc) and total capacity of the emergency generation.

If the emergency generation either singly or as an aggregation of two or more units is greater than a rated thermal input of 50 MW or more. The applicant would need to apply and be granted a PPC permit prior to operating as the site would be deemed and permitted as a combustion facility under the PPC(IE) (NI) Regulation 2013 Schedule 1 Part 1 Part A (a).

[The Pollution Prevention and Control \(Industrial Emissions\) Regulations \(Northern Ireland\) 2013 \(legislation.gov.uk\)](#)

Standby engine capacity is added together in Thermal input at the quoted standby rating, usually being 110% of the continuous rating. As per the requirements under RGN 2.

[RGN 2: Understanding the meaning of regulated facility - GOV.UK \(www.gov.uk\)](#)

If the total rated input either singly or as an aggregate is less than <50MWth but is greater than 20MWe then the data centre may be subject to PPC permit under Schedule 1 Part 1 Part C if the backup generation is either a boiler, furnace, or compression engine.

Even if the Data Centre is below 20MWth it may still be subject to the requirements of the Medium Combustion Plant Directive for specified generators. Unless excluded generator due to <50 hours testing per year.

Electrical power should normally provided to the data centres from the National Grid. However, in the event of a failure in this electrical supply, the operator will utilise the generators to maintain an electrical power supply to the site. The generators will be used solely for the purpose for generating power for the facility. Applicant would need to Confirm that no electricity will be exported from the installation.

The Environment agency have recently published guidance on the requirements for data centres utilising emergency backup generation and is available here:

[Introduction \(environment-agency.gov.uk\)](#)

The applicant should contact the Industrial Pollution and Radiochemical Inspectorate in order to confirm the specification, configuration (e.g. N+1,2N etc) and total capacity of the emergency generation designed onsite and then the appropriate regulatory pathway can be discussed.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: PRT - HOB Comment - is this case now in the Finals Queue? - Query for [REDACTED]  
**Date:** 26 March 2024 09:30:00  
**Attachments:** [REDACTED]

---

[REDACTED]

**LA11/2023/1729/RM**

-

The response to LA11/2023/1729/RM was in the finals queue and has now been completed and sent to Nicola to upload to Consultee Hub (see attached).

Section summaries;

- Water Management Unit has considered the impacts of the proposal on the water environment and would **advise the proposal has the potential to adversely affect the surface water environment.** (See remarks regarding sewage disposal).
- Industrial Pollution and Radiochemical Inspectorate have made a **substantive response** (IPRI has requested additional information)
- NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, **has no concerns.**

**LA11/2023/1916/F**

-

LA11/2023/1916/F is outstanding with NED.

WMU has provided comment;

- Water Management Unit has considered the impacts of the proposal on the water environment and on the basis of the information provided are unable to determine if the development has the potential to adversely affect the surface water environment

The target response date is 27/02/2024 following additional information to consider.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 March 2024 08:49  
**To:** [REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** PRT - HOB Comment - is this case now in the Finals Queue? - Query for [REDACTED]

Morning folks

Please note the email I had received from [REDACTED] re these 2 cases.

As we are all aware there is no proiritisation process in place but I have been checking these cases weekly to see status.



The Mitchell Park is Councils application which is subject to funding (you will have seen the e mails from [REDACTED] )

The Maydown application is subject to SONI connection (you will have seen e mails from [REDACTED] [REDACTED] has also been contacted by the applicant)

Do you wish for me to send to PRT directly (we normally get a generic response re not able to prioritise) or if possible could you send to [REDACTED] to see if there is any way they could prioritise.

Both consultations are not past their statutory deadline for response.

*Officers are trying to progress the below 2 major applications to planning committee in March – deadline for receipt is 23<sup>rd</sup> February.*

*LA11/2023/1916/F – Mitchell Park*

*LA11/2023/1729/RM – Maydown Data Centre*

*Both applications are subject to funding/contractual deadlines*

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: PRT - Response Issued for LA11/2023/1729/RM – Maydown Data Centre  
**Date:** 26 March 2024 15:05:42  
**Attachments:** [REDACTED]

---

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[REDACTED]

Yes, my senior officer updated me this morning that the Maydown case had received a response . This is much appreciated and we look forward to getting a response on Mitchell Park , as this is an urgent Council project.

I was wondering if under my role as Chair of Heads of Planning , there was any response or actions coming from my letter in January in order for ourselves to engage regarding a prioritisation scheme with HOPs , this will then be feed into the Statutory Consultation Forum.

