

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

2/15/17

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 2/15/17

ITEM NO	1			
APPLIC NO	LA07/2015/0492/F	Full	DATE VALID	6/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr B Ward 17 Moygannon Road Warrenpoint BT34 3EA		AGENT	Mr Joseph Lynam Arhcitect 11 Newry Road Mayobridge Newry BT34 2ET 02830851125

LOCATION Adjacent to and south of No. 40 Lower Newtown Road
Meigh BT35 8UT

PROPOSAL Proposed change of house type with alternative access to the Public road brought about by the construction of a new fly over to dual carriageway to original replacement Dwelling Approval on now commenced site. (Amended Ownership certificate)

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	12	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Lower Newtown Road.
- 3 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting of the proposed dwelling is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.

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ITEM NO	2			
APPLIC NO	LA07/2015/0620/O	Outline	DATE VALID	7/21/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Robert Burgess 22 Drumnaconnell Road Saintfield BT24 7NB		AGENT	
				NA
LOCATION	Between 62 and 64 Ballynahinch Road Saintfield BT24 7ND			
PROPOSAL	One dwelling house and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide an access with visibility splays (of 2.4 metres x 120 metres), in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 2 1. The proposal is contrary to SPPS, PPS 21 – Annex 1 and Policy AMP 3 – Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route (A21), thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	3			
APPLIC NO	LA07/2015/0706/O	Outline	DATE VALID	7/29/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Frank Clerkin 134 Kilbroney Road Rostrevor		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 028 417 53679

LOCATION 40m south of 134 Kilbroney Road Rostrevor

PROPOSAL Proposed dwelling on farm

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
					Addresses	Signatures	Addresses	Signatures
	0	0	0	0	0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the Kilbroney Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration; the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings; would not respect the traditional pattern of settlement exhibited in that area; would permitted create a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	4			
APPLIC NO	LA07/2015/0912/F	Full	DATE VALID	9/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs P McGivern 131 Killowen Road Rostrevor		AGENT	
				NA
LOCATION	131 Killowen Road Rostrevor			
PROPOSAL	Proposed extension to & conversion of existing barn to provide a granny flat accommodation			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building to be converted is not considered locally important and:

the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building: and

the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.

2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 in that the proposal would if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.

3 The proposal is contrary to Policy AMP 3 of Planning Policy Statement 3, Access, Movement and Parking in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route A2), thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	5		
APPLIC NO	LA07/2015/0951/F	Full	DATE VALID 9/21/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Adrienne Stewart 22 Windmill Lane Ballynahinch BT24 8EU	AGENT	Paul O'kane ARB 14 Peggs Wood Lane Crossgar Downpatrick BT30 9GR NA

LOCATION 1 Orchard Lane
Strangford Road
Downpatrick
BT30 6NY

PROPOSAL Two new detached dwellings each with a garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to SPPS and Policy QD 1 (a) of Planning Policy Statement 7, in that the layout fails to respect the surrounding context resulting in an unacceptable development form which is out of keeping with the local character of an established area.

- 2 The proposed development is contrary to LC1 and 2 of the addendum to PPS 7 in that it would create a density of development significantly higher than that found in the established residential area and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

- 3 The application is unacceptable as insufficient information has been submitted regarding the access arrangements to enable the Authority to make an informed decision on the proposal.

- 4 The application is unacceptable as insufficient information has been submitted with regard to an archaeological evaluation of the site to enable the Authority to make an informed decision on the proposal.

- 5 The application is unacceptable as insufficient information has been submitted in order to determine whether any surveys are required in relation to Natural Heritage which would enable the Authority to make an informed decision on the proposal.

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ITEM NO	6			
APPLIC NO	LA07/2015/1000/F	Full	DATE VALID	10/5/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr N Small 7 Flush Road Newcastle BT33 0QF		AGENT	Hawthorne Associates 3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488
LOCATION	190 Dundrum Road Newcastle			
PROPOSAL	Change of house type from previous approval R/2010/0515/F			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location as the previous approval has expired.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that the Planning authority require verifiable proof that the development previously approved under reference R/2010/0515/F had commenced within the statutory time period, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO	7			
APPLIC NO	LA07/2015/1081/F	Full	DATE VALID	10/27/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Christopher Kelly 33 Guinness Road Ballynahinch BT24 8QU		AGENT	Flectcher Architects (NI) LTD 25 Main Street Castlewellan Co Down BT31 9DF 028 437 78710
LOCATION	Land 185m south west of 112 Drumnaquoile Road Ballynahinch			
PROPOSAL	Proposed 2 No. agricultural farm sheds			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that:

- There are no suitable existing buildings on the holding that can be used;
- there are no alternative sites available beside existing farm buildings;
- the alternative site away from the existing farm is essential for the efficient functioning of the business;
- no health and safety reasons exist to justify an alternative site away from the existing farm buildings.

