



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 8 NOVEMBER 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 1 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

08/11/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 08/11/2017

ITEM NO 1
APPLIC NO LA07/2015/0456/F Full **DATE VALID** 12/06/2015
COUNCIL OPINION **REFUSAL**
APPLICANT Richard Nummy C/O 83 Belfast Road Newry **AGENT** Martin Byrne 20 School Road Newry BT34 1SX

LOCATION 35m south of 93 Belfast Road Newry

PROPOSAL Relocation of access to that approved under planning approval P/2010/1452

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 AMP 3 of Planning Policy Statement 3 - Access Movement and Parking in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

ITEM NO 2
APPLIC NO LA07/2015/0590/F Full **DATE VALID** 07/07/2015
COUNCIL OPINION **APPROVAL**
APPLICANT Mr Brian Annett 39 Carricknadarriff Road Hillsbrough BT26 6NJ **AGENT** Kee Architecture Ltd 9a Clare lane Cookstown BT80 8RJ

LOCATION Dromore Road to rear of 10 Riverside Road Ballynahinch

PROPOSAL Proposed 3no detached dwellings

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	29	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 3
APPLIC NO LA07/2015/0662/F Full **DATE VALID** 22/07/2015
COUNCIL OPINION REFUSAL
APPLICANT Frank Clerkin 141 Kilbroney Road Rostrevor **AGENT** Cole Partnership 12A Duke Street Warrenpoint BT34 3JY

LOCATION 170m north west of 107 Kilbroney Road Rostrevor

PROPOSAL Additional farm shed

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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

It has not been demonstrated that it is necessary for the efficient use of the active and established agricultural holding;
It is not appropriate to this location due to the unacceptable scale of the development on this elevated hillside site;
The development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
The development, if permitted would have an adverse impact on the natural heritage of the area;
The applicant has not provided sufficient information to confirm that the design is sympathetic to the locality and the proposal is sited beside existing farm buildings; and
It has not been demonstrated that health and safety reasons exist to justify an alternative site away from the existing farm buildings and that the alternative site is essential for the efficient functioning of the business.

- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

The proposed building would be a prominent feature in the landscape;
The proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and
The proposed building would rely primarily on the use of new landscaping along the northern boundary for integration.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 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.
- 4 The proposal is contrary to policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting and scale of the proposed development is not sympathetic to the special character of the Area of Outstanding Beauty in general and of the particular locality.

ITEM NO	4			
APPLIC NO	LA07/2015/0682/O	Outline	DATE VALID	29/07/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Brian O'Hare 39 Tullymore Road Banbridge BT32 3PF		AGENT	WS Design 27 Acre Lane Waringstown Craigavon BT66 7SG
LOCATION	Opposite No 5 Glen View Moneymore Road Newry			
PROPOSAL	Site for replacement dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding this application were required to allow the Planning Department of the Council to determine the application, having not recieved sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	5			
APPLIC NO	LA07/2015/0896/O	Outline	DATE VALID	11/09/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Aileen Quinn 12 Old Town Road Cullyhanna Newry BT35 0JP		AGENT	Karl Sherry 103 Rostrevor Road Hilltown Newry BT34 5TZ
LOCATION	150 metres north west of 12 Old Town Road Cullyhanna Newry			
PROPOSAL	Dwelling and detached 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

2 The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Oldtown Road.

3 The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

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

-the dwelling would, if permitted add to a ribbon of development;

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	6			
APPLIC NO	LA07/2015/1171/F	Full	DATE VALID	11/11/2015
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr J Hughes C/O OHare Associates Architectural Consultants Ltd		AGENT	O'Hare Associates The Masters House Abbey Yard Newry BT34 2EG
LOCATION	30m North East of No 6 Main Street Camlough Newry Co Down			
PROPOSAL	Proposed two storey 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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7		
APPLIC NO	LA07/2015/1306/F	Full	DATE VALID 24/11/2015
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr J McMahon Greenpark 44 Greenpark Road Rostrevor BT34 3HA	AGENT	MRL Architects Ltd MRL House 56 Armagh Road Newry BT35 0DN

