



Derry City & Strabane
District Council

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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



PLAN STRATEGY

Supplementary Planning Guidance (SPG) – General Development Management
Policy GDPOL 1, DRAFT- June 2025

<https://www.derrystrabane.com/subsites/ldp>



DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



Supplementary Planning Guidance

(SPG)

General Development Management Policy (GDPOL 1)

DRAFT – JUNE 2025

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1. Purpose of the Guidance

- 1.1 This guidance has been produced to supplement policies of the Derry City and Strabane District Council (DCSDC) Local Development Plan (LDP) 2032, relating to development management and is part of a suite of supplementary planning guidance (SPG). It applies to the Derry and Strabane Council area, and is intended for use by developers, agents, the public and by planning officers in the preparation and assessment of planning proposals.
- 1.2 SPG represents non-statutory planning guidance that supports, clarifies and/or illustrates by example the policies included within the current planning policy framework, including development plans and regional planning guidance. The information set out in this SPG should therefore be read in conjunction with other extant planning policy, most notably the Strategic Planning Policy Statement (SPPS) for Northern Ireland and the DCSDC LDP Plan Strategy 2032. It should also be read as complementary to other retained or emergent SPG, including development management practice notes (DMPN) and design guides.
- 1.3 The guidance is intended to be of particular benefit to applicants and their representatives. The aim of the guidance is to enable developers, landowners, agents, members of the public and any other interested parties to understand how the Council implements policy, including setting out the basic requirements which need to be met for each development proposal.

2. Development Management

- 2.1 The term 'development management' within the Council's Planning Department functions refers to the processing of planning applications, listed building consents, advertisement consents, applications for non-material changes, discharge of condition applications and those to vary or remove conditions and certificates of lawful use or development. It also includes enforcement powers.
- 2.2 Development Management requires that development proposals take full account of all relevant material considerations, including a wide range of environmental and amenity matters. A key principle of how development is managed is to consider how land uses and development can impact upon people and features of acknowledged importance such as the natural and built environment.
- 2.3 When considering the impact upon people, generally this refers to the potential for adverse impact on public or residential amenity that may arise from a particular development. In addition, developments may require environmental impact assessments (EIA). These are designed to safeguard the environment by providing planning authorities with a detailed evaluation of a project that is likely to have a major

significant effect on the environment. This enables authorities to be fully aware of the broader environmental picture when they decide whether to grant planning permission. Applicants can go through the scoping and screening procedures to determine what level information will be required.

3. Policy context

Regional Planning Policy and Guidance

Regional Development Strategy (RDS) 2035

- 3.1 The Regional Development Strategy (RDS) 2035 provides an overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS sets the policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It provides the context in which to make policy and development decisions in order to achieve sustainable development throughout the region.

Strategic Planning Policy Statement (SPPS) for Northern Ireland (2015)

- 3.2 Para 2.1 of the SPPS states that the objective of the planning system, consistent with Part 1, Section 1 of the Planning Act (Northern Ireland) 2011 (hereafter referred to as the 2011 Act), is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. The SPPS identifies core principles to inform plan-making and decision-taking.
- 3.3 Para 4.1 states that when plan-making and decision-taking, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long-term public interest. This is fundamental to the achievement of sustainable development. To assist with the above-mentioned approach the core planning principles of the two-tier planning system are:
- Improving Health and Well-being;
 - Creating and Enhancing Shared Space;
 - Supporting Sustainable Economic Growth;
 - Supporting Good Design and Positive Place Making; and
 - Preserving and Improving the Built and Natural Environment

Local Planning Policy

LDP 2032 Plan Strategy

- 3.5 Chapter 7 sets out key development principles which all development proposals will be required to incorporate. The related policies are set out under GDPOL 1 & GDPOL 2, which detail the criteria to be met in order to secure planning permission. It should be noted that where a proposal is very minor the requirements will be applied proportionately.
- 3.6 The LDP is in line with the SPPS, in that it does not seek to promote any of the three strategic objectives over the other. In practice, the relevance of, and weight to be given to social, economic and environmental considerations is a matter of planning judgement in any given case.
- 3.7 GDPOL 1 states -

Planning permission will be granted where:

- i. there is no significant adverse impact on amenity (including privacy) as a result of light, noise, vibration, air pollution, dust and odours. This could also include proposals which would be sensitive to existing environmental conditions, such as noise or dust;*
- ii. the storage and collection of waste has been adequately provided for in the design of the development;*
- iii. sustainable drainage systems (SuDS) have been incorporated. Where this preferred drainage method is not feasible, this must also be demonstrated;*
- iv. renewable and low carbon energy technology, including micro-generation and Passive Solar Design (PSD), has been incorporated unless it is demonstrated that this is not feasible. They must be commensurate with the development proposed and in accordance with the provisions of Policy RED 1 of Chapter 24 Renewable and Low Carbon Energy;*
- v. measures for carbon offsetting have been incorporated, for example through the planting of trees on or off-site, proportionate to the scale of the site unless it is demonstrated that this is not feasible, aiming for the development to be carbon-neutral or carbon-negative as far as possible;*
- vi. the proposal meets the relevant requirements as set out in the Historic Environment Chapter;*
- vii. the proposal meets the relevant requirements as set out in the Natural Environment and Coastal Development Chapters;*
- viii. There will be no significant adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands;*

- ix. there is no significant adverse impact as a result of litter, vermin and birds; and*
- x. the proposal meets the relevant requirements as set out in the Transport Chapter;*
- xi. Planning permission will only be granted for development relying on non- mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem. Applicants will be required to submit sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development relying on non-mains sewerage will only be permitted in exceptional circumstances.*
- xii. the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and the presence of existing valuable habitats and species in the area;*
- xiii. the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it;*
- xiv. there will be no significant adverse impact on human health or the environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33 Hazardous substances, COMAH & Major Accidents).*

4. Policy Guidance

4.1 Taking each criterion in turn

- i. there is no significant adverse impact on amenity (including privacy) as a result of light, noise, vibration, air pollution, dust and odours. This could also include proposals which would be sensitive to existing environmental conditions, such as noise*

4.2 Applicants should provide demonstrable evidence that there is no significant adverse impact on –

Privacy

4.3 The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment and as such the potential for a residential property to be overlooked by other development is a material consideration.

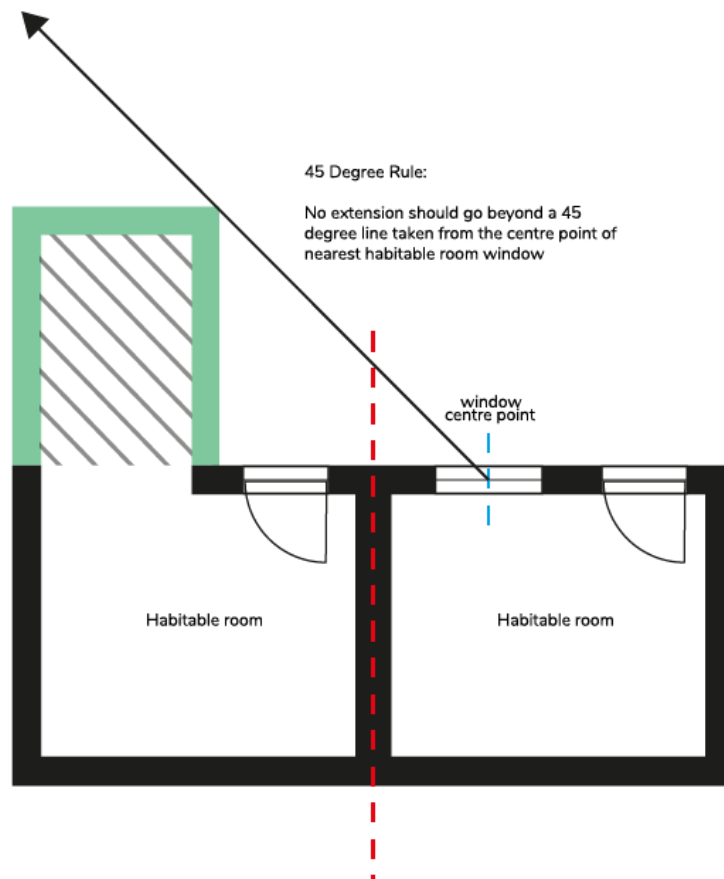
4.4 However, some overlooking does not necessarily represent an unacceptable adverse impact on residential amenity. This is determined by several factors including the

extent of overlooking, the separation distance, the nature of the space being overlooked and existing development context.

