



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 10 JANUARY 2018

The closing date/time for requests for speaking rights and accompanying written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Wednesday 3 JANUARY 2018 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

10/01/2018

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

Council Newry, Mourne and Down

Date 10/01/2018

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	1			
APPLIC NO	LA07/2017/0082/O	Outline	DATE VALID	18/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Samuel & Rodney Murphy 19 Clogharevan Road Newry BT35 7BH		AGENT	Collins & Collins 2 Marcus Street Newry Co Down BT34 1AZ
LOCATION	Approx 90m South West of 12 McClenaghans Hill Newry BT35 7BS			
PROPOSAL	Dwelling and domestic 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 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 proposed building relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 and therefore would not visually integrate into the surrounding landscape.

- 2 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 building would, if permitted, be unduly prominent in the landscape;
 - the impact of ancillary works would damage rural character;
 and would therefore result in a detrimental change to further erode the rural character of the countryside.

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ITEM NO	2			
APPLIC NO	LA07/2017/0206/F	Full	DATE VALID	08/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	James McConnell	10 Olympia	AGENT	Architech Design NI LTD 76 Whitethorn Lane Kinallen BT25 2DL
	Parade			
	Belfast			
	BT12 6NT			
LOCATION	173 Head Road Annalong Co. Down BT34 4RG			
PROPOSAL	Erection of 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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the non-listed vernacular dwelling which it is proposed to replace makes an important contribution to the appearance and character of the locality and it has not been satisfactorily demonstrated that the building is not capable of being made structurally sound and improved.

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ITEM NO	3			
APPLIC NO	LA07/2017/0545/O	Outline	DATE VALID	10/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Elaine Binks 7 Ardallan Park Warrenpoint BT34 3JA		AGENT	
LOCATION	No2. Belmont Lane Ballyardle Kilkeel BT34 4LA			
PROPOSAL	Site for 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 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 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 the visibility/junction stagger/forward sight distance of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in Development Control Advice Note 15.
- 3 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster is not associated with a focal point and is not located at a cross-roads, the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling would if permitted visually intrude into the open countryside.
- 4 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 does not constitute a gap site in an otherwise substantial and continuously built up frontage, and would instead add to a ribbon of development.
- 5 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 6 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 be unduly prominent in the landscape, would add to the impression of suburban style build up and would add to a ribbon of development and would therefore further erode the rural character of the countryside.

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ITEM NO	4			
APPLIC NO	LA07/2017/0795/F	Full	DATE VALID	24/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Laurence Patterson Drumnaconnell House 56 Ballynahinch Road Drumnaconnell West Saintfield BT24 7ND		AGENT	The Bowsie Partnership 3 Lower Clay Road Toye Downpatrick BT30 9PL
LOCATION	Drumnaconnell House 56 Ballynahinch Road Drumnaconnell West Saintfield BT24 7ND			
PROPOSAL	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 for Northern Ireland (SPPS) and policies CTY 1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, as the dwelling which is proposed to be replaced makes an important contribution to the heritage, appearance and character of this area and is capable of being made structurally sound and improved.

ITEM NO	5			
APPLIC NO	LA07/2017/0976/F	Full	DATE VALID	26/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Stephen Campbell 45 Fairy Hill, Church Street Rostrevor BT34 3BB		AGENT	Blackgate Property Services Ltd Mourne House 41-43 Downshire Road Newry BT34 1EE
LOCATION	Lands to the rear of No.26a-28 Water Street Rostrevor Co Down N Ireland BT34 3BE			
PROPOSAL	Erection of two semi-detached dwellings with integrated garages, landscaping and associated site works.			

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APPLICATIONS FOR PLANNING PERMISSION

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	6	0	1	0		
			Addresses	Signatures	Addresses	Signatures
			17	18	0	0

- 1 The proposal is contrary to the SPPS and Policy QD 1 (Criteria A, B, F & G) of Planning Policy Statement 7 (PPS 7): Quality Residential Environments and Planning Control Principles 1 and 2 of Planning Policy Statement 12 (PPS12): Housing in Settlements in that:

