



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 6 DECEMBER 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 29 NOVEMBER 2017 by 5.00 pm

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

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

06/12/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 06/12/2017

ITEM NO	1				
APPLIC NO	LA07/2015/0109/F	Full	DATE VALID	01/04/2015	
COUNCIL OPINION	APPROVAL				
APPLICANT	Kelly Brothers Building Contractors Milltown East Industrial Estate Upper Dromore Road Warrenpoint BT34 3PN		AGENT	Milligan Reside Larkin MRL House 56 Armagh Road Newry BT35 6DN	
LOCATION	Site to the rear and south east of No's 7 8 9 10 11 12 12a & 14 Warren Hill and to the rear and north east of No's 2 4 4a & 6 Greenan Road Newry BT34 3FN				
PROPOSAL	Housing development of 40 No. dwelling units (20 No. detached and 20 No. semi-detached) with associated siteworks and parking				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	30	1	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	2				
APPLIC NO	LA07/2016/0199/O	Outline	DATE VALID	11/02/2016	
COUNCIL OPINION	APPROVAL				
APPLICANT	Liam and Siobhan Boylan and family 10 Avoca Lawns Warrenpoint BT34 2RJ		AGENT	Quinn Design and Engineering Services 36 Corrags Road Burren Warrenpoint BT34 3YP	
LOCATION	Land zoned for housing to the rear of numbers 68 to 132 Lower Dromore Road Warrenpoint				
PROPOSAL	15 new dwellings, 4750 square metres (1.1 acres) of native tree planting, landscaping, walls, new estate road and ancillary development including regrading, with access from The Woodlands (Drainage Assessment Received)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	35	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3			
APPLIC NO	LA07/2016/1407/F	Full	DATE VALID	24/10/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Richard Newell 75A Glassdrumman Road Annalong BT34 4QJ		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
LOCATION	75A Glassdrumman Road Annalong Co. Down			
PROPOSAL	Proposed extension of curtilage of existing dwelling house and retention of existing Domestic Boat House and Yard			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Addendum to PPS7: Residential Extensions and Alterations, Policy EXT 1 criteria A in that the proposal is not sympathetic with the built form and appearance of the existing property, and is not located within the established curtilage of the dwelling, and if granted would detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to the Banbridge, Newry and Mourne Area Plan 2015, in that the siting of the building could compromise the delivery of housing development on zoning AN 02.

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ITEM NO	4			
APPLIC NO	LA07/2017/0289/F	Full	DATE VALID	24/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Gerard McGrath 4 Saul Road Downpatrick BT30 6NN		AGENT	David Burgess 24 Templeburn Road Crossgar BT30 9NG
LOCATION	Adjacent to 4 Saul Road Downpatrick BT30 6NN			
PROPOSAL	New Dwelling and improved vehicular access			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

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ITEM NO	5			
APPLIC NO	LA07/2017/0725/F	Full	DATE VALID	15/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mitch Murphy & Simone Curtis 51 Coolderry Road Crossmaglen Armagh BT35 9JA		AGENT	Paul McAlister Architects Ltd The Barn 64a Drumnacanvey Road Portadown Craigavon BT63 5LY
LOCATION	Site 350m South West of 56 Coolderry Road Crossmaglen Armagh			
PROPOSAL	2 storey farm dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

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ITEM NO	6			
APPLIC NO	LA07/2017/0788/F	Full	DATE VALID	22/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Conrad Haughian 22 Rathmore Warrenpoint BT34 3SF		AGENT	Martin Bailie 44 Bavan Road Mayobridge Newry BT34 2HS
LOCATION	12 Great Georges Street Warrenpoint			
PROPOSAL	Proposed town house to rear of apartments currently under construction with access through apartments to Great Georges Street			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD 1 (Criteria a, c & h) of Planning Policy Statement 7 (PPS 7) : Quality Residential Environments and Planning Control Principles 1 and 2 of Planning Policy Statement 12 (PPS12) : Housing in Settlements in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.

