



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 11 OCTOBER 2017

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:-

THURSDAY 5 OCTOBER 2017 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

10/11/17

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 10/11/17

ITEM NO	1			
APPLIC NO	LA07/2015/1088/F	Full	DATE VALID	10/22/15
COUNCIL OPINION	REFUSAL			
APPLICANT	United Renewables Ltd		AGENT	Brendan Monaghan T/a Lissan Design 45 Letteran Road Moneymore Co Derry BT45 7UB 028 867 48153

LOCATION 100 mts west of No 133 Carrigagh Road
 Finnis
 Dromara
 Co Down
 BT25 2HR

PROPOSAL Proposed anaerobic digestion plant that includes a CHP unit, gas flare stack, three silos, 3 digestion tanks and associated site works including NIE sub-station

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	42	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy WM 1 of Planning Policy Statement 11, Planning and Waste Management in that it has not been demonstrated that the proposal would not prejudice the safety and convenience of road users as it would cause an unacceptable increase in traffic movements on Carrigagh Road, and that the public road network cannot satisfactorily accommodate the traffic generated.

- 2 The proposal is contrary to Policy AMP2 'Access to Public Road' of Planning Policy Statement 3, Access, Movement and parking in that it would, if permitted, prejudice the safety and convenience of road users since the roads infrastructure to sustain this type of development is not available and cannot be provided within the scope of this application.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	LA07/2016/0401/F	Full	DATE VALID	3/25/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Margaret Kane 142 Dundrum Road Newcastle BT33 0LN		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA
LOCATION	135m ESE of No 42 Levallyreagh Road Rostrevor Warrenpoint Co Down			
PROPOSAL	Proposed Farm Building without underground tanks			
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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development, if permitted, would not visually integrate into the local landscape.			
2	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 therefore would not visually integrate into the surrounding landscape.			
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, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.			

ITEM NO	3			
APPLIC NO	LA07/2016/0580/F	Full	DATE VALID	4/25/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Brian and Joseph Murphy 17 Glenmore Road Mullaghbawn Newry BT35 9YE		AGENT	J.A. Murphy B.Sc., M.I.C.E. Chartered Engineer 43 New Road Silverbridge Newry BT35 9NB 028 3088 8214

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

LOCATION 100 metres North-West of 17 Glenmore Road
Mullaghbawn
Newry
BT35 9YE

PROPOSAL Cattle house with slurry tanks below.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	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 Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it is not appropriate to this location due to the unacceptable character and scale of the development and the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping.

- 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 proposed building relies primarily on the use of new landscaping for integration, the design of the proposed building is inappropriate for the site and its locality.

- 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 building would, if permitted, be unduly prominent in the landscape, the building would, if permitted not respect the traditional pattern of settlement exhibited in that area 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 Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting and scale of the proposal is unsympathetic to the special character of this Area of Outstanding Natural Beauty in general and of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 4
APPLIC NO LA07/2016/0733/F Full **DATE VALID** 6/3/16
COUNCIL OPINION REFUSAL
APPLICANT Mr Robert Hollywood 6 Upper Road
Shanroe Mullaghbawn Newry BT35 9XL
AGENT ERES Limited
Mourne House
41-43 Downshire Road
Newry BT34 1EE
028 3025 0135

LOCATION Approximately 80M West of No. 34 Church Road
Forkhill
Armagh

PROPOSAL Erection of agricultural sheds & slurry tank

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	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 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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - it is not necessary for the efficient use of the active and established agricultural holding;
 - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
and the applicant has not provided sufficient information to confirm that
 - there are no suitable existing buildings on the holding or enterprise that can be used;
 - the proposal is sited beside existing farm buildings;
 - it has not been demonstrated that health and safety reasons exist to justify an alternative site away from the existing farm buildings or that the alternative site away is essential for the efficient functioning of the business.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting and scale of the proposal is unsympathetic to the special character of this Area of Outstanding Natural Beauty in general and of the particular locality.

ITEM NO	5			
APPLIC NO	LA07/2016/0836/F	Full	DATE VALID	6/22/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR		AGENT	MB Architectural Design Services 42 Crew Road Ardglass BT30 7TF NA
LOCATION	Kings Castle Nursing Home Kildare Street Ardglass			
PROPOSAL	Proposed single storey extension to accommodate 5no single bedrooms			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	16	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	6			
APPLIC NO	LA07/2016/0837/LBC	Listed Buildii	DATE VALID	6/20/16
COUNCIL OPINION	CONSENT			
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR	AGENT	MB Architectural Desing Services 42 Crew Road Ardglass BT30 7TF	
			NA	
LOCATION	Kings Castle Private Nursing Home Kildare Street Ardglass			
PROPOSAL	Proposed single storey extension to provide 5no single bedrooms			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	16	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7		
APPLIC NO	LA07/2016/0952/F	Full	DATE VALID 7/11/16
COUNCIL OPINION	REFUSAL		
APPLICANT	D & M Downey 47-53 Hill Street Newry BT34 1AF	AGENT	Donaldson Planning 50A High Street Holywood BT18 9AE 028 9042 3320