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ITEM NO	8			
APPLIC NO	LA07/2015/1159/F	Full	DATE VALID	11/6/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr D Savage		AGENT	Matrix Planning Consultancy LLP 29 Old Belfast Road Newtownards BT23 4SG 02891828375

LOCATION 20m Northeast of 8 Cloughley Road
Loughinisland

PROPOSAL Change of house type to that previously approved under R/2009/0697/F

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location as the previous approval has expired.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that the Planning Authority require verifiable proof that the development previously approved under reference R/2009/0697/F had commenced within the statutory time period, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO	9			
APPLIC NO	LA07/2015/1283/F	Full	DATE VALID	12/4/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Pat McSherry 16 Lurgana Road Whitecross Armagh BT60 2JW		AGENT	Lissan Design 45 Letteran Road Moneymore BT45 7UB 02886748153
LOCATION	318Mts South West of 16 Lurgana Road Whitecross Co Armagh BT60 2JW			
PROPOSAL	Proposed installation of a wind Turbine on a lattice type tower - with blade tip height up to 24.8 mts			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that the proposal has failed to take account of the cumulative impact of existing wind turbines and as a consequence, it would have an unacceptable impact on the landscape character of the area.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	10			
APPLIC NO	LA07/2016/0501/F	Full	DATE VALID	4/15/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down District Council Greenbank Council Offices Greenbank Industrial Estate Newry BT34 2QU		AGENT	NMDDC Greenbank Council Offices Greenbank Industrial Estate BT34 4QU 028030313233
LOCATION	Road crossing approximately 185m north west of entrance to Victoria Locks Fathom Line BT35 8QN			
PROPOSAL	Pedestrian crossing the Fathom Line public road to connect Newry Canal "Greenway" and Victoria Docks to Fathom Forest.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	11			
APPLIC NO	LA07/2016/0574/O	Outline	DATE VALID	4/29/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Colin Rodgers 4 Ballynagappoge Road Rathfriland BT34 5HH		AGENT	John Kirkpatrick Architect 20 Ballyknockan Road Saintfield BT24 7HJ
				NA
LOCATION	To the rear of 4 Ballynagappoge Road Rathfriland BT34 5HH			
PROPOSAL	Proposed farm dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 3 The proposal is contrary to Policy FLD 5 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed new dwelling is located within the draft inundation zone of two reservoirs - SPelga Dam and Lough Island Reavey - and the applicant has failed to:
 - demonstrate that the condition, management and maintenance regime of the reservoirs are appropriate to provide sufficient assurance regarding reservoir safety;
 - provide a flood risk assessment; &
 - demonstrate that there are suitable measures to manage and mitigate the identified flood risk.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a Flood Risk Assessment is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO	12			
APPLIC NO	LA07/2016/0758/O	Outline	DATE VALID	6/9/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Hickland		AGENT	Matrix Planning Consultancy 29 Old Belfast Road Newtownards BT23 4SG
				NA

LOCATION Lands approximately 50m south of 56 Crawfordstown Road
 Drumaness
 BT24 8LZ

PROPOSAL New dwelling and garage

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	0	0	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures		
			0	0	0	0		

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage and would, if permitted, result in the creation of ribbon development along Crawfordstown Road.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create a ribbon of development along Crawfordstown Road and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 the agent has failed to provide information requested by Transport NI. This information is material to the determination of this application.

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ITEM NO 13
APPLIC NO LA07/2016/1084/F Full **DATE VALID** 8/16/16
COUNCIL OPINION REFUSAL
APPLICANT Mr Broome 32 Banbridge Road **AGENT** Richardson
Dromore Architectural
Design 9
Shanecracken
Road
Markethill
BT60 1TS
07756221840

LOCATION 130m south of no. 172 Dundrum Road
Dromara

PROPOSAL Proposed off site replacement dwelling and garage

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	2	0	0	0	0	0	0	0
	Addresses		Signatures		Addresses		Signatures	
	0		0		0		0	

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that, the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits; the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building; the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the design of the proposed building is inappropriate for the site and its locality; the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: the buildings would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposed siting is sympathetic to the special character of the Mourne Area of Outstanding Natural Beauty.

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- 5 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information, NI Biodiversity Checklist & an amended site location plan and scale 1:500 access plan, is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

ITEM NO	14			
APPLIC NO	LA07/2016/1099/F	Full	DATE VALID	8/17/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Fletcher 95 Granemore Road Tassagh Co. Armagh BT60 2NH		AGENT	Fletcher Architects (N.I.) Ltd Room 2 21 Kinelowen Street Keady Co. Armagh BT60 3ST 028 37 539 530
LOCATION	Lands 20m south of 176 Concession Road Clonaig Crossmaglen Co. Armagh			
PROPOSAL	Proposed replacement dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy AMP 3 of Planning Policy Statement 3 Access, Movement and Parking in that it proposes a new access onto a protected route and does not fall into an exception criteria therefore planning permission cannot be granted for this proposal.