LOCATION 114m east-south-east of 83 Clonallan Road
Warrenpoint
Co Down
BT34 3QQ

PROPOSAL Farmstead made up of two storey farmhouse with 3 no. agricultural sheds forming central courtyard

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:
the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm
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
verifiable plans exist to expand the farm business at the existing building group 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed buildings would be prominent features in the landscape, the proposed site is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape, the ancillary works do not integrate with their surroundings, the proposed buildings fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; 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.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	8			
APPLIC NO	LA07/2016/0104/F	Full	DATE VALID	25/01/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Patrick Hamill 201A Concession Road Crossmaglen Newry BT35 9JD		AGENT	J.A. Murphy 43 New Road Silverbridge Newry BT35 9NB
LOCATION	60 metres Northwest of 201 Concession Road Crossmaglen Newry BT35 9JD			
PROPOSAL	Metal shelter over car-wash			
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 PED2 of Planning Policy Statement 4, Planning and Economic Development in that the proposal lies within a rural area and no justification has been put forward to demonstrate how the proposal satisfies any of the policy criteria.			
2	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to criteria (a), (k) and (m) of Policy PED9 of Planning Policy Statement 4, Planning and Economic Development.			
3	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.			

ITEM NO	9			
APPLIC NO	LA07/2016/0733/F	Full	DATE VALID	03/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Robert Hollywood 6 Upper Road Shanroe Mullaghbawn Newry BT35 9XL		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE
LOCATION	Approximately 80M West of No. 34 Church Road Forkhill Armagh			
PROPOSAL	Erection of agricultural sheds & slurry tank			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

0	0	0	0
	Addresses	Signatures	Addresses
		Signatures	
	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 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.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings 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 impact of ancillary works would damage rural character 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 and scale of the proposal is unsympathetic to the special character of this Area of Outstanding Natural Beauty in general and of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	10		
APPLIC NO	LA07/2016/1447/O	Outline	DATE VALID 25/10/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Ballyhosset Properties Ltd 422 Lisburn Road Belfast BT9 6GN	AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT

LOCATION Site No 5 Between 67 Ballyhosset Road And 3 Holly Lane Ballyhosset Road
Downpatrick

PROPOSAL Proposed Dwelling and Garage (Amended Address)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
			Addresses	Signatures
	3	0	0	0
			0	0

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - (A) the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling
 - (B) the cluster does not appear as a visual entity in the local landscape
 - (C) the cluster is not associated with a focal point and is not located at a cross-roads;
 - (D) the dwelling would if permitted significantly alter the existing character of the cluster and
 - (E) the dwelling would if permitted adversely impact on residential amenity.
- 3 The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Holly Lane.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	LA07/2016/1632/O	Outline	DATE VALID	07/12/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Jason Fegan 9 Forestbrook Avenue Rostrevor BT34 3BX		AGENT	
LOCATION	Lands 45m north west of No. 12 Upper Knockbarragh Road Warrenpoint BT34 3DL			
PROPOSAL	Proposed 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 (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:

the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

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

verifiable plans exist to expand the farm business at the existing building group 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

3 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 create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2017/0180/F	Full	DATE VALID	03/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Derek & Rachel Elmore		AGENT	Bernard Dinsmore Chartered Architect 24A Duke Street Warrenpoint BT34 3JY
LOCATION	Directly opposite and East of Nos 1 and 1a Alexander Drive Warrenpoint			
PROPOSAL	Proposed 1 No detached dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD 1 (Criteria a & c) of Planning Policy Statement 7 (PPS 7) : Quality Residential Environments, Policy LC1 (Criteria a & b) of the Addendum to PPS7 : Safeguarding the Character of Established Residential Areas, Planning Control Principle 1 of Planning Policy Statement 12 (PPS12) : Housing in Settlements, and Policies SP2 and DES2 of the Planning Strategy for Rural Northern Ireland in that it would result in overdevelopment of the site and will not create a quality and sustainable residential environment.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13			
APPLIC NO	LA07/2017/0236/O	Outline	DATE VALID	15/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	John McKeever 3 Drumboy Road Culloville Crossmaglen BT35 9JQ		AGENT	Karl Sherry 103 Rostrevor Road Hilltown BT34 5TZ
LOCATION	80M North West of 173 Concession Road Culloville Crossmaglen County Armagh BT35 9JB			
PROPOSAL	1 1/2 storey dwelling with detached double garage (amended plans)			
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 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 (2.4 metres x 160 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

