

From: [REDACTED]
To: [REDACTED]
Subject: LA11/2021/0906/F Oaks Glamping
Date: 28 October 2025 12:02:21
Attachments: [REDACTED]

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

FAO WMU and NED

There are open consultations from WMU and NED and new information has been received since. Please can you advise the case officers that there has been an amendment to the Ecologist report and an email from agent regarding Discharge Consent – see attached.

Regards

[REDACTED]

Planning Officer
Development Management
Derry City & Strabane District Council
98 Strand Rd
Derry / Londonderry
BT48 7NN

Tel: (028) 71 253 253 Extn [REDACTED]
email: [REDACTED].com

website: www.derrystrabane.com



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All

Internal

External



[Redacted]

External

28 Oct 2025 12:17

Please be advised that new information has been received since we consulted you, namely an amendment to the Ecologist report and an email from agent regarding Discharge Consent.

Regards [Redacted] 8/10/25

From: [NI Consultee Hub \(no-reply\)](#)
To: [DAERA Planning Notifications](#)
Subject: New external note on the consultation for LA11/2021/0906/F
Date: 28 October 2025 12:17:25

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 note on the consultation for case LA11/2021/0906/F, which is 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

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).

Case details

Reference: LA11/2021/0906/F
Authority: Derry City and Strabane District Council
Address: Lands 50m East of 225 Glenshane Road Londonderry BT47 3EN
Category: Local
Consultation Type: Statutory

Description:

Retention of 5 No. 'Glamping Pods' and three no. hot tubs, sewage treatment plant, car park and amenity lighting (revised drainage plan and description).

Reason for consultation:

FAO NED AND WMU Please see Isolux Outdoor Light Report, Lighting Impact Assessment Letter, Email from Agent, CEMP and Drawings 06 Rev2, 08 Rev2, 05 Rev6, 09 Rev1 and 07 Rev1. Please provide reason/s for your consultation clearly highlighting the EMFG/NIEA team/s to be consulted. Additional information explaining what you wish the consultee to comment on should also be noted (eg specific plan/s or document/s): If correct reason is not provided your consultation may be returned.

Case officer details

Name:
Contact number:
Contact email:



From: [NI Consultee Hub \(no-reply\)](#)
To: [DAERA Planning Notifications](#)
Subject: New consultation for LA11/2021/0906/F
Date: 16 October 2025 10:46:50

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 LA11/2021/0906/F 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

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).

From: [REDACTED]
To: [REDACTED]
Subject: FW: CM: LA11/2021/0906/F
Date: 19 August 2025 14:41:00

Hi,

Please see request from planner to speak to WMU, grateful if someone would contact him.

Thanks,

[REDACTED]

From: [REDACTED] >
Sent: 19 August 2025 14:32
To: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Cc: [REDACTED]
Subject: CM: LA11/2021/0906/F

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

Hello there,

I need to speak to the case officer in Water Management Unit in relation to the above proposal. This relates to potential enforcement action and I need to clarify a number of matters.

Would it be possible to provide me with a name and number (and email address also) please

Thank you

Kind Regards

[REDACTED]
Senior Planning Officer
Development Management
Derry City and Strabane Council
028 71 253 253 ext [REDACTED]

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From: [REDACTED]
To: [NI Planning Response Team](#)
Subject: FW: LA11/2021/0906/F
Date: 14 August 2025 13:00:30
Attachments: [REDACTED]

Hi,

FYI -

From: [REDACTED]
Sent: 14 August 2025 12:59
To: [REDACTED] >
Cc: [REDACTED] >
Subject: RE: LA11/2021/0906/F

All correspondence regarding planning applications should be sent to [REDACTED] [.gov.uk](mailto:[REDACTED]@gov.uk) in the first instance.

Also - Please see
Ecological Statement (uploaded to the NI Planning Portal 08 Mar 2024)

From: [REDACTED]
Sent: 14 August 2025 12:24
To: [REDACTED]
Subject: RE: LA11/2021/0906/F

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

Thanks for your response to this application.

You have mentioned in your response that:

'Soakaway NED is concerned that the soakaway may not be adequately sized or appropriately located to cope with this wastewater. NED is also concerned regarding the chemical content of the waste water which would appear to be damaging to the biological function of the soakaway. **Contradicting claims have been made about the chemical content, but NED notes that records have been submitted showing bromine and chlorine in this soakaway in the past.** The most recent drawing is 10 Rev1 Revised Drawing 202125 07 Rev D Proposed Drainage Layout Plan (002) (uploaded to the NI Planning Portal 27 Mar 2025).'