LOCATION 113-117 Dublin Road
Newry
BT35 8QP

PROPOSAL Sub-division of part of existing bulky goods retail warehouse (No 115) to provide 3 No. ground floor class A1 retail units with new shopfronts (the 3 No. units to operate without compliance with the bulky goods condition on approval P/1993/0605); and western extension of site area to facilitate additional parking and improved servicing provision for all units on this site. Access arrangements to be as already approved under application P/2011/0556/F (Additional Information submitted)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy SMT2 of the Banbridge/Newry and Mourne Area Plan 2015, in that part of the site proposed for retail development is on land zoned for housing.
- 2 The proposal is contrary to Paragraphs 6.270, 6.273 and 6.280 of the Strategic Planning Policy Statement for Northern Ireland (SPPS), in that it has not been demonstrated that a sequential town centre first approach has been applied as the site lies outside of the town centre and insufficient justification has been provided to justify the relaxation of this restriction.
- 3 The proposal is contrary to paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposal conflicts with an up to date development plan.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	8		
APPLIC NO	LA07/2016/1036/F	Full	DATE VALID 7/27/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Thomas McLoughlin 24 Ryan Road Mayobridge Newry	AGENT	O'Callaghan Planning Unit 1 10 Monaghan Street Newry BT35 6BH 02830835700

LOCATION Approx. 100 metres south west of 24 Ryan Road
Mayobridge

PROPOSAL Erection of dwelling and detached garage on a farm

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 the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 farm business has been established for at least six years;

access to the dwelling proposed can not be obtained from an existing lane.

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 ancillary works do not integrate with their surroundings 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 impact of ancillary works would damage rural character 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 Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	LA07/2016/1130/F	Full	DATE VALID	8/24/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Glenmarshal Sires Ltd 89 Carrigenagh Road Kilkeel Newry BT34 4PZ		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Row Newry BT35 6BH 028

LOCATION Approximately 80 metres north east of 112 Carrigenagh Road
Kilkeel

PROPOSAL Retention of ancillary staff resting areas and staff facilities at pig 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 for Northern Ireland (SPPS) 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	10			
APPLIC NO	LA07/2016/1264/F	Full	DATE VALID	9/22/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Richard Forsythe 3 Beachside Harbour Road Kilkeel BT34 4GE		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA
LOCATION	Between No 119 and 123 Harbour Road Kilkeel			
PROPOSAL	Erection of Dwelling and Domestic Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: 'Quality Residential Environments' in that it has not been demonstrated through the submitted plans that the development would create a quality and sustainable residential environment. The proposed development fails to meet the requirements of QD1 in that it has not been shown:
 - (a) that the development respects the surrounding context and is appropriate to the character of the site in terms of layout, scale, massing and appearance of buildings;
 - (g) that the design and layout of the development draws upon the best local traditions of form, materials and detailing;
 - (h) that the design and layout will not cause/create unacceptable adverse impacts on existing or proposed properties in terms of overlooking, loss of light and overshadowing.
- 2 The proposal is contrary to Planning Policy Statement 7, Policy LC 1 in that the development fails to meet criteria (b) of the policy:
 - (b) the pattern of development is in keeping with the overall character and environmental quality of the established residential area.
- 3 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland 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 is of an inappropriate design for the locality and is out of keeping with local architectural styles and patterns and the special character of the Mourne AONB.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	LA07/2016/1632/O	Outline	DATE VALID	12/7/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Jason Fegan 9 Forestbrook Avenue Rostrevor BT34 3BX	AGENT		
LOCATION	Lands 45m north west of No. 12 Upper Knockbarragh Road Warrenpoint BT34 3DL			NA
PROPOSAL	Proposed Farm 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 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.

health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm

verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

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.