Also, our Council’s Committee sent a letter on 30<sup>th</sup> January and requested officers send a reminder on 11<sup>th</sup> March , so wondering if we have any update on that as I would prefer to have a response to follow up with Members .

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, March 26, 2024 2:55 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** PRT - Response Issued for LA11/2023/1729/RM – Maydown Data Centre

[REDACTED]

Many thanks for your email below and I have been checking the status of these regularly.

I can advise that a response issued this morning from DAERA on **LA11/2023/1729/RM**; I did get the team to check prior to emailing but think it hasn’t been ‘accepted’ on your side yet as not appearing on the public portal. There are comments from Water Management Unit, IPRI and NED.

With regards to **LA11/2023/1916/F** – Mitchell Park, I know we have a revised target date of 1 April 2024 so this will be processed as part of our business as usual but will keep you updated as soon as it issues.

Trust this is helpful

[REDACTED] | **Head of Planning Response Team**

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

Clare House 303 Airport Road West Sydenham Intake BELFAST BT3 9ED

 [REDACTED] [REDACTED] [REDACTED] [REDACTED]

 [REDACTED]

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

**DAERA Signature Strip New 2020 Green**



---

**From:** [REDACTED] >  
**Sent:** Wednesday, February 21, 2024 12:46 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Committee

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[REDACTED]

See enclosed , I would appreciate it if you could ask your teams to attempt to prioritise responses on the two cases below. I understand they have not passed the stat deadline but we have been put under significant pressure to progress these cases. Let us know if you need anything further from ourselves.

One is subject to a timeline for European funding (Mitchell Park) and the second relates to a proposal which has a business contract deadline which will cause feasibility problems and loss of investment in project if not completed on time.

Regards

---

**From:** [REDACTED]  
**Sent:** Monday, February 19, 2024 2:26 PM  
**To:** [REDACTED]  
**Subject:** Committee

[REDACTED]

Please see below draft e mail for planning response team (prt) regarding 2 major planning applications we are trying to progress to planning committee in March.

The Mitchell Park is Councils application which is subject to funding (you will have seen the e mails from [REDACTED] k)

The Maydown application is subject to SONI connection (you will have seen e mails from [REDACTED] and [REDACTED] has also been contacted by the applicant)

Do you wish for me to send to PRT directly (we normally get a generic response re not able to prioritise) or if possible could you send to [REDACTED] see if there is any way they could prioritise. Both consultations are not past their statutory deadline for response.

*Officers are trying to progress the below 2 major applications to planning committee in March – deadline for receipt is 23<sup>rd</sup> February.*

*LA11/2023/1916/F – Mitchell Park*

*LA11/2023/1729/RM – Maydown Data Centre*

*Both applications are subject to funding/contractual deadlines*

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**From:** [DAERA Planning Response Team](#)  
**To:** [DAERA WMUplanningconsultations](#)  
**Subject:** FW: FW: Planning Application LA11/2023/1729/RM - Lands East and West of Maydown Road  
**Date:** 09 April 2024 14:15:00  
**Attachments:** [REDACTED]

---

Hi,

Please see further email from planner re LA11/2023/1729/RM. Please can you advise.

Thanks,

[REDACTED] | Planning Response Team | Environment, Marine and Fisheries Group | Clare House | 303 Airport Road West | Sydenham Intake | Belfast | BT3 9ED | Email (planning queries): [PlanningResponse.team@daera-ni.gov.uk](mailto:PlanningResponse.team@daera-ni.gov.uk) | PRT Tel: 028 9056 9604 | Web: <https://www.daera-ni.gov.uk/>



---

**From:** [REDACTED]  
**Sent:** Tuesday, April 9, 2024 1:59 PM  
**To:** DAERA Planning Response Team <[PlanningResponse.Team@daera-ni.gov.uk](mailto:PlanningResponse.Team@daera-ni.gov.uk)>  
**Subject:** CM: FW: Planning Application LA11/2023/1729/RM - Lands East and West of Maydown Road

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

Good afternoon DAERA

Regarding the above application, and further to my email of 26 March 2024, the agent has sent the email below requesting an update regarding the query to Water management Unit in respect of the CEMP. Can you advise please.