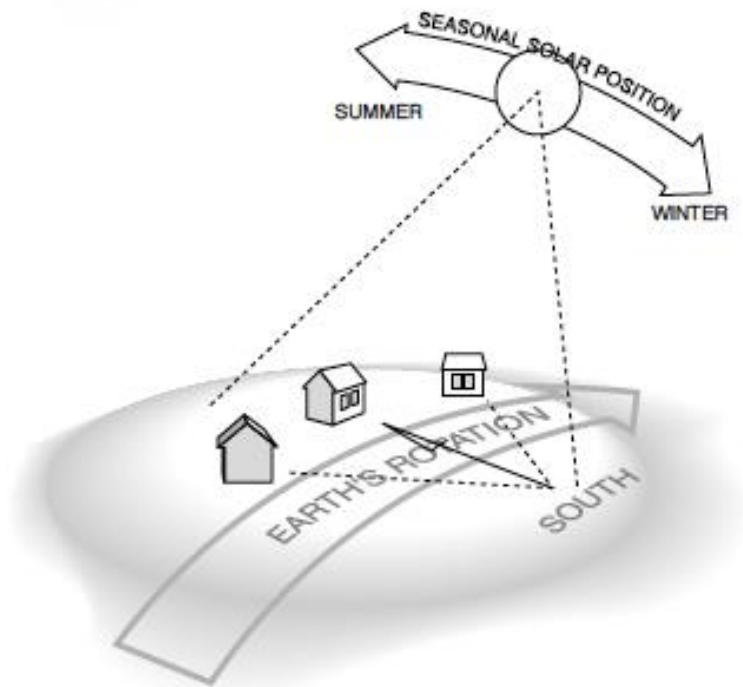
- 4.5 In the first instance, applicants/agents must provide as much contextual detail as possible to determine if overlooking may be a concern. This is demonstrated by including neighbouring properties on submitted plans to show the site's surroundings, including separation distance (the provision of contextual plans is a requirement of the Planning (Development Management Procedure) Order Article 3 paragraph 3(a) (ii)). Commentary within the accompanying planning statement setting out mitigating factors if privacy will be affected, for example additional screening from trees/greenery, glazed windows or whether the area overlooked is a habitable space, is another.

Light

- 4.6. All development proposals should consider the potential for adverse impact on the natural light received by existing surrounding development and extant approved development from the outset and where necessary include design features which mitigate or avoid significant adverse impact. Also, proposals must be designed in ways in which future users receive the maximum amount of natural light as possible.
- 4.7. This may include (but is not limited to):
- design rationale for the proposed layout e.g. siting/orientation of the proposal in relation to neighbouring receptors to minimise obstructions
 - a plan showing compliance with the light test as shown in the illustration below



- where possible, positioning buildings within the site away from boundaries with surrounding residential properties,
- staggering of building heights,
- incorporating setbacks on the upper floors of taller elements
- south facing habitable rooms



- 4.8. Larger-scale, complex proposals may be supported by a daylight and sunlight report which would provide a detailed picture of any adverse impacts regarding light and measures to mitigate them.
- 4.9. Development proposals which require the use of significant external artificial lighting should be accompanied by a lighting plan demonstrating that due consideration has been given to the impact of the scheme's lighting on neighbours, ecology and surrounding buildings and that appropriate lighting is proposed which avoids or mitigates significant adverse impacts on same.

Noise

- 4.10. The Noise Policy Statement for Northern Ireland (NPSNI) seeks to clarify the policy aims to enable decisions to be made which ensure the appropriate balance is struck between the degree of adverse impact due to noise and all other relevant considerations.

The NPSNI identifies three types of noise:

Noise	Considerations
Environmental noise – noise from transportation and industrial sources;	<p>Due to their nature, development proposals for such operations as quarrying, wind turbines and wind farms, those involving industrial processes and/or those for storage and distribution uses will normally generate significant noise and on occasion vibration. Similarly, ancillary works such as proposed access roads to these types of development etc.</p> <p>Where proposals of this nature are near to sensitive receptors, it is likely the submission of a noise assessment will be necessary, as will consultation with Environmental Health (subject to the proximity of the source and the nature of it). Greatest weight in decision-making will be placed on consideration of the impacts on ‘actual’ sensitive receptors; whilst the impacts on ‘potential’ sensitive receptors, such as a potentially- replaceable dwelling in a rural area, it is likely to be given limited weight.</p> <p>It may be appropriate to attach conditions relating to monitoring and/or mitigation depending on the details of a particular proposal.</p>
Neighbour noise - noise from inside and outside people’s homes	<p>A householder development, by virtue of its scale and residential nature, is not likely to generate significant noise (outside of initial construction works) however, where there may be potential nuisance consultation with Environmental Health will be necessary. Subsequently, it may also be the case that additional information is required, again depending on the merits of a particular proposal. Householder development which is demonstrated to have an unacceptable adverse impact on sensitive receptors due to noise and which cannot be adequately mitigated will be refused permission.</p> <p>Mitigation can include (but is not limited to) locating non-sensitive uses such as bin stores and garages on the side facing the noise source, protecting gardens with the building structure(s), and providing initial proposals on specifications for fabric and glazing.</p>
Neighbourhood noise - noise arising from within the community such as from entertainment premises, trade and business premises, construction	<p>Neighbourhood noise is largely managed through legislative provisions outside of the planning system, such as entertainment licensing and/ or through the Clean Neighbourhoods and Environment Act (Northern Ireland) 2011.</p>

noise and noise in the street.

These provisions notwithstanding, it may be appropriate to attach mitigating conditions to proposals that would result in mixed and therefore potentially not fully compatible uses in proximity to each other. This may include restrictions on hours of use (e.g. to avoid noise sensitive times such as late evening, night-time and early mornings), restrictions on power levels of equipment, restrictions on music or equipment, sound levels or a requirement for a noise management plan or quiet delivery plan implementation.

WELCOME BUSINESS HOURS		
	OPEN	CLOSE
MON	8:30	17:30
TUE	8:30	17:30
WED	8:30	17:30
THU	8:30	17:30
FRI	8:30	17:30
SAT	8:30	17:30
SUN	CLOSED	CLOSED

Air Pollution, Dust and Odours

- 4.11. With regard to managing those development proposals with the potential for any form of unacceptable adverse impact upon air quality, applicants will be required to assess the possible impact and include, where necessary, provision for effective mitigation. This can include but is not limited to the provision of green infrastructure, EV charging points, and cycle storage facilities.
- 4.12. An air quality impact assessment (AQIA) is a process for determining the significance of the impact of new development on ambient air quality or determining the significance of the impact of local ambient air quality on new development. These impacts need to be quantified and evaluated in the context of existing air quality, air quality objectives or limits. An AQIA may be required where the proposal:
 - is to be located in an existing area of poor air quality such as in the case of an application for residential development;
 - will cause a significant increase in road traffic flows or changes the proximity to receptors, for example car parks, realigned roads, junctions;
 - introduces one or more substantial combustion processes, for example centralised boilers, generators, CHP plant or biomass, where there is a risk of impact at relevant receptors; or
 - gives rise to potentially unacceptable air pollution impacts (such as dust) at nearby sensitive locations during demolition or construction processes.
- 4.13. It is reasonable to expect that an assessment will be required where there is the risk of a significant air quality effect, either from a new development causing an air quality impact or creating exposure to high concentrations of pollutants for new residents.
- 4.14. As per the [Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality \(January 2017\)](#) to a large extent professional judgement will be required to determine whether an air

quality assessment is necessary, as it is not possible to apply an exact and precise set of threshold criteria to cover the wide variety of development proposals.