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ITEM NO	7			
APPLIC NO	LA07/2017/0795/F	Full	DATE VALID	24/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Laurence Patterson Drumnaconnell House 56 Ballynahinch Road Drumnaconnell West Saintfield BT24 7ND		AGENT	The Bowsie Partnership 3 Lower Clay Road Toye Downpatrick BT30 9PL
LOCATION	Drumnaconnell House 56 Ballynahinch Road Drumnaconnell West Saintfield BT24 7ND			
PROPOSAL	Replacement dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policies CTY 1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, as the dwelling which is proposed to be replaced makes an important contribution to the heritage, appearance and character of this area and is capable of being made structurally sound and improved.

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ITEM NO	8			
APPLIC NO	LA07/2017/0866/O	Outline	DATE VALID	05/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Miss Michelle Skillen 70 Brackenagh West Road Ballymartin Kilkeel		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
LOCATION	200m SW of No 126 Head Road Kilkeel			
PROPOSAL	Proposed Replacement Dwelling and Domestic Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure had been re-instated without planning permission and it is evident that prior to these works the external structural walls of the building were not substantially intact.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a new building on this site would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and the proposed building relies primarily on the use of new landscaping for integration.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a new dwelling on this site would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to further erode the rural character of the countryside.

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ITEM NO	9			
APPLIC NO	LA07/2017/0867/O	Outline	DATE VALID	05/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paul Annett 26 Ballyveaghbeg Road Ballymartin Kilkeel BT34 4XG	AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB	
LOCATION	25m east of the white house No. 26 Ballyveaghbeg Road Ballymartin BT34 4XG			
PROPOSAL	Proposed site for farm dwelling and domestic garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to 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 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
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration and the 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 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.

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ITEM NO	10			
APPLIC NO	LA07/2017/0868/F	Full	DATE VALID	30/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Daniel King Ivy Lodge 117 Concession Road Crossmaglen BT35 9JE		AGENT	Lakeview Design Ltd 30 Carrickcloghan Road Camlough BT35 7HG
LOCATION	40m NW of 117 Concession Road Crossmaglen			
PROPOSAL	Replacement dwelling for remains of existing structure located in an agricultural yard.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
 - there is no structure that exhibits the essential characteristics of a dwelling;
 - the building has been designed and used for agricultural purposes; and
 - the access to the public road will prejudice road safety and significantly inconvenience the flow of traffic.

- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy AMP 3 of Planning Policy Statement 3 Access, Movement and Parking in that the proposal involves the intensification of an access onto a protected route and it is not considered an exception to the policy.

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ITEM NO	11			
APPLIC NO	LA07/2017/1026/F	Full	DATE VALID	05/07/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Julianne Gribbon 4 Old Mill Mews Dundonald BT16 1WD		AGENT	design2architects 5 Stormont Park Belfast BT4 3GW
LOCATION	100m North 124a Carsonstown Road Saintfield			
PROPOSAL	Single storey dwelling, garage, carport and hydrotherapy pool			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that planning permission R/2008/0218/RM has not been enacted and there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	12			
APPLIC NO	LA07/2017/1077/O	Outline	DATE VALID	17/07/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Eammon O'Rourke 52 Legananny Road Ballyward Castlewellan BT31 9TG		AGENT	DJ Cleland 74 Gilnahirk Road Belfast BT5 7DJ
LOCATION	Lands to the south-east of 32 Dromara Road Leitrim Castlewellan BT31 9SJ			
PROPOSAL	Dwelling on a farm including garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	1	0
			Addresses	Signatures
			0	12
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the 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 for the following reasons:

There is a development opportunity for a farm dwelling approved on the holding.

The proposed new building is not visually linked (or sited to cluster) with an established group of buildings on the farm.

No 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 and

No verifiable plans exist to expand the farm business at the existing building group(s) to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.

