

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

Date: 19 November 2025

Dear Sir/Madam,

**Planning Application Ref.:** LA07/2025/0788/RM  
**Location:** 10m SW of 81 Longstone Road  
Moneydorrhagh Beg  
Annalong  
BT34 4UZ  
Address corrected  
**Proposal:** Proposed dwelling

Thank you for your consultation received by the Department on 19/11/2025.

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

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

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.

***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.



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 refer the Planning Authority to DAERA Standing Advice - Single Dwellings available at: <a href="https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries">https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries</a> which contains Conditions and Informatives relevant to this proposal.

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## Case details

**Reference:** LA07/2025/0788/RM  
**Authority:** Newry, Mourne and Down District Council  
**Address:** 10m SW of 81 Longstone Road Moneydorrugh Beg Annalong BT34 4UZ Address corrected  
**Category:** Local  
**Consultation Type:** Statutory

### Description:

Proposed dwelling

### Reason for consultation:

Please see amended site address. Previous address incorrect. Thanks!

## Case officer details

**Name:**

██████████

**Contact email:**

████████████████████

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA07/2025/0788/RM  
**Date:** 19 November 2025 12:31:29

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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 LA07/2025/0788/RM available to view on the Consultee Hub.

[View consultation](#)

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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).

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

Date: 06 November 2025

Dear Sir/Madam,

**Planning Application Ref.:** LA07/2025/0788/RM  
**Location:** 81 Longstone Road  
Moneydorrhagh Beg  
Annalong  
BT34 4UZ  
**Proposal:** Proposed dwelling

Thank you for your consultation received by the Department on 04/11/2025

The reason for consultation and/or the supporting information provided is **insufficient** to enable DAERA to make a full assessment of the potential environmental impacts of the proposal.

For further information please refer to DAERA's published advice and guidance on development proposals where there is a potential for impacts on the natural and marine environments and fisheries interests. This is available at: <https://www.daera-ni.gov.uk/topics/environmental-advice-planning>.

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If, following consideration of the information available, you require environmental advice please initiate a new consultation clearly detailing your requirements.

As the competent authority under The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), planning authorities are required to carry out Habitat Regulations Assessments (HRAs) before a planning decision is made.

Should you require assistance or 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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**From:** [DAERA Planning Response Team](#)  
**To:** [REDACTED]  
**Subject:** LA07/2025/0788/RM - missing info  
**Date:** 05 November 2025 08:57:00  
**Attachments:** [REDACTED]

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Good morning,

We have received a consultation for LA07/2025/0788/RM to comment on a Biodiversity checklist. This is not available to view on the public portal or consultee hub, please can you forward/make available to view.

Thanks

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

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

For NIEA Planning Queries:

☎ +4428 90569604

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

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



## Case details

**Reference:** LA07/2025/0788/RM  
**Authority:** Newry, Mourne and Down District Council  
**Address:** 81 Longstone Road Moneydorrugh Beg Annalong BT34 4UZ  
**Category:** Local  
**Consultation Type:** Statutory

### Description:

Proposed dwelling

### Reason for consultation:

WMU - a soakaway is proposed. NED - Please see biodiversity checklist attached.

## Case officer details

**Name:** [REDACTED]

**Contact email:** [REDACTED]

**From:** [NI Consultee Hub \(no-reply\)](#)  
**To:** [DAERA Planning Notifications](#)  
**Subject:** New consultation for LA07/2025/0788/RM  
**Date:** 04 November 2025 16:46:20

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Consultee Hub Logo



Dear NIEA,

There is a new consultation for case LA07/2025/0788/RM available to view on the Consultee Hub.

[View consultation](#)

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