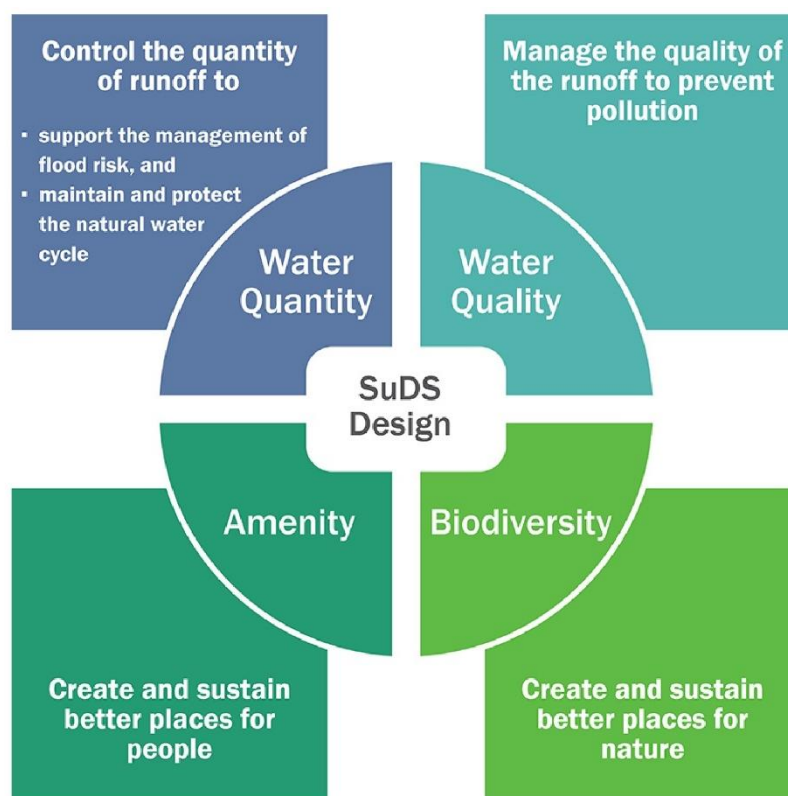
- 4.15. Where the AQIA predicts that new development may give rise to, or experience a significant adverse air quality impact, the assessment should set out the measures to avoid, reduce and, where appropriate, offset the impact in order to ensure that relevant receptors are not exposed to pollution levels in excess of ambient air quality objectives or limits.
- 4.16. Where no effective mitigation can be achieved or where only limited mitigation can be achieved and where it has not been demonstrated that approval of a given proposal would be of overriding regional or district importance, Planning permission should not be granted.
- 4.17. Dust is more generally associated with temporary activities such as construction or demolition but can have a long-term impact on such things as respiratory function, as is the case with mineral extraction and some other industrial processes.
- 4.18. Those proposals which will generate significant dust such as quarrying or the construction phase of a major housing developments should be accompanied by a dust management plan which outlines the measures to be taken in the mitigation and management of dust with significant potential for harm to human health and/or residential and public amenity. Mitigation measures can include developing and implementing a stakeholder communications plan that includes community engagement before work commences on site, displaying the name and contact details of person(s) accountable for air quality and dust issues on the site boundary, recording all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken etc.



- 4.19. Those developments most likely to generate odour to nuisance levels and thus adversely impact on residential or public amenity include hot food takeaways; wastewater treatment works (WWTW); intensive farming and some industrial developments.
- 4.20. This list is not exhaustive however, and in the majority of cases, odour pollution can be managed and mitigated through appropriate ventilation and similar measures: managing inventory; temperature control; awareness that two openings on either side of a building can create a through-draught and carry odours out, therefore keep windows and doors shut and pedestrian doors should be self-closing. It may be the case that an odour management plan will be required to be submitted for review, in consultation with Environmental Health, demonstrating the proposed mitigation.
- ii. *The storage and collection of waste has been adequately provided for in the design of the development;*
- 4.21. This section emphasises the importance of incorporating waste segregation, storage, and collection into development proposals from the outset. Applicants are encouraged to plan for waste management early. Applicants must include sustainable waste management systems or contribute to enhancing existing infrastructure (where required).
- 4.22. By incorporating good quality design early in the process, planning approvals have sufficient scope to comply with the Building Regulations without the need for fundamental redesign. Domestic and commercial building works involving new build developments, extensions and alterations to existing buildings are subject to the Building Regulations.
- 4.23. Siting and design considerations for a waste storage area, are per the Waste Storage Guide NI, details of which can be found (<https://www.buildingcontrol-ni.com/assets/pdf/Waste-storage-guide-NI.pdf>).
- 4.24. Applicants should demonstrate that waste can be properly stored (for example, not in front gardens) and there is adequate space for collection. Details could be included onto the submitted planning drawings or in the planning statement.
- 4.25. Planning applications for new commercial or mixed-use developments, or where a development proposes the use of communal waste storage, should include a waste management plan (WMP). The purpose of a WMP is to ensure that appropriate provision is made for:
- accommodating the total waste generated from a development;
 - facilitating the segregation of waste as necessary; and
 - allowing convenient and safe access and egress for the storage and collection of waste.

iii. *Sustainable drainage systems (SuDS) have been incorporated. Where this preferred drainage method is not feasible, this must also be demonstrated*

- 4.26. Urban areas have increasingly replaced soft, permeable landscapes with hard surfaces, leading to faster surface water runoff that exceeds traditional drainage capacity. Climate change and more frequent storms, exacerbates this issue, making drainage systems less effective and increasing the risk of flooding, pollution, habitat damage, and groundwater contamination. The four pillars of SuDS design describe the underpinning principles of sustainable drainage, namely: water quantity, water quality, visual amenity and biodiversity.



- 4.27. Sustainable Drainage Systems (SuDS) offer a solution by managing runoff at its source through a series of practices and control structures. SuDS mimic natural drainage processes, reducing flood risks and controlling the discharge of pollutants, and are recognized as the preferred solution in regional planning policy. There are two categories of SuDs – 'hard' (below ground) and 'soft' (above ground).

- 4.28. SuDS are methods used to manage and drain a site by infiltrating water into the ground, directing it to a watercourse, providing on-site storage, and slowing the flow of water. SuDS schemes are designed to reduce flooding by managing runoff from heavy rainfall events. Proper design, based on local data, ensures sufficient storage and flow attenuation to mitigate surface water runoff. The type of site and development plans also influence the choice of SuDS measures.

SuDs	Considerations
Permeable paving	Permeable paving should be used in private driveways, patios, paths, and shared privately maintained hard landscapes where suitable. A variety of materials are available that promote water infiltration or collection for reuse. When evaluating permeable surface proposals, the Council expects the materials to be appropriate for the location, of high quality, and visually appealing within the overall design.
Rainwater Harvesting System	Rainwater harvesting systems can be installed in both new builds and retrofit projects, varying in scale from small tanks to larger systems. The collected water is typically used for non-potable purposes, including flushing toilets, supplying washing machines, irrigation, vehicle washing, and sprinkler systems.
Green Roof	<p>A green roof, regardless of its size, offers valuable benefits and is worth considering even on buildings with limited space. The waterproofing must be high-quality and durable.</p> <p>Further guidance on green roof design, specification, installation and maintenance can be found in 'The GRO Green Roof Code' which is considered to be a code of best practice with links to European and British Standards.</p>
Swales and filter strips	Swales and filter strips are simple yet effective source control elements of SuDS used to manage surface water runoff. Swales, which are vegetated channels, slow down and absorb water, while plants help evaporate moisture and filter pollutants. Some swales may have a wet base and function like wetlands, but if a wet base is undesirable, a perforated pipe with sand or gravel can be installed for drainage. Enhanced swales, called rain gardens or bioswales, feature improved vegetation and filtration to treat rainwater. Filter strips, typically 1 to 2 meters long, direct water into swales, optimizing water entry.

- 4.29. Other options include infiltration basins, filter drains, ponds, wetlands or attenuation storage systems.

- 4.30. Even for constrained sites it is almost always feasible to include some above ground SUDS into the surface water drainage network.

Constraint	Solution
There is limited space	Integrating multi-functional SuDS for example as part of the car parking either via permeable paving or rain gardens which can be designed flexibly, can help with reducing the required land take.
The site is too steep	Swales can be designed along contours with check dams to provide attenuation and conveyance. Sustainable drainage systems designed in a staggered arrangement for example cascading basins.
The site is too flat	Manage surface water close to its source and on the surface for example permeable paving or swales
Root Protection Areas	Root barrier protection can be used to prevent damage to pipework whilst protecting the health of trees.