Please can you provide details of this evidence regarding the bromine and chlorine.

Regards

[REDACTED]
Planning Officer
Development Management
Derry City & Strabane District Council
98 Strand Rd
Derry / Londonderry
BT48 7NN

Tel: (028) 71 253 253 Ext [REDACTED]
email: [REDACTED]
website: www.derrystrabane.com

From: [REDACTED]
Sent: 08 July 2025 14:23
To: [REDACTED]
Subject: FW: LA11/2021/0906/F

Hi,

I haven't heard anything so I wanted to resend this in the hope that you can clear this up a bit.

Best regards,
[REDACTED]

From: [REDACTED]
Sent: 02 July 2025 15:01
To: [REDACTED]
Subject: LA11/2021/0906/F

Hi,

This is [REDACTED].
I'm the NIEA Natural Environment Division (NED) Case Officer for LA11/2021/0906/F Glenshane Glamping pods – the oaks.
I'm trying to make sense of what's going on on site and hope you can help me.

This is a retrospective application but new elements keep being added to the application.
Why are these being added to the existing retro – instead of being a separate new application?
Is there an enforcement case ongoing? (From what date?)

Are the current 3 hot tubs and 3 cold water barrels in use?
Is there a Stop Notice in operation?
Is the septic tank still in place or has this been removed?

Based on the incomplete info available it appears that the development has an ongoing pollution risk and could be actively harming the watercourse and downstream designated sites.

The issue of appropriate mitigation for pollution/harm caused is difficult to determine with precision at best.
To date there's been no mitigation/compensation in place or proposed.

Any info on any of these topics would be a help in understanding the case.
Please get in touch with whatever you have.

Thanks,



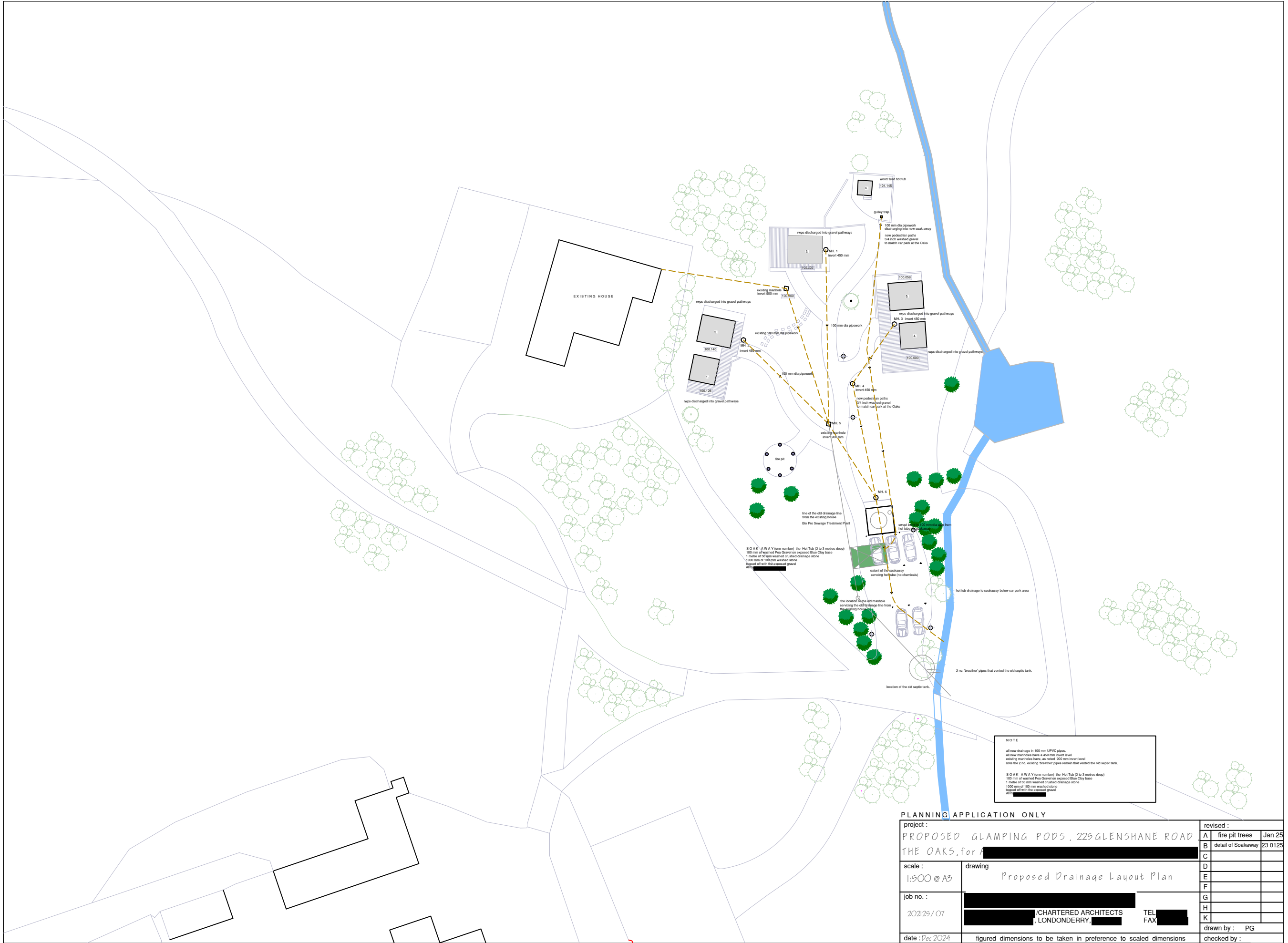
 Higher Scientific Officer Development Management Team
Countryside Coast and Landscapes | Natural Environment Division | NI Environment Agency
Clare House, 303 Airport Road West, BELFAST, BT3 9ED
Email: 



