



**SPEAKING RIGHTS/WRITTEN SUBMISSIONS**

**PLANNING COMMITTEE MEETING**

**WEDNESDAY 16 AUGUST 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:-

**WEDNESDAY 9 AUGUST 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**

**8/16/17**

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

**Council Newry, Mourne and Down**

**Date 8/16/17**

<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>
	1	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>	LA07/2015/0545/F	Full	<b>DATE VALID</b>	7/3/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr P Smith C/O Agent		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Street Newry BT35 6BH 028 30835700
<b>LOCATION</b>	40 metres south west of 23a Castlewellan Road Hilltown			
<b>PROPOSAL</b>	Erection of dwelling and detached garage on a farm			
<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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works (access arrangement) do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.
- 2 The proposal is contrary to Planning Policy Statement 3, Policy AMP 3 Access to Protected Routes in that it would, if permitted, result in the creation of a new vehicular 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**

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**ITEM NO** 3  
**APPLIC NO** LA07/2016/0226/F Full **DATE VALID** 2/15/16  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Mr Mark Devlin C/O Agent **AGENT** Like Architects 34  
Bedford Street  
Belfast  
BT1 5JG  
028 90 222800

**LOCATION** Lands adjacent and south east of Nos 16 & 19 Lisbeg Park  
Lismore Dundalk  
Crossmaglen (extending to the rear of and adjacent to Nos 61 & 63 Dundalk Road  
Crossmaglen)

**PROPOSAL** Erection of residential development comprising of 19 dwellings

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
	35	2	0	0	0	0
			0	0	0	0

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**ITEM NO** 4  
**APPLIC NO** LA07/2016/0227/F Full **DATE VALID** 2/16/16  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Mr Mark Devlin **AGENT** Like Architects 34  
Bedford Street  
Belfast  
BT1 5JG  
NA

**LOCATION** Lands adjacent and south east of Nos 16 and 19 Lisbeg Park  
Lismore Dundalk  
Crossmaglen (and adjacent and west/south of 63 Dundalk Road)

**PROPOSAL** Erection of residential development, comprising 2no dwellings with associated parking  
provision and ancillary works (with access via Lisbeg Park and road layout proposed  
in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)

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

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

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2016/0228/F	Full	<b>DATE VALID</b>	2/16/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Mark Devlin		<b>AGENT</b>	Like Architects 34 Bedford Street Belfast BT1 5JG
				NA
<b>LOCATION</b>	Lands adjacent and south east of Nos 16 and 19 Lisbeg Park Lismore Dundalk Crossnaglen (and adjacent and west/south of 63 Dundalk Road)			
<b>PROPOSAL</b>	Erection of residential development, comprising 2no dwellings with associated parking provision and ancillary works (with access via Lisbeg Park and road layout proposed in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)			
<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

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

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2016/0423/F	Full	<b>DATE VALID</b>	3/31/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Thomas Gollogly 81 Maphoner Road Mullaghbawn Newry BT35 9TR		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Street Newry BT35 6BH 028 3083 5700
<b>LOCATION</b>	40 metres South East of 18 Lough Road Mullaghbawn			
<b>PROPOSAL</b>	Proposed replacement 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
- 2 The proposal is contrary to 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 ancillary works do not integrate with their surroundings and the design of the proposed building is inappropriate for the site and its locality.
- 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, the impact of ancillary works would damage rural character 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>	7		
<b>APPLIC NO</b>	LA07/2016/0527/F	Full	<b>DATE VALID</b> 4/18/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Joan Henderson 14 Greenpark Road Rostrevor Newry BT34 3EY	<b>AGENT</b>	Newline Architects 48 Main Street Castledawson BT45 8AB
			NA

**LOCATION** 200m south east of 21 Levallyreagh Road  
Rostrevor  
Newry  
BT34 3DW

**PROPOSAL** Change of house type from previously approved application P/2010/1299/F

<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 CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS), in that the previous planning permission on this site has lapsed and there is now no dwelling to replace, the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the original building, and the design of the replacement dwelling is not of a high quality appropriate to its rural setting.
- 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, the proposed 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, and the proposed building fails to blend with existing 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 the rural character of the countryside.
- 4 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, size and scale for the locality and is out of keeping with local architectural styles and patterns and the special character of the Mourne and Slieve Croob AONB.