ITEM NO	14			
APPLIC NO	LA07/2017/0345/O	Outline	DATE VALID	06/03/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Martin Magee 123 Newcastle Road Kilkeel BT34 4NL		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY
LOCATION	Between 35 & 37 Ballydesland Road Warrenpoint BT34 3QB			
PROPOSAL	Proposed replacement dwelling			
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 paragraph 6.73 of 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 dwelling has previously been replaced under application P/1984/0771 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15			
APPLIC NO	LA07/2017/0563/O	Outline	DATE VALID	13/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr John Morgan 9 Tamary Road Ballyvally Mayobridge BT34 2RT		AGENT	CD Consulting 75 Creagh Road Tempo BT94 3FZ
LOCATION	Land 20m North of 24 Ballyvally Mayobridge BT34 2RT			
PROPOSAL	2 dwellings with detached garages to rear			
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 overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a valid infill opportunity as the gap could accommodate three dwellings based on the existing plot sizes and the proposal would, if permitted, result in the addition of ribbon development along Ballyvally Road.
- 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, and the proposed buildings rely 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 buildings would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings, would add to a ribbon of development and the impact of ancillary works would damage rural character and would therefore further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16			
APPLIC NO	LA07/2017/0625/F	Full	DATE VALID	24/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paul Addis 55 Ballynahinch Road Drumaroad Castlewellan BT31 9PB		AGENT	Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH
LOCATION	70m NE of 47 Ballynahinch Road Drumaroad Castlewellan BT31 9PB			
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 SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that

(A) the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and

(B) the design of the replacement dwelling is not appropriate to its rural setting and does not have regard to local distinctiveness.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17			
APPLIC NO	LA07/2017/0687/F	Full	DATE VALID	09/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Steven & Diane Campbell 17 The Brambles Kilkeel BT34 4FH		AGENT	Emma Speers Architects 33 Dunnaval Road Kilkeel BT34 4JT
LOCATION	30m North of 94 Greencastle Road Kilkeel BT34 4DE			
PROPOSAL	Infill site for new dwelling and garage in existing cluster (amended plans)			
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 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.
- 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 does not constitute a gap site in an otherwise substantial and continuously built up frontage.
- 4 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would , if permitted create or add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	18			
APPLIC NO	LA07/2017/0770/F	Full	DATE VALID	19/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs J McPolin 13 Downpatrick Road Ballynahinch BT24 8SH		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA
LOCATION	13 Downpatrick Road Ballynahinch BT24 8SH			
PROPOSAL	Proposed detached garage, rear extension to dwelling and extended site curtilage			
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 has been no justifiable reason given as to why the residential curtilage should be extended into this area of countryside.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building relies primarily on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings and the proposed building fails to blend with the landform, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the works would, if permitted not respect the traditional pattern of settlement exhibited in that area 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2017/0786/F	Full	DATE VALID	23/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Walter Watson 124 Ballylough Road Castlewellan BT31 9JQ		AGENT	Johnnie Agnew Designer Homes Plans 1 Victoria Court Ballymartin BT34 4YH
LOCATION	4 Drumnaquoile Road Castlewellan			
PROPOSAL	Replacement 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

- 1 The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the dwelling which it is proposed to replace makes an important contribution to the heritage of the locality and is capable of being made structurally sound and improved and the existing structure has not been retained and sympathetically incorporated into the new development scheme.
- 2 The proposal is contrary to the SPPS and Policy BH 11 of PPS 6, in that the proposal, if permitted would adversely affect the setting of a listed building.

