



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 7 MARCH 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:-

Thursday 1 MARCH 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

07/03/2018

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

Council Newry, Mourne and Down

Date 07/03/2018

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	LA07/2016/1092/F	Full	DATE VALID	12/08/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Fitzpatrick SSAS C/O Eadie House 74 Kirkintilloch Road Bishopbriggs Glasgow G64 2AH	AGENT	Andrew Scurfield BSc MRICS 6 Saintfield Road Crossgar Downpatrick BT30 9HY	
LOCATION	Lands to the north and west of and the existing Leode Quarry Leode Road Hilltown Newry Co Down BT34 5TJ			
PROPOSAL	A lateral extension in a predominantly westerly direction to the existing quarry, the construction of a screening landform, followed by the deepening of the enlarged quarry floor and the provision of a holistic restoration concept for the entire mineral development site			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	3			
APPLIC NO	LA07/2017/0746/O	Outline	DATE VALID	17/05/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Mrs Eileen Patterson 14 Mill Road Annacloy BT30 9AS		AGENT	Gary Patterson Architects Woodlea Studio 10 Castleward Road Strangford BT30 7LY
LOCATION	Land east of and immediately adjacent to No. 10 Castleward Road Strangford BT30 7LY			
PROPOSAL	Dwelling on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	4			
APPLIC NO	LA07/2017/1162/F	Full	DATE VALID	02/08/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Brendan Kelly 91 Chancellors Road Lisdrumliska Newry BT35 8QB		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE
LOCATION	91 Chancellors Road Lisdrumliska Newry BT35 8QB			
PROPOSAL	Proposed erection of domestic shed and hard standing area. (Amended proposal and plans)			
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	5			
APPLIC NO	LA07/2017/1261/O	Outline	DATE VALID	21/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Thomas Mageean 20 Junction Road Saintfield BT24 7JU		AGENT	2Plan NI 47 Lough Fea Road Cookstown BT80 9QL
LOCATION	Site abutting 20 Junction Road Saintfield			
PROPOSAL	Proposed 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 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and 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.
- 3 The proposal is contrary to Policy CTY8 and CTY14 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 Junction Road.

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ITEM NO	6			
APPLIC NO	LA07/2017/1276/O	Outline	DATE VALID	23/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs S McCartan 49 Cargagh Road Lisnamore Crossgar BT30 9HN		AGENT	Kennedy Design - Chartered Surveyors 65 Rocks Chapel Road Lisnamore Crossgar BT30 9HN
LOCATION	Land between 49 Cargagh Road and 56 Rocks Chapel Road Lisnamore Crossgar Co Down BT30 9HN			
PROPOSAL	Single 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 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is gap is not sufficient to accommodate up to a maximum of two houses which would respect the existing development pattern along the frontage in terms of size, scale, siting and plot depth. Therefore it is not a valid infill opportunity and 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 2015 (SPPS) and Policies CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site would not respect the traditional pattern of settlement exhibited in that area.

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ITEM NO	7			
APPLIC NO	LA07/2017/1551/O	Outline	DATE VALID	21/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Hoey 135 Hillsborough Road Lisburn		AGENT	Patrick Johnson Design 21 Priests Lane Blaris Road Lisburn BT27 5RB

LOCATION Between 43 and 45 Darragh Road
Darragh Cross
Saintfield

PROPOSAL Proposed infill opportunity for 2 dwellings under planning policy PPS21

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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 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 Darragh Road.
- 3 The proposal is contrary to Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would if permitted mar the distinction between the defined settlement limit of Darragh Cross and the surrounding countryside and result in urban sprawl.

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ITEM NO	8			
APPLIC NO	LA07/2017/1559/F	Full	DATE VALID	11/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	EDB Constructions Ltd Marmions Yard Seavers Road Killeavy Newry BT35 8NA		AGENT	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG
LOCATION	58 Armagh Road Newry			
PROPOSAL	Demolition of existing dwelling and provision of 9 No. 2 Bedroom Apartments and 1 no. 1 Bedroom Apartment (10 Total)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	1	0
	Addresses		Signatures	
	10	10	0	0

1. The proposal is contrary to the SPPS and Policy QD 1 (Criteria A, C, E, F, G and H) of Planning Policy Statement 7 (PPS 7): Quality Residential Environments, Planning and Planning Control Principles 1 and 2 of Planning Policy Statement 12 (PPS12): Housing in Settlements as the applicant has failed to demonstrate that the proposal would create a quality residential development in that:

- The development does not respect the surrounding context and is not appropriate to the character of the site in terms of layout, scale, massing, proportions and appearance of buildings and landscaped and hard surfaced areas;
- adequate provision has not been made for private open space and landscape areas as an integral part of the development;
- a movement pattern has not been provided that meets the needs of people whose mobility is impaired or to the existing footpath to encourage sustainable patterns of movement.
- Adequate and appropriate provision has not been made for parking;
- The design of the development does not draw upon the best local traditions of form, materials and detailing;
- the design and layout will create conflict with adjacent land uses in terms of adverse overlooking, overshadowing noise and other disturbance;

2. The proposal is contrary to Policy LC1 and LC3 of PPS7 (Addendum) Safeguarding the Character of Established Residential Areas in that the applicant has failed to demonstrate that all of the criteria set out in Policy QD1 of PPS7: Quality Residential Environments has been met and fails to meet all additional criteria (A-C) of Policy LC1, with the development also failing to incorporate permeable paving within the proposed development.