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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	LA07/2016/0583/F	Full	<b>DATE VALID</b>	4/28/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Felix McEvoy 31 Derryneill Road Ballyward Castlewellan BT31 9TZ		<b>AGENT</b>	Martin Bailie 44 Bavan Road Mayobridge Newry BT34 2HS 30851910
<b>LOCATION</b>	60M South-East of 36 Derryneill Road Ballyward Castlewellan.			
<b>PROPOSAL</b>	Change of use from outbuilding to holiday chalet with associated alterations and extension.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	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 the SPPS and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building and all necessary services (car parking/turning) cannot be provided without adverse impact on the character of the locality.			

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	LA07/2016/0748/O	Outline	<b>DATE VALID</b>	6/7/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Andrew Henry And Miss Jemma Clarke 90 Drumalt Road Cullyhanna Newry BT35 0QB		<b>AGENT</b>	Cornett Design Associates Ltd 4 Hartford Place The Mall Armagh BT61 9BJ 02837523330

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

**LOCATION** 150m North of 81 Dundalk Road  
 Newtownhamilton  
 Newry  
 BT35 0PR

**PROPOSAL** Erection of dwelling and detached garage

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

- 1 The proposal is contrary to 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposed new building is not visually linked or sited to cluster with an established group of buildings on the farm and does not merit being considered as an exceptional case in that evidence submitted by a competent independent authority does not justify an alternative site and no verifiable plans to expand the farm business to justify an alternative site have been provided to the Planning Department.
- 3 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 the proposed site 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 proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm, and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, would 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 are 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>10</b>			
<b>APPLIC NO</b>	LA07/2016/0865/F	Full	<b>DATE VALID</b>	6/21/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mr Dean Brown 34 Wood Road Castlewellan		<b>AGENT</b>	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA
<b>LOCATION</b>	60m SE of No. 34 Wood Road Castlewellan County Down BT31 9LR			
<b>PROPOSAL</b>	Proposed 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	1	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 CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that insufficient information has been submitted demonstrating a level of involvement commensurate with commercial activity over the requisite period of six years, or that the farm business is currently active and has been established for at least six years
- 2 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.

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

<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	LA07/2016/1103/F	Full	<b>DATE VALID</b>	8/17/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ronan Morgan 7 Shanowen Rostrevor Newry		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH  02830835700/0773
<b>LOCATION</b>	To the immediate rear of 10 and 10a Finnard Road Finnard Rathfriland			
<b>PROPOSAL</b>	Erection of two replacement dwellings with detached garages, in substitution for replacement dwellings approved under planning application P/2011/0537/F.			
<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 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 90 metres) is not available, on the public road, at the proposed access in accordance with the standards contained in the Department's Development Control Advice Note 15.

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

<b>ITEM NO</b>	<b>12</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 (amended plans)			
<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>13</b>			
<b>APPLIC NO</b>	LA07/2016/1306/LBC	Listed Building	<b>DATE VALID</b>	10/3/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs P McDowell 9 Whitefort Road Castlewellan BT31 9SW	<b>AGENT</b>	Ian Burtney 18 Ardilea Road Clough Downpatrick BT30 8SL 07928648030	
<b>LOCATION</b>	25 Ballybannan Road Ballylough Castlewellan BT31 9ER			
<b>PROPOSAL</b>	Alterations to existing 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 Policy BH8 of PPS 6, Planning, Archaeology and the Built Heritage in that the essential character of the building has not been retained and the proposal has an adverse impact on the listed building.

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

<b>ITEM NO</b>	<b>14</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>		
<b>LOCATION</b>	Lands adjoining and between 57 and 61 Churchtown Road Downpatrick			NA
<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.

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

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	LA07/2016/1372/F	Full	<b>DATE VALID</b>	10/3/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs P McDowell 9 Whitefort Road Castlewellan BT31 9JW		<b>AGENT</b>	Ian Burtney 18 Ardilea Road Clough Downpatrick BT30 8SL 07298648030
<b>LOCATION</b>	25 Ballybannon Road Ballylough Castlewellan BT31 9ER			
<b>PROPOSAL</b>	Alterations to existing dwelling to create additional bedroom and living accommodation			
<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 EXT 1 from Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the extension would, if permitted would not be sympathetic with the built form and appearance of the existing property.
- 2 The proposal is contrary to BH8 of PPS 6, Planning, Archaeology and the Built Heritage in that the essential character of the building has not been retained and the proposal has an adverse impact on the listed building.