ITEM NO	20			
APPLIC NO	LA07/2017/0791/F	Full	DATE VALID	23/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	MC Developments Ltd 56 Slatequarry Road Cullyhanna Newry BT35 0PW		AGENT	Blackgate Developments Ltd 17 Ummercam Road Silverbridge Newry BT35 9PB
LOCATION	Land at and to the rear of No. 12 & No. 14 Jonesborough Village Edenappa Jonesborough Newry Co. Down N. Ireland BT35 8HR			

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

PROPOSAL

Private Housing Development consisting of the demolition of No. 12 Church Hill, Jonesborough and the erection of 5 No. dwellings (1 detached & 4 semi-detached), road improvement works, landscaping and associated site works. (Amended entrance)

REPRESENTATIONS

OBJ Letters

SUP Letters

OBJ Petitions

SUP Petitions

4

0

0

0

Addresses Signatures Addresses Signatures

0

0

0

0

- 1 1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and DES 2 of the Planning Strategy for Rural Northern Ireland (PSRNI) in that the development would, if permitted:
 - harm the townscape character of the area by failing to respect the existing linear pattern of development along the frontage of Jonesborough Village;
 - disrupt the built form along the street-scene;
 - result in a dominance of hard-surfacing;
 - adversely impact on views along the street as a result of the suburban form of the re-development scheme proposed in the back-lands; and
 - harm the living conditions of the residents at 8-18 Jonesborough Village by reason of adverse impact to amenity brought about by this tandem and piecemeal development as well as the introduction of pedestrian and vehicular traffic to the rear of existing dwellings.

- 2 2. The overall proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS), PPS7: Policy QD1 (Criteria a, c, g, h and i), PPS7 (Addendum) Policy LC1, PPS12: PCP1 and 2 of PPS12 in that:
 - it will result in adverse visual impact causing fragmentation of an unbroken linear road frontage;
 - is a piecemeal development which will provide access to other undeveloped back land sites setting an unacceptable precedent for future development;
 - is dominant and uncharacteristic to the existing settlement pattern;
 - it is an overdevelopment of the site due to its restrictive size and is unable to provide sufficient private open space or separation distances to avoid impact to amenity; and
 - it will also introduce vehicular and pedestrian traffic to the rear of existing dwellings which will have direct impact due to noise, general disturbance, overlooking.

- 3 3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy NH 6 of the Planning Policy Statement 2, Planning and Nature Conservation in that the site lies within an Area of Outstanding Natural Beauty and the development is not sympathetic to the character and appearance of the AONB.

- 4 4. The proposal is contrary to SPPS paragraph 4.11 in that development would if permitted harm the living conditions of residents at Jonesborough Village due to the level of activity associated with the development by reason of noise and general nuisance.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	LA07/2017/0798/F	Full	DATE VALID	26/03/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Phelim Burns 11 Cregganbane Road Crossmaglen BT35 9DU		AGENT	Gary McArdle 26 Newry Road Forkhill BT35 9RN
LOCATION	185m North East of 6A Cregganbane Road Cregganbane Glebe Crossmaglen BT35 9DU			
PROPOSAL	Proposed Agricultural Storage Shed			
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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that it is necessary for the efficient use of the active and established agricultural holding; it would have an adverse impact on the natural heritage and would result in a detrimental impact on the amenity of residential dwellings outside the holding or enterprise by reason of odour, noise and flies. The proposal is also contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposal is not sited beside existing farm buildings.
- 2 The Strategic Planning Policy Statement for Northern Ireland and policy NH3 of Planning Policy Statement 2: Natural Heritage, in that there is insufficient information to confirm the proposal is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of nearby ASSIs.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	LA07/2017/0808/F	Full	DATE VALID	25/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	EDB Construction 2A Seavers Road Newry BT35 8NA		AGENT	
LOCATION	Lands between The Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.			
PROPOSAL	Removal of condition 2 on Planning Approval P/2011/1067/F. Condition 2 requires that 16 of the 47 units approved are provided for social rented housing.			
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 designated zoning NY50 of the Banbridge / Newry and Mourne Area Plan 2015 in that the key site requirement states that a minimum of 16 dwellings shall be provided for social housing.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2017/0823/O	Outline	DATE VALID	26/05/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Adrian McParland	24A Newry Road Belleek Armagh BT35 7PG	AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE
LOCATION	Adjacent and 30m South-west of no.20 Newry Road Belleek Armagh BT35 7PG			
PROPOSAL	Site for dwelling and garage (Policy CTY8)			
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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Newry Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
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 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2017/0894/O	Outline	DATE VALID	08/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Ryan Morgan 28 Cairn Grove Kilcoo BT34 1HB		AGENT	Martin Bailie 44 Bavan Road Mayobridge BT34 2HS
LOCATION	60m West of 3 Kirk Lane Tulyree Road Kilcoo Newry			
PROPOSAL	Proposed dwelling (6.5 m ridge) 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 farm business is currently active and that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access is taken from an existing lane.
- 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 building 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 proposed building relies primarily on the use of new landscaping for integration; and
 - the dwelling is not sited to cluster or visually link with an established group of buildings on the farm.
- 3 The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if permitted a dwelling would be unduly prominent in the landscape resulting in a suburban style build-up of development when viewed with existing and approved buildings.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	26			
APPLIC NO	LA07/2017/0937/F	Full	DATE VALID	15/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs P McGuirk 79 Bryansford Village Newcastle BT33 0PT		AGENT	McAdam Stewart Architects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD