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PLANNING APPLICATION ONLY

project :		revised :	
PROPOSED GLAMPING PODS , 229 GLENSHANE ROAD		A	fire pit trees Jan 25
THE OAKS, for [redacted]		B	detail of Soakaway 23 0125
		C	
scale :		D	
1:500 @ A3		E	
drawing		F	
Proposed Drainage Layout Plan		G	
job no. :		H	
202125/01		K	
date : Dec 2024		drawn by : PG	
figured dimensions to be taken in preference to scaled dimensions		checked by :	

From: [REDACTED]
To: [REDACTED]
Cc: [DAERA WMUplanningconsultations](#)
Subject: FW: CM: LA11/2021/0906/F
Date: 20 August 2025 13:44:07
Attachments: [REDACTED]

[REDACTED]

Please find attached response from our consenting team. Hope this addresses your queries.

[REDACTED]

[REDACTED]

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



From: [REDACTED]@daera-ni.gov.uk>
Sent: 20 August 2025 13:36
To: [REDACTED]@daera-ni.gov.uk>; DAERA Industrial Consents
<Industrialconsents@daera-ni.gov.uk>; [REDACTED]@daera-ni.gov.uk>
Subject: RE: CM: LA11/2021/0906/F

Good afternoon [REDACTED],

Please find attached final consent for the site issued in April this year and my comments in red below:

I would point out that the most recent site map (attached dated Dec 2024) available on planning portal could not be consented by NIEA in its current form - hot tub discharge and treated effluent entering the same pipe to the waterway. Map also states that treated effluent and hot tub discharge through the same soakaway, this is not permissible.

-Does the draft Discharge Consent apply to foul sewage effluent only? i.e. from the dwelling and 5 glamping pods or is it just the glamping pods?

The final consent issued in April 2025 is for the sewage discharge from 5 glamping pods ONLY. This does not cover discharge from the pre-existing domestic property or from the hot tubs.

-Were the three number hot tubs considered at the time of the grant of the draft DC?

Applicant was specifically informed that discharge from hot tubs is not covered by the consent to discharge

[REDACTED]

-If not, am I correct in saying that they require discharge consent?

If the site has adequate land available, they should consider disposing of hot tub water over the surface of the land - where a consent from NIEA under the Water (Northern Ireland) Order 1999 isn't required.

However, should it be necessary for the hot tub water to discharge into the water environment (soakaways or waterways) then adequate treatment prior to discharge will be needed and also consents to discharge (for each individual discharge point) under the Water (Northern Ireland) Order 1999 will be required. The hot tub discharge must also be kept separate from the sites sewage discharge: separate pipework to the environment and must not enter the sites treatment system.

Many thanks and happy to discuss further if required

Regulation & Enforcement Division
Water Regulation: Private Sewage Team
Northern Ireland Environment Agency - Lisburn

✉ [REDACTED]@daera-ni.gov.uk | ☎ Tel: [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED]@daera-ni.gov.uk>

Sent: 20 August 2025 10:25

To: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>; [REDACTED]
<[REDACTED]@daera-ni.gov.uk>; [REDACTED]@daera-ni.gov.uk>

Subject: FW: CM: LA11/2021/0906/F

Please see queries highlighted in yellow below from the planner. This relates to a site at

Lands 50m East of 225 Glenshane Road Londonderry BT47 3EN

5no. 'Glamping Pods' plus 1no. Jacuzzi, with carparking and pedestrian access pathways

Is there now a final consent?