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 building would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2017/0099/F	Full	DATE VALID	1/18/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Jerry Lucey 33 Ferryhill Road Killeen Newry		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 028308358700 /
LOCATION	75 metres south west of 8 Clontigora Road Killeen Newry			
PROPOSAL	Erection of dwelling and garage in substitution for development approved under planning application P/2008/0341/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 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.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, be 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 and the design of the proposed building is inappropriate for the site and its locality and 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 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 and would therefore result in a detrimental change to and further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 13
APPLIC NO LA07/2017/0145/O Outline **DATE VALID** 1/31/17
COUNCIL OPINION REFUSAL
APPLICANT Cathal Sloan 14 Sandy Brae **AGENT** O'Callaghan
Attical Planning Unit 1
Kilkeel Court
Monaghan Street
Newry
BT35 6BH
02830835700/0773

LOCATION Lands approximately 55 metres south of 14 Sandy Brae
Attical

PROPOSAL Site for dwelling and detached garage at existing cluster of development in the
countryside

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 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 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 significantly alter the existing character of the cluster and visually intrude into the open countryside.
- 3 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 this section of Sandy Brae and it does not represent an infill opportunity as there is not a continuous and substantially built up frontage without accompanying development to the rear along the road frontage.
- 4 The proposal is contrary to 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 and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 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, be unduly prominent in the landscape, 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 create or add to a ribbon of development and would therefore result in a detrimental change to and further erode the rural character of the countryside.

ITEM NO	14			
APPLIC NO	LA07/2017/0289/F	Full	DATE VALID	2/24/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Gerard McGrath 4 Saul Road Downpatrick BT30 6NN		AGENT	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720145893

LOCATION Adjacent to 4 Saul Road
Downpatrick
BT30 6NN

PROPOSAL New Dwelling and improved vehicular access

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 Planning Policy Statement 7 Quality Residential Environments Policy QD1 in that the proposed development would result in unacceptable damage to the local character, environmental quality and residential amenity of this established residential area.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Quality Residential Environments Policy QD1 (a) in that the proposed dwelling fails to respect the surrounding context and is inappropriate to the character of the site in terms of layout, scale and proportions massing and appearance of buildings, structures and landscaped areas.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Quality Residential Environments Policy QD1(h) in that the proposed development will result in an unacceptable adverse effect on existing and proposed properties in terms of overlooking and dominant effect, in particular No.8 Donard View Crescent and approved development LA07/2016/1378/O.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and the Addendum to Planning Policy Statement 7 Safeguarding the Character of Established Residential Areas , policy LC1(b) in that the proposed dwelling is not in keeping with the overall character and environmental quality of this established residential area

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15			
APPLIC NO	LA07/2017/0427/O	Outline	DATE VALID	3/16/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Oliver Murnion 65 Yellow Road Hilltown		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA
LOCATION	80m West of No. 53 Yellow Road Hilltown Co. Down BT34 5UD			
PROPOSAL	Proposed site for farm 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 SPPS 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 Yellow Road, Hilltown.
- 2 The proposal is contrary to SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted add to a ribbon of development and would therefore result in a detrimental change to and further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16			
APPLIC NO	LA07/2017/0705/F	Full	DATE VALID	5/11/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs P McGreevy 103 Manse Road Raffrey Crossgar BT30 9LZ		AGENT	8a Architects Ltd 8a Catherine Street Killyleagh BT30 9QQ 028 4482 1323
LOCATION	Existing Commercial premises and offices 103a Manse Road Raffrey Co Down BT30 9LZ			
PROPOSAL	Removal of existing commercial premises and offices and construction of proposed dwelling and garage for residential purposes			
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 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 Strategic Planning Policy Statement (SPPS) and Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the redevelopment would not bring significant environmental benefits.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17			
APPLIC NO	LA07/2017/0808/F	Full	DATE VALID	5/25/17
COUNCIL OPINION	REFUSAL			
APPLICANT	EDB Construction 2A Seavers Road Newry BT35 8NA		AGENT	NA
LOCATION	Lands between The Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.			
PROPOSAL	Removal of condition 2 on Planning Approval P/2011/1067/F. Condition 2 requires that 16 of the 47 units approved are provided for social rented housing.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
	Addresses		Signatures	
	0	0	0	0

1 The proposal is contrary to the Strategic Planning policy Statement for Northern Ireland (SPPS) and designated zoning NY50 of the Banbridge / Newry and Mourne Area Plan 2015 in that the key site requirement states that a minimum of 16 dwellings shall be provided for social housing.

