



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 7 FEBRUARY 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 31 JANUARY 2018 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

07/02/2018

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

Council Newry, Mourne and Down

Date 07/02/2018

ITEM NO	1			
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
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	2			
APPLIC NO	LA07/2016/1069/F	Full	DATE VALID	11/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Jim Rocks 8 Sturgan Road Camlough Newry		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren BT34 3PY
LOCATION	Mountain House Drumilly 37 Newry Road Belleeks Newry.			
PROPOSAL	Application to vary condition number 2 of planning permission reference P/2006/1110/RM. Condition 2 states that The dwelling hereby permitted shall be occupied only by Mr B Dooley and his dependants for life, following construction and occupation. The application seeks the variation of this condition to The dwelling hereby permitted shall be occupied only by the owner/ manager or an employoee of the adjacent Mountain House public house, following construction and occupation. (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and and policy CTY 1 of PPS 21 in that it has not been demonstrated that the development, as approved under P/2002/1865/O and P/2006/1110/RM, has lawfully commenced within the prescribed statutory period and there are no overriding reasons why the proposal is essential in this rural location.

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ITEM NO	3			
APPLIC NO	LA07/2017/0545/O	Outline	DATE VALID	10/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Elaine Binks 7 Ardallan Park Warrenpoint BT34 3JA		AGENT	
LOCATION	No2. Belmont Lane Ballyardle Kilkeel BT34 4LA			
PROPOSAL	Site for 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 CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the visibility/junction stagger/forward sight distance of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in Development Control Advice Note 15.
- 3 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster is not associated with a focal point and is not located at a cross-roads, the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling would if permitted visually intrude into the open countryside.
- 4 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, and would instead add to a ribbon of development.
- 5 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 6 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 be unduly prominent in the landscape, would add to the impression of suburban style build up 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	4		
APPLIC NO	LA07/2017/0821/O	Outline	DATE VALID 30/05/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr C Kane 101 Ballymacarn Road Ballynahinch BT24 8JS	AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA

LOCATION 123 Magherahamlet Road
 Money nabane
 Ballynahinch
 Co Down
 BT25 2JS to location adjacent and east of 196 Dundrum Road
 Money nabane
 Dromara
 BT25 2JX

PROPOSAL Proposed off site replacement dwelling and garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that 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 the Strategic Planning Policy Statement (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 building to integrate into the landscape; and
 - the proposed building relies primarily on the use of new landscaping for integration

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ITEM NO 5
APPLIC NO LA07/2017/0909/O Outline **DATE VALID** 13/06/2017
COUNCIL OPINION REFUSAL
APPLICANT Mr R Carson 25 Dromara Road **AGENT** Hawthorne Associates 2-3
 Ballykine Upper The Beeches
 Ballynahinch Grove Road
 BT24 8JL Spa
 Ballynahinch
 BT24 8RA

LOCATION 35.00 metrese SW of 25 Dromara Road
 Ballykine Upper
 Ballynahinch
 Co Down
 BT24 8JL

PROPOSAL Proposed outline planning application for a dwelling and garage on a farm

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

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS 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.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS, in that the proposed site lacks long established natural boundaries is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and 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.

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ITEM NO 6
APPLIC NO LA07/2017/0976/F Full **DATE VALID** 26/06/2017
COUNCIL OPINION REFUSAL
APPLICANT Mr Stephen Campbell 45 Fairy Hill, Church Street Rostrevor BT34 3BB **AGENT** Blackgate Property Services Ltd Mourne House 41-43 Downshire Road Newry BT34 1EE

LOCATION Lands to the rear of No.26a-28 Water Street Rostrevor Co Down N Ireland BT34 3BE

PROPOSAL Erection of two semi-detached dwellings with integrated garages, landscaping and associated site works.

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	6	0	0	1	17	18	0	0
					Addresses Signatures		Addresses Signatures	

- 1 The proposal is contrary to the SPPS and Policy QD 1 (Criteria A, B, F & G) 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 would create a quality residential development;
 - the development does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale and appearance of buildings, structures and landscaping and hard surfacing areas and detailing;
 - the development fails to protect features of archaeological and built heritage and landscape features.
 - appropriate provision has not been made for parking; and
 - the design of the development does not draw upon the best local traditions of form, materials and detailing
- 2 The proposed development is contrary to Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local architectural styles and patterns, local materials or design.
- 3 The proposal is contrary to Policy CVN3 of the Banbridge, Newry and Mourne Area Plan 2015 in that it would adversely affect the environmental value and character of the Rostrevor River which is designated as a Local Landscape Policy Area under Designation RR09.

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- 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 the width/visibility of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in Development Control Advice Note 15.
- 5 The proposal is contrary to the SPPS and Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of HB 16 06 005- Fairy Hill Rostrevor and HB 16 06 032- 28-34 Water Street listed under Section 80 of the Planning Act (Northern Ireland) 2011 in that the proposal is out of keeping with the character, setting, scale and height of the listed buildings and the surrounding area.
- 6 The proposal is contrary to Policy BH12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Rostrevor Conservation Area and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form and height does not respect the characteristics of adjoining buildings and would interrupt important views within and out of the conservation area and does not conform with the guidance set out in the Rostrevor Conservation Area document.
- 7 The proposal is contrary to Policy DES 2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape of Rostrevor and would not be sensitive to the character of the area surrounding the site with regard to design, scale and use of materials.

