



**SPEAKING RIGHTS/WRITTEN SUBMISSIONS**

**PLANNING COMMITTEE MEETING**

**WEDNESDAY 4 JULY 2018**

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

**Wednesday 27 JUNE 2018 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**

**04/07/2018**

<b>ITEM NO</b>	<b>1</b>				
<b>APPLIC NO</b>	LA07/2016/1564/F	Full	<b>DATE VALID</b>	21/11/2016	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mr John McAleavey Laneway Lodge Riding Centre 6 Leitrim Road Hilltown BT34 5XS		<b>AGENT</b>	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ  078 5597 8205	
<b>LOCATION</b>	Laneway Lodge Riding Centre 6 Leitrim Road Hilltown Co. Down BT34 5XS				
<b>PROPOSAL</b>	Proposed conversion of existing hay loft into tourist accommodation.				
<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>	<b>Addresses</b> <b>Signatures</b>
			0	0	0                  0

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside

relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building to be converted is not considered to be a locally important building.

3. The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm business is not currently active and established.

4. The proposal is contrary to the provisions of Policy TSM5 of Planning Policy Statement 16, Tourism in that the use of the building for self-catering accommodation in the countryside does not meet with any of the identified circumstances for such a development stipulated in the policy.

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<b>ITEM NO</b>	<b>2</b>				
<b>APPLIC NO</b>	LA07/2017/0699/O		Outline	<b>DATE VALID</b>	11/05/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Brian & Laura Fealy 14 Bryansford Road Hilltown			<b>AGENT</b>	Karl Sherry 103 Rostrevor Road Hilltown BT34 5TZ  028 4063 8336
<b>LOCATION</b>	130m West of No. 21 Kilkeel Road Hilltown				
<b>PROPOSAL</b>	Proposed dwelling & 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>	<b>Addresses</b> <b>Signatures</b>
			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 is currently active and has been established for at least six years;

the proposed new building is visually linked 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.

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2017/1360/F	Full	<b>DATE VALID</b>	06/09/2017
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Matthew D'Arcy & Company Ltd 27 St Mary's Street Newry BT34 2AA		<b>AGENT</b>	Alina Holyst RIBA 6 Ros Ard Rostrevor Co Down BT34 3XE  079 2847 4933
<b>LOCATION</b>	17-19 Monaghan Street Newry BT35 6BB. 6 Lower Catherine Street Newry			
<b>PROPOSAL</b>	Refurbishment of existing bar and extension to provide craft micro distillery & visitor centre, function room, restaurant and ancillary facilities at 17-19 Monaghan Street, BT35 6BB			

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

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<b>ITEM NO</b>	<b>4</b>					
<b>APPLIC NO</b>	LA07/2017/1380/O		Outline	<b>DATE VALID</b>	11/09/2017	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>					
<b>APPLICANT</b>	Robert McBriar 91 Carsonstown Road Saintfield BT24 7GD			<b>AGENT</b>	James Anderson 202 Belfast Road Ballynahinch BT24 8ur 07515 283355	
<b>LOCATION</b>	26m west of 45 Manse Road Crossgar BT30 9LY					
<b>PROPOSAL</b>	Dwelling and garage					

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

- The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to 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.
3. The proposal is contrary to Policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years.
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 create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
5. The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking in that it would, if permitted, prejudice road safety due to insufficient visibility splays.

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<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2017/1494/O	Outline	<b>DATE VALID</b>	28/09/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	John Murnion 72 Kilkeel Road Hilltown BT34 5XH		<b>AGENT</b>	Architectural Services 31 Yellow Road Hilltown BT34 5UD  07834467502

**LOCATION**

Opposite and north of No.43 Bryansford Road  
Stang  
Hilltown  
Newry  
BT34 5XQ

**PROPOSAL**

Proposed one and a half storey dwelling and detached domestic garage

**REPRESENTATIONS**

<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>	<b>Addresses</b>	<b>Signatures</b>
		0	0	0	0

1. The proposal is contrary to The Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement (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 or that 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.
3. The proposal is contrary to 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.