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

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	LA07/2016/1430/O	Outline	<b>DATE VALID</b>	10/26/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Damian Fitzsimons 42A Tyrella Road Downpatrick BT30 8DF		<b>AGENT</b>	
				NA
<b>LOCATION</b>	90m NW of No. 44 Tyrella Road Downpatrick			
<b>PROPOSAL</b>	Proposed site for 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 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) 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 is currently active and has been established for at least six years.

<b>ITEM NO</b>	<b>17</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>18</b>			
<b>APPLIC NO</b>	LA07/2016/1647/F	Full	<b>DATE VALID</b>	12/12/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	DBM Contracts 85 The Sycamores Forest Hills Newry BT34 2FN		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Newry BT35 6BH 028 3083 5700/
<b>LOCATION</b>	20 metres East of 6 Daisy Hill Carnagat Newry			
<b>PROPOSAL</b>	Erection of two dwellings and retention of retaining walls			
<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 1. The proposal is contrary to Strategic Planning Policy Statement and Policy QD 1 (Criteria A, C, F, G and H) of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments and Planning Policy Statement 12: (PCP1 and PCP2) and DES 2 of the Planning Strategy for Rural Northern Ireland in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.
- 2 2. Under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that insufficient information has been submitted to allow the Council to determine the application.

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

<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	LA07/2017/0038/O	Outline	<b>DATE VALID</b>	1/10/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Errol Flynn 14 Milltown Road, Lislea, Newry		<b>AGENT</b>	O'Callaghan Planning Unit 1, 10 Monaghan Court, Monaghan Street, Newry, BT35 6BH  02830835700

**LOCATION**                   Immediately south of 91B Maphoner Road  
Latbirget  
Mullaghbawn

**PROPOSAL**                   Site for dwelling and detached garage

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	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 (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2     The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (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 this part of the Maphoner Road and is not considered an exception
- 3     The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal in that the cluster is not associated with a focal point or at a cross-roads and development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and will visually intrude into the open countryside.
- 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 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.

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

<b>ITEM NO</b>	<b>20</b>			
<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 5 Windsor Avenue Newry BT34 1EQ	Ingleside	<b>AGENT</b>	Colin Dalton (Gray Design LTD) 5 Edward Street Newry BT35 6AN 028 3025 1885
<b>LOCATION</b>	Ingleside 5 Windsor Avenue Newry BT34 1EG			
<b>PROPOSAL</b>	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>21</b>			
<b>APPLIC NO</b>	LA07/2017/0075/O	Outline	<b>DATE VALID</b>	1/18/17
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	D Brannigan 60 Annacloy Road Annacloy Downpatrick BT30 9QA		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822
<b>LOCATION</b>	31 Mearne Road Saul Downpatrick			
<b>PROPOSAL</b>	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

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

<b>ITEM NO</b>	<b>22</b>			
<b>APPLIC NO</b>	LA07/2017/0228/F	Full	<b>DATE VALID</b>	2/14/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs Tate 44 Windsor Hill Warringstown BT66 7FZ		<b>AGENT</b>	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 028 9756 1488
<b>LOCATION</b>	Lands immediately North of 37 Dromore Road Ballynahinch			
<b>PROPOSAL</b>	Proposed 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, if permitted, would have a detrimental impact on the setting of the adjacent Local Landscape Policy Area 6 (LLPA 6) as designated in the Ards and Down Area Plan 2015.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Criteria A of Policy QD1 of PPS 7 in that does not respect the surrounding context.