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ITEM NO	7		
APPLIC NO	LA07/2017/1021/F	Full	DATE VALID 05/07/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Donna Rinnell 15 Leitrim Road Castlewellan	AGENT	Mr Sean Gallagher 12 Old Road Upper Clarkhill Castlewellan BT31 9BW

LOCATION 15 Leitrim Road
Castlewellan

PROPOSAL 2 storey extension to existing dwelling to accommodate a granny flat

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	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 EXT1 (a) of the Addendum to the Planning Policy Statement 7 in that the scale, massing and design of the proposal are not sympathetic with the built form and appearance of the existing property.
- 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.
- 3 The proposal is contrary to NH 6 of Planning Policy Statement 2 Natural Heritage in that the scale of the extension and resulting dwelling is not sympathetic to the special character of the Mourne Area of Outstanding Natural Beauty.

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ITEM NO	8		
APPLIC NO	LA07/2017/1144/F	Full	DATE VALID 31/07/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr & Mrs Conlon 3 Canal Quay Newry BT35 6BP	AGENT	Gray Design Ltd 5 Edward street Newry BT35 6AN

LOCATION Lands 150m south of No. 17 Limekiln Road
 Camlough
 Newry
 BT35 7EF

PROPOSAL Proposed off-site replacement dwelling

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and 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;
 - 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 CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
 - the proposed building is a prominent feature in the landscape;
 - the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape;
 - ancillary works do not integrate with their surroundings; and
 - the design of the 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 further erode the rural character of the countryside.

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ITEM NO	9			
APPLIC NO	LA07/2017/1186/F	Full	DATE VALID	04/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Wolfhill Developments Ltd 4 Lurgancanty Road Clontifleece Warrenpoint BT34 3QW		AGENT	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ
LOCATION	4 Lurgancanty Road Clontifleece Warrenpoint			
PROPOSAL	Change of use and conversion of part of former school building to provide a single detached dwelling including alterations and extensions and provision of an elevated walkway from Carrick Road.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- The proposal is contrary to the SPPS, Policy CTY 4 (Criteria b and c) of Planning Policy Statement 21 (PPS 21): Sustainable Development in the Countryside and Policy NH6 of PPS 2: Natural Heritage in that the proposed extension and conversion is not sympathetic to the existing building, would have a detrimental impact on the amenity of the adjacent property and would have a detrimental impact on rural character and on the special character of the AONB.

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ITEM NO	10			
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	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 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	11		
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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ITEM NO	12			
APPLIC NO	LA07/2017/1496/F	Full	DATE VALID	02/10/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	DFI Roads Southern Marlborough House Central Way Craigavon BT64 1AD		AGENT	DFI Roads Marlborough House Central Way Craigavon BT64 1AD
LOCATION	Approximately 30m North West of 127 Belfast Road Newry BT34 1QT			
PROPOSAL	Construction of a new park and ride/share car park facility for 106 spaces.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	13			
APPLIC NO	LA07/2017/1503/F	Full	DATE VALID	27/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne and Down District Council Haughey House Greenbank Industrial Estate Newry BT34 2QU		AGENT	Estates Section (NMDDC) Haughey House Greenbank Industrial Estate Newry BT34 2QU
LOCATION	Newry Town Hall Bank Parade Newry BT34 1DQ			
PROPOSAL	Retrospective and temporary replacement of existing metal fire escape staircase to the side of the Town Hall with new galvanized steel staircase with timber cladding and to include alterations to existing footpath and access road.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	14			
APPLIC NO	LA07/2017/1504/LBC	Listed Buildi	DATE VALID	27/09/2017
COUNCIL OPINION	CONSENT			
APPLICANT	Newry, Mourne and Down District Council Haughey House Greenbank Industrial Estate Newry BT34 2QU	AGENT	Estates Section (NMDDC) Haughey House Greenbank Industrial Estate Newry BT34 2QU	
LOCATION	Newry Town Hall Bank Parade Newry BT34 1DQ			
PROPOSAL	Retrospective and temporary replacement of existing metal fire escape staircase to the side of the Town Hall.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	15			
APPLIC NO	LA07/2017/1542/F	Full	DATE VALID	06/10/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Arthur O'Kane BT AONB Planning Dept BT Waterside Tel. Exch. (DP PCP34) Irish Street Altnagelvin Derry BT47 2JA		AGENT	
LOCATION	40m south west of 1 Saul Mills Road Saul Downpatrick Co Down BT30 7JE			
PROPOSAL	Erection of new Fibre Optic Street Cabinet for Superfast Broadband. Cabinet Dimensions 1300mm high X 1430mm wide X 450mm deep			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	LA07/2017/1621/F	Full	DATE VALID	23/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	N.I.H.E (South Region) South East Office 12 Frederick Street Newtownards BT23 4LR		AGENT	W&M Given Architects Suite 8 River House Castle Lane Coleraine BT51 3DR
LOCATION	47 Bearna Park Meigh BT35 8TP			
PROPOSAL	Proposed single storey rear extension as well as new ramped access to the front of the 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 EXT1 (b) of the Addendum to the Planning Policy Statement 7 in that the proposal would, if permitted, unduly affect the amenity of the neighbouring residents.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy EXT1 (d) of the Addendum to the Planning Policy Statement 7 in that insufficient space remains within the curtilage of the property for recreational and domestic purposes.