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ITEM NO	15			
APPLIC NO	LA07/2016/1134/F	Full	DATE VALID	8/23/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Geraldine Barry 75 Carran Road Crossmaglen Newry BT35 9AE		AGENT	
			NA	
LOCATION	90m North West of 75 Carran Road Crossmaglen Newry			
PROPOSAL	Proposed change of house type to that previously approved under Ref. No. P/ 2008/0457/RM			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

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ITEM NO	16			
APPLIC NO	LA07/2016/1137/F	Full	DATE VALID	8/25/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Michael Woods 40 Tievecrom Road Forkhill BT35 8RX		AGENT	M. P. Toale & Associates 116 Dromintee Road Newry BT35 8SW 028 3088 8574
LOCATION	39 Captains Road Forkhill Co. Armagh			
PROPOSAL	Alter layout of house under construction			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 of Planning Policy Statement 21, 'Sustainable Development in the Countryside,' in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	17			
APPLIC NO	LA07/2016/1192/F	Full	DATE VALID	8/30/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Burren Vision St Mary's Youth Club 69 Corrags Road Burren BT35 3PY		AGENT	Delahunt Lavery Architecture 79 Greenan Road Newry BT34 2PT 028 4177 2220
LOCATION	St Mary's Youth Club 69 Corrags Road Burren BT34 3PY			
PROPOSAL	Burren Community Development Project to include: 4 court sports hall, Fitness & Well-being areas, Crèche area, youth club, changing facilities, meeting rooms, gym, stores and associated siteworks.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	18			
APPLIC NO	LA07/2016/1354/F	Full	DATE VALID	10/10/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Valerie Hunt 89 Station Road Hugglescote Leicestershire LE67 2GB		AGENT	2020 Architects 49 Main Street Ballymoney BT53 6AN 02827667999

LOCATION 200m SE of 11 Cuttyshane Road
Killyleagh
Downpatrick
BT30 9SL

PROPOSAL Proposed conversion and extension of existing barn

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
					Addresses	Signatures	Addresses	Signatures
	0		0		0		0	
					0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that it has not been demonstrated that the building proposed for conversion is a locally important building.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH2 of Planning Policy Statement 2 in that it has not been demonstrated that the proposed development would not have an adverse impact upon priority habitats, bats, and badgers.

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ITEM NO	19		
APPLIC NO	P/2013/0016/F	Full	DATE VALID 12/27/12
COUNCIL OPINION	REFUSAL		
APPLICANT	Patrick Gerald Savage 78 Maytown Road Bessbrook Newry BT35 7NF	AGENT	Collins Collins 2 Marcus Street Newry BT34 1AZ

LOCATION 340 metres south of 78 Maytown Road
Newry
BT35 7NF

PROPOSAL 225kw wind turbine on 30 metre mast with 29 metre rotor diameter

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	1	0	0	0	0	0	0
	Addresses		Signatures		Addresses		Signatures	
	0		0		0		0	

- 1 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 2: Natural Heritage Policy NH2, in that development would, if permitted, harm bats, which are protected under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended).
- 2 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that development would, if permitted, result in an unacceptable adverse impact on biodiversity and nature conservation interests.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that development would, if permitted, result in an unacceptable adverse impact visual amenity and landscape character.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 amendments were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO 20
APPLIC NO P/2013/0469/F Full **DATE VALID** 6/24/13
COUNCIL OPINION REFUSAL
APPLICANT Mr TJ Annett 14 Ballyveaghmore Rd
 Kilkeel BT344UH
AGENT AJ Bingham
 Architectural Design Services
 Mountpleasant Thomas's Lane
 33 Anthonys Rd Ballymartin
 Kilkeel BT344PN
 02841769470

LOCATION 14 Ballyveaghmore Rd
 Ballymartin
 Kilkeel
 Co Down
 BT344UH.

PROPOSAL Retention of structure for use as a temporary dwelling and retention of store, boiler room and pellet store.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 the building would, if permitted not respect the traditional pattern of settlement exhibited in that area;
 and would therefore further erode the rural character of the countryside.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality.
- 4 The proposal is also contrary to Paragraph 4.11 and 4.12 of the SPPS in that, if permitted, would adversely affect the amenity of the dwelling under construction by reason of overlooking, dominance and loss of privacy and in turn would suffer similar harm from the same dwelling.

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- 5 The proposal is contrary to the Department's Planning Policy Statement 2 Natural Heritage policy NH6, in that its siting and design are not sympathetic to the special character of the Mourne AONB and of the locality.
- 6 The proposal is contrary to policy AMP 2 of PPS 3 Access Movement and Parking in that the applicant has failed to demonstrate that it would not prejudice road safety or significantly inconvenience the flow of traffic along Ballyveaghmore Road.