<b>ITEM NO</b>	<b>6</b>				
<b>APPLIC NO</b>	LA07/2017/1558/O	Outline	<b>DATE VALID</b>	09/10/2017	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mr P McCormack C/O Mr C McCormack 12A Manse Road Seaforde BT30 8PD		<b>AGENT</b>	Kieran Gilmore 14 Glebe Road Ballynarry Strangford BT30 7AW	07866389973
<b>LOCATION</b>	275m North of 35 Tobercorran Road Downpatrick BT30 8HU				
<b>PROPOSAL</b>	Farm 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>	<b>Addresses</b>
			0	0	0
					<b>Signatures</b>
					0

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the 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 proposed new building is visually linked or sited to cluster with an established group of buildings on the farm (and access to the dwelling is not obtained from an existing lane).
3. The proposal is contrary to the Strategic Planning Policy Statement (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.

<b>ITEM NO</b>	<b>7</b>		
<b>APPLIC NO</b>	LA07/2017/1625/F	Full	<b>DATE VALID</b> 24/10/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Diane Coulter 125 Harbour Road Kilkeel BT34 4AT		<b>AGENT</b>
<b>LOCATION</b>	Adjacent to 77 Leestone Road Kilkeel BT34 4NW		NA
<b>PROPOSAL</b>	Self-catering accommodation comprising 8 self-catering units, open space and car parking		
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>
	0	0	0
			<b>Addresses Signatures</b>
			0 0
			<b>Addresses 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 TSM5 of Planning Policy Statement 16: Tourism, because it is not within the grounds of an existing or approved hotel, self catering complex, guest house or holiday park, it is not at or close to an existing or approved tourist amenity that is a significant visitor attraction in its own right, and it does not involve the restoration of an existing clachan or close, through conversion or replacement of existing buildings.

3. The proposal is contrary to paragraphs 3.13 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and section 2.6.8 of the UK Marine Policy Statement in that this area of the coast is known to be at risk from flooding and coastal erosion and the development is inappropriate in an area of high vulnerability to coastal change and flooding.

4. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed development is partially located in a coastal flood plain, the proposal does not meet any of the stated exceptions where development in the flood plain is acceptable, and it is not of overriding regional importance.

5. The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and development elsewhere.

6. The proposal is contrary to paragraph 6.176 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH1 of Planning Policy Statement 2: Natural Heritage, in that the site lies adjacent to a proposed Special Protection Area / Ramsar Site (Carlingford Lough extension) and it has not been demonstrated that the proposal will not have a likely significant effect on this European designated site.

7. The proposal is contrary to paragraph 6.183 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH3 of Planning Policy Statement 2: Natural Heritage, in that the site is in proximity to Kilkeel Steps ASSI and it has not been demonstrated that the proposal is not likely to have an adverse effect on the integrity of the ASSI, or that mitigation measures will be undertaken.

8. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal would, if permitted, result in the creation of ribbon development along the coastal laneway.

9. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

<b>ITEM NO</b>	<b>8</b>				
<b>APPLIC NO</b>	LA07/2017/1770/F	Full	<b>DATE VALID</b>	20/11/2017	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mr Patrick King 11 Bright Road Downpatrick BT30 8LN		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton park Ardmeen Downpatrick BT30 7BT	
				07768 057822	
<b>LOCATION</b>	11 Bright Road Downpatrick BT30 8LN				
<b>PROPOSAL</b>	Proposed detached annexe to existing dwelling to be used as granny flat				
<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>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

1. The proposal is contrary to policy EXT1 (a) from addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the scale, design and appearance of the proposed detached granny annex is not sympathetic with the built form and appearance of the existing dwelling and character and appearance of the surrounding area.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy EXT1 of the Addendum to the Planning Policy Statement 7, (justification and amplification part 2.9 and A49) in that the level of accommodation provided for is not subordinate to the main dwelling, and fails to provide an internal linkage to the main dwelling and offers no dependency on the main dwelling.

<b>ITEM NO</b>	<b>9</b>						
<b>APPLIC NO</b>	LA07/2017/1797/F		Full	<b>DATE VALID</b>	24/11/2017		
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>						
<b>APPLICANT</b>	Ann Herron 25 Saintfield Road Crossgar BT30 9HY			<b>AGENT</b>	Fletcher Architects (N.I) LTD 25 Main Street Castlewellan BT31 9DF  028437 78710		
<b>LOCATION</b>	Land 20m south and adjacent to 25 Saintfield Road Crossgar BT30 9HY						
<b>PROPOSAL</b>	Conversion of windmill stump to dwelling including single storey rear extension and associated site works						
<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>	<b>Addresses</b>	<b>Signatures</b>	
			0	0	0	0	

- The proposal is contrary to the Strategic Planning Policy Statement Policy (SPPS) and Policy CTY 4 of Planning Policy Statement 21, in that the new extension is not sympathetic to the scale, massing and architectural style and finishes of the existing building.