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

<b>ITEM NO</b>	<b>23</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>24</b>			
<b>APPLIC NO</b>	LA07/2017/0296/O	Outline	<b>DATE VALID</b>	2/24/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Mark Galloway 3 Ballytrustan Road Downpatrick BT30 7AQ		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822

**LOCATION** 80m West of no3 Ballytrustan Road  
Downpatrick

**PROPOSAL** Proposed dwelling and garage on a farm

<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 (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 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a dwelling on the site would add to a ribbon of development along Ballytrustan Road and there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 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 Badgers 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>25</b>			
<b>APPLIC NO</b>	LA07/2017/0318/F	Full	<b>DATE VALID</b>	2/24/17
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Telefonica UK Limited 260 Bath Road Slough SL1 4DX		<b>AGENT</b>	Taylor Patterson C/O Ross Planning 9a Clare Lane Cookstown BT0 8RJ 02886764800
<b>LOCATION</b>	On lands within William Kirkwood & Sons Timber Yard 5-9 Newcastle Road Castlewellan BT31 9DP			
<b>PROPOSAL</b>	Proposed 15m telecommunications mast to carry 3No. antennae and 2 No. radio dishes, 3No. equipment cabinets and associated works including site compound. (Additional supporting info received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	46	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>26</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>27</b>			
<b>APPLIC NO</b>	LA07/2017/0420/O	Outline	<b>DATE VALID</b>	3/20/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs Gerard & Bernadette Curran 81 Strangford Road Sheepland More Chapeltown Ardglass BT30 7SS		<b>AGENT</b>	Kennedy Design - Chartered Surveyors 65 Rocks Chapel Road Lisnamore Crossgar BT30 9HN 07429027777

**LOCATION** Land approx. 50m North East of No 90 Strangford Road  
Sheepland More Chapeltown  
Ardglass  
BT30 7SS

**PROPOSAL** Replacement single 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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure on site does not exhibit the essential characteristics of a dwelling and therefore is not eligible for replacement.
  
- 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 site lacks long established natural boundaries and the proposed building relies primarily on the use of new landscaping for integration.

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

<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	LA07/2017/0424/F	Full	<b>DATE VALID</b>	3/20/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	A Martin 117 Lisburn Road Craignasasonagh Saintfield BT24 7BX		<b>AGENT</b>	GT Design 10 Comber Road Carryduff BT8 8AN 028 90813784
<b>LOCATION</b>	117 Lisburn Road Craignasasonagh Saintfield			
<b>PROPOSAL</b>	Sun-room extension to side of dwelling, small extension to front of dwelling and provision of dormer windows to den over garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	5	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 Addendum to PPS 7, Policy EXT 1 (a) in that the scale, massing and design of the proposed dormers to the rear elevation of detached garage are not sympathetic with the built form and appearance of the existing property.
- 2 The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 (b) in that the proposal will unduly affect the privacy and amenity of neighbouring residence No.111 Lisburn Road by way of unacceptable overlooking.

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

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	LA07/2017/0431/O	Outline	<b>DATE VALID</b>	3/21/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs Peter Byrne Ashley House 85 Bryansford Road Newcastle BT33 0LE		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822

**LOCATION** Ashleigh House  
85 Bryansford Road  
Tollymore  
Newcastle  
BT33 0LE

**PROPOSAL** Demolition of outbuilding and construction of a 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 SPPS and Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, have an adverse affect on Ashleigh House, a Grade B1 Listed Building of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011.
- 2 The proposal is contrary to the Ards and Down Area Plan 2015, Zoning NE21, in that the purpose of this zoning is to protect the setting of the Listed Ashleigh House, the current proposal will undermine the intent of this zoning.

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

<b>ITEM NO</b>	<b>30</b>			
<b>APPLIC NO</b>	LA07/2017/0498/LBC	Listed Building	<b>DATE VALID</b>	3/30/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs Peter Byrne Ashley House 85 Bryansford Road Tollymore Newcastle BT33 0LE	<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822	
<b>LOCATION</b>	Ashley House 85 Bryansford Road Tollymore Newcastle BT33 0LE			
<b>PROPOSAL</b>	Demolition of outbuilding and construction of a 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 SPPS and Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, have an adverse affect on Ashleigh House, a Grade B1 Listed Building of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011.

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

<b>ITEM NO</b>	<b>31</b>			
<b>APPLIC NO</b>	LA07/2017/0541/F	Full	<b>DATE VALID</b>	4/10/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Chris Canning 22 Ringhaddy Road Killinchy BT23 6TU		<b>AGENT</b>	H R Jess Ltd 1 Jordanstown Road Newtownabbey BT37 0QB 028 9036 4615

**LOCATION** Land adjacent to 161 Clay Road  
Killyleagh  
Co Down  
BT30 9PN

**PROPOSAL** Conversion of 2no buildings for residential use

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	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 (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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings to be converted are not locally important buildings.
- 3 The proposal is contrary to Strategic Planning Policy Statement (SPPS) and Criterion (A) of Policy CTY4 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would if permitted adversely affect the character of the area due to the accumulation of dwellings and intensification of residential use.