LOCATION 79 Bryansford Village
Newcastle

PROPOSAL Demolition of existing dwelling and erection of new single storey replacement dwelling, retention and reuse of existing access and associated site works and landscaping

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 Policy BH11 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the demolition of the existing building, would if permitted adversely affect the setting of a listed building.
- 2 The proposal is contrary to the SPPS and Policy ATC1 of the Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the demolition of the existing building, would if permitted, adversely affect the character of the ATC.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	27			
APPLIC NO	LA07/2017/0957/O	Outline	DATE VALID	19/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Gerard Callan 11 Annaghgad Road Crossmaglen Newry BT35 9JG		AGENT	James A Murphy 43 New Road Silverbridge Newry BT35 9NB
LOCATION	70 metres North West of 12a Annaghgad Road Crossmaglen Newry BT35 9JG			
PROPOSAL	New dwelling and garage on infill site			
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 would, if permitted, result in the addition of ribbon development along Newry Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	28			
APPLIC NO	LA07/2017/0964/O	Outline	DATE VALID	16/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Olga Fitzpatrick 19 Moygannon Road Moygannon Warrenpoint BT34 3EA		AGENT	
LOCATION	Adjacent to and rear of No. 19 Moygannon Road Moygannon Warrenpoint BT34 3EA			
PROPOSAL	Proposed new dwelling (under policy CTY 2a)			
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 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 cluster is not associated with a focal point and is not located at a cross-roads and would have an adverse impact on residential amenity.
- 3 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted would result in a suburban style build-up of development when viewed with existing and approved buildings.
- 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 with width/visibility of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Departments Development Control Advice Note 15.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	29			
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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 30
APPLIC NO LA07/2017/1115/F Full **DATE VALID** 24/07/2017
COUNCIL OPINION REFUSAL
APPLICANT Gerard & Tracey Winters 35 **AGENT** AMC Loss
Archdale Assessors &
Bessbrook Surveyors Upper
Newry Faughart
BT35 7NN Dundalk
Co. Louth

LOCATION 33 Tyrones Ditches Road
Poyntzpass

PROPOSAL Proposed replacement dwelling (Change of house type to previously approved application LA07/2016/1400/F).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that 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 The Strategic Planning Policy 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.

ITEM NO 31
APPLIC NO LA07/2017/1138/F Full **DATE VALID** 27/07/2017
COUNCIL OPINION REFUSAL
APPLICANT Bernard Morgan 73 Newtown **AGENT** Collins and Collins
Road 2 Marcus Street
Killeen Newry
Newry BT34 1AZ
BT35 7PP

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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 (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.