[REDACTED]

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



From: [REDACTED]@derrystarabane.com>

Sent: 19 August 2025 17:10

To: [REDACTED]@daera-ni.gov.uk>

Cc: [REDACTED]@derrystarabane.com>

Subject: RE: CM: LA11/2021/0906/F

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

Hello [REDACTED],

I refer to the updated description as set out below;

Retention of 5 No. 'Glamping Pods' and three no. hot tubs, sewage treatment plant, car park and amenity lighting (revised drainage plan and description).

I don't seem to be able to connect to the number below so I am going to send you a few queries in relation to the status of the draft discharge consent in the relation to the above proposal.

It is noted by ourselves and your colleagues in NED that draft Discharge Consent has been granted subject to conditions at this site. We require further clarity to the extent of this draft DC and if you can could please provide us with the following information:

-Does the draft Discharge Consent apply to foul sewage effluent only? i.e. from the dwelling and 5 glamping pods or is it just the glamping pods?

-Were the three number hot tubs considered at the time of the grant of the draft DC?

-If not, am I correct in saying that they require discharge consent?

I have attached a report from the applicant's ecologist which may assist on how the site is currently operating.

Happy to link in on phone or Teams if you need to discuss further.

Kind Regards,

[REDACTED]
Senior Planning Officer
Development Management
Derry City and Strabane Council
[REDACTED]

From: [REDACTED] <[REDACTED]@daera-ni.gov.uk>

Sent: 19 August 2025 15:54

To: [REDACTED] <[REDACTED]@derrystrabane.com>

Subject: FW: CM: LA11/2021/0906/F

[REDACTED]
Development Management Team,
Water Management Unit,

Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL
Tel: [REDACTED]



From: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Sent: 19 August 2025 15:27
To: [REDACTED] <[\[REDACTED\]@daera-ni.gov.uk](mailto:[REDACTED]@daera-ni.gov.uk)>
Subject: FW: CM: LA11/2021/0906/F

[REDACTED]
WMU/PC/ 33435-7- LA11/2021/0906/F –
Lands 50m East of 225 Glenshane Road Londonderry BT47 3EN
5no. 'Glamping Pods' plus 1no. Jacuzzi, with carparking and pedestrian access pathways
[REDACTED]

From: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Sent: 19 August 2025 14:41
To: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Subject: FW: CM: LA11/2021/0906/F

Hi,

Please see request from planner to speak to WMU, grateful if someone would contact him.

Thanks,

From: [REDACTED] <[\[REDACTED\]@derrystرابane.com](mailto:[REDACTED]@derrystرابane.com)>
Sent: 19 August 2025 14:32
To: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Cc: [REDACTED] <[\[REDACTED\]@derrystرابane.com](mailto:[REDACTED]@derrystرابane.com)>
Subject: CM: LA11/2021/0906/F

Hello there,

I need to speak to the case officer in Water Management Unit in relation to the above proposal. This relates to potential enforcement action and I need to clarify a number of matters.

Would it be possible to provide me with a name and number (and email address also) please

Thank you

Kind Regards

[REDACTED]

Senior Planning Officer
Development Management
Derry City and Strabane Council

[REDACTED]

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CONSENT NO: [REDACTED]

FILE NO: [REDACTED]

DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS

Water (Northern Ireland) Order 1999

Consent to Discharge of Effluent

TO: Allens at the Oaks Limited
225 Glenshane Road
Killaloo
Co Londonderry
BT47 3EW

The Department of Agriculture Environment & Rural Affairs in pursuance of the powers conferred on it by the Water (Northern Ireland) Order 1999 HEREBY CONSENTS to your making a discharge into the waterway at Irish Grid Reference C 49772 11165 in accordance with the application dated 4th August 2023 in respect of a discharge of sewage effluent arising from 5 Glamping Pods at 225 Glenshane Road, Killaloo, Co. Londonderry, BT47 3EW.