ITEM NO	21			
APPLIC NO	P/2013/0758/F	Full	DATE VALID	10/11/13
COUNCIL OPINION	REFUSAL			
APPLICANT	P J Burns James Alexander Engineering Ltd 48 Kittys Road Kilkeel BT34 4EJ		AGENT	
				NA
LOCATION	48 Kittys Road Kilkeel Co Down BT34 4EJ			
PROPOSAL	Variation of condition 02 of planning approval P/2012/0101/F (seeking to extend operating hours until 20.00 hours on weekdays and to 17.00 Saturdays)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	5	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Department's Strategic Planning Policy Statement, paragraphs 4.11 and 4.12 in that the development would, if permitted, would have a negative effect on the amenity of nearby residents and it will create a noise nuisance.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Policy PED 9 Criteria A, B and E, Industrial Development, in that the development would, if permitted, be incompatible with the character of the surrounding land uses, it will have a negative effect on the amenity of nearby residents and it will create a noise nuisance.

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ITEM NO	22		
APPLIC NO	P/2015/0056/F	Full	DATE VALID 1/26/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Colin McManus 48 Shaughan Road Newry BT35 7QA	AGENT	Lakeview Design Ltd 30 Carrickcloghan Road Camlough Newry BT35 7HG

LOCATION 360m north-east of No 37 Shaughan Road
 Belleeks
 Newry
 BT35 7PF

PROPOSAL Change of House Type to include increased ridge height, garage incorporated into main dwelling and associated works. (amended description)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting and scale of the proposed dwelling is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to erode the rural character of the countryside.

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ITEM NO	23			
APPLIC NO	P/2015/0191/O	Outline	DATE VALID	3/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	D O'Hare 112 Tullyframe Road Atticall Kilkeel		AGENT	Quinn Design & Engineering Services 36 Corrags Road Burren Warrenpoint BT34 3PY 028 4177 2377

LOCATION 20 metres north east of 61 Tullyframe Road
Atticall
Kilkeel

PROPOSAL Site for dwelling and detached garage with new access onto public road

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent an infill opportunity as there is no established built up frontage and would, if permitted, result in the creation of ribbon development along the Tullyframe Road.
- 3 The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (a) the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings; (b) the dwelling would, if permitted create or add to a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would harm the special character and landscape quality of the area by reason of its siting which would extend a ribbon of development and increase the impression of a suburban-style build up of same.

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ITEM NO	24			
APPLIC NO	P/2015/0197/O	Outline	DATE VALID	3/10/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Keith Newell 19 Ballynahatten Road Kilkeel		AGENT	Glyn Mitchell 139 Ballinran Road Kilkeel BT34 4JB 07803177197

LOCATION 80m NE of No 19 Ballynahatten Road
 Kilkeel. (between site approved under P/2014/0652/RM and No 19 Ballynahatten
 Road
 Kilkeel)

PROPOSAL Demolition of existing building and site for infill dwelling and garage.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no established built up frontage for this proposal to comply with the infill criteria of CTY 8.
- 3 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS), Policy NH6 of Planning Policy Statement 2, Natural Heritage and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site lies in a designated Area of Outstanding Natural Beauty and the development would harm the special character of the area by reason of its siting which would create a ribbon of development along the Tullyframe Road and increase the impression of suburban-style build up.

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ITEM NO	25			
APPLIC NO	P/2015/0224/O	Outline	DATE VALID	3/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Malachy O'Hare 120 Tullyframe Road Atticall Kilkeel		AGENT	Quinn Design and Engineering Services 36 Corrags Road Burren Warrenpoint BT34 3PY 41772377

LOCATION 40 metres South of No 120 Tullyframe Road
Atticall
Kilkeel.

PROPOSAL Site for dwelling and garage and engineering works required to facilitate access.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in The Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent an infill opportunity as there is no established built up frontage and would, if permitted, result in the creation of ribbon development along the Tullyframe Road.
- 3 The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (a) the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings; (b) the dwelling would, if permitted create or add to a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would harm the special character and landscape quality of the area by reason of its siting which would extend a ribbon of development and increase the impression of a suburban-style build up of same.

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ITEM NO	26			
APPLIC NO	R/2015/0153/O	Outline	DATE VALID	3/9/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr T Sloan 90 Annacloy Road Downpatrick BT30 9AJ		AGENT	Ewart Davis 14 Killynure Avenue Corryduff Belfast BT8 8ED 07969919145
LOCATION	Adjacent to Holy Family School Drumnaconagher Road Annacloy Downpatrick			
PROPOSAL	Housing development with improvements to Drumnaconagher Road. (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0