ITEM NO	18			
APPLIC NO	LA07/2017/0875/F	Full	DATE VALID	6/7/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Robert McGouran 2 The Slip Strangford BT30 7NE		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822
LOCATION	Adjacent to 2 The Slip Strangford BT30 7NE			
PROPOSAL	Proposed new dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
	Addresses		Signatures	
	0	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within Strangford 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, whereby the scale/form/massing/proportions/height/alignment/materials/detailing do not respect the characteristics of adjoining buildings and do not conform with the guidance set out in the Strangford Conservation Area document.
- 2 The proposal is contrary to Policy QD1(a) of Planning Policy Statement 7: Quality Residential Environments, in that the development does not respect the surrounding context and is not appropriate to the character and topography of the site in terms of its layout, scale, proportions, massing and appearance.
- 3 The proposal is contrary to Policy QD1(h) of Planning Policy Statement 7: Quality Residential Environments, in that the development will result in an unacceptable adverse effect on both no.1 and 2 The Slip by reason of overlooking, loss of light and overshadowing.
- 4 The proposal is contrary to Policy DES2 of the Planning Strategy for Rural Northern Ireland, as the siting, scale, layout, design and materials are not appropriate for this sensitive setting, and would, if approved, detract from the character and design of the area.
- 5 Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information (photomontage and site sections/ elevations showing the water frontage of Strangford Village with the proposal and Listed Buildings in juxtaposition, and also and design and materials specifications for all boundaries and landscaping proposals), was required to allow Historic Environment Division (Buildings Unit) to determine whether the proposal complies with policy BH11 (Development affecting the Setting of a Listed Building) of PPS6, 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2017/1027/O	Outline	DATE VALID	7/6/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Douglas 91 Dunmore Road Spa Ballynahinch BT24 8PY		AGENT	Colin Trohear 14 Edendarriff Road Spa Ballynahinch BT24 8QF 02897 565261

LOCATION Land adjacent to 91 Dunmore Road Spa Ballynahinch

PROPOSAL Dwelling

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	0	0	0	Addresses	Signatures	Addresses	Signatures
	0	0	0	0	0	0	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 application is contrary to Strategic Planning Policy Statement 2015 (SPPS) and Policy BH11 of PPS 6 – Planning, Archaeology and Built Heritage in that insufficient information regarding the impact on the setting of a listed building has been submitted to enable the Authority to make an informed decision on the proposal.
- 3 The application is contrary to Strategic Planning Policy Statement 2015 (SPPS) and PPS 3 Policy AMP 2 in that insufficient information has been submitted regarding the access arrangements to enable the Authority to make an informed decision on the proposal.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	20			
APPLIC NO	LA07/2017/1042/F	Full	DATE VALID	7/10/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Kieran Shanley & Sonya McPolin 31 Lisdrum Court Newry BT35 8BB		AGENT	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP 02891815736
LOCATION	Lands 10M south of 22 Seafin Road Meigh Newry BT35 8LA			
PROPOSAL	Change of house type in substitution of approved planning permission ref P/ 2009/0682/RM (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.

ITEM NO	21			
APPLIC NO	LA07/2017/1138/F	Full	DATE VALID	7/27/17
COUNCIL OPINION	REFUSAL			
APPLICANT	Bernard Morgan 73 Newtown Road Killeen Newry BT35 7PP		AGENT	Collins and Collins 2 Marcus Street Newry BT34 1AZ 02830266602
LOCATION	Adjacent to and immediately South East of No.1 Newtown Court Newtown Road Cloghogue Newry Co Down BT35 8GX			
PROPOSAL	Erection of Agriculture Buildings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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 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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - it is not necessary for the efficient use of the active and established agricultural holding;
 - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;and the applicant has not provided sufficient information to confirm that
 - there are no suitable existing buildings on the holding or enterprise that can be used;
 - the proposal is sited beside existing farm buildings;
 - it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and that health and safety reasons exist to justify an alternative site away from the existing farm buildings or that the alternative site away is essential for the efficient functioning of the business.
- 3 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 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 therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 10/11/17

ITEM NO	D1			
APPLIC NO	P/2013/0569/F	Full	DATE VALID	7/29/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Joseph Donnelly		AGENT	Feargal Carolan Architectural and Planning Services 40 Larchmout Newry BT356TX 07732119785

LOCATION Adjacent to 21 Mountain Road
Cloghogue
Newry.

PROPOSAL Change of use of former dwelling to granny flat, with alterations and extension.

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 EXT 1 of Addendum to Planning Policy Statement 7 - Alterations and Extensions in that the proposed change of use would if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling and would not be served by adequate amenity space and adequate parking provision.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building to be converted and reused is not a locally important building.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - the reuse or conversion would not maintain or enhance the form, character and architectural features, design of the existing building;
 - the new extensions are not sympathetic to the architectural style and finishes of the existing building;
 - access to the public road will prejudice road safety and significantly inconvenience the flow of traffic.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 4 The proposal is contrary to Policy AMP2 of Planning Policy Statement 3 Access, Movement and Parking, in that the proposed development would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which adequate visibility splays cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 5 The proposal is contrary to Policy AMP7 of Planning Policy Statement 3 Access, Movement and Parking in that it would if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.