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

<b>ITEM NO</b>	<b>32</b>			
<b>APPLIC NO</b>	LA07/2017/0582/O	Outline	<b>DATE VALID</b>	4/14/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mrs Roisin Hanlon Archways Lodge Drive Belper Derbyshire DE56 2TP		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 02830835700

**LOCATION** Lands adjacent and south west of 30 Ballymoyer Road  
Newtownhamilton

**PROPOSAL** Site for 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 policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a gap within an otherwise substantial and continuously built up frontage and would add to ribbon development along the Ballymoyer Road.
- 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 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 the rural character of the countryside.
- 3 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.

<b>ITEM NO</b>	<b>33</b>			
<b>APPLIC NO</b>	LA07/2017/0621/O	Outline	<b>DATE VALID</b>	4/25/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Patrick Treanor 10A Newtown Road Newtowncloghogue BT35 6NN		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH

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

02830835700/

**LOCATION** 80 metres west of 10a Newtown Road  
 Newtowncloghogue

**PROPOSAL** Site for 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	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along the Newtown Road.
- 3 The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
  - the cluster is not associated with a focal point and or located at a cross-roads;
  - the proposed site is not bounded on at least two sides with other development in the cluster;
  - the dwelling can not be absorbed into the existing cluster through rounding off and consolidation and will visually intrude into the open countryside.
- 4 The proposal is contrary to the 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.
- 5 The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
  - the (building) would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
  - the (building) would, if permitted add to a ribbon of development;

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

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

<b>ITEM NO</b>	<b>34</b>			
<b>APPLIC NO</b>	LA07/2017/0630/F	Full	<b>DATE VALID</b>	4/24/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Alan Marshall 12 Mullaghdrin Road East Dromara Dromore BT25 2AQ		<b>AGENT</b>	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE 02892660776

**LOCATION** Land To Rear And North East Of 45 And 29 Chestnut Meadows  
Riverside Road  
Ballynahinch

**PROPOSAL** Proposed 3 no pair of semi detached dwellings and 1 detached dwelling with 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 Ards and Down Area Plan 2015, which designates the area in which part of the site is located as Proposed Amenity Open Space and Recreation (BH 24) and would result in an adverse impact on an environment asset which the Council is seeking to protect.
- 2 The proposed development is contrary to SPPS and PPS 8 Open Space, Sport and Outdoor Recreation, Policy OS1 in that it would result in the loss of land zoned for open space in Ards and Down Area Plan 2015.
- 3 The proposed development is contrary to Planning Policy Statement 15 Policy FLD 1 in that part of the site is within the 1 in 100 year fluvial flood plain and it has not been demonstrated that the proposal constitutes an exception to the policy.

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

<b>ITEM NO</b>	<b>35</b>			
<b>APPLIC NO</b>	LA07/2017/0644/F	Full	<b>DATE VALID</b>	4/28/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr C McKeown 16 Lisgarvagh Lislea Newry BT35 9JZ		<b>AGENT</b>	MRL Architects MRL House 56 Armagh Road Newry BT35 6DN 028 3025 3755
<b>LOCATION</b>	70m NE of 23 Lissaraw Road Camlough BT35 7HL			
<b>PROPOSAL</b>	Erection of dwelling (Change of house type, amended site access and garage from that previously approved under planning application ref. P/2006/0809/RM) (amended description)			
<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.

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

<b>ITEM NO</b>	<b>36</b>			
<b>APPLIC NO</b>	LA07/2017/0952/O	Outline	<b>DATE VALID</b>	6/20/17
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Sean Og Hoey 10 Edenvally Jonesborough Newry BT35 8GT		<b>AGENT</b>	Architectural Design Service 20 Upper Burren Road Burren Warrenpoint BT34 3PT 07725917253

**LOCATION** Between 20 and 22 Molly Road  
Foughillotra Jonesborough Newry

**PROPOSAL** Erection of infill dwelling and detached 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 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 CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 3 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no existing gap within an otherwise substantial and continuously built up frontage along Molly Road.