- 4.31. The level of SuDS required will depend on the nature, size, and location of the proposed development. The required SuDS information for a planning application should be proportionate to the site's scale, nature, and flooding/drainage sensitivities. The below list is not definitive, and proposals will be assessed on case-by-case basis, with additional details requested where necessary.
- 4.32. It is expected that, at a minimum, the planning drawings are annotated with SuDS features, and that these are highlighted in the planning statement.
- 4.33. Depending on the complexity of the proposal, supplementary information required for planning may include:
- A site location plan and detailed SuDS plan showing the extent of the proposed development, the approximate locations and land-take of the proposed SuDS features,
 - A sustainable drainage design strategy – including a flood risk assessment and drainage impact assessment if required by policy.
 - SuDS Section – cross and longitudinal sections through SuDS basins and pond features to clearly identify the design elements,
 - SuDS Features Maintenance Schedule – Details of the regular and long-term maintenance which will be required for the system,
 - SuDS Management Agreement – if being carried out by a non-statutory body.
 - Proposals for enhancement of biodiversity in and around SuDS features.

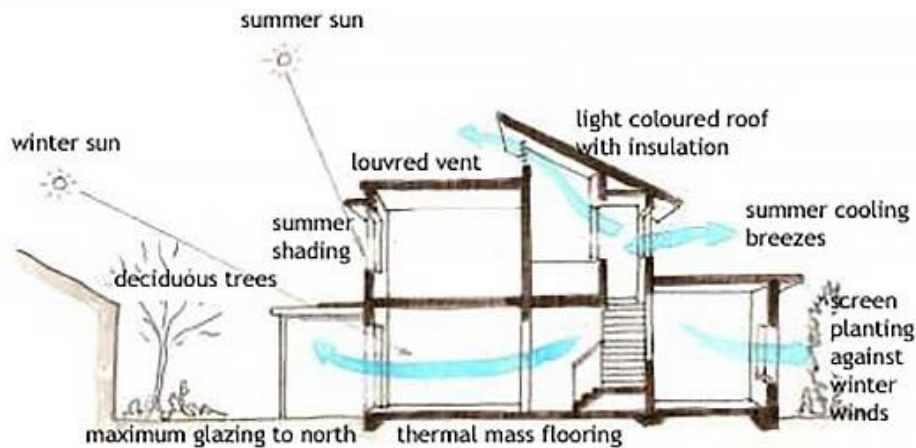
- 4.34. It is acknowledged that there will be certain development proposals where it will not be practicable to include SuDS. Where a development proposal does not include SuDS within it, the onus is on the applicant/agent to provide a robust rationale as to why SuDS is not practicable. This explanation must be included with the planning application documentation to allow consideration. It should be noted that neither construction cost nor value will be a material consideration in the determination of a planning application.
- 4.35. Appendix 4 of the LDP sets out detailed guidance in relation to SuDS and their implementation. Further best practice guidance and advice exists to assist developers and their professional advisors, and applicants are encouraged to reference these. In particular, the CIRIA SuDS Manual (C753) and associated updates contains details on the technical design, construction and maintenance of SuDS. The manual also demonstrates how to best achieve the principle of combining technical requirements with amenity, aesthetic and biodiversity considerations.
- 4.36. Planning officers will assess proposals that include SuDS according to current policies. This assessment will be high-level, with relevant statutory and non-statutory consultees providing technical feedback on SuDS and drainage aspects individually, where they are able to and where sufficient information has been provided. Designers are expected to be properly qualified and to apply reasonable skill in designing SuDS.
- iv. *Renewable and low carbon energy technology, including micro-generation and Passive Solar Design (PSD), has been incorporated unless it is demonstrated that this is not feasible. They must be commensurate with the development proposed and in accordance with the provisions of Policy RED 1 of Chapter 24 Renewable and Low Carbon Energy;*
- 4.37. The Council wishes to facilitate and encourage greater integration of renewable and low carbon energy technologies, both in the layout, siting and design of new development, and through the appropriate retrofitting of such technologies to existing development as part of its overall efforts to promote renewable and low carbon energy and enhance energy efficiency.
- 4.38. This will mean increased consideration of the benefits of small-scale 'micro-generation' renewable energy technologies, and of complementary measures in the design of new buildings, such as the application of Passive Solar Design (PSD) principles, to help achieve energy gains. However, the technology/design measures proposed must also be appropriate to the site location as any visual or amenity impact they may have, will continue to be an important consideration (commentary should be included within the planning statement).
- 4.39. The following types of new development provide the greatest opportunity for maximising the benefits that can be derived from integrated renewable technology and/or PSD:

- a) large-scale urban development (generally defined for the purposes of this policy as a site of 1ha or greater or a building of 5,000sqm or greater);
- b) public sector development; and
- c) development in the countryside, including individual dwellings.

4.40. By carefully considering the below factors energy-efficient buildings that provide comfort and functionality, while reducing environmental impact and operating costs, can be constructed.

Design	Considerations
Orientation	Building orientation plays a critical role in passive design. By maximizing south-facing windows and minimizing east and west-facing windows, the design can optimize solar gain and reduce issues related to overheating and glare.
Window design	Windows should also be designed with appropriate glazing materials to minimize heat loss and maximize solar heat gain.
Materials	Incorporating materials such as concrete, brick, and stone, into a building's design can help regulate indoor temperatures by storing heat during the day and releasing it at night, reducing the need for mechanical heating and cooling systems.
Insulation	A well-insulated building envelope is crucial for maintaining thermal comfort and minimizing heat transfer between the interior and exterior. By selecting the appropriate insulation materials and ensuring proper installation, designers can significantly reduce energy consumption and improve overall building performance.
Ventilation and airflow	Natural ventilation plays a vital role in passive solar design by promoting air circulation and helping to expel hot air while drawing in cooler air. Cross-ventilation can be achieved by placing windows and vents on opposite sides of a building, allowing air to flow through the space and reducing the need for mechanical cooling systems.

4.41. By incorporating these key principles into the building design, it can create sustainable, energy-efficient spaces that meet occupants' needs while contributing to a greener, more responsible future.



4.42. Naturally it will be expected that larger schemes will be able to incorporate more elements of renewable technology and passive solar design. All applications will be considered on a proportionate basis.

4.43. Sustainability considerations for applications include:

- Site layout, orientation and form been designed to minimise energy use (natural shade, ventilation, thermal mass, passive solar gain)
- Materiality of the building;
- Have low carbon/renewable technologies been included?
- Has overheating been assessed?
- Is the development fossil fuel free?
- Will the development aim to incorporate sustainability into the construction; local contractors, suppliers, reuse/recycle, sustainable materials?
- Green infrastructure/biodiversity incorporated?
- Maintenance of existing green infrastructure/biodiversity
- Electric charging points/cycle storage incorporated?
- Have SuDs been incorporated?
- Are designs to Passivhaus/BREEAM standards?

v. *Measures for carbon offsetting have been incorporated, for example through the planting of trees on or off-site, proportionate to the scale of the site unless it is demonstrated that this is not feasible, aiming for the development to be carbon-neutral or carbon-negative as far as possible*

4.44. As part of the sustainability drive to tackle climate change, it is encouraged to increase biodiversity and offset the carbon impact of developments through planting compensatory trees. This planting will normally be separate to that required for

integration purposes; however, where it is demonstrated that 'integration planting' can perform the dual function, this will be acceptable.

