



## **SPEAKING RIGHTS/WRITTEN SUBMISSIONS**

### **PLANNING COMMITTEE MEETING**

**WEDNESDAY 13 SEPTEMBER 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 7 SEPTEMBER 2017 by 5.00 pm**

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

[democratic.services@nmandd.org](mailto:democratic.services@nmandd.org)

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**9/13/17**

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

**Council Newry, Mourne and Down**

**Date 9/13/17**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	LA07/2015/0054/F	Full	<b>DATE VALID</b>	2/19/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Murlough Farm Eggs 23 Keel Point Dundrum BT33 0NQ		<b>AGENT</b>	John Kirkpatrick Architect Fox Hollows 20 Ballyknockan Road Saintfield BT24 7HJ 02890812806

**LOCATION** 355m SE of No 23 Keel Point Dundrum BT33 0NQ

**PROPOSAL** Proposed poultry laying shed for up to 16,000 birds and 3m dia feeder bin.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Strategic Planning Policy Statement 2015 (SPPS) and Policies NH1 and 3 of Policy Statement 2: Natural Heritage, in that development would, if permitted, have an unacceptable adverse impact on the conservation objectives of the designated sites.
- 2 The application is contrary to Strategic Planning Policy Statement 2015 (SPPS) in that insufficient information regarding a Nutrient Management Plan 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 CTY12 of PPS21 in that insufficient information, by way of an odour assessment, has been submitted to enable the Authority to make an informed decision on the impacts of the proposal on neighbouring residential amenity.

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	LA07/2015/1363/F	Full	<b>DATE VALID</b>	12/21/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Henderson Group PO Box 49 Hightown Avenue Newtownabbey BT36 4RT		<b>AGENT</b>	Henderson Group Property PO Box 49 Hightown Avenue Newtownabbey BT36 4RT 02890337873
<b>LOCATION</b>	8 The Commons Tullyvallen Newtownhamilton Co Armagh BT35 0DA			
<b>PROPOSAL</b>	Proposed new petrol station with associated supermarket and car parking and development			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	13	0	1	0
			<b>Addresses</b>	<b>Signatures</b>
			80	80
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

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

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2016/1331/O	Outline	<b>DATE VALID</b>	10/6/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ms Joanna Magee 8 Wicket Lane Saintfield BT24 7FJ		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Lands adjoining and between 57 and 61 Churchtown Road Downpatrick			
<b>PROPOSAL</b>	Two detached dwellings and garages			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
1	The proposal is contrary to 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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is not a small site sufficient to only accommodate two dwellings and the proposal would, if permitted, result in the addition of ribbon development along Churchtown Road.			
3	The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted add to a ribbon of development.			

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2016/1483/F	Full	<b>DATE VALID</b>	11/3/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Michael McConville 19 Carrickrovaddy Road Jerrettspass Newry BT34 1SN		<b>AGENT</b>	Henry Marshall Brown Architectural Partnership 10 Union Street Cookstown BT80 8NN 028 86763515
<b>LOCATION</b>	Land approx. 100m NW of 16 Carrickrovaddy Road Jerrettspass Newry BT34 1SN			

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

**PROPOSAL** Proposed free range poultry shed with 2no feed bins and a standby generator building (poultry shed to contain 16,000 free range hens laying eggs)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	4	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21 in that
- it is not appropriate to this location due to the unacceptable character and scale of the development;
  - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
  - the proposal is sited away from the existing farm buildings
- and 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;
  - that the alternative site away is essential for the efficient functioning of the business.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY13 and Policy CTY14 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;
  - the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;
  - the impact of ancillary works would damage rural character;
- and therefore would not visually integrate into the surrounding landscape and would result in a detrimental change to the rural character of the countryside.