 - the applicant has failed to demonstrate that the proposal would create a quality residential development;
 - the development does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale and appearance of buildings, structures and landscaping and hard surfacing areas and detailing;
 - the development fails to protect features of archaeological and built heritage and landscape features.
 - appropriate provision has not been made for parking; and
 - the design of the development does not draw upon the best local traditions of form, materials and detailing
- 2 The proposed development is contrary to Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local architectural styles and patterns, local materials or design.
- 3 The proposal is contrary to Policy CVN3 of the Banbridge, Newry and Mourne Area Plan 2015 in that it would adversely affect the environmental value and character of the Rostrevor River which is designated as a Local Landscape Policy Area under Designation RR09.
- 4 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 the width/visibility of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in Development Control Advice Note 15.
- 5 The proposal is contrary to the SPPS and Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of HB 16 06 005- Fairy Hill Rostrevor and HB 16 06 032- 28-34 Water Street listed under Section 80 of the Planning Act (Northern Ireland) 2011 in that the proposal is out of keeping with the character, setting, scale and height of the listed buildings and the surrounding area.
- 6 The proposal is contrary to Policy BH12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Rostrevor Conservation Area and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form and height does not respect the characteristics of adjoining buildings and would interrupt important views within and out of the conservation area and does not conform with the guidance set out in the Rostrevor Conservation Area document.
- 7 The proposal is contrary to Policy DES 2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape of Rostrevor and would not be sensitive to the character of the area surrounding the site with regard to design, scale and use of materials.

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ITEM NO	6			
APPLIC NO	LA07/2017/1033/F	Full	DATE VALID	07/07/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Raymond Reid 7a Windmill Road Newry BT34 2QW		AGENT	Tony McQuade 26 St Malachys Park Camlough Newry BT35 7LG
LOCATION	To the rear of 7a Windmill Road Newry BT34 2QW			
PROPOSAL	Erection of 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 Paragraph 1.13 of the SPPS and 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 proposes to intensify the use of an existing access at which visibility splays of (2.0 metres x 60 metres) cannot be provided in accordance with the standards contained in Development Control Advice Note 15.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7			
APPLIC NO	LA07/2017/1186/F	Full	DATE VALID	04/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Wolfhill Developments Ltd 4 Lurgancanty Road Clontifleece Warrenpoint BT34 3QW		AGENT	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ
LOCATION	4 Lurgancanty Road Clontifleece Warrenpoint			
PROPOSAL	Change of use and conversion of part of former school building to provide a single detached dwelling including alterations and extensions and provision of an elevated walkway from Carrick 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, Policy CTY 4 (Criteria b and c) of Planning Policy Statement 21 (PPS 21): Sustainable Development in the Countryside and Policy NH6 of PPS 2: Natural Heritage in that the proposed extension and conversion is not sympathetic to the existing building, would have a detrimental impact on the amenity of the adjacent property and would have a detrimental impact on rural character and on the special character of the AONB.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	8			
APPLIC NO	LA07/2017/1261/O	Outline	DATE VALID	21/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Thomas Mageean 20 Junction Road Saintfield BT24 7JU		AGENT	2Plan NI 47 Lough Fea Road Cookstown BT80 9QL
LOCATION	Site abutting 20 Junction Road Saintfield			
PROPOSAL	Proposed 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 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 Policies CTY1 and 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 the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 3 The proposal is contrary to Policy CTY8 and CTY14 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 Junction Road.

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ITEM NO	9			
APPLIC NO	LA07/2017/1353/O	Outline	DATE VALID	05/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Rob and Paige Jennings 43 Woodrow Gardens Saintfield BT24 7WG	AGENT		
LOCATION	97A Crossgar Road Saintfield BT24 7JQ			
PROPOSAL	Demolition of former dwelling and agricultural shed and erection of new 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 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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling and all external structural walls are not substantially intact, the building has been designed and used for agricultural purposes, and, the access to the public road will prejudice road safety.
- 3 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 proposes to intensify the use of an existing access at which visibility splays of 2.4 metres x 220 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 The proposal is contrary to Policy AMP3 (Access to Protected Routes) of Planning Policy Statement 3: Access, Movement and Parking in that the proposal does not meet any of the listed exceptions for permitting an access on to a protected route, and will result in the intensification of the use of an existing access.

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ITEM NO	10			
APPLIC NO	LA07/2017/1355/F	Full	DATE VALID	01/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Sean Murphy 9 Atticall Roaf Atticall Kilkeel		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Kilkeel BT34 3PY
LOCATION	24 Head Road Kilkeel BT34 4HU			
PROPOSAL	Erect 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 policy COU 1 of the Banbridge Newry and Mourne Area Plan (BNMAP) 2015 in that the proposal is detrimental to the unique qualities of the Special Countryside Area, is not of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment and does not consolidate existing development.
- 2 The proposal is contrary to policy NH6 of Planning Policy Statement) 2, Natural Heritage in that the proposal is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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ITEM NO	11		
APPLIC NO	LA07/2017/1369/O	Outline	DATE VALID 05/09/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr J McMaster 165 Belfast Road Ballynahinch BT24 8UR	AGENT	C R Design 25 Glennor Crescent Carryduff Belfast BT8 8HW

LOCATION Opposite 15 Ballymaglave Road
Ballynahinch
BT24 8LX

PROPOSAL Dwelling and detached garage for private use

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	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 to Policies CTY1 and CTY10 and CTY 13 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 the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 2015 (SPPS) and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development would, if permitted result in a suburban style build up of development when viewed with existing buildings and would therefore further erode the rural character of the countryside.

