



Ms. Sandra Adams
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Mid and East Antrim Borough Council
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Your Ref:
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20 September 2023

Dear Ms. Adams

DFI DIRECTION TO MID AND EAST ANTRIM BOROUGH COUNCIL TO ADOPT THEIR PLAN STRATEGY – CLARIFICATION ON POLICY RE1

Thank you for your email correspondence of 18 and 19th September 2023 in relation to the clarification sought on Policy RE1 and a typographical error within the DfI Direction issued to MEABC on 30 June 2023.

Having reviewed your queries, I can confirm that the DfI Direction MOD39 (RA099) does include a minor error within the modification column (last column), therefore the table below should supersede the corresponding modification. The Department advises that this should be updated as follows:

MOD39	RA099	MEAM38 in part PM-126 in part	Policy RE1 Renewable Energy Developme nt criterion l)	Page 239 Policy Headnote	Criterion l) is replaced to read: For wind farm development (footnote 44), a separation distance of 10 times rotor diameter to occupied properties (including temporarily unoccupied), with a minimum separation distance of not less than 500m, will generally apply. The separation distance required for single turbines will be assessed on a case-by-case basis.	DfI directs the Council to delete ‘; and’ at the end of criterion k) and all of the last criterion l) of Policy RE1, page 239 of the dPS, as follows: -and -l) a separation distance of 10 times rotor diameter to any occupied, temporarily unoccupied or approved dwelling residential property (including extant permissions) outside the applicant’s control can be achieved. A minimum distance of not less than 500m will generally apply to wind farms (footnote 44), with single turbines assessed on a case-by-case basis. DfI also directs council to insert a full stop at the end of criterion k) and insert as a new separate standalone paragraph after criterion k) as follows: For wind farm development (footnote 44), a separation distance of 10 times rotor diameter to residential properties (including extant permissions), with a minimum separation distance of not less than 500m, will generally apply. The separation distance required for single turbines will be assessed on a case-by-case basis. Note: the footnote reference within this MOD will change, due to changes made under MOD38. This will affect further footnote numbering within the Plan Strategy, which should be modified as directed under MOD55.
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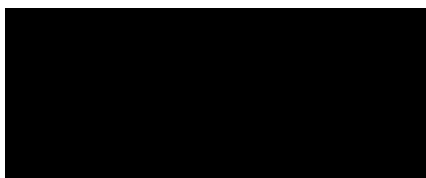
Dfl also acknowledges the presentational error in the PAC Recommended Amendment column of MOD05 (RA017); the sub-heading within Policy CS3 should read 'Structures above 15m and up to 25m in height', as opposed to 'Structures above 15m to up to 25m in height'.

Whilst the above presentational error has been acknowledged by the Department; MOD55 of the Department's direction provides scope to address any amendments that are required as the draft plan strategy is brought forward for adoption. Since the direction has issued, the Department has fulfilled its legal requirements, and therefore the Council should satisfy itself that any updates or errors brought forward fall within the scope of MOD55 and do not amend the nature and intent of the modifications or any other aspect of the plan.

Please accept this formal confirmation to address this minor error, this letter should be read alongside the Direction (30 June 2023).

Thank you for bringing this matter to our attention.

Yours sincerely



ALISTAIR BEGGS

Chief Planner &

Director Regional Planning Policy & Casework