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

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2016/1490/O	Outline	<b>DATE VALID</b>	11/9/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr. Brian McDowell 34 Sleepy Valley Rathfriland BT34 5HL		<b>AGENT</b>	J. H. Bingham 60 Gransha Road Rathfriland BT34 5BU 079 2569 2044
<b>LOCATION</b>	Tamary Road Mayobridge Newry BT34 2HW 320m South West from No. 35 Townland of Tamary.			
<b>PROPOSAL</b>	Construction of replacement dwelling and domestic garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure does not exhibit the essential characteristics of a dwelling.



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

<b>ITEM NO</b>	7		
<b>APPLIC NO</b>	LA07/2017/0049/F	Full	<b>DATE VALID</b> 1/13/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr & Mrs McGivern Ingleside 5 Windsor Avenue Newry BT34 1EQ	<b>AGENT</b>	Colin Dalton (Gray Design LTD) 5 Edward Street Newry BT35 6AN 028 3025 1885

**LOCATION** Ingleside  
5 Windsor Avenue  
Newry  
BT34 1EG

**PROPOSAL** Proposed garage with home office and gym

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the designation NY104 of the Banbridge, Newry and Mourne Area Plan 2015, paragraph 6.21 of the Strategic Planning Policy Statement for Northern Ireland (SPPS,) Policy ATC2 of the Addendum to Planning Policy Statement 6: Areas of Townscape Character, in that the proposed building does not respect the built form of the area, does not make a positive contribution to the townscape and fails to maintain or enhance the overall character of this Area of Townscape Character.
- 2 The proposal is contrary to Para 1.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations Policy EXT1 in that:
  - (a) the scale, massing, design and external materials are not sympathetic with the built form would detract from the character of the surrounding area;
  - (c) the proposal would result in an unacceptable loss of trees and landscape features which contribute significantly to the local environmental quality

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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	LA07/2017/0287/O	Outline	<b>DATE VALID</b>	2/23/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs D McMullan 4 Sawmill Road Drumee Newcastle BT31 9GJ		<b>AGENT</b>	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488
<b>LOCATION</b>	Lands between 4 & 6 Sawmill Road Newcastle			
<b>PROPOSAL</b>	Single dwelling and garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, would not respect the existing development pattern along Sawmill Road in terms of plot size and plot frontage onto the road.
- 3 The application is contrary to Strategic Planning Policy Statement 2015 (SPPS) and Planning Policy Statement 2; Natural Heritage in that the development would be likely to have a significant effect on protected species including Bats, Badgers and Otters and insufficient information has been submitted to enable the Authority to make an informed decision on the proposal.

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

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	LA07/2017/0375/O	Outline	<b>DATE VALID</b>	3/8/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Declan Kearney 11 Adavoyle Road Drumintee Newry BT35 8JJ		<b>AGENT</b>	M. P. Toale & Associates 116 Dromintee Road Newry BT35 8SW 028 3088 8574

**LOCATION** 30m West of 34 Station Road  
Adavoyle  
Killeavy  
Newry

**PROPOSAL** Farm Dwelling and Garage

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland 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.
- 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 Station Road.
- 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 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 The Strategic Planning Policy Statement for Northern Ireland 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.
- 5 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2: Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	LA07/2017/0427/O	Outline	<b>DATE VALID</b>	3/16/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Oliver Murnion 65 Yellow Road Hilltown		<b>AGENT</b>	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA
<b>LOCATION</b>	80m West of No. 53 Yellow Road Hilltown Co. Down BT34 5UD			
<b>PROPOSAL</b>	Proposed site for farm dwelling and domestic garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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**

<b>ITEM NO</b>	11		
<b>APPLIC NO</b>	LA07/2017/0490/F	Full	<b>DATE VALID</b> 3/29/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr Sean Matthews 20 Leitrim Road Leitrim Hilltown BT34 5XS	<b>AGENT</b>	Martin Byrne 20 School Road Jerrettspass Newry BT34 1SX 028 3082 1593

**LOCATION** To the rear and 25m East of No 20 Leitrim Road  
Hilltown  
BT34 5XS

**PROPOSAL** Erection of dwelling and garage due to special domestic circumstances

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to 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**