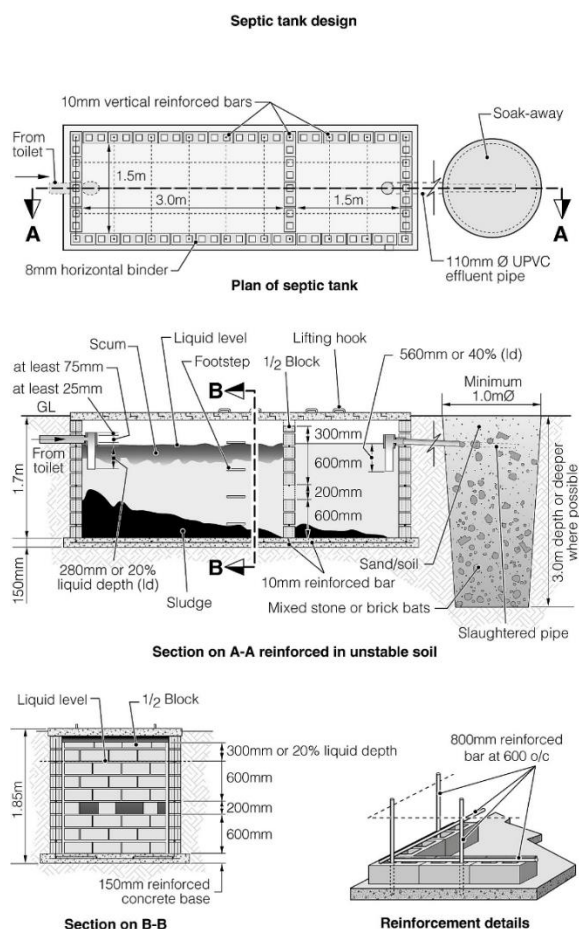
- 4.45. Policy GDPOL 1 seeks to ensure a net gain in tree numbers as a result of built development, in the interests of natural heritage, amenity, environmental quality and resilience. All proposals for new built development should seek to provide for additional tree planting appropriate to the nature, scale and location of the development.
 - 4.46. In urban locations, it is recognised that there will be less scope for on-site tree-planting so there will need to be more off-site and developer contributions to plant elsewhere in the District, proportionate to the scale and nature of the proposal. Where the applicant does not own any further land outside of the red line it is acknowledged that off-site planting will not be possible. In such a case incorporating such measures as required by criterion iv should be demonstrated.
 - 4.47. In rural locations, each new house or other new building is encouraged where possible to include a proposal to plant on-site/nearby, for a small woodland of native-species trees as a partial carbon-offset (a woodland of approx. 20 x 20 metres to deliver 100 'whip'/feathered trees @ 2-metre centres is suggested). Though this planting is not mandatory, it is envisaged that on rural sites proposals will largely make this provision, for integration purposes and to compensate for generally larger houses, septic tanks and typically more/longer car journeys.
 - 4.48. The relevant information should be included on a landscaping plan/annotated planning drawings with commentary in the planning statement. Planning officers will determine what is considered proportionate and reasonable. At the very least, applicants must demonstrate that consideration has been given to incorporating carbon off-setting measures.
- vi. *The proposal meets the relevant requirements as set out in the Historic Environment Chapter*
- 4.49. Please refer to Chapter 23
- vii. *The proposal meets the relevant requirements as set out in the Natural Environment and Coastal Development Chapter;*
- 4.50. Please refer to Chapters 21 & 22
- viii. *There will be no significant adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands;*
- 4.51. Land that has previous industrial/commercial use(s) or which is situated adjacent to industrial or commercial activities may be affected by contamination. Any development proposal (with the exception of householder extensions/alterations) where the

development site is located on previous industrial lands or is adjacent to an industrial site, will require an assessment of potential risks due to impacts from previous industrial uses (e.g. spillages, migration, tanks, etc) to the relevant receptors for the proposed development.

- 4.52. In addition, any development proposal where it becomes clear, through the processing of the application, that the subject site is potentially contaminated will also require such an assessment. The nature and level of risk are defined largely by the particular condition and circumstances of any individual piece of land and consequently the type and level of information required is dependent on site-specific circumstances. As a minimum, a preliminary risk assessment (PRA) should be submitted. Applicants should follow the guidance and Practice Note by DAERA Regulation Unit, Land & Groundwater Team (see DAERA website).
- 4.53. A Phase 1 Report might be sufficient to rule out any significant risk from contamination. If it is unable to do so, it will be necessary to move on to Phase 2 of the reporting process.
- ix. *there is no significant adverse impact as a result of litter, vermin and birds; and*
- 4.54. Please refer to point ii above. Proposals for any waste facilities must meet the requirements set out in the Waste Chapter.
- x. *The proposal meets the relevant requirements as set out in the Transport Chapter;*
- 4.55. See Chapter 11
- xi. *Planning permission will only be granted for development relying on non- mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem. Applicants will be required to submit sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development relying on non-mains sewerage will only be permitted in exceptional circumstances.*
- 4.56. It is preferable for new development to connect to mains services wherever possible. However, it is acknowledged that it will not be feasible for many buildings to connect to a public water borne sewerage system, and they will rely instead on on-site sewage treatment, such as a septic tank or package treatment plant. Those details must be provided for Environmental Health to assess.
- 4.57. Planning applications for development relying on non-mains sewerage are often made prior to application for a consent to discharge' under the Water Order. It then falls to the Planning system to assess whether the arrangements for the treatment of effluent would create or add to a pollution problem. In such cases, consultation will be undertaken with DAERA and it is likely that soil test results will be required to be

submitted in advance of this consultation. Applicants/agents should consider this early when preparing the application for submission.

- 4.58. The number and type of on-site sewage treatment plants which will be acceptable in a particular area will be determined by the sub-soil conditions, the sensitivity and capacity of the receiving watercourse and the vulnerability/sensitivity of water catchment areas. In addition, such installations should be located at least 15 metres away from any dwelling and soakaways should not drain across the curtilage of any neighbouring property.



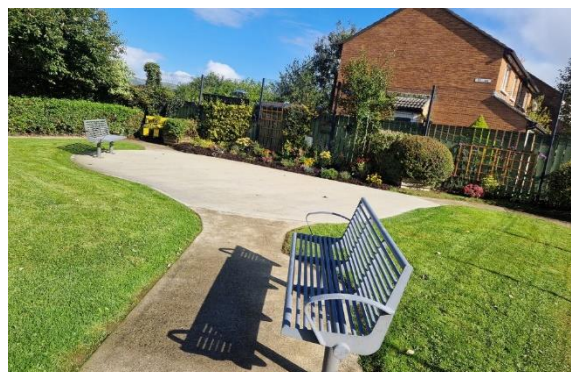
- 4.59. Planning permission will be refused for development relying on non-mains sewerage where the physical arrangements proposed for on-site sewerage treatment are unsatisfactory, cannot be demonstrated that they will be acceptable or in cases where consent to discharge under the Water Order is unlikely to be forthcoming due to pollution risks.
- 4.60. Development proposals that rely on non-mains sewerage that affect natural environment interests or where developments may have an effect on water environment including groundwater and fisheries should consider standing advice from

the Department of Agriculture, Environment and Rural Affairs (DAERA) which explains what applicants must do to meet legislative and policy requirements.

- xii. *the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and the presence of existing valuable habitats and species in the area;*

4.61. The requirement is to halt the loss of biodiversity not to provide an enhancement (though this would be encouraged), in recognition that some proposals may have a neutral effect on biodiversity but have significant other benefits justifying approval. Development proposals vary widely in size and design, and their individual circumstances will determine which types of biodiversity action are most appropriate. Applicants should identify existing biodiversity assets, before any works commence and retain where possible, and look at the potential to enhance these as part of the development. Examples of biodiversity include hedges, trees, shrubs, scrub, green walls/roofs, grasses, wildflowers and bird/bat/ insect boxes.

4.62. For example, Cornshell Community Garden in Derry opened in 2024, with a focus on creating a pollinator-friendly environment to support local biodiversity. The transformation of Cornshell Community Garden is part of a wider commitment to encourage biodiversity in our communities, with Apex being a supporter of the All-Ireland Pollinator Plan.



4.63. The garden's redesign includes the introduction of a variety of native plants that are particularly attractive to pollinators such as bees, butterflies and other beneficial insects. By selecting plants that bloom at different times throughout the growing season, the garden will provide a continuous source of nectar and pollen, ensuring that pollinators have the resources they need year-round.



4.64. The incorporation of biodiversity should be proportionate to the scale of the proposal e.g. for smaller householder proposals in urban locations it would be appropriate to integrate small-scale garden improvements or bird boxes etc.