SUBJECT TO the following conditions:

1. The effluent discharged to the waterway shall not:
 - (a) have a biochemical oxygen demand in excess of **10** milligrams per litre (measured after 5 days at 20⁰C with nitrification suppressed by the addition of allyl-thiourea);
 - (b) contain suspended solids in excess of **15** milligrams per litre (measured after drying at 105⁰C);
 - (c) contain ammoniacal nitrogen (expressed as N) in excess of 5 milligrams per litre;
 - (d) exceed **1.8** cubic metre(s) per day;
 - (e) contain any visible oil or grease;
 - (f) contain any substance (other than as defined above) which will cause the waterway or water in an underground stratum to be toxic or injurious to fish or other aquatic organisms;
 - (g) contain any substance (other than as defined above) to such an extent as to cause the receiving waters, or any waters of which the receiving waters are a tributary, to be poisonous or injurious to the spawning grounds, spawn or food of fish in those waters, or otherwise cause damage to the ecology of those waters.

CONSENT NO:



FILE NO:



DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS

Water (Northern Ireland) Order 1999

Consent to Discharge of Effluent

2. All surface water shall be excluded from the system.
3. The discharge to the environment shall consist only of sewage effluent.
4. Facilities shall be available to ensure that a representative sample of the discharge can be obtained. The sampling point shall be at a purpose-built chamber immediately after the sewage treatment works.
5. The sample point for this discharge shall be labelled and maintained so that it is freely available and accessible to authorised officers of the Department.
6. Authorised officers of the Department shall be allowed to readily and safely obtain a sample of the effluent, measurement of flow, images of discharge or other data relative to the discharge at all times.
7. The consent holder shall enter into a contract with either the supplier of the sewage treatment works, or other competent body, to maintain optimum performance of the system at all times. Maintenance and service history documentation shall be available for inspection by the Department on request.
8. **An alarm shall be provided to warn of power or plant failure.**
9. Under the requirements of the Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010 **all** oil storage must comply with the appropriate requirements as laid out in the regulations. Oil in the regulations is defined as: "any kind of oil, including diesel, heating, waste, vegetable and plant oil". The only exemptions to the regulations are: (a) any property used mainly as a private dwelling if the storage capacity is 3500 litres or less, (b) any storage below 200 litres, (c) any storage on a farm if the storage is used in connection with agriculture, (d) any premises regulated by COMAH or (e) any container wholly underground.
10. Bunds shall be provided around all chemical storage tanks to reduce the risk of pollution of waterways and groundwater from spillage or leakage.
11. The storage of any chemicals or dangerous substances not listed on the original consent application shall be notified immediately to the Department.
12. The consent holder shall be responsible for payment of all annual charges.

CONSENT NO: [REDACTED]

FILE NO: [REDACTED]

DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS

Water (Northern Ireland) Order 1999

Consent to Discharge of Effluent

13. Should the consent holder change their registered contact address, it is the responsibility of the consent holder to notify the Department of the new address, in writing, within 21 days of the change taking place.
14. Should the consent holder wish to transfer responsibility for this consent they must submit an application for transfer of ownership within 21 days of the transfer taking place. The consent holder shall remain liable for compliance with all conditions of the consent and payment of all annual charges until the consent transfer is complete.
15. If the consent holder intends to change anything at the site which will impact on the content of this consent and/or the composition or quality of the effluent, then they must make application to the Department for review of this consent. Review application should be made no later than 4 months before the proposed changes will be carried out.

INFORMATIVE

1. This discharge consent may be reviewed at any time, if the area of discharge or any area downstream has been, or becomes, designated under the European Communities Nature Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 or the consent conditions do not meet the requirements of any other European Community Directive.
2. Compliance with the conditions of this consent ensures that this discharge meets the requirements of the Urban Waste Water Treatment Regulations (Northern Ireland) 2007.
3. It is an offence under section 47 of the Fisheries Act (Northern Ireland) 1966 to cause pollution which is subsequently shown to have a deleterious effect on fish stocks.
4. In the catchment areas for both Lough Foyle and Carlingford Lough it is an offence under section 41 of the Foyle Fisheries Act (1952) to cause pollution which is detrimental to fisheries interests.
5. This consent does not grant the right of access to or use of third-party land for the installation and/or maintenance of any of the treatment and drainage infrastructure to which this consent relates. It is the responsibility of the consent holder to obtain any third-party wayleave or access permission required.

CONSENT NO: [REDACTED]

FILE NO: [REDACTED]

DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS

Water (Northern Ireland) Order 1999

Consent to Discharge of Effluent

6. It would be considered good industry practice for the inlet of the sampling chamber to be a minimum of 150mm up from the base of the chamber to facilitate a sampling vessel/cup and the outlet should be at the base of the chamber. The internal diameter should be a minimum of 300mm to allow access for a sampling vessel/cup.

Dated this 1st day of April 2025

***Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Co Antrim
BT28 3AL***

[REDACTED]

.....
[REDACTED]
AUTHORISED OFFICER