- 2 The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to the SPPS and Policies CTY 8 and 14 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, if permitted create or add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO	13						
APPLIC NO	LA07/2017/1084/O	Outline	DATE VALID	18/07/2017			
COUNCIL OPINION	REFUSAL						
APPLICANT	Sean O'Neill 42 Longfield Road Lislea Newry		AGENT	Tony Mackle 12 Fern Heights Newry BT34 2NT			
LOCATION	190 metres East of No 21 Longfield Road Lislea Newry						
PROPOSAL	Farm dwelling						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	0	0	0	0	0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	
1	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 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 CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.						
3	The proposal is contrary to Policy 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 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.						

ITEM NO	14						
APPLIC NO	LA07/2017/1138/F	Full	DATE VALID	27/07/2017			
COUNCIL OPINION	REFUSAL						
APPLICANT	Bernard Morgan 73 Newtown Road Killeen Newry BT35 7PP		AGENT	Collins and Collins 2 Marcus Street Newry BT34 1AZ			

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LOCATION Adjacent to and immediately South East of No.1 Newtown Court
 Newtown Road
 Cloghogue
 Newry
 Co Down
 BT35 8GX

PROPOSAL Erection of Agriculture Buildings

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - it is not necessary for the efficient use of the active and established agricultural holding;
 - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
 and the applicant has not provided sufficient information to confirm that
 - there are no suitable existing buildings on the holding or enterprise that can be used;
 - the proposal is sited beside existing farm buildings;
 - it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and that health and safety reasons exist to justify an alternative site away from the existing farm buildings or that the alternative site away is essential for the efficient functioning of the business.

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3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

- the proposed building is a prominent feature in the landscape;
- the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
- the proposed building relies primarily on the use of new landscaping for integration;
- the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.

ITEM NO	15				
APPLIC NO	LA07/2017/1158/F	Full	DATE VALID	01/08/2017	
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr & Mrs P Greene 11 Teconnaught Road Seavaghan BT30 8QE		AGENT	8a Architects Ltd 8a Catherine Street Killyleagh BT30 9QQ	
LOCATION	Adjacent to 11 Teconnaught Road Seavaghan				
PROPOSAL	Proposed dwelling and garage				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	1	0	0	0	0
			Addresses	Signatures	Addresses
			0	0	0
				Signatures	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 does not respect the existing development pattern along the road frontage, and would if permitted, result in the addition of ribbon development along the Teconnaught Road.

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ITEM NO	16		
APPLIC NO	LA07/2017/1290/F	Full	DATE VALID 16/08/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Patrick Cunningham 26 Levallyreagh Road Rostrevor BT34 3DW	AGENT	Colin Dalton (Gray Design Ltd) 5 Edward Street Newry BT35 6AN

LOCATION 26 Levallyreagh Road
Rostrevor
BT34 3DW

PROPOSAL Proposed replacement dwelling

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

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy 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 and the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
- 2 The proposal is contrary to policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is 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 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 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 dwelling would, if permitted, be unduly prominent in the landscape, would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to 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 AONB.

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ITEM NO 17
APPLIC NO LA07/2017/1292/F Full **DATE VALID** 24/08/2017
COUNCIL OPINION REFUSAL
APPLICANT Mr and Mrs M Dorans 16 **AGENT** Karl Sherry 103
Station Road Rostrevor Road
Castlewellan Hilltown
BT34 5TZ

LOCATION Approx. 80 metres South of 37 Dundrum Road
Clough
Downpatrick
BT30 8SH

PROPOSAL Dwelling and detached garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (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.

ITEM NO 18
APPLIC NO LA07/2017/1310/F Full **DATE VALID** 21/08/2017
COUNCIL OPINION REFUSAL
APPLICANT Mr and Mrs Peter McArdle 98 **AGENT** Architectural
Forkhill Road Design Service 20
Newry Upper Burren
Road
Burren
Warrenpoint
BT34 3PT

LOCATION Adjacent to and South of 98 Forkhill Road
Newry

PROPOSAL Erection of a dwelling and garage

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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- 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 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.
- 3 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 Forkhill Road.
- 4 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 design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
- 5 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, create ribbon development and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy BH1 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect a monument of regional importance [Danes Cast ARM 029:016] and no exceptional circumstances have been demonstrated which would justify the proposed development.