<b>ITEM NO</b>	<b>10</b>				
<b>APPLIC NO</b>	LA07/2017/1854/O	Outline	<b>DATE VALID</b>	06/12/2017	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mr J McIlmail 74B Lisoid Road Bright Downpatrick BT30 8AX		<b>AGENT</b>	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA  02897 561488	
<b>LOCATION</b>	Lands contained between 71 & 73 Lisoid Road Bright Downpatrick BT30 8AX				
<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>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

1. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not respect the existing development pattern along the frontage in terms of size, scale and plot size.

3. The proposal is contrary to 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 would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to further erode the rural character of the countryside.
  
4. The proposal is contrary to the Department's Planning Policy Statement 2, Natural Heritage Policy NH6 in that the proposal is not appropriate or sympathetic in siting and scale to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

<b>ITEM NO</b>	<b>11</b>					
<b>APPLIC NO</b>	LA07/2018/0042/O		Outline	<b>DATE VALID</b>	02/01/2018	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>					
<b>APPLICANT</b>	Ciaran O'Higgins	C/O 35 Clarmont Avenue		<b>AGENT</b>	John McElroy 72 Osborne Drive Belfast BT9 6LJ	
	Castlewellan	BT31 9BX			07738515098	
<b>LOCATION</b>	Adjacent to 46 Bann Road Castlewellan					
<b>PROPOSAL</b>	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	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>	
			0	0	0	0

1. The proposal is contrary SPPS and to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is established and is currently active.

- The proposal is contrary to Planning Policy Statement 3, Access Movement and Parking, Policy AMP3 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.

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2018/0197/O	Outline	<b>DATE VALID</b>	30/01/2018
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Martin McAvoy 1 Kennedy Drive Hilltown BT34 5UW		<b>AGENT</b>	Jonathan Taylor (CGDM) 27 Patrick Street Newry BT35 8EB  028 3025 0844
<b>LOCATION</b>	Lands 21 m to the East of No. 4 Carmeen Road Hilltown Newry BT34 5TL			
<b>PROPOSAL</b>	Proposed 2 No new dwellings within an infill site			
<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

- The proposal is contrary to Paragraph 6.65 of 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.
- The proposal is contrary to Paragraph 6.73 of 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 addition of ribbon development along Carmeen Road.



3. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
- the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
  - the (buildings would, if permitted create or add to a ribbon of development);
  - and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

<b>ITEM NO</b>	<b>13</b>						
<b>APPLIC NO</b>	LA07/2018/0394/F		Full	<b>DATE VALID</b>	26/02/2018		
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>						
<b>APPLICANT</b>	NIHE (South Region) Office 12 Frederick Street Newtownards BT23 4LR	South East		<b>AGENT</b>	W and M Given Architects River House Suite 8 Castle Lane Coleraine BT51 3DR		
						02870351111	
<b>LOCATION</b>	1 Seaview Ardglass BT30 7SQ						
<b>PROPOSAL</b>	Proposed single storey front, side and rear extension						
<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>	<b>Addresses</b>	<b>Signatures</b>	
			0	0	0	0	

1. The proposal is contrary to Planning Policy Statement 8, Policy OS1, in that the development would, if permitted, result in the loss of existing open space.
2. The proposal is contrary to Policy EXT 1 of Addendum to PPS7; Residential Extensions and Alterations in that, if approved, the design would be unsympathetic with the built form and appearance of the existing dwelling and would detract from the appearance and character of the surrounding area.

<b>ITEM NO</b>	<b>14</b>				
<b>APPLIC NO</b>	LA07/2018/0464/O	Outline	<b>DATE VALID</b>	20/03/2018	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mary Slane 129 Camlough Road Newry BT35 7JR		<b>AGENT</b>	Collins and Collins 2 Marcus Street Newry BT34 1AZ 02830266602	
<b>LOCATION</b>	Between No. 34 and 38 Seafin Road Killeavy Meigh Newry				
<b>PROPOSAL</b>	Dwelling and garage (amended address)				
<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>	<b>Addresses</b>
			0	0	0
					<b>Signatures</b>
					0

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of

Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Seafin Road.

3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

- the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
- the dwelling would, if permitted create or add to a ribbon of development;

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

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