

# List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 17<sup>th</sup> October 2025**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2024/0162/F	<b>Date Valid</b>	01.03.2024
<b>Description of Proposal</b>	Erection of replacement wind turbine with a maximum hub height of 40m and a maximum blade length of 26m to replace existing wind turbine approved and built under S/2011/0949/F, associated 2 no. electricity cabinets and site works (additional information received).	<b>Location</b>	Lands approx 481m south-east of No. 60 Back Road, Drumbo, Co Down, BT27 5LB
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Kevin Maguire
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
23	0	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Noise issues	A Noise Impact Assessment has considered the existing background noise level, the potential for amplitude modulation, and the predicted noise levels from the proposed wind turbine. Environmental Health have been consulted and have advised that they are content with the proposal in principle subject to planning conditions limiting noise immissions to values at specified locations identified and protocols should a reasonable complaint being received by the Council.		
Visual Impact and landscape character	The application proposes a wind turbine of 66m to tip height (hub height of 40m and a maximum blade length of 26m) to replace an existing turbine of 48.2m tip height (hub height of 32.3m with blade length of 16m). The application has been supported by photomontages showing the existing and proposed turbine from a number of key vantage points. Based on what has been submitted, while the proposed turbine would be visible, it is not envisaged that the overall visual impact of the proposal would be appreciably greater than the		

## List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 17<sup>th</sup> October 2025**

	existing turbine given the viewing distances, siting and existing topography.
Impact farm animals	No evidence has been provided, either in this case or from other examples, where adverse impacts on farm animals from wind turbines have been identified. Whilst it is possible that livestock could suffer some limited degree of disturbance from noise arising from construction of a turbine, such noises are limited in duration and relatively short-lived. There is no evidence to demonstrate that, in the event of permission being granted, the appeal turbine would, either during its construction or its ongoing operation, adversely impact on animal health, to any degree that would warrant the withholding of planning permission.
Ecological Impacts	The application has been supported by a Biodiversity Checklist and bat survey. The bat survey has indicated that the development will be acceptable subject to mitigation including a Bat Monitoring and Mitigation Plan. NIEA NED have reviewed this submitted and have agreed with the submission of such a Plan as well as the turbine blades being 'feathered' when wind speeds are below the "cut-in speed" of the operational turbines. The turbine is to utilize the existing access track and therefore no vegetation is to be removed. In relation to a specific comment made regarding impacts on buzzards NED have noted that this is a widespread species and it is unlikely that they will be significantly impacted by the construction or operation of this turbine, with any raptor species using the area will already be habituated to the existing turbine. There are unlikely to be significant ornithological issues associated with this proposal provided that mitigation measures are put in place, including construction works and hedgerow/tree cutting undertaken outside breeding bird season.
Shadow Flicker	A Shadow Flicker report was submitted with the application and has noted that 'with interpolation, to take into account average sunshine hours, the 15 receptors identified within the 520m shadow flicker zone falls beneath the 30hr annual limit and 30min daily limit'. Notwithstanding this point, should it be the case that daily/annual thresholds are exceeded and complaint received, mitigation measures have been suggested to reduce shadow flicker, and such measures would be enforced through conditions.
Construction impact on local road network	Given the temporary nature of construction works and limited amount of traffic visiting the site during its operation it is not expected that the proposal would result in adverse impact on the road network. DfI Roads have offered no objections to the development proposal subject to completion of abnormal loads application and assessment process which sits outside the remit of planning.

## List of delegated planning applications with objections received / recommendation to refuse

Week Ending 17<sup>th</sup> October 2025

Item Number 2			
<b>Application Reference</b>	LA05/2025/0498/F	<b>Date Valid</b>	08.07.2025
<b>Description of Proposal</b>	Proposed Installation of Three Bay Insignia Plus Bus Shelter	<b>Location</b>	21 metres West of No. 2 Lyngrove Hill, Glenavy, Crumlin BT29 4ZQ.
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Jade Gillespie
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	0	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
The bus shelter will provide an opportunity for loitering and anti-social behaviour.	It is considered that the bus shelter has been appropriately scaled, designed and positioned on a main road to discourage anti-social behaviour and protect residential amenity. The shelter resides an acceptable distance from neighbouring properties.		
The existing bus stop across the road results in residents suffering from noise and fumes.	Any stopping of buses at the shelter will not be for a prolonged period of time and as such the proposal is not considered to result in significant detriment to neighbouring amenity in regard to causing noise and fumes.		