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

Week Ending 23rd October 2026

Item Number 1			
Application Reference	LA05/2025/0161/F	**Date Valid**	06.03.2025
Description of Proposal	Relocation of wind turbine (retrospective)	**Location**	160m south of 50 Monlough Road, Ballyknockan, Ballygowan
Group Recommendation	Refusal	**Case Officer**	Kevin Maguire

Reasons for Recommendation

- The proposal is contrary to Policy RE1 (a) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the development would not result in an unacceptable adverse impact on residential amenity by way of noise.

- The proposal is contrary to Policy RE1 (c) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the development would not result in an unacceptable adverse impact on biodiversity.

- The proposal is contrary to Policy RE1 (d) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the development would not result in an unacceptable adverse impact on local natural resources.

- The proposal is contrary to Policy COU16 (f) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the development would not adversely impact on residential amenity by way of noise.

- The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the development is not likely to harm species protected by law.

- The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032, in that it has not been demonstrated that the development is not likely to result in the unacceptable adverse impact on, or cause damage to priority species.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A

Consideration of Objections

Lisburn & Castlereagh City Council

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Issue	Consideration of Issue
Location of wind turbine would prevent adjacent landowners from installing wind turbine on their land.	The application can only be assessed on the information available, against the current situation on the ground and the extant history of the site and adjacent land. There is currently no application or extant permission on the adjacent site for such a development and therefore this issue would not be a material factor in considering this application.
Views of retrospective turbine from their property.	Views from properties are not protected under the planning process at this location. In this case the development is approximately 287 metres from the dwelling to which the objection relates with a number of boundaries between this and the site. While the turbine may be visible from this address there would be no reason to refuse the application on this basis.
Noise disturbance.	A noise assessment was requested to be provided to address Environmental Health concerns in relation to noise and has yet to be received. Therefore, it is not possible to determine that this development would not cause adverse amenity impacts on residential receptors in the area.
Neighbouring landowner did not receive neighbour notification letter.	The objector has advised that they did not receive a neighbour notification letter however the residential unit is not an identified occupier on neighbouring land in accordance with Article 8(2) of the GDPO, therefore a letter would not be required to be sent to that address
Impacts on bats.	Due to the nature of the proposal a bat survey is required to be submitted to the proposal. As this information has not been submitted it has not been satisfactorily demonstrated that the retrospective wind turbine would adversely impact on bats and would therefore be contrary to planning policy.
The turbine is not in correct position in relation to location drawing submitted.	In assessing the current location plan submitted it is considered that the application site would encompass the wind turbine as is currently built on the ground.
The drawing submitted is not scaled.	The location plan submitted shows a scale of 1:2500 and this appears to be accurate to what is on the ground. The turbine elevation details do not indicate a scale however the dimensions of the turbine have been shown on the plan to allow a full assessment of the development.
Objection submitted relating to previous application LA05/2021/0552/F.	An objection letter was submitted under this current application, however, was date received 31 August 2021 and appears to relate to the previous application (LA05/2021/0552/F) which was subsequently withdrawn.