Kind regards

[REDACTED]

[REDACTED]  
**Senior Planning Officer**  
Derry City and Strabane District Council

98 Strand Road  
Derry BT48 7NN

Tel no: [REDACTED] Ext [REDACTED]

Email: [REDACTED]



---

**From:** [REDACTED]  
**Sent:** Tuesday, April 9, 2024 1:40 PM  
**To:** [REDACTED]  
**Subject:** Re: Planning Application LA11/2023/1729/RM - Lands East and West of Maydown Road

Hello [REDACTED]

It's been almost 2 weeks since we enquired about the DAERA consultation response.

We've been unable to progress matters whilst this remains unresolved and in the meantime the applicant is growing frustrated.

Do you have the Case Officer's contact details and I will attempt to speak to them directly?

I look forward to hearing from you.

Regards

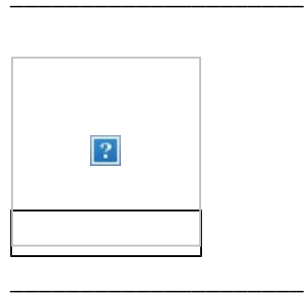
[REDACTED]

[REDACTED] [REDACTED]

Director

[REDACTED]

[mciplanning.com](http://mciplanning.com)





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On Fri, 29 Mar 2024 at 09:41, [REDACTED] wrote:

Thanks [REDACTED],

Appreciate it.

Regards

[REDACTED]

[REDACTED] [REDACTED]

Director

T [REDACTED]

[mciplanning.com](http://mciplanning.com)

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On Fri, 29 Mar 2024 at 08:37, [REDACTED]

<[REDACTED]> wrote:

Good morning [REDACTED]

DAERA advised yesterday that they have passed my query onto the case officer and I await a response. I will advise you when they come back to me.

Kind regards

[REDACTED]

[REDACTED]

**Senior Planning Officer**

Derry City and Strabane District Council

98 Strand Road

Derry BT48 7NN

Tel no: [REDACTED]

Email: [REDACTED]

www\_dcscd



---

**From:** [REDACTED]

**Sent:** Friday, March 29, 2024 7:54 AM

**To:** [REDACTED]

[REDACTED]

**Subject:** Re: Planning Application LA11/2023/1729/RM - Lands East and West of Maydown Road

Hello [REDACTED],

I'm writing to inquire if NIEA have responded to our observations following the return of their latest consultation? If there's any possibility of securing a response today that would be greatly appreciated by the applicant and myself.

I look forward to hearing from you.

Regards

[REDACTED]

[REDACTED]

Director

T [REDACTED]

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On Tue, 26 Mar 2024 at 15:45, [REDACTED] wrote:

Hello [REDACTED]

I am writing with respect to NIEA's latest consultation reply and your subsequent email. It's clear from reading NIEA's latest consultation that they've overlooked the Final CEMP submitted with the RM application in June 2023 that delivers all the information that they are now requesting in their latest consultation.

- **A final CEMP was submitted with the RM Application in June 2023 responding specifically to Condition 32 of the Outline Planning Application.** This document was comprehensive and included all but a few minor details and identified all potential risks and pollution pathways to the waterway, demonstrated adherence to good working practices as detailed in current guidance and detailed all mitigation measures as detailed within pg. 12-13 of the Outline CEMP to be employed to minimise the risk of pollution to the waterway.
- NIEA returned a consultation on 27th July and we responded to this with an addendum paper addressing the few minor points on water management issues that were raised.
- We believe that NIEA have not considered either of these documents when preparing their latest response which is concerning given the importance of this application.
- **A separate CEMP was submitted with the RM Application in September**

**2023 responding specifically to Condition 10 of the Outline Planning Application.**

- We believe, as referenced in their consultation, that they've looked only at the document submitted in September which they refer to as an updated CEMP. This is incorrect as it is clear that the CEMP submitted in September was devised specifically to address Condition 10 and non-water issues and includes noise, vibration and dust.

We maintain that all the information requested throughout this process has been submitted in full detail but it appears that NIEA has not followed the paper trail nor have they read the title on the respective CEMP documents submitted.

I feel that it is essential that this matter is brought to NIEA's attention at the earliest opportunity and that a fresh consultation is issued as a matter of urgency.

I look forward to hearing from you.

Regards

█

██████████ ██████████

Director

T ██████████

[mciplanning.com](http://mciplanning.com)

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**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA11/2023/1729/RM  
**Date:** 10 April 2024 15:46:32

---

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

Consultee Hub Logo



Dear NIEA,

There is a new consultation for case LA11/2023/1729/RM available to view on the Consultee Hub.