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ITEM NO	19			
APPLIC NO	LA07/2017/1322/O	Outline	DATE VALID	30/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul Hourican 100 Tullybrannigan Road Newcastle BT33 0PW	AGENT	Fletcher Architects (N.I) LTD 25 Main Street Castlewellan BT31 9DF	
LOCATION	Land 20m SE of 24A Oldtown Road Annalong			
PROPOSAL	Infill dwelling, detached garage & associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a gap site in an otherwise substantial and continuously built up frontage, as the total gap would accommodate three dwellings, and the proposal would instead add to a ribbon of development.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 4 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 add to a ribbon of development and would therefore further erode the rural character of the countryside.

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ITEM NO	20			
APPLIC NO	LA07/2017/1336/RM	Reserved M	DATE VALID	04/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr & Mrs P Smyth 61B Sabbath Hill Ballymartin BT34 4UR	AGENT		
LOCATION	61B Sabbath Hill Road Ballymartin.			
PROPOSAL	Proposed Dwelling and Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21		
APPLIC NO	LA07/2017/1369/O	Outline	DATE VALID 05/09/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr J McMaster 165 Belfast Road Ballynahinch BT24 8UR	AGENT	C R Design 25 Glennor Crescent Carryduff Belfast BT8 8HW

LOCATION Opposite 15 Ballymaglave Road
Ballynahinch
BT24 8LX

PROPOSAL Dwelling and detached garage for private use

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 2015 (SPPS) and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development would, if permitted result in a suburban style build up of development when viewed with existing buildings and would therefore further erode the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	LA07/2017/1388/O	Outline	DATE VALID	11/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Michael and Marion Young 24 Grange Road Kilkeel		AGENT	Collins & Collins 2 Marcus Street Newry BT34 1AZ

LOCATION Adjacent to No. 24 Grange Road
Kilkeel

PROPOSAL Proposed domestic dwelling and garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:

The proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwellings;
 The cluster does not appear as a visual entity in the local landscape;
 The proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure; &
 The dwelling would if permitted significantly alter the existing character of the area.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and parking, Policy AMP 2 in that it would, if permitted, prejudice the safety and convenience of road users since the width/visibility of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the Grange Road.
- 5 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, result in a suburban style build-up of development when viewed with existing buildings; would not respect the traditional pattern of settlement exhibited in the area; would create a ribbon of development; and would therefore result in a detrimental change to the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2017/1591/F	Full	DATE VALID	12/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Cathal Hughes 37 Tullymacreeve Road Mullaghbawn Newry BT35 9RE		AGENT	James A Murphy 43 New Road Silverbridge Newry BT35 9NB
LOCATION	20 metres Northeast of 37 Tullymacreeve Road Mullaghbawn Newry BT35 9RE			
PROPOSAL	Conversion of building to dwelling unit under policy CTY 4			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building to be converted and reused is not a locally important building.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	R/2014/0079/F	Full	DATE VALID	20/02/2014
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Brendan Maginn 63 Dundrine Road Castlewellan		AGENT	Henry Murray 37c Claggan Road Cookstown BT80 9XJ
LOCATION	Approx 285m South West of No 63 Dundrine Road Castlewellan			
PROPOSAL	Retention of as constructed 225 kw wind turbine with a tower height of 39.5m (to supersede previous wind turbine approval ref R/2010/0555/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	27	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy RE1 of the Departments Planning Policy Statement 18, in that the development would if permitted, have an unacceptable adverse impact on the landscape character and visual amenity of the area through the scale, siting and size of the turbine.
- 2 The proposal is contrary to policy RE1 of the Departments Planning Policy Statement 18, in that the development would if permitted, result in unacceptable on the residential amenity and human health of nearby residents due to noise.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	R/2014/0100/O	Outline	DATE VALID	28/02/2014
COUNCIL OPINION	REFUSAL			
APPLICANT	Ciara Fitzpatrick Kennedy 12 Clanvaraghan Road Castlewellan BT31 9JT		AGENT	
LOCATION	Adjacent to 7 and 9 Clanvaraghan Road Castlewellan			
PROPOSAL	Farm Dwelling and Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business has been actively farmed for a period of at least six years and the proposed farm dwelling is not sited to visually link or cluster with an established group of buildings on the farm.
- 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 is unable to provide a suitable degree of enclosure for the dwellings and garage to integrate into the landscape;
 - the proposed dwelling and garage relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 - 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.