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ITEM NO 17
APPLIC NO LA07/2017/1720/F Full **DATE VALID** 10/11/2017
COUNCIL OPINION **APPROVAL**
APPLICANT Newry, Mourne and Down District Council Council Offices
Rampart Road
Greenbank Industrial Estate
Newry
BT34 2QU **AGENT** Newry, Mourne and Down District Council Council Offices
Rampart Road
Greenbank
Industrial Estate
Newry
BT34 2QU

LOCATION Cranfield Beach Car Park
Ameracam Lane
Cranfield
Co Down

PROPOSAL Proposed storage building for storage of equipment by disabled users at Cranfield Beach

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

ITEM NO 18
APPLIC NO LA07/2017/1788/O Outline **DATE VALID** 21/11/2017
COUNCIL OPINION **REFUSAL**
APPLICANT Louise McKeever 3 Drumboy Road
Culloville
Crossmaglen
BT35 9JQ **AGENT** Karl Sherry 103 Rostrevor Road
Hilltown
Newry
BT34 5TZ

LOCATION Adjacent to and between Nos 3 and 5 Drumboy Road
Culloville
Crossmaglen
Co Armagh
BT35 9JQ

PROPOSAL Infill site for dwelling and detached garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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 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 Drumboy 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 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 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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ITEM NO	19			
APPLIC NO	P/2005/1354/F	Full	DATE VALID	24/05/2005
COUNCIL OPINION	APPROVAL			
APPLICANT	Morgan Brothers Ltd 26 Newtown Road Rostrevor BT34 3BZ		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY
LOCATION	Lands at Forth Road Warrenpoint (adjacent and North-East of 12 Forth Road adjacent and to the rear of Nos. 13-28 Forth Avenue and opposite Nos. 13-21 Forth Road (extending North-Eastwards to rear of Nos. 9-19 Smalls Road)			
PROPOSAL	Erection of residential development and associated works (comprising 35 dwellings, with access provision off Forth Road, including 18 social housing units)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	17	0	1	0
			Addresses	Signatures
			4	13
			Addresses	Signatures
			0	0

ITEM NO	20			
APPLIC NO	P/2005/1384/F	Full	DATE VALID	27/05/2005
COUNCIL OPINION	APPROVAL			
APPLICANT	Rossville Developments 26 Newtown Road Rostrevor		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY
LOCATION	Lands fronting and at Burren Road and Smalls Road Warrenpoint (opposite Conall Avenue extending north-eastwards to opposite Woodbrook Park)			
PROPOSAL	Erection of residential development and associated works (comprising 10 dwellings, with individual accesses off Smalls Road and Burren Road)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	21			
APPLIC NO	R/2014/0627/F	Full	DATE VALID	21/11/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne And Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ		AGENT	
LOCATION	29 Belfast Road Saintfield BT24 7EP			
PROPOSAL	Change of use of 2 of the 3 existing vacant industrial warehouses to a community centre and indoor sports facility with changing rooms. External works to include childrens multiplay unit, additional on site parking, tree maintenance and perimeter fencing. (Amended plans/proposals received)			
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	22			
APPLIC NO	R/2014/0657/F	Full	DATE VALID	12/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Bluebuild Developments ltd C/ O 91 Main Street Bangor BT20 4AF		AGENT	LIKE Architects Like Architects 3 Linenhall Street West Belfast BT2 8DY
LOCATION	The Mourne Observer The Roundabout Castlewellan Road Newcastle and Lands Adjacent No 10 Burren Park BT33 0JX			
PROPOSAL	Proposed Residential Development Comprising 11 No. Dwellings (10 Semi-Detached and 1 Bungalow) (Amended proposal and landscaping details)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	18	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 07/02/2018

ITEM NO	D1				
APPLIC NO	P/2012/0743/F	Full	DATE VALID	19/09/2012	
COUNCIL OPINION	APPROVAL				
APPLICANT	Mr Brian Cunningham 4 Woodbrook Park Warrenpoint Co. Down BT34 3HL		AGENT	Barry Owens Consulting 38 Highfields Avenue Newry BT35 8UG	
LOCATION	Valley Business Park 48 Newtown Road Rostrevor BT34 3BZ				
PROPOSAL	Part change of use to tourism park incorporating 10 No. touring caravan pitches, 3 No. log cabins, 1 No. family tent pitching area, 1 No. single tent pitching area, male & female toilet blocks & shower facilities, entrance gatehouse, children's play area and kids play park, associated car parking and internal landscaping				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	5	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0