[View consultation](#)

---

This email is for information only, please do not reply as the mailbox is not monitored.

Regards,

The Consultee Hub Team

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**Have a question?**  
[support@terraquest.co.uk](mailto:support@terraquest.co.uk)

The Consultee Hub is an online consultation service provided by TerraQuest Solutions Limited and supports the consultation of planning application information for Local Planning Authorities in accordance with statutory regulations.

TerraQuest Solutions Limited is owned by Apse Capital Limited (reg no. 11620219).

## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-3

### **Considerations:**

Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal).

### **Conditions:**

Should this application be given approval the recommended conditions and informatives as set out in DAERA Standing Advice Industrial and Commercial Developments are applicable for this development.

**All DAERA Standing advice referred to in this response unless otherwise stated can be found at the following link [www.daera-ni.gov.uk/water-environment-standingadvice](http://www.daera-ni.gov.uk/water-environment-standingadvice)**

### **Explanatory Note:**

Water Management Unit is concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to Culmore 2 Waste Water Treatment Works (WWTW). Water Management Unit note that as per the Northern Ireland Water Limited (NIW) response (dated, 19<sup>th</sup> February 2024), that the Wastewater Impact Assessment (WWIA), submitted for this proposal DS78545 has not yet been completed to a satisfactory standard to overcome the capacity constraints within the associated foul sewer network catchment. Water Management unit would therefore recommend that the NIPP Case Officer continue to liaise with NIW to determine if a satisfactory solution can be found for this development.

If NIW advise it is not possible to connect the proposed development to mains sewer, then alternative arrangements will be required, and a Discharge Consent issued under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the proposed development.

It should be noted that Discharge Consent can only be assessed whenever the department has received an application deemed complete as a number of site-specific factors need to be taken into account in assessing the suitability of the proposed means of effluent disposal and the applicant should note there is no guarantee that Discharge Consent will be granted.

No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

This condition is to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. This includes the purchase of any wastewater treatment plant.

Water Management Unit have given consideration to the Construction Environmental Management Plan (CEMP) and would advise that any CEMP submitted should contain the following information:

1. Reference to the Guidance for Pollution Prevention (GPPs) should include the most up to date GPP and relevant good practice documentation which can be found here:

[Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

2. Updated drainage map which shows the location of any proposed areas designated for wheel washing, concrete mixing, cement/grout washing etc.
3. Details of wastewater management on site and clarification on whether any 'consent to discharge' from NIEA will be required for any of these activities, and details of any consents already applied for.

Water Management Unit recommends the installation of an oil interceptor for car parks with 50+ spaces to prevent oil from on-site activities leaving the site. The applicant should consult Guidance for Pollution Prevention (GPP) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below.

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

Water Management Unit advise that NIEA do not consent storm water discharges to the environment but do, where appropriate, consent discharges of effluents and potentially contaminated site drainage generated during construction or due to the activity taking place at the site. These consents to discharge are issued under the Water (Northern Ireland) Order 1999. This includes the discharge from any fuel/oil interceptors installed in surface water drainage systems.

The development includes underground structures (tanks). Should the Water Table be encountered during these works, 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 applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999. The applicant must refer and adhere to DAERA Standing Advice Discharges to the Water Environment.

Water Management Unit recommends the applicant refers and (where appropriate) adheres to the precepts contained in DAERA Standing Advice Sustainable Drainage Systems paying regard to the restrictions imposed by contaminated land.

The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and will be required for site drainage during the construction phase and will be required during the operational 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 must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the Water Environment.

### **Informatives:**

The applicant should comply with all the relevant NIEA Standing Advice documents GPPs in order to minimise the impact of the project on the environment. Paying particular attention to:

- Understanding your environmental responsibilities - good environmental practices: GPP 1
- Above ground oil storage: GPP 2
- Use and design of oil separators in surface water drainage systems: GPP 3
- Treatment and disposal of wastewater where there is no connection to the public foul sewer: GPP 4
- Works and maintenance in or near water: GPP 5
- Working at construction and demolition sites: GPP 6
- Safe storage and disposal of used oils: GPP 8
- Vehicle Washing and Cleaning GPP 13
- Vehicles: Service and Repair: GPP 19
- Dewatering underground ducts and chambers: GPP 20
- Pollution incident response planning: GPP 21
- Dealing with spills: GPP 22
- Stables, kennels and catteries: GPP 24
- Hospitals and healthcare establishments: GPP 25
- Safe Storage of Drums and Intermediate Bulk Containers (IBCs): GPP 26
- Installation, decommission and removal of underground storage tanks: GPP 27
- CIRIA guidance documentation C532 'Control of water pollution from construction sites: guidance for consultants and contractors.
- Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice:
  - Industrial and Commercial Developments.
  - Pollution Prevention Guidance.
  - Sustainable Drainage Systems.
  - Discharges to the Water Environment.
  - Abstractions and Impoundments.