4.65. For full details please see Biodiversity Net Gain SPG.

- xiii. *the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it*

4.66. Consideration must be given and provided (within the planning statement) as to how the proposal impacts human health and wellbeing. Factors to consider include -

Conditions	Considerations
Community	<p>Neighbourliness, homelessness, mixed and balanced communities. For e.g. Ebrington Square.</p> <p>Plans for two major redevelopments at the Ebrington site were approved in March 2024. Permission was granted for commercial offices, a multi-storey car park, a new public square and 72 residential units, as well as space for a mixed-use office space.</p> <p>The space is an example of what will be a vibrant, mixed-use development that incorporates city living, good access to public transport and high-quality amenities.</p>
	
Environmental	<p>Air quality, attractiveness of an area, safety (lighting/hard landscaping), accessibility, availability of green space, noise, play areas, waste disposal (proper storage areas), street art.</p> <p>For example, a new, state-of-the-art play park in Castle Park, part of the transformative Derg Active Project that aims to enhance community spaces and promote active lifestyles across the area. This latest addition provides a welcoming, safe, and accessible space for children and families, fostering health, well-being, and family-friendly recreation.</p>

Sustainability

Biodiversity, climate change, economic development/mixed use spaces, regeneration, listed building restoration.

For example Beech Hill View, Drumahoe, incorporates biodiversity enhancement by delivering opportunities for a range of wildlife species including grassland, hedgerows, tree planning and a garden of biodiversity



The Northern Counties Club building (B1 listed) has been restored and transformed into the Bishop's Gate Hotel.

The Northern Counties Club building sits within the Historic City Conservation Area of Derry and is a key icon building in that area. It was left vacant from 2006, and had fallen into a state of dereliction which led to its placement on the Buildings at Risk Register Northern Ireland.

The hotel is a boost to the local economy and provides amenities such as a bar and restaurant where previously these had not existed. The work on the building also provided training opportunities and work experience placements for the local community.



4.67. The Plan Strategy seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. A Health Impact Assessment (HIA) helps to ensure that health and wellbeing are properly considered in development proposals. In looking at how a proposal might affect people's health, a HIA can identify ways to amend the proposal to reduce possible harmful effects and increase possible beneficial effects. Where a HIA is identified as necessary it should accompany an application at submission stage. It is best done at the earliest stage possible in project design to allow for mitigation. An HIA should be provided with applications for Major residential, commercial and industrial development. A HIA may also be required for other forms of development with potential to have a significant adverse effect on public health and wellbeing.

xiv. there will be no significant adverse impact on human health or the environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33).

4.68. This applies to applications for hazardous substance consent and those applications that involve the storage of hazardous substances within or adjacent to a COMAH site. Applicants must ensure that their developments do not increase the risk of accidents generally or increasing the severity of the consequences of such accidents.

5. In Practice

5.1. At a minimum, planning statements should comprise the following sections. Where a section is not relevant this should be made clear and the reason/s for this set out:

1. Introduction
2. Site and Surrounding Area
3. Planning History and Pre-Application Advice
4. Development Proposals
5. Planning Policy Framework
6. Planning Considerations
7. Conclusions

5.2. Taking each section in turn, a non-exhaustive list of headings has been provided that should be considered as part of the planning statement:

Introduction

The introduction should outline:

- The description of development
- The applicant
- The type of application (full, outline, reserved matters, discharge of condition etc)
- A list of submission documents and supporting reports
- Statement structure

Site and Surrounding Area

- Location (including images)
- Site surrounds
- Transport links
- Local attractions
- Surrounding relevant planning applications

Planning History and Pre-Application Advice

- Planning History (if applicable)
- Pre-application proposals and responses (if applicable)
- Public consultation summary (if applicable)

Development Proposals

- Outlines the details of the proposal

Planning Policy Framework

- A list of the planning policies of which the application should be assessed against.

Planning Considerations

- The details of the proposal are set out and demonstration in its compliance with the relevant planning policies

Conclusions

- Confirms whether the proposal meets all material considerations and national and local planning policy.

- 5.3. In terms of GDPOL 1, all applications should include reference to this policy in their assessment. An example of three different applications and the level of detail expected from each has been included.

Single-story Kitchen Extension

- 5.4. GDPOL 1 states -

Planning permission will be granted where:

- i. there is no significant adverse impact on amenity (including privacy) as a result of light, noise, vibration, air pollution, dust and odours. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;*

- 5.5. There is no significant adverse impact on amenity, privacy, light, noise, vibration, air pollution, dust and odour.

- 5.6. See Dwg. X which demonstrates compliance with the light test.

- 5.7. The application site shares boundaries with two other dwellings east no.X and west no.X of the site. The dwelling on site is a detached dwelling and the dwellings either side of the site have no existing view into the garden of the host dwelling due to the location of the applicants detached garage and the garage of No.X.

- 5.8. The dwelling on site faces north-east. The proposed rear extension will be located to the southwest facing elevation of the dwelling. The modest scaling of the extension and its location within the site together with the existing detached garage which already provide a screen and a degree of overshadowing, ensures the proposal will not have an unacceptable impact on its amenity. The extension is proposed to have ground floor glazing on the southwest elevation, and this will have no detrimental views into neighbouring properties.

- 5.9. The dwelling to the west, no. X, is orientated so that it sits set back further into the site that the dwelling on site, there is also a boundary fence and the garage of no.X where the light test is taken, and the proposed extension will not cause any overshadowing.

- 5.10. There are no adverse impacts on the site and its surrounds in terms of noise, vibration, air pollution, dust and odour due to the scale of the development.

ii. the storage and collection of waste has been adequately provided for in the design of the development;

- 5.11. The proposed development will not impact the existing storage and collection of waste.

iii. sustainable drainage systems (SuDS) have been incorporated. Where this preferred drainage method is not feasible, this must also be demonstrated.

- 5.12. It is not feasible to incorporate hard SuDS. The proposed development is small in scale, proposed on already existing hardstanding. It is proposed however to include a green roof to assist with sustainable drainage.

iv. renewable and low carbon energy technology, including micro-generation and Passive Solar Design (PSD), has been incorporated unless it is demonstrated that this is not feasible. They must be commensurate with the development proposed and in accordance with the provisions of Policy RED 1 of Chapter 24 Renewable and Low Carbon Energy;

- 5.13. Triple glazing windows are proposed as part of the proposal to minimise heat loss. Other elements of PSD which have been incorporated is the proposed additional green infrastructure (green roof).

v. measures for carbon offsetting have been incorporated, for example through the planting of trees on or off-site, proportionate to the scale of the site unless it is demonstrated that this is not feasible, aiming for the development to be carbon-neutral or carbon-negative as far as possible;

- 5.14. The applicant does not own any further land outside of the red line and therefore off-site planting is not possible. Further, having proposed a green roof and PSD elements, it is considered that the application elements are proportionate to the scale of the development.

vi. the proposal meets the relevant requirements as set out in the Historic Environment Chapter;

5.15. The site:

- Is not in close proximity or will adversely affect archaeological remains of regional or local importance (HE 1)
- The proposal is located within the curtilage of an existing dwelling and on existing hardstanding. There will be no impact on archaeological remains (HE 2a)
- The proposal will not affect a known site of archaeological remains (HE 2b).
- Is not located in proximity to the Derry Walls (HE 3)
- Is not located in proximity to a listed building or its setting (HE 4)
- Is not located within a conservation area (HE 5)
- Is not located within an Area of Townscape / Village Character (HE 6)
- Is not located within or near to a historic park, gardens, demesnes and their setting (HE 7)
- Is not or next to a non-designated heritage asset (HE 8)
- The proposal does not involve enabling development (HE 9)

5.16. In summary, the proposal complies with the Historic Environment chapter.

vii. the proposal meets the relevant requirements as set out in the Natural Environment and Coastal Development Chapters;

5.17. The site:

- Is not located within a European/International site (NE 1).
- Is not near nor likely to harm a protected species or their habitats (NE 2)
- will not result in unacceptable adverse impact, or damage to priority habitats or species (NE 3)
- is not located adjacent to main rivers or open body waters (NE 4)
- not located within the Sperrin AONB (NE 5)
- not located within the SCA, AHLI or LLPA (NE 6, NE 7, NE 8)

5.18. The proposal therefore complies with the Natural Environment chapter. Further, CD 1 does not apply as the site is not located on the coast.

viii. There will be no significant adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands;

5.19. The proposal is located on land already in residential use, with no previous industrial, commercial or agricultural use. The surrounding land is also in residential use. Given this, a PRA is not necessary as per criterion viii.

ix. there is no significant adverse impact as a result of litter, vermin and

birds; and

5.20. The proposal will not cause a significant adverse impact as a result of litter, vermin and birds.

x. the proposal meets the relevant requirements as set out in the Transport Chapter;

5.21. The proposal:

- Is for a householder extension and therefore TAM 1 is not applicable
- Does not involve direct access or the intensification of the use of an existing access, onto a public road (TAM 2)
- Does not affect a protected route (TAM 3)
- Will not prejudice a new transport scheme (TAM 4)
- Will not prejudice the future re-use of a disused transport route (TAM 5)
- Is for householder extension and therefore a transport assessment is not required proportionate to the scale of development (TAM 6)
- Is for a small-scale householder extension, and provision for walking and cycling facilities is not proportionate to the scale and nature of development (TAM 7)
- Does not include the provision of a car park (TAM 8)
- Does not include car parking or service areas due to the nature and scale of development (TAM 9)
- Does not include the provision of a car park (TAM 10)
- Does not include the provision of a temporary carpark (TAM 11)
- Does not relate to a strategic transport facility (TAM 12)

xi. Planning permission will only be granted for development relying on non- mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem. Applicants will be required to submit sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development relying on non-mains sewerage will only be permitted in exceptional circumstances.

