TEMPLATE OBJECTION LETTER

Planning Application Reference: LA05/2024/0695/F

Proposed Intensive Poultry Unit – Lagan Valley AONB

[Your Name]
[Your Address]
[Postcode]
[Email Address]
[Date]

Planning Department
Lisburn & Castlereagh City Council

Re: Planning Application Ref LA05/2024/0695/F – Proposed Intensive Poultry Unit at Land Approximately 100m North of 93 Tullynacross Road, Lisburn, BT27 5SG

Dear Planning Officer,

I write to formally object to Planning Application Ref **LA05/2024/0695/F** for the proposed intensive poultry unit at **Land Approximately 100m North of 93 Tullynacross Road, Lisburn, BT27 5SG.**

Situated within the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty (AONB).

My objection is grounded in planning policy, environmental protection, and the statutory purpose of the AONB designation.

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1. Conflict with AONB Policy and the SPPS

The Strategic Planning Policy Statement (SPPS) for Northern Ireland states that development within Areas of Outstanding Natural Beauty must conserve and enhance the distinctive character and natural beauty of the area.

The permanent industrialisation of greenfield land through large poultry sheds, hardstanding, lighting and associated infrastructure is not compatible with the purpose of AONB designation. This proposal represents rural industrial development rather than small-scale traditional agriculture.

Under the SPPS, great weight should be given to protecting such designated landscapes. This application fails to meet that test.

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2. PPS 21 – Sustainable Development in the Countryside

Planning Policy Statement 21 (PPS 21) requires that development in the countryside be sympathetic to its character and not result in unacceptable environmental impacts.

An intensive poultry unit of this scale introduces:

- Significant ammonia emissions

- Increased heavy vehicle movements
- Artificial lighting
- Industrial-scale buildings

These impacts must be rigorously assessed against countryside protection policies.

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3. Ammonia Emissions and Habitat Protection

Intensive poultry production generates ammonia, contributing to nitrogen deposition that can damage sensitive habitats and biodiversity.

Given the protected landscape context and cumulative agricultural pressures across Northern Ireland, a precautionary approach must apply. Where uncertainty remains regarding cumulative ammonia impact, refusal is the appropriate outcome.

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4. Nutrient Pollution and Water Infrastructure

Northern Ireland is experiencing a documented nutrient pollution crisis linked to agricultural intensification.

Any additional poultry development increases the risk of nutrient loading and water quality decline. Water demand, drainage arrangements, and infrastructure capacity must be demonstrably adequate before permission is granted.

Approval without a robust cumulative impact assessment would be inconsistent with sustainable development principles under the SPPS.

Conclusion

For the reasons outlined above, I respectfully request that Planning Application Ref **LA05/2024/0695/F** be refused.

AONB status must carry meaningful weight in planning decisions. Industrial agricultural development of this scale is incompatible with the statutory purpose of the Lagan Valley Area of Outstanding Natural Beauty.

Yours faithfully,

[Name]