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ITEM NO	12			
APPLIC NO	LA07/2017/1388/O	Outline	DATE VALID	11/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Michael and Marion Young 24 Grange Road Kilkeel		AGENT	Collins & Collins 2 Marcus Street Newry BT34 1AZ
LOCATION	Adjacent to No. 24 Grange Road Kilkeel			
PROPOSAL	Proposed domestic dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 The proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwellings;
 The cluster does not appear as a visual entity in the local landscape;
 The proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure; &
 The dwelling would if permitted significantly alter the existing character of the area.
- 3 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 the width/visibility of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in Development Control Advice Note 15.
- 4 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 Grange Road.
- 5 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 buildings; would not respect the traditional pattern of settlement exhibited in the area; would create a ribbon of development; and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO	13			
APPLIC NO	LA07/2017/1394/F	Full	DATE VALID	11/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr B and Mrs A Gibney 83 Demesne Road Edendarriff Ballynahinch BT24 8NS		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
LOCATION	80m East of 89 Demesne Road Edendarriff Ballynahinch BT24 8NS			
PROPOSAL	Dwelling and garage on a farm			
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 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 Policies CTY1 and 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 the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 3 The dwelling is sited within 75m of a farm building, outside the applicants control/ownership, which has the potential to cause unacceptable public health nuisances from odour, noise and pests.

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ITEM NO	14			
APPLIC NO	LA07/2017/1444/O	Outline	DATE VALID	25/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr P McAleenan 23 Shanrod Road Katesbridge Banbridge BT32 5PG		AGENT	Declan Diamond Architecture 17B Seaptrick Road Banbridge BT32 4PH
LOCATION	32m SW of 96 Newry Road Benagh Newry BT34 2JE			
PROPOSAL	Infill site for 1 detached 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 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 160 metres) in accordance with the standards contained in Development Control Advice Note 15.
- 2 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 adequate forward sight distance (of 160 metres) is not available on the public road at the proposed access in accordance with the standards contained in Development Control Advice Note 15.

ITEM NO	15			
APPLIC NO	LA07/2017/1627/O	Outline	DATE VALID	24/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Gerard Donnelly 43 Cregganduff Road Cullyhanna Newry BT35 9XA		AGENT	J Lynam RIBA 11 Newry Road Mayobridge Newry BT34 2ET
LOCATION	20 metres east of 15 Newry Road and 45 meters north of 96 Maphoner Road Mullaghbawn			
PROPOSAL	Proposed 2 No. dwellings on an in-fill site			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0

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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 creation of ribbon development along Newry and Maphoner Roads.

- 3
The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the proposed development is a prominent feature in the landscape;
 - the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed development relies primarily on the use of new landscaping for integration;and therefore would not visually integrate into the surrounding landscape.

- 4 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 buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 - the buildings would, if permitted create and add to 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	16			
APPLIC NO	LA07/2017/1635/F	Full	DATE VALID	24/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Brian Dickson 40 The Ferns Hilltown Newry BT34 5WE		AGENT	Eward Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
LOCATION	7 Bannfield Road Rathfriland Newry BT34 5HG			
PROPOSAL	Replacement of non listed vernacular dwelling with retention of existing dwelling for storage			
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 Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the non-listed vernacular dwelling which it is proposed to replace makes an important contribution to the heritage and character of the locality and is capable of being made structurally sound and improved.

ITEM NO	17			
APPLIC NO	LA07/2017/1788/O	Outline	DATE VALID	21/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Louise McKeever 3 Drumboy Road Culloville Crossmaglen BT35 9JQ		AGENT	Karl Sherry 103 Rostrevor Road Hilltown Newry BT34 5TZ
LOCATION	Adjacent to and between Nos 3 and 5 Drumboy Road Culloville Crossmaglen Co Armagh BT35 9JQ			
PROPOSAL	Infill site for dwelling and detached garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