5.22. The development will be connected to the mains.

xii. the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and

the presence of existing valuable habitats and species in the area;

- 5.23. The proposal is located on already existing hardstanding. The applicant has proposed a green roof and so there will be a net biodiversity gain.

xiii. the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it;

- 5.24. There is no adverse impact on human health. The work will be completed by a local contractor, ensuring the local economy will be supported, in turn providing employment opportunities.

xiv. there will be no significant adverse impact on human health or the environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33).

- 5.25. The proposal does not involve hazardous substances, ensuring compliance with Chapter 33.

Applicable to:

- BESS – fire and explosion risk
- Covered slurry tanks that need to vent gas to prevent explosion
- Quarries – safe bench faces

Single Dwelling in the Countryside

- 5.26. GDPOL 1 states -

Planning permission will be granted where:

i. there is no significant adverse impact on amenity (including privacy) as a result of light, noise, vibration, air pollution, dust and odours. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;

- 5.27. There are no dwellings adjacent to the site, therefore no adverse impacts on neighbouring properties amenity.

- 5.28. There are no adverse impacts on the site and its surrounds in terms of noise, vibration,

air pollution, dust and odour due to the scale of the development.

- ii. the storage and collection of waste has been adequately provided for in the design of the development;*

5.29. The proposed development includes proper, secure and inconspicuous waste storage facilities (in line with the Building Regulations Waste Management guidelines). These have been annotated onto the planning drawings and a spec included on dwg no. X.

- iii. sustainable drainage systems (SuDS) have been incorporated. Where this preferred drainage method is not feasible, this must also be demonstrated.*

5.30. Proposed as part of this application:

- Trees - trees can help surface water management through transpiration, interception and filtration. Semi-mature trees are proposed along the southern and western boundaries.
- Permeable pavements - pavements and hard surfaces that allow infiltration or temporary water storage. The proposed driveway and hard surfacing will be permeable. Details on dwg no. X.
- Rain Garden – a rain garden to be planted on the dwellings eastern boundary where the roof slopes. A channel of bricks will carry the water the few metres from the downpipe to the rain garden, and at the point where the water enters the rain garden, cobbles or gravel will help prevent soil washing away. This is shown on dwg. No.X.

- iv. renewable and low carbon energy technology, including micro-generation and Passive Solar Design (PSD), has been incorporated unless it is demonstrated that this is not feasible. They must be commensurate with the development proposed and in accordance with the provisions of Policy RED 1 of Chapter 24 Renewable and Low Carbon Energy;*

5.31. Triple glazing windows are proposed as part of the proposal to minimise heat loss. Further, PV panels will be located on the roof (see dwg. X).

- v. measures for carbon offsetting have been incorporated, for example through the planting of trees on or off-site, proportionate to the scale of the site unless it is demonstrated that this is not feasible, aiming for the development to be carbon-neutral or carbon-negative as far as possible;*

- 5.32. The applicant does not own any further land outside of the red line and therefore off-site planting is not possible however, significant landscaping is proposed as part of the application including boundary planting, see landscaping plan X. Further, having proposed PSD elements and PV panels, it is considered that the application elements are proportionate to the scale of the development.

vi. the proposal meets the relevant requirements as set out in the Historic Environment Chapter;

- 5.33. The proposal:

- Is not in close proximity or will adversely affect archaeological remains of regional or local importance (HE 1)
- The proposal is not located within an Area of Archaeological Potential and therefore it is considered that there will be no impact on archaeological remains (HE 2a)
- The proposal will not affect a known site of archaeological remains (HE 2b).
- Is not located in proximity to the Derry Walls (HE 3)
- Is not located in proximity to a listed building or its setting (HE 4)
- Is not located within a conservation area (HE 5)
- Is not located within an Area of Townscape / Village Character (HE 6)
- Is not located within or near to a historic park, gardens, demesnes and their setting (HE 7)
- Is not or next to a non-designated heritage asset (HE 8)
- The proposal does not involve enabling development (HE 9)

vii. the proposal meets the relevant requirements as set out in the Natural Environment and Coastal Development Chapters;

- 5.34. The site:

- Is not located within a European/International site (NE 1).
- Contains several large mature trees along the boundary which exhibited characteristics that may have resulted in bats habitats. Therefore, a bat survey has been pre-emptively carried out in support of this application. The survey confirms no evidence of bats, or their habitats. Please see the submitted document for further information. The proposal complies with NE 2.
- It is proposed to retain the existing trees, as confirmed on the submitted planning drawings, see landscaping plan dwg. X. The application complies with NE 3.
- is not located adjacent to main rivers or open body waters (NE 4)
- not located within the Sperrin AONB (NE 5)
- not located within the SCA, AHLI or LLPA (NE 6, NE 7, NE 8)

- 5.35. The proposal therefore complies with the Natural Environment chapter. Further, CD

1 does not apply as the site is not located on the coast.

viii. There will be no significant adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands;

5.36. The site has never been in industrial or commercial use, therefore it is considered not to have contamination potential, in line with criterion viii.

ix. there is no significant adverse impact as a result of litter, vermin and birds; and

5.37. The proposal will not cause a significant adverse impact as a result of litter, vermin and birds.

x. the proposal meets the relevant requirements as set out in the Transport Chapter;

5.38. The proposal:

- Is not for a building open to the public however it has been designed to meet the Council's presumption of providing a level approach from site boundary to the building entrance, complying with TAM 1.
- Includes a new access onto a public road. Please see dwg X and for full details, however in summary; the proposed application is safe and will not unduly interfere with the movement of traffic. The proposed access has been designed in line with the Council's adopted Advice Note (specify / name the applicable advice note) and consideration has been given to the nature and scale of development, character, environmental impact and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.
Visibility splays, in accordance with DCAN 15 have been included on Dwg. X. The proposal is in keeping with TAM 2.
- Does not affect a protected route (TAM 3)
- Will not prejudice a new transport scheme (TAM 4)
- Will not prejudice the future re-use of a disused transport route (TAM 5)
- Is for a single house and therefore a transport assessment is not required proportionate to the scale of development (TAM 6)
- Provides space for cycle storage within the ground floor store – please see dwg. X which includes the dimensions for 2xbicycles, confirming adequate cycle provision (TAM 7).

- Does not include the provision of a car park (TAM 8)
- Does not include car parking or service areas due to the nature and scale of development (TAM 9)
- Does not include the provision of a car park (TAM 10)
- Does not include the provision of a temporary carpark (TAM 11)
- Does not relate to a strategic transport facility (TAM 12).

5.39. The proposal complies with the policies set out in Chapter 11.

xi. Planning permission will only be granted for development relying on non- mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem. Applicants will be required to submit sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development relying on non-mains sewerage will only be permitted in exceptional circumstances.

5.40. A septic tank is proposed as part of this application. Please see dwg no. X which confirms the sub-soil conditions, the sensitivity and capacity of the receiving watercourse and the vulnerability/sensitivity of water catchment areas. Also please note that the installation is located 25m away from the dwelling.

xii. the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and the presence of existing valuable habitats and species in the area;

5.41. Although the proposal is located within a vacant field, the quality of grass is poor. With the addition of high quality landscaping, rain garden, wildflower garden, and birdboxes the applicant considers that there is an improvement in quality and variety of biodiversity.

xiii. the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it;

5.42. There is no adverse impact on human health. The work will be completed by a local contractor, ensuring the local economy will be supported, in turn providing employment opportunities.