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2017/0546/F	Full	<b>DATE VALID</b>	4/11/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Golf Centre 39 Castlewellan Road Newcastle BT33 0JY		<b>AGENT</b>	Martin Bailie 44 Bavan Road Mayobridge Newry BT34 2HS 028 3035 1910

**LOCATION** 39 Castlewellan Road  
Newcastle  
Co Down  
BT33 0JY

**PROPOSAL** Proposed indoor amenity area, café and event rooms and associated car parking for use in conjunction with existing tourist facility (Golf Centre)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 Planning Policy Statement 3, Development Control: Roads Considerations Policy AMP 3 in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

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

<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	LA07/2017/0782/O	Outline	<b>DATE VALID</b>	5/19/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr E Magee 81 Kingsmill Road Whitecross BT60 2SX		<b>AGENT</b>	MRL Architects MRL House 56 Armagh Road Newry BT35 6DN 02830253755

**LOCATION** site east-south-east of 3 Drummond Road  
Gosford  
Newry  
BT35 6NH

**PROPOSAL** Replacement dwelling

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

1 The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that

- the building has been designed and used for agricultural purposes; and
- there is no structure that exhibits the essential characteristics of a dwelling.

2 The proposal is contrary to the 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/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.

3 The proposal is contrary to the 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 the rural character of the countryside.

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

<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	LA07/2017/0794/O	Outline	<b>DATE VALID</b>	5/24/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ms Mariam Burney 78 Crabtree Road Ballynahinch BT24 8RJ		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768 057822

**LOCATION** 40m south west of 78 Crabtree Road  
Ballynahinch  
BT24 8RJ

**PROPOSAL** Dwelling and garage under Policy CTY10 of PPS21

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 creation of ribbon development along Crabtree Road.
- 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 create 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**

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	LA07/2017/0856/F	Full	<b>DATE VALID</b>	6/5/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Brian Hollywood 46 Conway Park Mullaghbawn BT35 9TS		<b>AGENT</b>	Feargal Carolan 40 Larchmount Newry BT35 6TX 07732119785
<b>LOCATION</b>	20 Lough Road Mullaghbawn BT35 9XP			
<b>PROPOSAL</b>	Proposed change of use from Spa Centre Business to dwelling with some minor renovations			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
<b>1</b>	The proposal is contrary to the SPPS 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 of special character or interest.			
<b>2</b>	The proposed development is unacceptable in that insufficient information regarding the access as requested by TransportNI, has been submitted to enable the Council to make an informed decision on the proposal.			

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	LA07/2017/0887/O	Outline	<b>DATE VALID</b>	6/1/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Richard Henning 10 Jockeys Brae Newry BT35 6NU		<b>AGENT</b>	J. H. Bingham 60 Gransha Road Rathfriland Newry BT34 5BU 028 4063 8543
<b>LOCATION</b>	Opposite 7 Jockeys Brae Newry townland of Cloghinny			
<b>PROPOSAL</b>	Site for infill dwelling and domestic garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0

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

	Addresses	Signatures	Addresses	Signatures
	0	0	0	0

1 The proposal is contrary to the SPPS and Policies CTY 1 and 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 Jockeys Brae Road and is not an exception.

2 The proposal is contrary to the SPPS 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;

the dwelling would, if permitted create a ribbon of development;

and would therefore result in a detrimental change to further erode the rural character of the countryside.

3 The proposal is contrary to the SPPS and Policy FLD 3 of revised Planning Policy Statement 15; Planning and Flood Risk, in that the site lies within an area of surface water flooding and it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

4 The proposal is contrary to the SPPS and Policy FLD 4 of revised Planning Policy Statement 15; Planning and Flood Risk, in that it has not been demonstrated that the culverting of a short length of the watercourse is necessary to provide access to the development site.

5 The proposed development is unacceptable in that insufficient information has been submitted to enable the Council to make an informed decision on the proposal.