The applicant should note that the above list is not exhaustive.

NIEA Standing Advice can be viewed at:

<https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

GPP documents can be obtained at:

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

CIRIA Guidance can be obtained here:

[https://www.ciria.org/ci/Civil\\_infrastructure/CIRIA\\_guidance.aspx](https://www.ciria.org/ci/Civil_infrastructure/CIRIA_guidance.aspx)

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 which may require dewatering to take place. Authorisation may therefore be required, under the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006. The applicant should refer to DAERA Standing Advice on Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (NI) Order 1999. The applicant should refer to DAERA Standing Advice on Discharges to the Water Environment.

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.

Planning Response Team  
Clare House  
303 Airport Road West  
Sydenham Intake  
Belfast BT3 9ED  
Telephone: 028 9056 9604

Date: 30 April 2024

Dear Sir/Madam,

**Planning Application Ref.:** LA11/2023/1729/RM  
**Location:** Lands East and West of Maydown Road and situated approximately 150 metres North and North-West of No. 23 Maydown Road, Derry, BT47 6UJ

**Proposal:**

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

Thank you for your consultation on the above which was received by the Department on 10/04/2024.

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](mailto:planningresponse.team@daera-ni.gov.uk)**

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## Annex A

| Advice Provided By:          | Summary   |
|------------------------------|---|
| <b>Water Management Unit</b> | Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal). |

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## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-3

### **Considerations:**

Water Management Unit has considered the impacts of the proposal on the water environment and would advise the proposal has the potential to adversely affect the surface water environment. (See remarks regarding sewage disposal).

### **Conditions:**

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### **Explanatory Note:**

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

Water Management Unit advise that NIEA do not consent storm water discharges to the environment but do, where appropriate, consent discharges of effluents and potentially contaminated site drainage generated during construction or due to the activity taking place at the site. These consents to discharge are issued under the Water (Northern Ireland) Order 1999. This includes the discharge from any fuel/oil interceptors installed in surface water drainage systems.

The development includes underground structures (tanks). Should the Water Table be encountered during these works, 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 applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999. The applicant must refer and adhere to DAERA Standing Advice Discharges to the Water Environment.

Water Management Unit recommends the applicant refers and (where appropriate) adheres to the precepts contained in DAERA Standing Advice Sustainable Drainage Systems paying regard to the restrictions imposed by contaminated land.

The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and will be required for site drainage during the construction phase and will be required during the operational 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 must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the Water Environment.

### **Informatives:**

The applicant should comply with all the relevant NIEA Standing Advice documents GPPs in order to minimise the impact of the project on the environment. Paying particular attention to:

- Understanding your environmental responsibilities - good environmental practices: GPP 1
- Above ground oil storage: GPP 2
- Use and design of oil separators in surface water drainage systems: GPP 3
- Treatment and disposal of wastewater where there is no connection to the public foul sewer: GPP 4
- Works and maintenance in or near water: GPP 5
- Working at construction and demolition sites: GPP 6
- Safe storage and disposal of used oils: GPP 8
- Vehicle Washing and Cleaning GPP 13
- Vehicles: Service and Repair: GPP 19
- Dewatering underground ducts and chambers: GPP 20
- Pollution incident response planning: GPP 21
- Dealing with spills: GPP 22
- Stables, kennels and catteries: GPP 24
- Hospitals and healthcare establishments: GPP 25
- Safe Storage of Drums and Intermediate Bulk Containers (IBCs): GPP 26
- Installation, decommission and removal of underground storage tanks: GPP 27
- CIRIA guidance documentation C532 'Control of water pollution from construction sites: guidance for consultants and contractors.
- Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.
- The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice:
  - Industrial and Commercial Developments.
  - Pollution Prevention Guidance.
  - Sustainable Drainage Systems.
  - Discharges to the Water Environment.
  - Abstractions and Impoundments.