- 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	32			
APPLIC NO	LA07/2017/1147/O	Outline	DATE VALID	28/07/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr D Russell 25 Lessans Road Saintfield BT24 7HD		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
LOCATION	35m south east of 76 Belfast Road Saintfield BT24 7EX			
PROPOSAL	Infill dwelling & garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to SPPS, PPS 21 – Annex 1 and Policy AMP 3 – Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route (A21), thereby prejudicing the free flow of traffic and conditions of general safety.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	33			
APPLIC NO	LA07/2017/1168/F	Full	DATE VALID	04/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Thomas McDonald 26 Edenappa Road Jonesborough BT35 8HU		AGENT	Bernard Dinsmore RIBA 24a Duke Street Warrenpoint BT34 3JY

LOCATION 200m North of 11 Carewamean Road
Carrickbroad
Dromintee
Newry
Co Armagh

PROPOSAL Change of house type to that approved under P/2004/0123/O and P/2006/2102/RM

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 there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting of the proposed dwelling is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	34			
APPLIC NO	LA07/2017/1174/O	Outline	DATE VALID	03/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Brendan McCartan Esq 156 Downpatrick Road Ballynahinch BT24 8SN	AGENT	John Kirkpatrick Architect 20 Ballyknockan Road Saintfield BT24 7HJ	
LOCATION	Approx 18m north of 156 Downpatrick Road Ballynahinch BT24 8SN			
PROPOSAL	Dwelling & 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 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 significantly alter the existing character of the cluster and will visually intrude into the open countryside.
- 2 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 building, and would add to a ribbon of development, therefore resulting in a detrimental change to and further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	35			
APPLIC NO	LA07/2017/1224/F	Full	DATE VALID	10/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Aaron Ross 16 Killybawn Road Clontaghmagar Saintfield BT24 7JP		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
LOCATION	16 Killybawn Road Saintfield BT24 7JP			
PROPOSAL	Storage unit for keeping of vintage vehicles			
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 RE1 of the Addendum to PPS7 (Residential Extensions and Alterations), as the design, external materials and siting in front of the established building line are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	36			
APPLIC NO	LA07/2017/1442/F	Full	DATE VALID	25/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne and Down District Council Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU		AGENT	Estates Department (NMDDC) Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU
LOCATION	Warrenpoint Bowling Green Clonallon Park Warrenpoint Co. Down BT34 3RP			
PROPOSAL	Proposed extension and upgrades to existing bowling pavilion to include new changing rooms and new external cladding			
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	37			
APPLIC NO	P/2009/1336/F	Full	DATE VALID	26/10/2009
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr JC Campbell	C/O Agent	AGENT	Milligan Reside Larkin 56 Armagh Road Newry BT35 6DN

LOCATION 68 to 72 & 74 Shore Rd
Rostrevor
BT34 3AA

PROPOSAL Proposed new 70 bed nursing home together with 41 no. 2 & 3 bedroom apartments with associated site works, landscaping and car parking (including at grade and undercroft car parking) - Economic Impact Assessment received

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	101	0	0	0	0	0

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 (PPS 7) criteria (a), (c), and (g), in that the applicant has failed to demonstrate that the proposal would create a quality residential development; adequate provision has not been made for private open space and landscaped areas as an integral part of the development; and the design of the development does not draw upon the best local traditions of form, material and detailing.
- 2 The proposed development is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criteria (a) and (b) in that: The proposed density is significantly higher than that found in the established residential area; and The proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 3 The proposed development is contrary to the Strategic Planning Policy Statement and Planning Control Principle 2 of PPS 12, in that the proposed density of the development, together with its form, scale, massing and layout does not respect local character and environmental quality.
- 4 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.
- 5 The proposal is contrary to Policy DES2 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	38			
APPLIC NO	P/2014/0186/F	Full	DATE VALID	21/02/2014
COUNCIL OPINION	REFUSAL			
APPLICANT	Gibson (Banbridge) Ltd 1 Kilmacrew Road Banbridge BT32 4ES		AGENT	
LOCATION	400 metres east of 24 Carnbane Way Newry in the townland of Carnbane			
PROPOSAL	Infilling of field with approximately 25,000m3 of clay, stones, topsoil, crushed concrete and bricks to overcome regular flooding by providing levels to progress water run off.			
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 Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP2 in that the development would, if permitted, prejudice the safety and convenience of road users since it proposes to use an existing access at which visibility splays of 2.4 metres by 100 metres cannot be provided to an adequate standard contained in Development Control Advice Note 15.