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APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 06/12/2017

ITEM NO	D1			
APPLIC NO	P/2012/0058/O	Outline	DATE VALID	19/01/2012
COUNCIL OPINION	REFUSAL			
APPLICANT	Joseph Murphy 19 Betty's Hill Road Ballyholland Newry BT34 2LZ		AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF
LOCATION	Adjacent to no 19 Betty's Hill Road Ballyholland Newry BT34 2LZ			
PROPOSAL	Site for dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 .The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy 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 a private lane, it cannot be regarded as an exception to this policy as it does not represent the infilling of a small gap site within the terms of the policy and does not respect the existing scale, siting and plot size, and would, if permitted, adversely impact on the amenities of neighbouring residents by reason of dominance, overlooking and loss of privacy.
- 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 result in a suburban style build-up of development when viewed with existing buildings;
the building would, if permitted not respect the traditional pattern of settlement exhibited in that area;
the building would, if permitted create or add to a ribbon of development;
and would therefore further erode the rural character of the countryside.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 2.0 metres x 60 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 5 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local landscape, the cluster is not associated with a focal point and is not located at a cross-roads, and the dwelling would if permitted adversely impact on residential amenity.

ITEM NO	D2			
APPLIC NO	P/2012/0568/O	Outline	DATE VALID	17/07/2012
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul McCourt 10 Carnmore Drive Newry BT35 8SB		AGENT	
LOCATION	50 metres east of 34 Divernagh Road Bessbrook Newry BT35 7BW			
PROPOSAL	Site for dwelling with detached garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
- the cluster does not appear as a visual entity in the local landscape;
 - the cluster is not associated with a focal point and is not located at a cross-roads;
 - the site does not provide a suitable degree of enclosure and is not bounded on at least two sides with other development in the cluster; and
 - development of the site cannot be absorbed into the cluster through rounding off or consolidation and would visually intrude into the open countryside.

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APPLICATIONS FOR PLANNING PERMISSION

- 3 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along a private lane.
- 4 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that 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.
- 5 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings;
 - the building would, if permitted not respect the traditional pattern of settlement exhibited in that area;
 - the building would, if permitted create or add to a ribbon of development and would therefore further erode the rural character of the countryside.
- 6 The proposal is contrary to Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that:
 - a farm business exists that is currently active and has been established for at least 6 years;
 - no dwellings or development opportunities have been sold off from a farm holding within 10 years of the date of the application; and
 - the new building is visually linked or sited to cluster with an established group of buildings on the farm .

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D3			
APPLIC NO	P/2013/0086/F	Full	DATE VALID	24/01/2013
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr P Murphy 19a Bettys Hill Road Ballyholland Newry BT34 2LZ		AGENT	Collins and Collins 18 Margaret Street Newry
LOCATION	19a Bettys Hill Road Ballyholland Newry Co.Down BT34 2LZ			
PROPOSAL	Retention of dwelling as constructed (amendments to previously approved P/ 2006/0815/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no planning policy basis or overriding reasons why this development is acceptable or essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 2.0 metres x 60 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.