The applicant should note that the above list is not exhaustive.

NIEA Standing Advice can be viewed at:

<https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

GPP documents can be obtained at:

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

CIRIA Guidance can be obtained here:

[https://www.ciria.org/ci/Civil\\_infrastructure/CIRIA\\_guidance.aspx](https://www.ciria.org/ci/Civil_infrastructure/CIRIA_guidance.aspx)

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 which may require dewatering to take place. Authorisation may therefore be required, under the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006. The applicant should refer to DAERA Standing Advice on Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (NI) Order 1999. The applicant should refer to DAERA Standing Advice on Discharges to the Water Environment.

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.

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA11/2023/1729/RM  
**Date:** 24 June 2024 17:01:19

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Consultee Hub Logo



Dear NIEA,

There is a new consultation for case LA11/2023/1729/RM available to view on the Consultee Hub.

[View consultation](#)

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Regards,

The Consultee Hub Team

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**Have a question?**  
[support@terraquest.co.uk](mailto:support@terraquest.co.uk)

The Consultee Hub is an online consultation service provided by TerraQuest Solutions Limited and supports the consultation of planning application information for Local Planning Authorities in accordance with statutory regulations.

TerraQuest Solutions Limited is owned by Apse Capital Limited (reg no. 11620219).

## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-4

### **Considerations:**

Water Management 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.
- Any relevant statutory permissions being obtained
- The applicant referring and adhering to DAERA Standing advice

### **Conditions:**

Recommended conditions and informatives are set out in DAERA Standing Advice Industrial and Commercial Developments are applicable for this development.

**All DAERA Standing advice referred to in this response unless otherwise stated can be found at the following link [www.daera-ni.gov.uk/water-environment-standingadvice](http://www.daera-ni.gov.uk/water-environment-standingadvice)**

### **Explanatory Note:**

Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for the disposal of foul sewage from this development.

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

The applicant must refer and adhere to the relevant precepts contained in DAERA Standing Advice Pollution Prevention Guidance

The applicant should note 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 and the operational phases 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 must refer and adhere to all the relevant precepts contained in DAERA Standing Advice Discharges to the Water Environment.

Water Management Unit recommends the installation of an oil interceptor for car parks with 50+ spaces to prevent oil from on-site activities leaving the site. The applicant should consult Guidance for Pollution Prevention (GPP) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below.

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

The development includes underground structures (tanks). Should the Water Table be encountered during these works, 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 applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice Abstractions and Impoundments.

The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999. The applicant must refer and adhere to DAERA Standing Advice Discharges to the Water Environment.

Water Management Unit recommends the applicant refers and (where appropriate) adheres to the precepts contained in DAERA Standing Advice Sustainable Drainage Systems paying regard to the restrictions imposed by contaminated land.

#### **Informatives:**

The applicant must refer and adhere to the relevant precepts contained in DAERA Standing Advice Industrial and Commercial Developments.

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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

Planning Response Team  
Clare House  
303 Airport Road West  
Sydenham Intake  
Belfast BT3 9ED  
Telephone: 028 9056 9604

Date: 03 July 2024

Dear Sir/Madam,

**Planning Application Ref.:** LA11/2023/1729/RM  
**Location:** Lands East and West of Maydown Road and situated approximately 150 metres North and North-West of No. 23 Maydown Road, Derry, BT47 6UJ

**Proposal:**

Erection of one IT service and data centre buildings, substation compounds, generators, switch gear and transformers together with internal access roads, vehicular access, car parking, security perimeter fencing and gate houses, external site lighting, and associated works.

Thank you for your consultation on the above which was received by the Department on 24/06/2024.

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](mailto:planningresponse.team@daera-ni.gov.uk)**

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## Annex A

| Advice Provided By:          | Summary  |
|------------------------------|--|
| <b>Water Management Unit</b> | Water Management 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, any relevant statutory permissions being obtained and the applicant referring and adhering to DAERA Standing advice |

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## **Water Management Unit**

### **Section Reference:**

WMU/PC/ 35365-4

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**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** Consultation for LA11/2023/1729/RM withdrawn  
**Date:** 28 August 2024 10:46:31

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Consultee Hub Logo



Dear NIEA,

The consultation for case LA11/2023/1729/RM has been withdrawn.

[View consultation](#)

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Regards,

The Consultee Hub Team

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