- xiv. there will be no significant adverse impact on human health or the environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33).*

5.43. The proposal does not involve hazardous substances, ensuring compliance with Chapter 33.

Proposed Large Commercial Unit

5.44. GDPOL 1 states -

Planning permission will be granted where:

- i. there is no significant adverse impact on amenity (including privacy) as a result of light, noise, vibration, air pollution, dust and odours. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;*

5.45. The application is for a large commercial unit, with no residential properties on the boundaries of the site. However, given the broadly mixed character of the surrounding area an air quality assessment, noise impact assessment and dust management plan have been included, summaries of which have been included within this Planning Statement.

- ii. the storage and collection of waste has been adequately provided for in the design of the development;*

5.46. The proposed development includes proper, secure and inconspicuous waste storage facilities. These have been annotated onto the planning drawings and a spec included on Dwg No.X.

5.47. The waste storage has been designed in line with Building Regulations Waste Management guidelines and a Waste Management Plan accompanies this application (summary on pg. X of Planning Statement).

- iii. sustainable drainage systems (SuDS) have been incorporated. Where this preferred drainage method is not feasible, this must also be demonstrated.*

5.48. Proposed as part of this application:

- Trees - trees can help surface water management through transpiration, interception and filtration. Semi-mature trees are proposed along the eastern boundary.
 - Permeable pavements - pavements and hard surfaces that allow infiltration or temporary water storage. The proposed hard surfacing will be permeable. Details on Dwg no.X.
 - Soakaways – Please see dwgs X and X.
- 5.49. The soakaways excavations have been filled with rubble and are pre-cast concrete storage structures surrounded by granular backfill. They will be linked together to drain the large site area. The supporting structure and backfill is substituted by modular units.
- 5.50. For full details please see the submitted Sustainable Drainage Strategy and Management Plan accompanies this application, for a summary please see pg. X.
- iv. renewable and low carbon energy technology, including micro-generation and Passive Solar Design (PSD), has been incorporated unless it is demonstrated that this is not feasible. They must be commensurate with the development proposed and in accordance with the provisions of Policy RED 1 of Chapter 24 Renewable and Low Carbon Energy;*
- 5.51. Triple glazing windows are proposed as part of the proposal to minimise heat loss. Further, PV panels will be located on the roof (see dwg. X).
- v. measures for carbon offsetting have been incorporated, for example through the planting of trees on or off-site, proportionate to the scale of the site unless it is demonstrated that this is not feasible, aiming for the development to be carbon-neutral or carbon-negative as far as possible;*
- 5.52. The applicant does not own any further land outside of the red line and therefore off-site planting is not possible. Further, having proposed PSD elements and PV panels, it is considered that the application elements are proportionate to the scale of the development.
- vi. the proposal meets the relevant requirements as set out in the Historic Environment Chapter;*
- 5.53. The proposal:
- Is not in close proximity or will adversely affect archaeological remains of regional or

local importance (HE 1)

- The proposal is located within an Area of Archaeological Potential and therefore a desk-based assessment has been carried out in support of this application. A preliminary review of existing records and maps were reviewed to identify potential archaeological sites within the development area. The report confirms that no archaeological potential has been identified, there an archaeological impact assessment is not required (see full summary on pg. X of the Planning Statement). The application complies with HE 2a.
- The proposal will not affect a known site of archaeological remains (HE 2b).
- Is not located in proximity to the Derry Walls (HE 3)
- Is not located in proximity to a listed building or its setting (HE 4)
- Is not located within a conservation area (HE 5)
- Is not located within an Area of Townscape / Village Character (HE 6)
- Is not located within or near to a historic park, gardens, demesnes and their setting (HE 7)
- Is not or next to a non-designated heritage asset (HE 8)
- The proposal does not involve enabling development (HE 9)

xv. the proposal meets the relevant requirements as set out in the Natural Environment and Coastal Development Chapters;

5.54. The site:

- Is not located within a European/International site (NE 1).
- Is currently vacant with no existing vegetation or potential habitats (i.e. trees and older buildings/outbuildings). Therefore, the proposal complies with NE 2.
- As above, the site is vacant with no existing vegetation pr potential habitats. The proposal includes the provision of new trees along with bird and bat boxes – see landscaping plan X. The application complies with NE 3.
- is not located adjacent to main rivers or open body waters (NE 4)
- is not located within the Sperrin AONB (NE 5)
- is not located within the SCA, AHLI or LLPA (NE 6, NE 7, NE 8)

5.55. The proposal therefore complies with the Natural Environment chapter. Further, CD 1 does not apply as the site is not located on the coast.

vii. There will be no significant adverse impact on human health and the environment as a result of the potential for release of contaminants from contaminated lands;

5.56. A Preliminary Risk Assessment has been completed which confirms no contaminants have been found on site, or no likely risk factors. Please see pg., X of the Planning Statement for full summary.

viii. there is no significant adverse impact as a result of litter, vermin and birds; and

5.57. The proposal will not cause a significant adverse impact as a result of litter, vermin and birds.

ix. the proposal meets the relevant requirements as set out in the Transport Chapter;

5.58. The proposal:

- is in line with the requirements in TAM 1. The proposed building is open to the public and therefore the specific needs of people with disabilities and others whose mobility is impaired have been taken into account during the design process. Included in the design are reserved car parking spaces, pathways along the carpark directly to the entrance and a level approach from site boundary to the building entrance has been incorporated, complying with TAM 1. Please see pg. X of the Planning Statement for the Access Statement.
- Does include a new access onto a public road. Please see dwg X and for full details, however in summary; the proposed application is safe and will not unduly interfere with the movement of traffic. The proposed access has been designed in line with the Council's adopted Advice Note and consideration has been given to the nature and scale of development, character, environmental impact and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase. Visibility splays, in accordance with DCAN 15 have been included on dwg. X. The proposal is in keeping with TAM 2.
- Does not affect a protected route (TAM 3)
- Will not prejudice a new transport scheme (TAM 4)
- Will not prejudice the future re-use of a disused transport route (TAM 5)
- Is supported by a Transport Assessment and Travel Plan. Please see the supporting reports and pg. X of the Planning Statement for a full summary (TAM 6).
- Provides space for cycle storage within the ground floor store – please see dwg. X which includes the dimensions for bicycles, confirming adequate and secure cycle provision. Further, in line with TAM 7 showers and changing facilities have been provided (see dwg. X).
- Is not for the provision of a car park (TAM 8)
- Includes adequate provision for car parking (including electric vehicles and charging points) and appropriate servicing arrangements. Please see the Transport Assessment and Serving Plan for full details (TAM 9).

- Please see dwg. X (carpark) which demonstrates that visual amenity and biodiversity have not been adversely affected, high quality landscaping, and security and lighting provision have been included. As noted above, permeable paving is proposed, in line with TAM 10 and GDPOL 1.
- Does not include the provision of a temporary carpark (TAM 11)
- Does not relate to a strategic transport facility (TAM 12).

x. Planning permission will only be granted for development relying on non- mains sewerage, where the applicant can demonstrate that this will not create or add to a pollution problem. Applicants will be required to submit sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development relying on non-mains sewerage will only be permitted in exceptional circumstances.

5.59. The development will be connected to mains sewerage.

xi. the development does not cause a net loss of biodiversity. Preferably, biodiversity net gain will be incorporated into the development in a manner that is proportionate to the type and scale of development and the presence of existing valuable habitats and species in the area;

5.60. The site is an urban, brownfield site with little to no biodiversity. As noted, semi – mature trees are proposed as part of the development including bird and bat boxes, please landscaping plan X.

xii. the development does not have a significant adverse impact on human health and wellbeing, and preferably that it enhances it;

5.61. There is no adverse impact on human health. The work will be completed by a local contractor, ensuring the local economy will be supported, in turn providing employment opportunities.

5.62. Further, the proposal will transform a derelict brownfield site into an active commercial unit with landscaping and lighting, helping to transform the character of the area and adding safety measures for pedestrians.

xiii. there will be no significant adverse impact on human health or the

environment by increasing the likelihood of a major accident or significantly increasing the consequences of such accidents (see also Chapter 33).

- 5.63. The proposal does not involve hazardous substances, ensuring compliance with Chapter 33.