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3. The proposal is contrary to Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its adverse effect on the amenity of neighbouring developments, scale, layout, design and materials which are out of character of the area as well as its relationship to adjoining buildings and views.
4. The proposal is contrary to Policy AMP7 of Planning Policy Statement 3: Access, Movement and Parking in that the applicant has failed to demonstrate that there is adequate car provision to serve the proposed development.

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ITEM NO	9			
APPLIC NO	LA07/2017/1588/F	Full	DATE VALID	16/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Philip Young Esq 77a Cahard Road Ballynahinch BT24 8yd		AGENT	John Kirkpatrick Architect 20 Ballyknockan Road Saintfield BT24 7HJ
LOCATION	77a Cahard Road Ballynahinch BT24 8YD			
PROPOSAL	2 storey side extension to a dwelling to allow kitchen/dining/living area with lounge above			
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 EXT 1 from Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the scale, massing and design of the extension is not sympathetic with the built form and appearance of the existing property and will detract from the appearance of the surrounding area.

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ITEM NO	10			
APPLIC NO	LA07/2017/1666/O	Outline	DATE VALID	31/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Michael & Noleen Trainor 34 Clanmaghery Road Tyrella Downpatrick BT30 8SU		AGENT	Tumelty Planning Services 11 Ballyalton Park Downpatrick BT30 7BT
LOCATION	Between 74 & 78 Clanmaghery Road Tyrella Downpatrick BT30 8SU			
PROPOSAL	2 infill dwellings			
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 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, and would, if permitted, result in the addition of ribbon development along Clanmaghery Road.

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ITEM NO	11			
APPLIC NO	LA07/2017/1707/F	Full	DATE VALID	07/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Kevin Teggart Senior 51 Ayallogue Road Newry		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH
LOCATION	Approximately 270 metres south east of 51 Ayallogue Road Newry			
PROPOSAL	Erection of replacement dwelling with detached 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 there is no structure that exhibits the essential characteristics of a dwelling.

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ITEM NO	12			
APPLIC NO	LA07/2017/1895/F	Full	DATE VALID	12/12/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Brian and David Gallagher 34 Castle View Jonesborough Newry BT35 8GZ		AGENT	Blackgate Property Services Ltd Mourne House 41-43 Downshire Road Newry BT34 1EE
LOCATION	Approximately 55 metres South East of No. 6 Molly Road Lower Jonesborough Newry BT35 8JR			
PROPOSAL	Erection of dwelling and detached garage, new landscaping and associated site works in compliance with PPS21-CTY6 - personal and domestic circumstances.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
	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 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 (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site 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 therefore would not visually integrate into the surrounding landscape.

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

5. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) 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.

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ITEM NO	13			
APPLIC NO	P/2013/0242/F	Full	DATE VALID	25/03/2013
COUNCIL OPINION	APPROVAL			
APPLICANT	MJM Group Ltd Unit 5 Carnbane Business Park Newry BT35 6QH		AGENT	O'Callaghan Planning Unit 1, 10 Monaghan Court, Newry, BT35 6BH
LOCATION	Lands at Watson Road/Dorans Hill Newry including lands to the east of Watsons Road			
PROPOSAL	Proposed residential housing development of 200 no. units comprising 61 detached, 126 semi-detached, 13 townhouses (some with garages) improvements and widening of existing Watsons Road and Dorans Hill, introduction of new roundabout and distributor road, planting of acoustic barrier along distributor road, proposed landscaping, open space, car parking, site and access works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	208	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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Council Newry, Mourne and Down

Date 07/03/2018

ITEM NO	D1			
APPLIC NO	P/2014/0427/O	Outline	DATE VALID	15/05/2014
COUNCIL OPINION	REFUSAL			
APPLICANT	Joseph McGivern Nadaeven Well Road Warrenpoint BT34 3RS		AGENT	
LOCATION	To the rear and south of 2 Berkley Grove Warrenpoint			
PROPOSAL	Site for dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the visibility of the existing access at Berkeley Grove onto Well Road 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.
- 2 The proposal is contrary to Policy QD 1 (Criteria a) of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments, Policy LC1 (Criteria b) of the Department's Addendum to PPS7 : Safeguarding the Character of Established Residential Areas, in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.